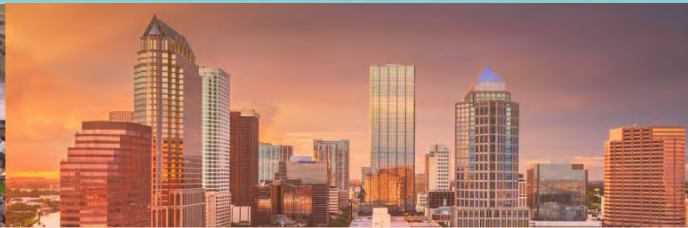


# We know this land.



US Highway 301 & E Columbus Drive

304 S. WILLOW AVENUE

TAMPA, FL 33606

# Eshenbaugh

LAND COMPANY



The Dirt Dog

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Aerial



# Property Description

## PROPERTY DESCRIPTION

This 2.63± acre property located at the southeast corner of US Highway 301 and E Columbus Dr in Tampa, Florida. The zoning is M (manufacturing), which is very intensive and also allows a wide variety of other uses including retail. The newly signalized intersection further enhances the potential for retail users, but it would also be a great location for showroom/warehouse or other potential uses.

## LOCATION DESCRIPTION

This property is located at the southeast corner of US Highway 301 and E Columbus Dr in Tampa, FL. It is located in the heart of the East Tampa industrial submarket and approximately .75 miles north of State Road 60. This location is also within close proximity to both I-75/SR 60 interchange and I-75/MLK Blvd interchanges, as well as numerous retailers along SR 60.

## PROPERTY SIZE

2.63 Acres

## ZONING

M

## PARCEL ID

043324-0500

## PROPERTY OWNER

301 Florida Land Trust #1

## PRICE

\$1,299,000

## BROKER CONTACT INFO

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Sales Associate

813.287.8787 x3

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**Bill Eshenbaugh, CCIM, ALC**

President, Lic. Real Estate Broker

813.287.8787 x1

[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

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US 301 & COLUMBUS // E COLUMBUS DR TAMPA, FL 33619



