

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase or lease a .37 acre parcel outparcel to a Winn Dixie Anchored Shopping Center located at W. MLK JR Blvd. and Parsons Ave. in Seffner. The parcel is planned for a 2,200 SF building with parking both on and off site, due to a shared parking easement in place. Seller is in the permitting process now.

LOCATION DESCRIPTION

The parcel is located as part of the Parsons Village Square retail shopping center located on the south west corner of S. Parsons Avenue and W. Dr. Martin Luther King Jr. Blvd in Seffner, FL. The parcel fronts on Parsons Ave., between BB&T Bank and Pizza Hut.

PROPERTY SIZE

0.37± Acres

ZONING

CG - Commercial General

PARCEL ID

065950-0310

PROPERTY OWNER

Parsons Property, LLC

PRICE

\$550,000

BROKER CONTACT INFO

Tyler Woody

Sales Associate

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Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

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Aerial



Aerial



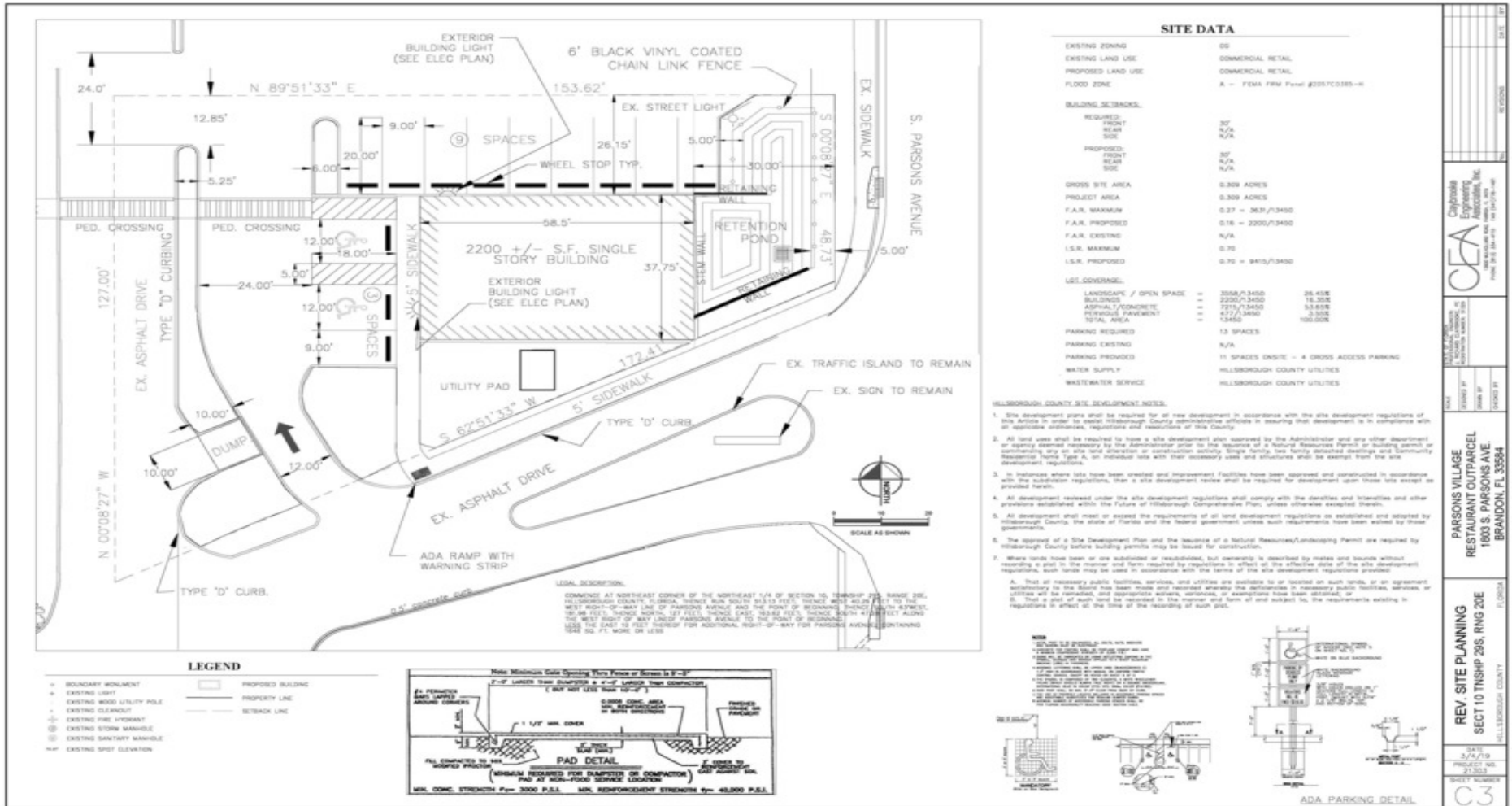
Additional Photos



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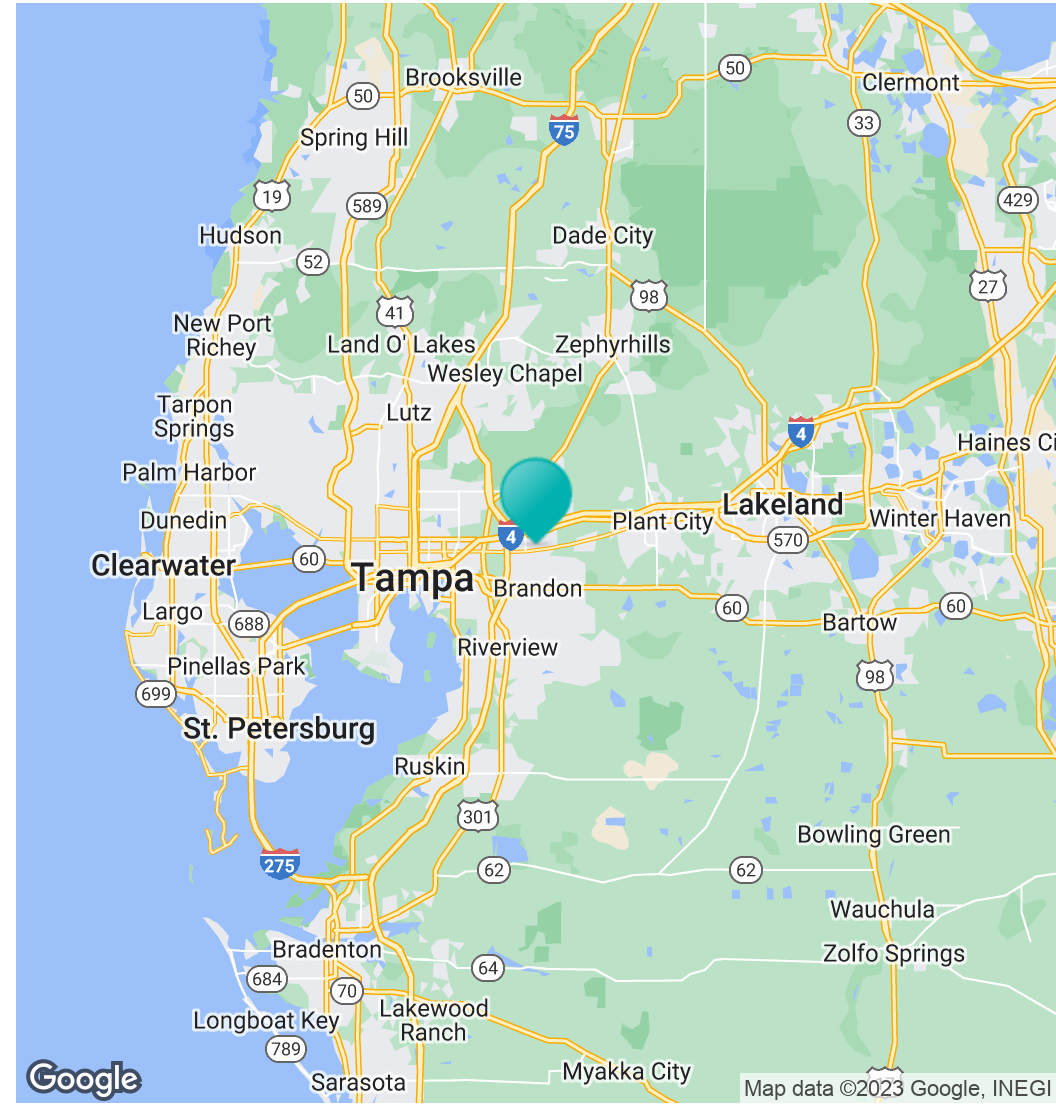
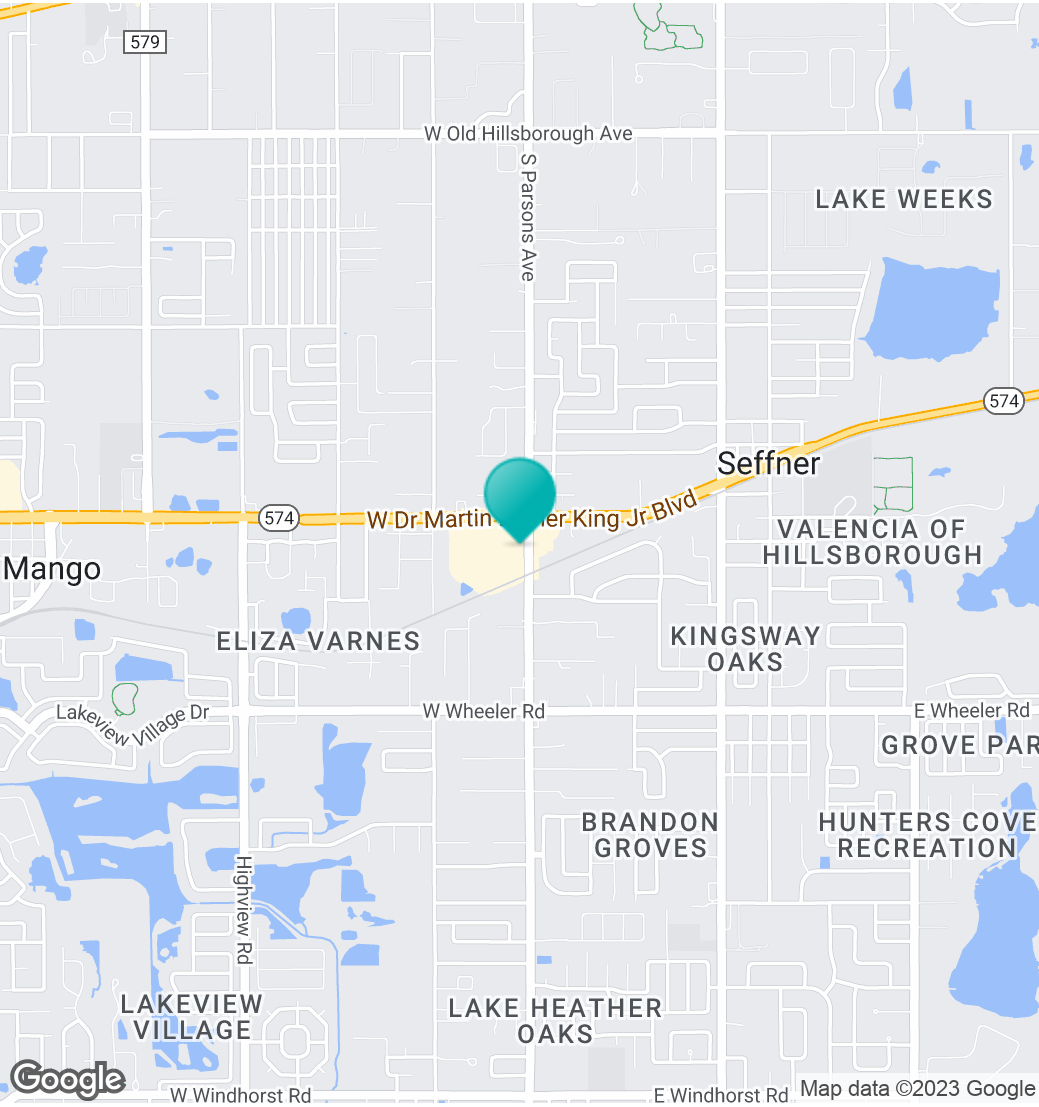
Proposed Site Plan



