

LAND FOR SALE

Hwy 41 N, Apollo Beach, FL 33572

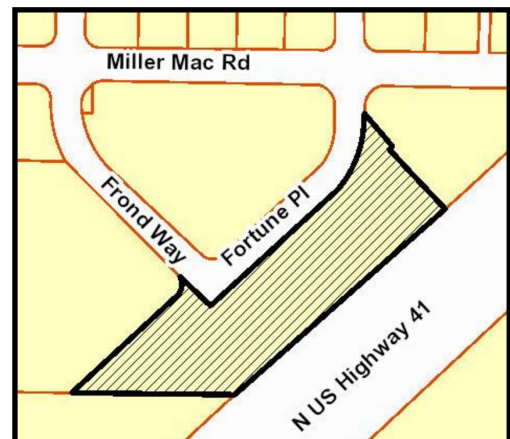
USE: RETAIL—OFFICE



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- PRICE: ~~\$1,200,000~~ \$ 899,000 for the 2 acre site . Price reduced.
- SIZE: 2 Ac—divisible to one acre parcels for \$450,000 each
- ZONING: PD (CN Uses Commercial Neighborhood)
- FOLIO: 051639.5002
- EXCEPTIONAL VISIBILITY—Traffic Count: AADT 29,000
- FAST GROWING AREA: Thousands of new homes. A new Target is under development at 41N & Apollo Beach Blvd
- * The original PD site plan which has now has expired was approved for 20,000 SF Retail with ingress/egress to Hwy 41. Could likely be reinstated with application
- Current access is from Fortune Place Located on Hwy 41, directly in front of an established Retail center
- Hwy 41 is a main N-S artery to and from Tampa



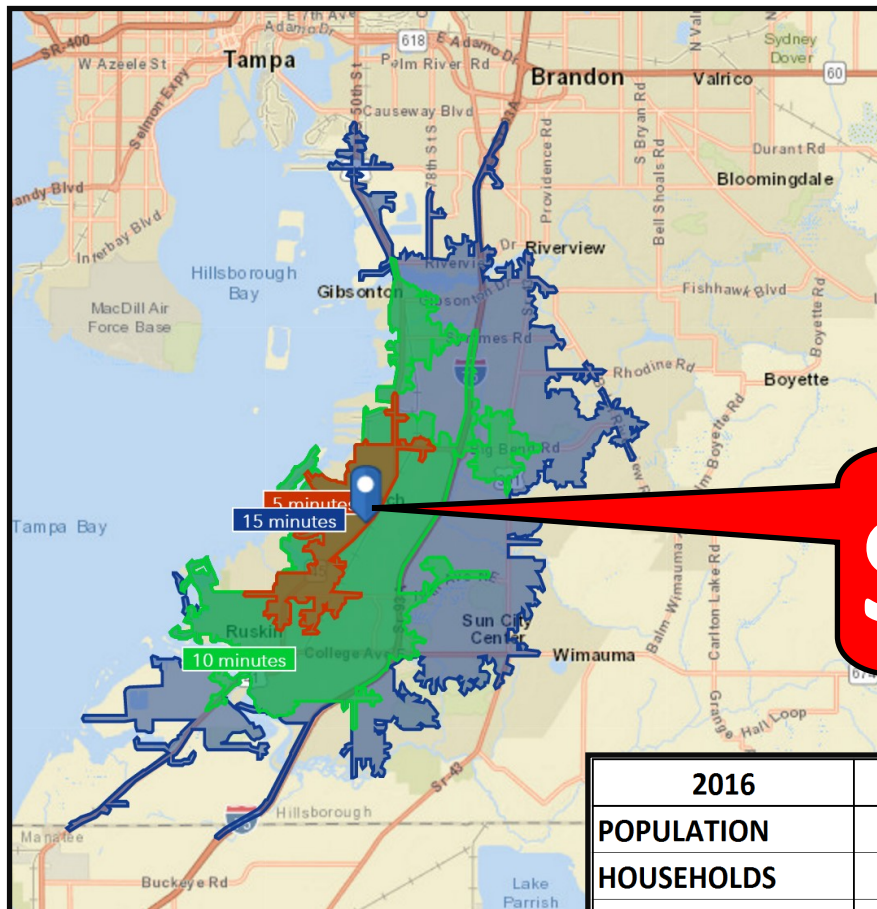
For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

Prior PD site approvals which have now expired included the following:

- **4COP**—Liquor License obtained on a 3,000 proposed space in 2005
- **FDOT**: Permit allowing Ingress/Egress to Hwy 41N : Expired 2005
- **SWFWMD ERP** General Permit for Minor Systems: Expired Sept 11, 2008
- **HRS-DEP** Water Permit: Expired July 31, 2008
- **EPC-DEP** Wastewater permit: Expired July 31, 2008

A sliver of land was taken from original PD was purchased by adjacent American Momentum Bank. The property is now 2 acres.