# Aerials (cont.)



# Aerials (cont.)



# Aerials (cont.)

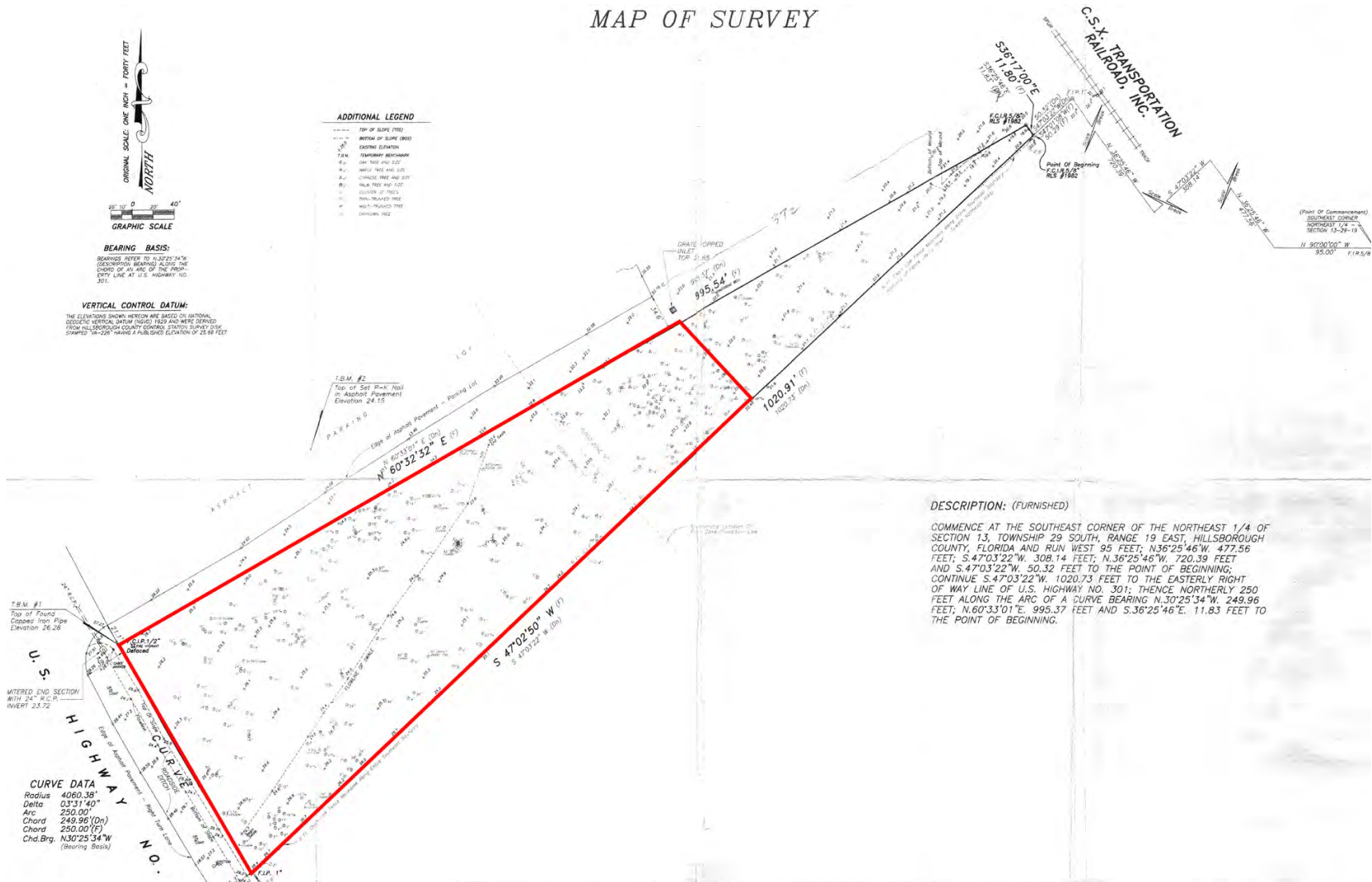


# Retail Map



# Site Plans

## MAP OF SURVEY





# Demographics Map & Report

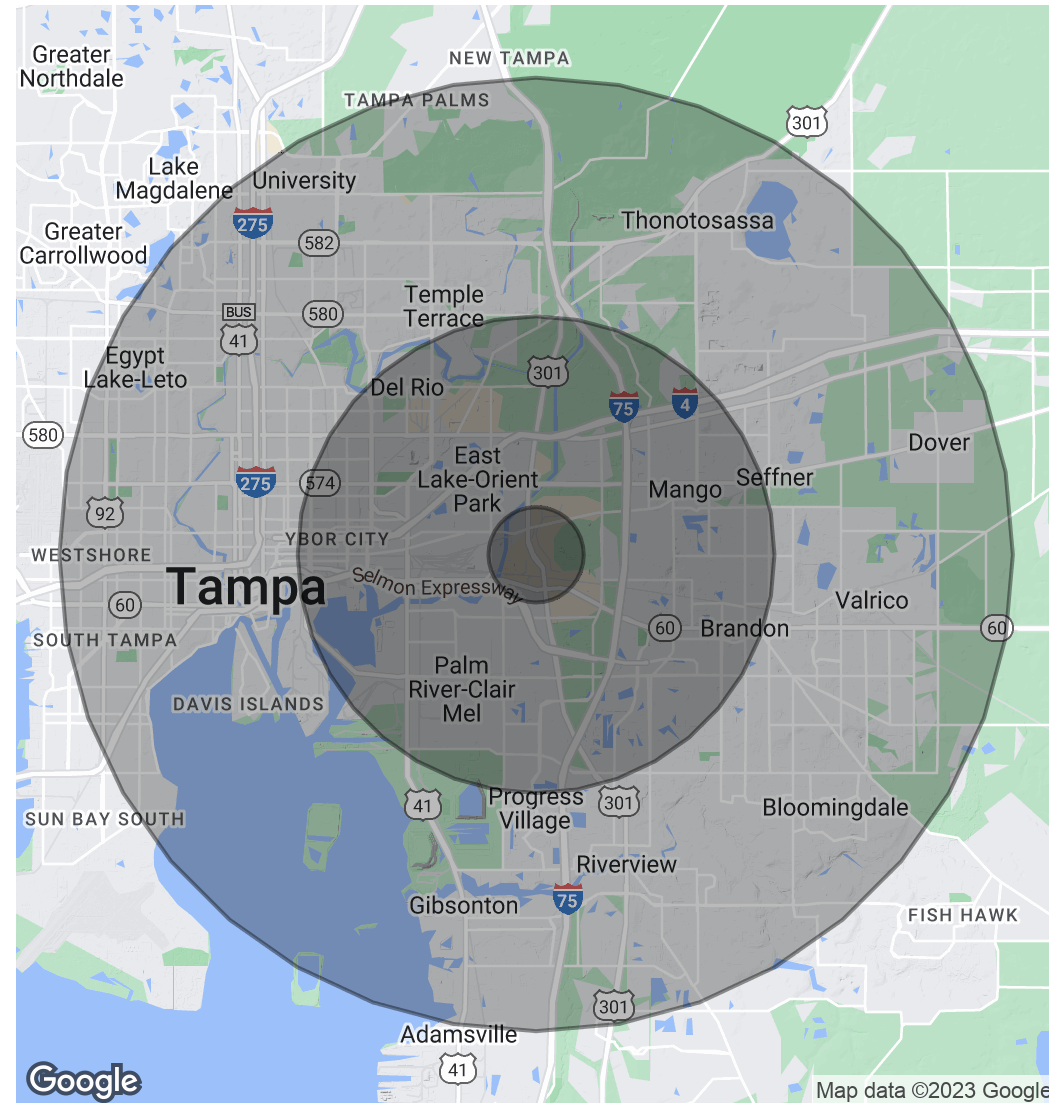
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,892	199,275	789,458
Average Age	31.3	34.2	37.1
Average Age (Male)	29.7	33.3	35.9
Average Age (Female)	32.7	35.5	38.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,354	84,815	333,665
# of Persons per HH	2.9	2.3	2.4
Average HH Income	\$42,666	\$55,570	\$70,409
Average House Value	\$113,302	\$157,647	\$216,505

