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IN THE HEART OF TAMPA BAY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM  
TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**  
401 EAST PALM AVENUE, TAMPA, FL 33602  
FLORIDACOMMERCIALGROUP.COM

**2808 S KINGSWAY RD**  
**SEFFNER FL. 33584 | FOR LEASE**

**IDEAL FOR**  
**EVENT SPACE | CHURCH | SCHOOL**

**• 5,054 SF BUILDING •**  
**EXCELLENT EXPOSURE | 11,247 VTD**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

## INVESTMENT OPPORTUNITY

**Zoning is ASC-1: The purpose of this district is to encourage agricultural and related uses and permit single-family conventional development in a rural environment on lots containing a minimum of one (1) acre.**



### PROPERTY INFORMATION

- Lease price: **\$7,000 per month NNN**
- Folio number: **066363-0000**
- Site improvements: **5,054 SF**
- Parking: **Onsite**
- Zoning: **ASC-1**
- Phenomenal lease opportunity
- Freestanding Building
- Highest and best use: church | Even Space | School
- Move-in ready
- Terrific signage opportunities

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Lease rate: **\$7,000/ month NNN**

Lease terms: Minimum 1 year lease

Commercial tenant lease expenses: (Property Taxes, Alarm, Insurance, Utilities, Lawn/ Maintenance, Pest Control, etc...)

### LOCATION

Street Address: 2808 S Kingsway Rd.

City: Seffner

Zip Code: 33584

County: Hillsborough

Traffic Count: 11,247 VTD

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Seffner

### THE PROPERTY

Folio Number: 066363-0000

Zoning: ASC-1

Current Use: Church

Site Improvements: 5,054 HSF

Front Footage :330' (approx.)

Parking: Onsite

### UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2023

Taxes: \$1,024.12

### THE COMMUNITY

Community/ Subdivision Name: Parson, MLK, Seffner-Valrico, Hwy 60

Flood Zone Area: X

Flood Zone Panel: 12057C0385H



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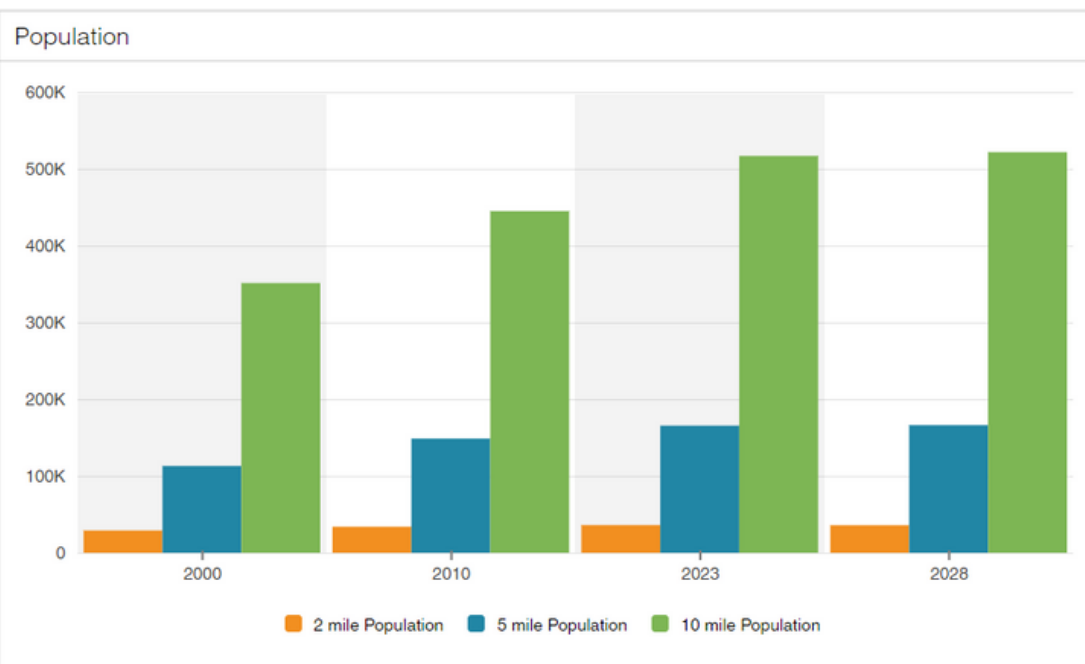
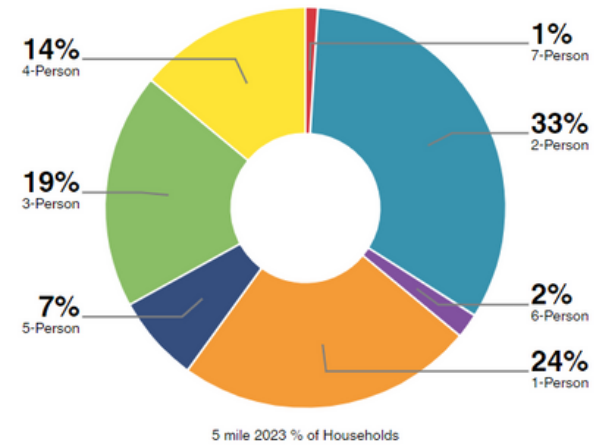
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## AREA HIGHLIGHTS | DEMOGRAPHICS