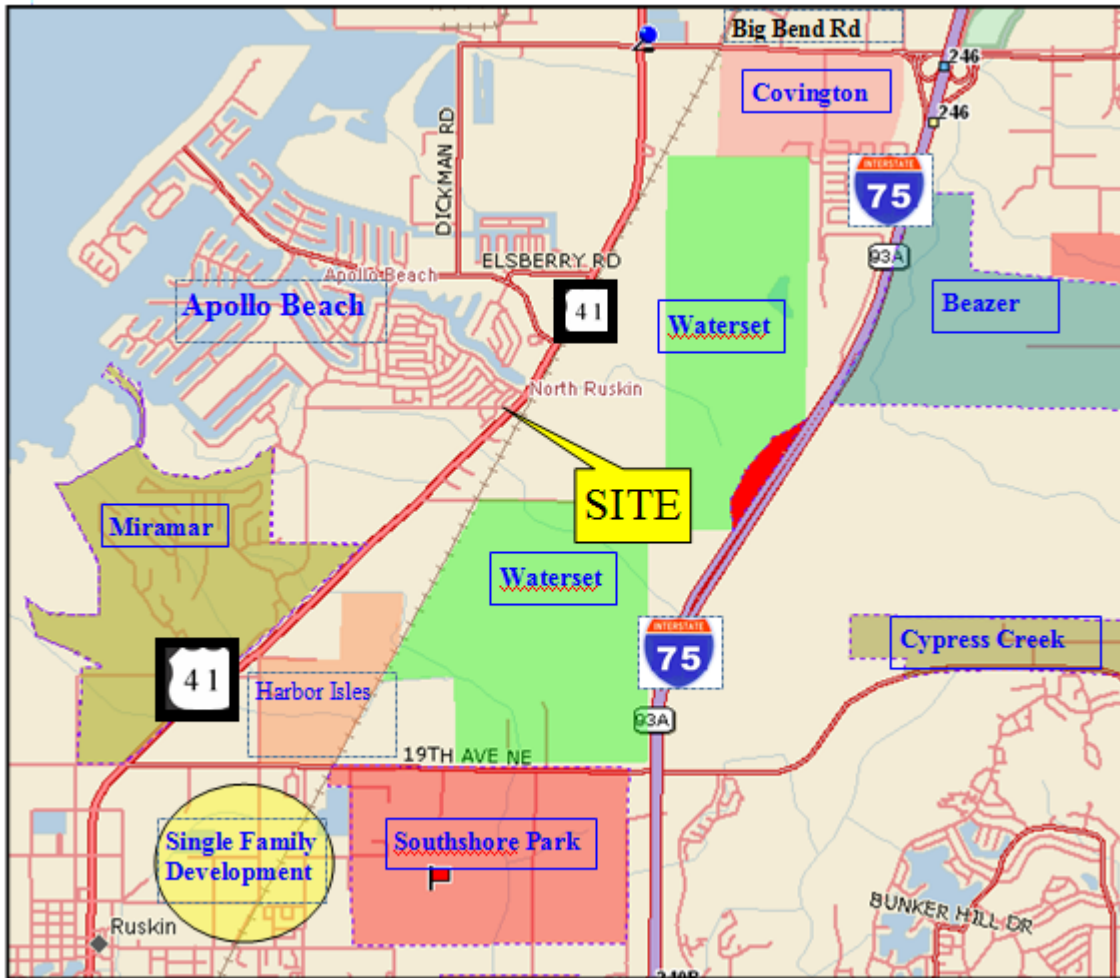
For GPS: The address of the adjacent property to the North is : 5998 US Hwy 41 North , Apollo Beach, FL 33572



2016	5 MIN	10 MIN	20 MIN
POPULATION	13,568	61,678	144,586
HOUSEHOLDS	4,731	18,204	46,499
MED AGE	42.9	35.9	39.4
MED HH INCOME	\$61,621	\$57,134	\$55,119
AV HH INCOME	\$89,522	\$76,008	\$71,318

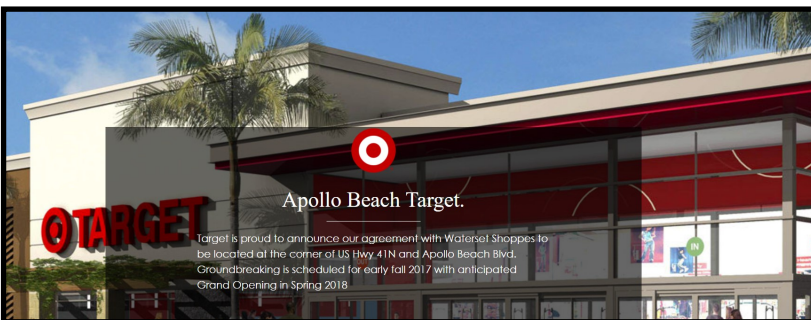
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Growth in South Hillsborough County has been explosive and is continuing. The population has increased by over 75% since 2,000. Residential development is occurring on all sides of the property. Waterset, a 2,350 ac site is under construction. It will ultimately contain 6,700 homes. Apollo Beach Blvd is expanding eastwards into Waterset Park so that traffic from Waterset can have access to and from Hwy 41 S, which will benefit this site.

Significant commercial development is taking place on all sides. Target has announced that it will open a new store at the corner of Hwy 41N and Apollo Beach Blvd. <http://apollobeachtarget.com/>. South Shore Corporate Park in Ruskin, a 3,700,000 sf office & industrial park is under construction. Amazon has built a new 1,000,000 sf distribution center. New schools and a new community college have been completed.



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