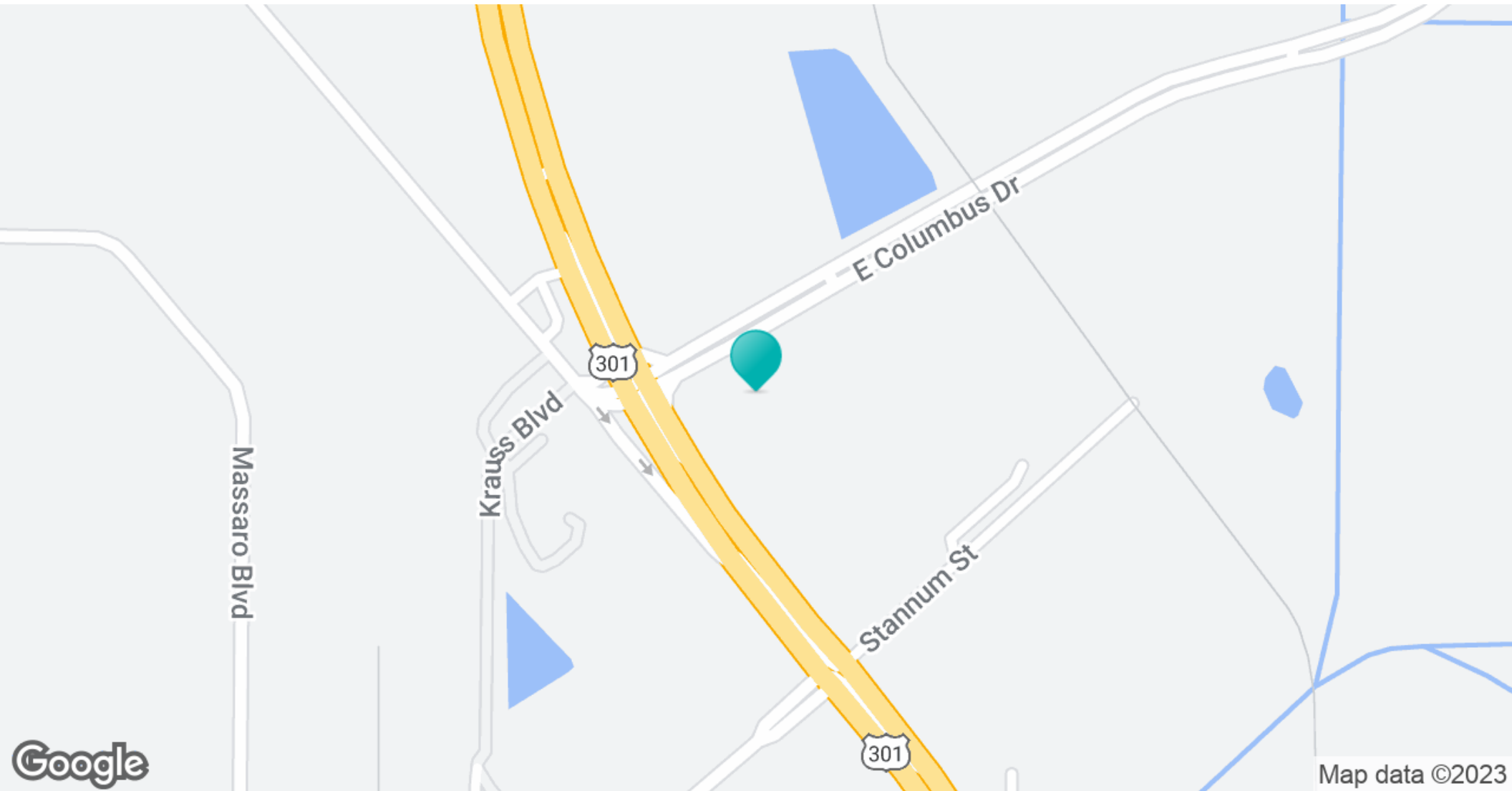
\* Demographic data derived from 2020 ACS - US Census



# Regional Map



# Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.