



Tampa Commercial Real Estate

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Steven@TampaCommercialRealEstate.com

Steven Silverman Broker

813.785.3665 Phone



# Mixed Use Commercial Property For Sale

## 4518 W Linebaugh Ave, Tampa, FL 33624 Hillsborough County



- **Folio #:** 023884-0000
- **PID #D:** U 20 28 18 ZZZ 000000 92110.0
- **Price:** \$550,000
- **Total Land Area:** 1.12 acres
- **Building 1:** 4,124 sf - Current Use Dental Mechanic Owner Occupied. 1 story
- **Building 2:** 2,385 sf - 2 story-Current Use Auto Sales Leased month-to-month at \$1,765/mo
- **Traffic Count:** 28,410 cars per day
- **Zoning:** M/M - Manufacturing
- **Frontage:** 243 ft on Linebaugh Ave
- **Flexible Use**—Possibility divide into two parcels
- **Excellent Signage** and Visibility
- **Three curb cuts** with two on Linebaugh Ave
- **Demographics:** 227,000 people within 10 min drive

### Location:

- Close to Veterans Expressway.
- Close to Dale Mabry Highway
- Linebaugh Ave is an important E-W connector



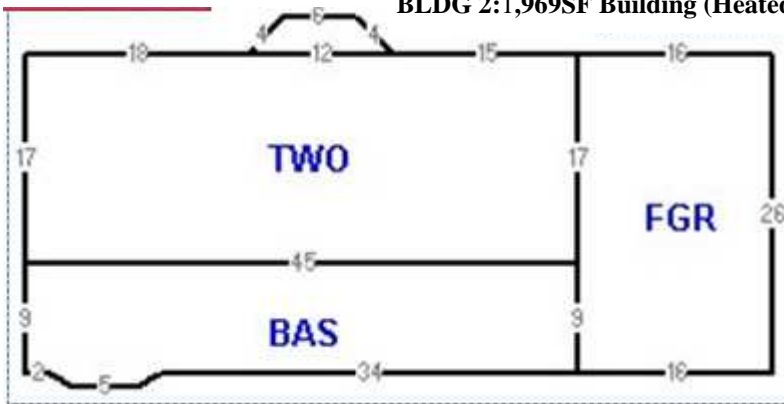
For more information:

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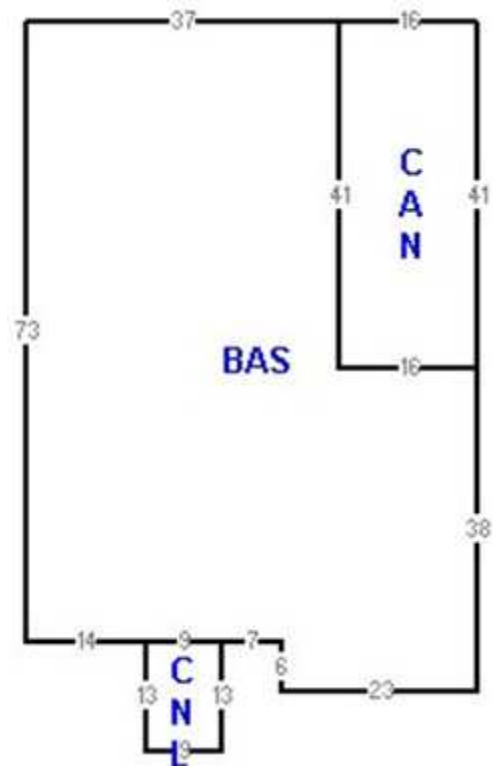
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**BLDG 2: 1,969SF Building (Heated)**

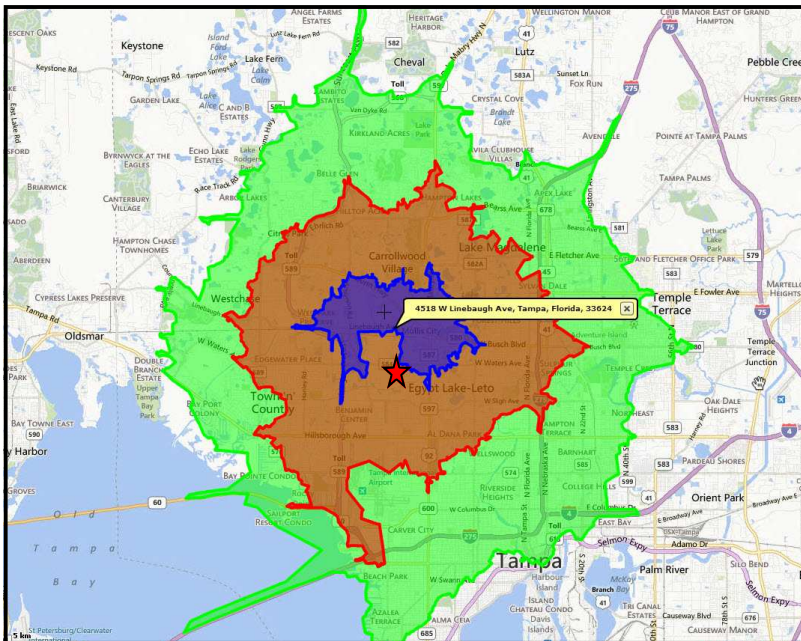


**BLDG 1: 3,351SF Building (Heated)**



**Market Area: 5, 10, 15 Minute Drive Time**

2013	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>	31,088	227,859	515,280
<b>HOUSEHOLDS</b>	13,371	90,241	205,013
<b>MED AGE</b>	37.1	38.1	36.1
<b>MED HH INCOME</b>	\$42,701	\$41,150	\$39,328
<b>AV HH INCOME</b>	\$61,212	\$57,758	\$58,099



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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

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**Building 1**



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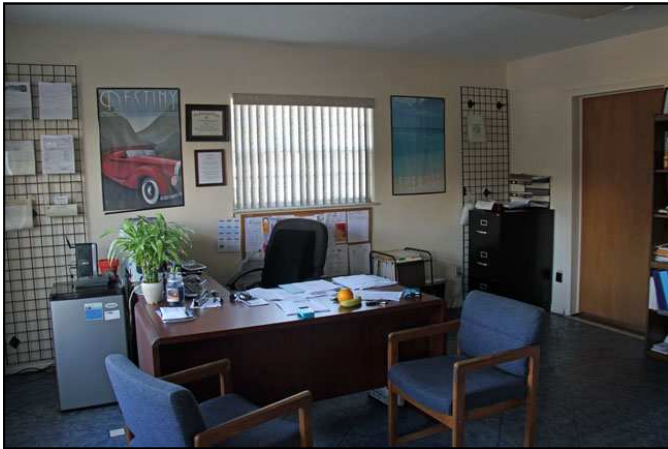
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ADDRESS: 4518 W Linebaugh Av,

**Building 2**



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