



3901 NORTH US HWY 301, TAMPA, FL 33619
SELF STORAGE DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

+/- 2.58 acre parcel

- Planned Self Storage development
- Current design consists of 3 floors and 609 units
- 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)
- 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

FOR MORE INFORMATION

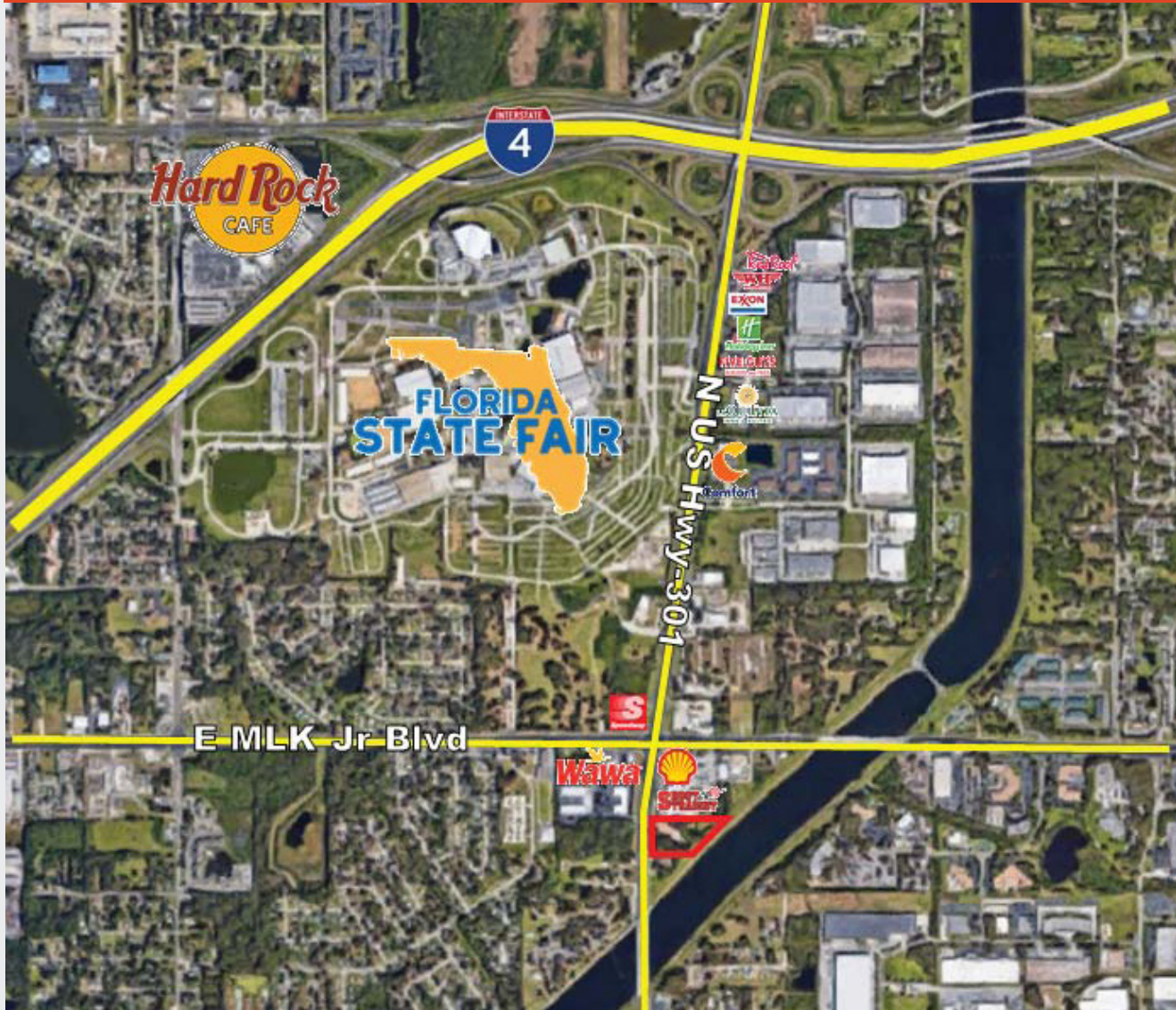


Bobby Bridges
407-616-1025
bobby@v3capital.com

3901 NORTH US HWY 301, TAMPA, FL 33619
