



Tampa Commercial Real Estate

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Steven@TampaCommercialRealEstate.com

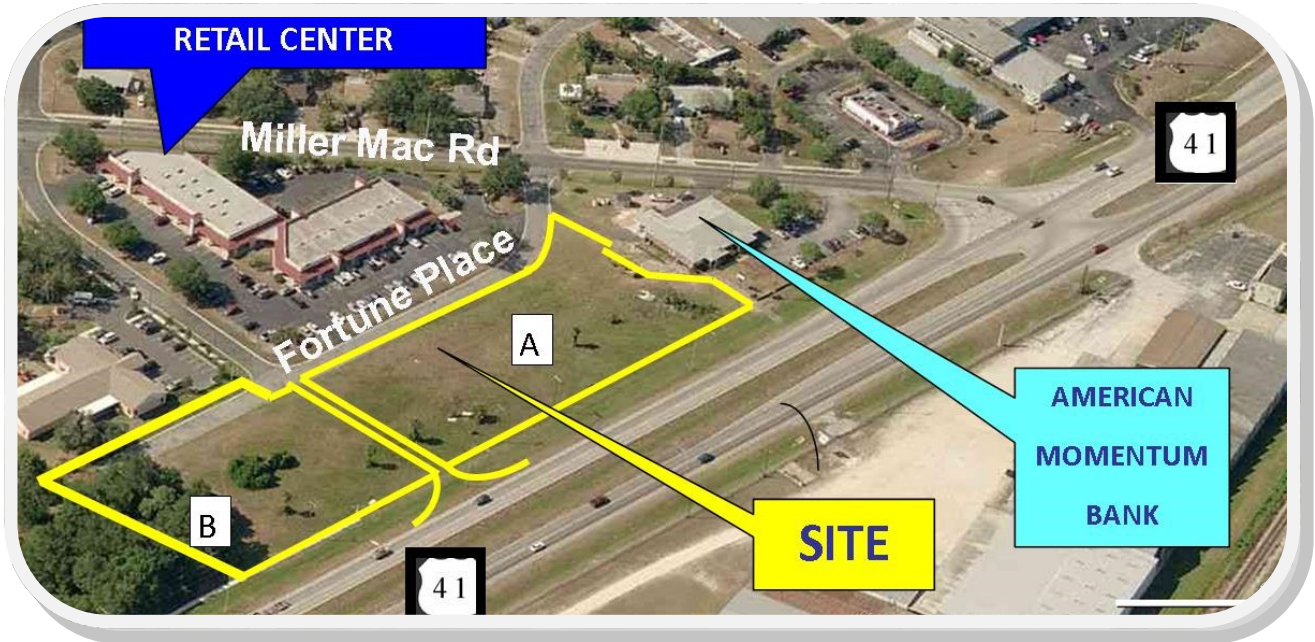
Steven Silverman Broker

813.785.3665 Phone



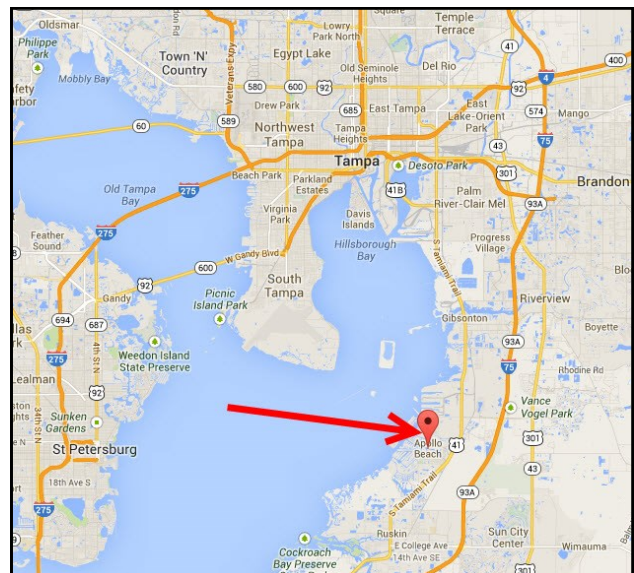
RETAIL DEVELOPMENT LAND

HWY 41 S AT MILLER MAC RD, APOLLO BEACH, FL. 33572—Hillsborough County



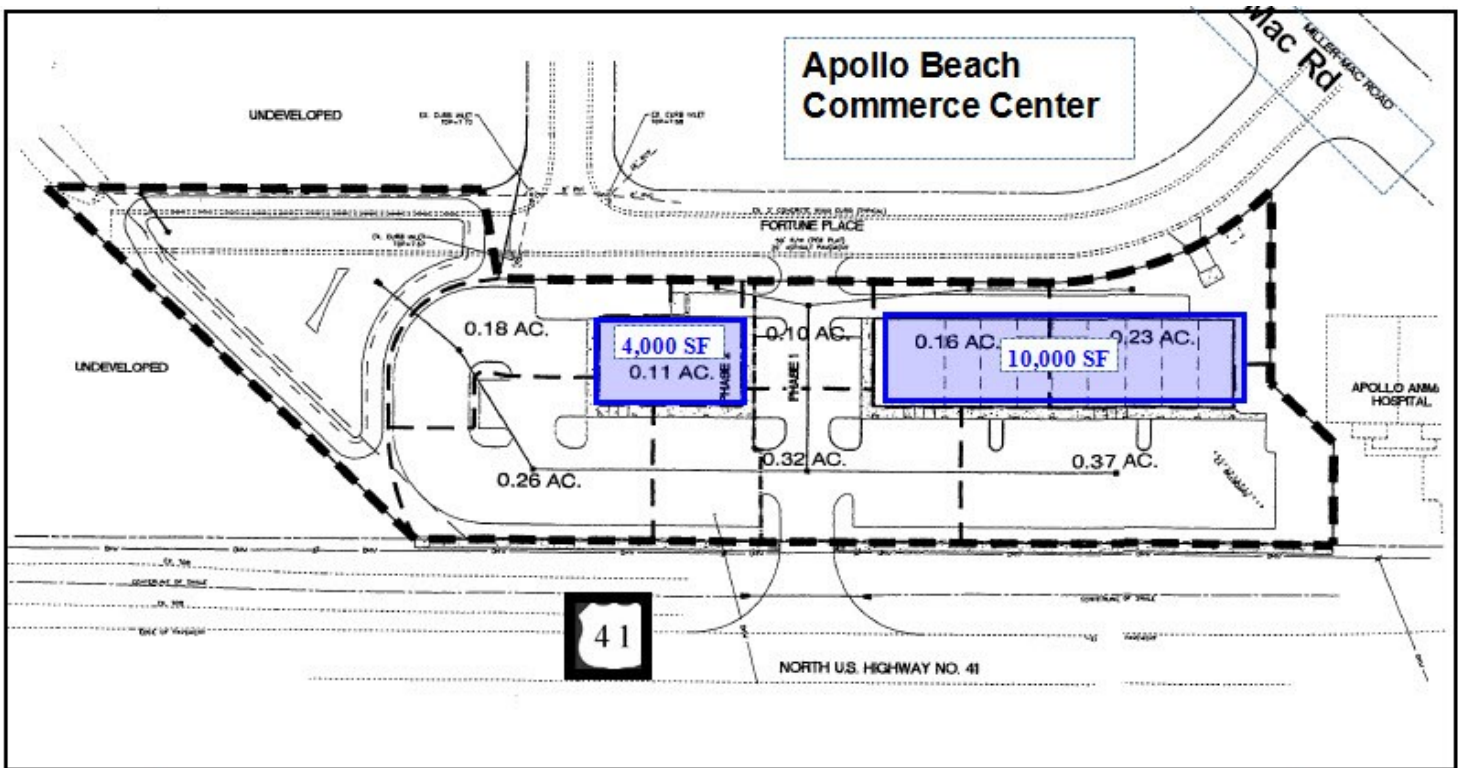
The site comprises one 2.2 ac parcel which can be divided into one-1 acre parcel and one 1.2 acre parcel, which are offered for sale separately

- **PRICE: Parcel A: 1.2 Ac \$575,000**
Parcel B : 1 Ac \$475,000
Combined 2.2 Ac \$995,000
- **ZONING: PD**
(CN Uses Commercial Neighborhood)
- **FOLIO: 051639.5002**
- **EXCEPTIONAL VISIBILITY**
- **Tremendous Residential Growth**
- **Traffic Count: AADT 27,000**
- **Site Plan Approved for 4,000SF + 10,000 SF Retail (A + B)**
- **Access from Fortune Place and possible curb cut on 41**
- **Located on Hwy 41 directly in front of an established Retail center**
- **Hwy 41 is a main N-S artery**



For more information:
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Prior approvals include the following. Many of these will require re-application
