



# COMMERCIAL SITE FOR SALE

1601 S KINGSWAY RD, SEFFNER FL 33584  
HILLSBOROUGH COUNTY

**Reduced Price**



- Signalized intersection - 4.47 Acre Development site
- Located at the SW corner of Dr Martin Luther King Blvd and Kingsway Rd. A seldom used railway line runs in front of the property along Dr Martin Luther King Blvd.
- Excellent visibility from MLK and Kingsway
- Road widening on MLK and new commercial activity
- Traffic: MLK 18,100 Kingsway 12,700 cars/per day
- Price: \$795,000
- Commercial Zoning (Comm. General + Institutional Prof).
- Seller may sell the CG and IP parcels separately
- Motivated Seller—present all offers

FOLIO:	ACREAGE:	ZONED
0638360000	2.28	CG
0662830000	1.93	IP
0662830100	.28	IP
Total .....	4.47Ac	

Currently owner occupied. Seller has his offices on site. Also leases out 2 buildings. This

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[www.TampaCommercialRealestate.com](http://www.TampaCommercialRealestate.com)



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Fax



ADDRESS: MLK and Kingsway Rd



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	9,735	56,982	171,452
HOUSEHOLDS	3,512	20,630	63,464
EMPLOYEES	2,513	15,997	71,228
MEDIAN HH INCOME	\$60,786	\$62,320	68,047



**SITE**



Subject Site is directly across from the US Post Office which is located at the NW corner of MLK and Kingsway Rd

The Seller currently operates his septic servicing business at the property. In addition, there are several tenants providing income of approx \$4,000 per month. All leases are on a month to month basis.

Sellers business is also for sale

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Information herein has been obtained from sources deemed reliable and is in accordance with your criteria. We cannot guarantee accuracy.