SELF STORAGE DEVELOPMENT OPPORTUNITY

For More Information:
Bobby Bridges
407-616-1025
bobby@v3capital.com

RETAILER MAP



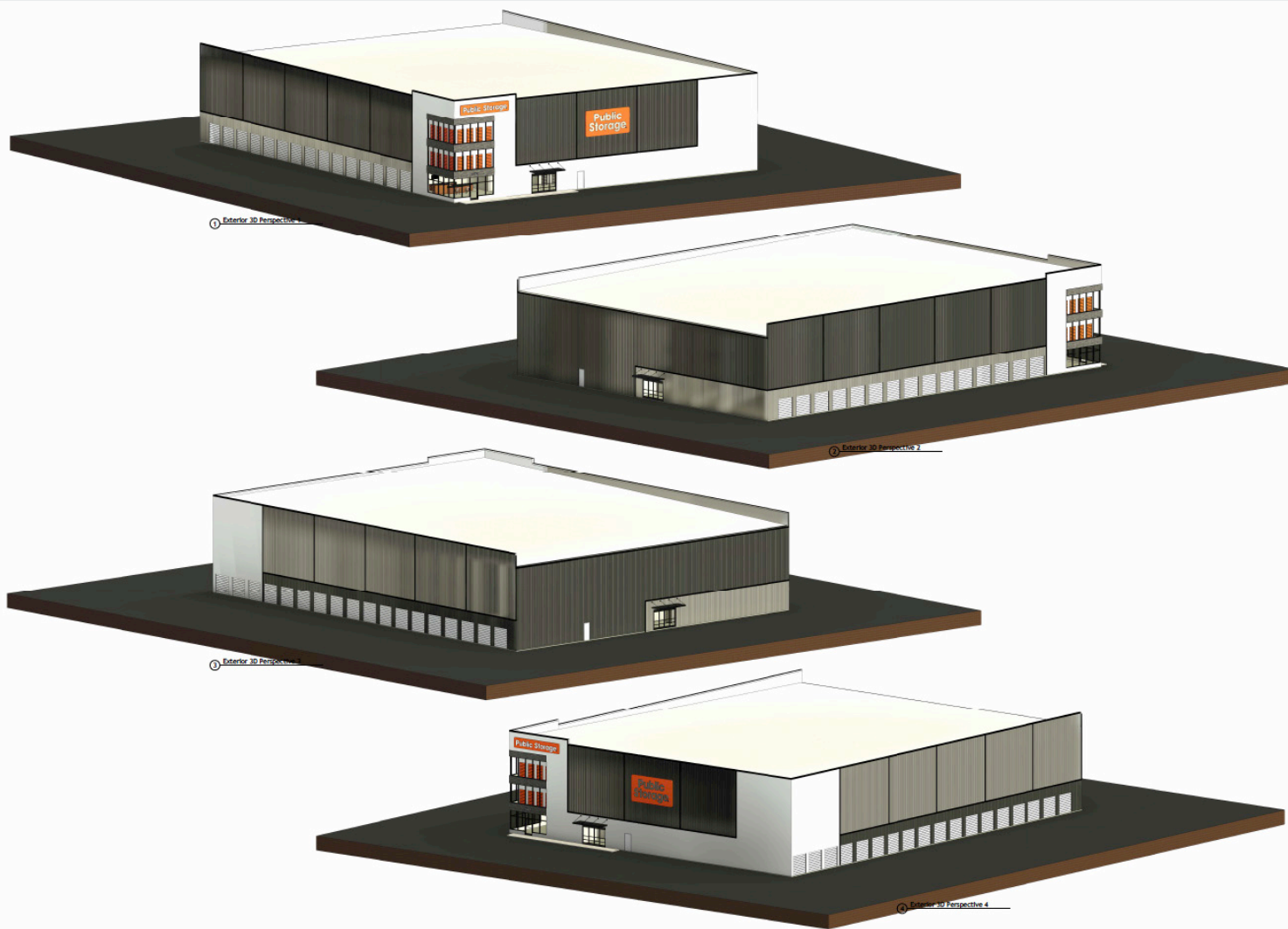


FOR SALE
\$1,800,000

3901 NORTH US HWY 301, TAMPA, FL 33619
SELF STORAGE DEVELOPMENT OPPORTUNITY

For More Information:
Bobby Bridges
407-616-1025
bobby@v3capital.com

RENDERINGS



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 leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3Capital.com