



FOR SALE
PRICE: \$1,500,000



3901 NORTH US HWY 301 TAMPA, FL 33619

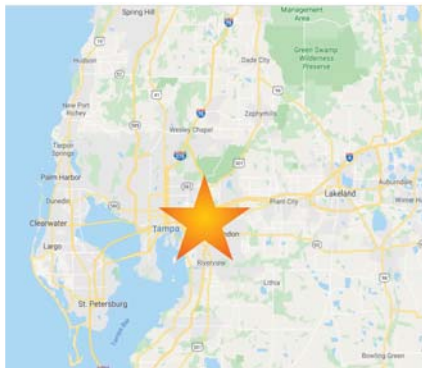
**GREAT DEVELOPMENT
OPPORTUNITY**

For More Information:

Bobby Bridges

407 616 0125

bobby@v3capgroup.com



PROPERTY HIGHLIGHTS

- +/-2.58 acre parcel located minutes from the Florida State Fairgrounds
- Unique opportunity due to proximity to the Fairgrounds, Hard Rock, and Interstate 4
- Great frontage on US-301 with high traffic counts (35,000 AADT)
- Site is fully functional with canal behind the property, maximizing usable land
- Only lot available for development within a 1 mile radius

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,524	46,405	206,786
Households	2,071	15,935	78,552
Avg HH Income	\$48,973	\$50,801	\$57,066

www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



RETAILER MAP



www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Bobby Bridges

407 616 0125

bobby@v3capgroup.com