4COP—Liquor obtained on 3,000 SF portion of 10,000 sf box in 2005
FDOT: Access Permit: Expired 2005
SWFWMD ERP General Permit for Minor Systems: Expires Sept 11, 2008
HRS-DEP Water Permit: Expires July 31, 2008
EPC-DEP Wastewater permit: Expires July 31, 2008
Hillsborough County Construction Plan approval: Expired August 25, 2005

Engineers: Scaroloa Associates, 6055 Surfside Blvd, Apollo Beach, FL 33572

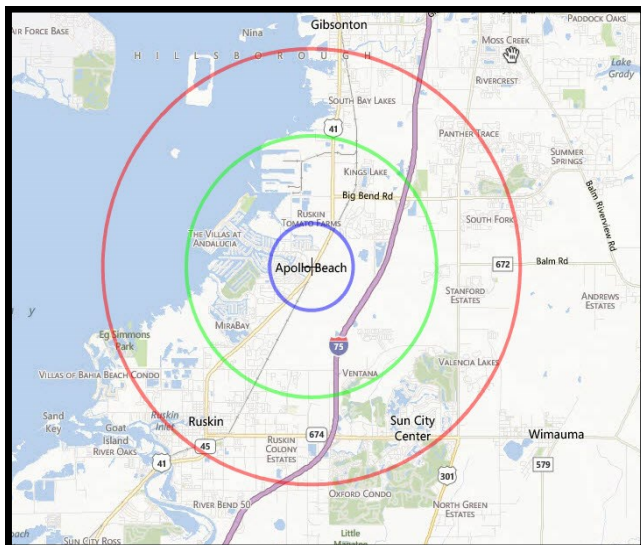
Market Area

2012	1 MILE	3 MILES	5 MILES
POPULATION	3,115	19,056	63,669
HOUSEHOLDS	1,337	7,436	25,304
MED AGE	47.9	39.3	40.4
MED HH INCOME	\$38,301	\$47,464	\$43,113
AV HH INCOME	\$52,259	\$66,715	\$56,463

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Residential Development



Waterset is a 2,350 ac site owned by Newland Communities. It will ultimately contain 6,700 homes. After the recession, Newland reduced the lot sizes in order to lower the prices of the homes. Newland expects to lure buyers that are already in the region in addition to retiring baby boomers from the Midwest and North-east

Significant commercial development is taking place further South in Ruskin

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