- **TREMENDOUS LOCATION-** Great visibility and frontage
- **Buzzing residential and business district** that is frequented by local & regional visitors
- **Quick commute to Downtown Tampa, Historic Ybor City, East Tampa, Channel District and the surrounding East Tampa Area**
- **Close proximity to City of Brandon**
- **11,247 vehicles pass daily**
- **Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares**
- **Convenient access to several major thoroughfares including Dr. Martin Luther King Blvd. along with easy accessibility to Interstate 4, Interstate 275 S., Selmon Expressway and all the Greater Tampa Bay Area**

Household Size



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**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

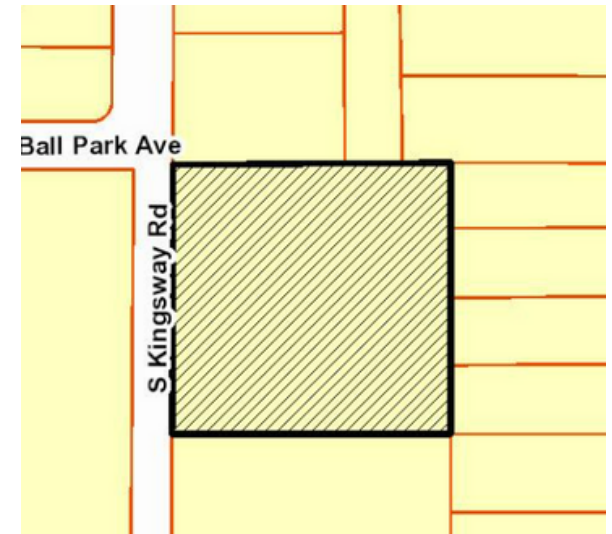
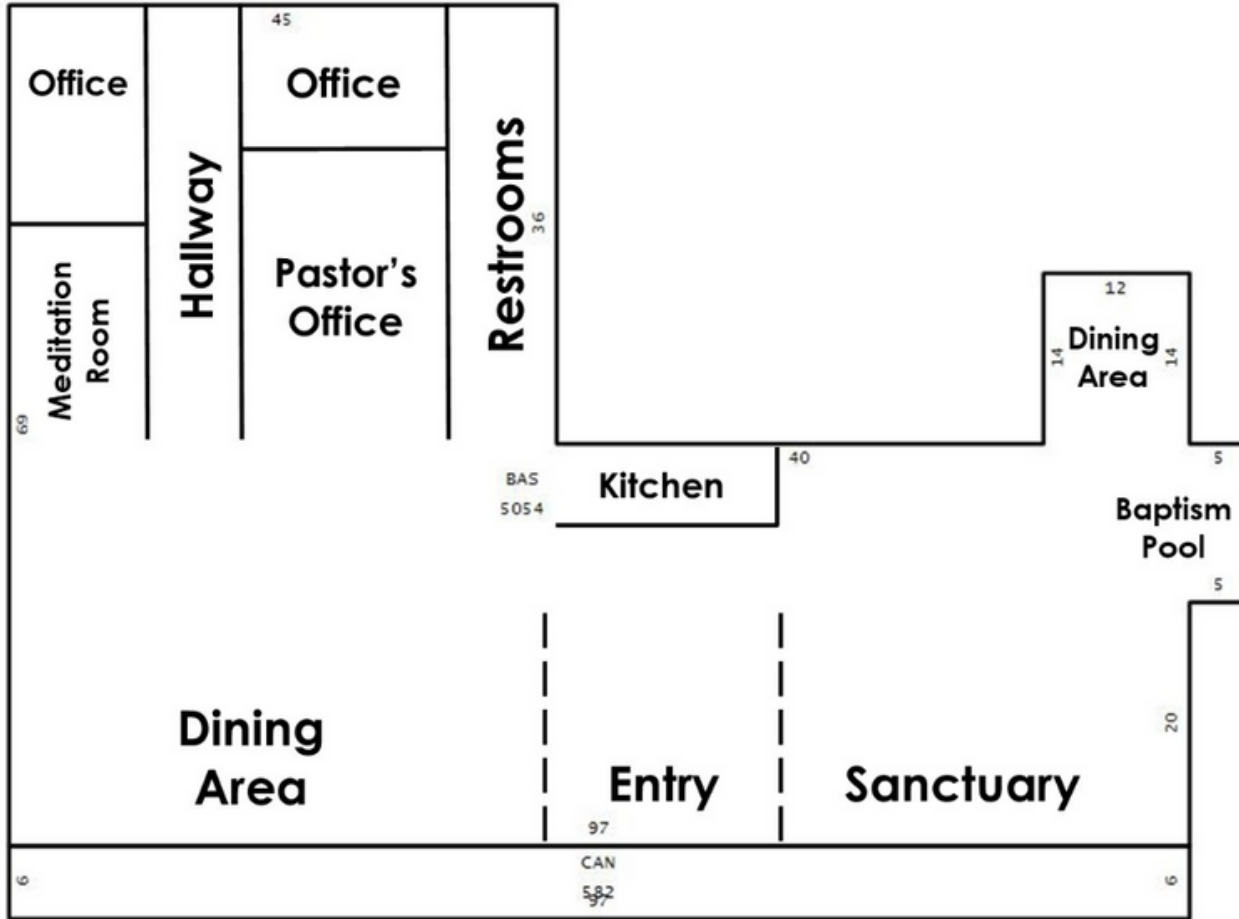
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**MAPS & DIRECTIONS**

**DRIVING DIRECTIONS**  
 FROM TAMPA, TAKE I-4 TOWARD ORLANDO, TAKE EXIT 10,  
 TURN LEFT ON OLD HILLSBOROUGH AVE, TURN RIGHT ON KINGSWAY RD.



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

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- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

**CALL OUR TEAM TODAY!**  
**813.935.9600**



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