Regional Map



Location Maps



Demographics Map & Report

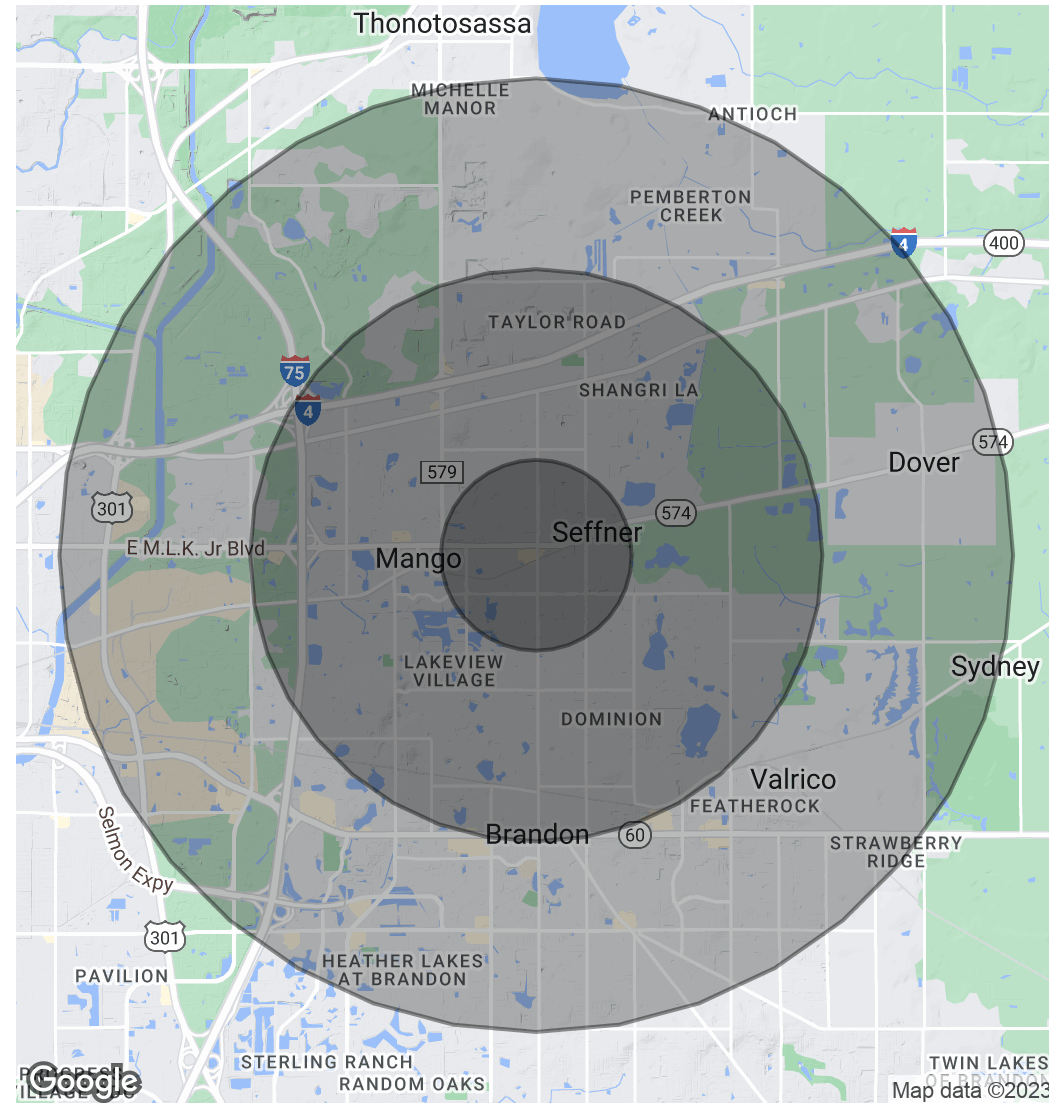
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,175	61,640	130,902
Average age	36.1	35.8	35.4
Average age (Male)	33.8	33.8	33.8
Average age (Female)	38.1	37.3	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,995	22,223	48,433
# of persons per HH	2.7	2.8	2.7
Average HH income	\$61,667	\$63,509	\$63,651
Average house value	\$197,601	\$195,800	\$206,696

* Demographic data derived from 2020 ACS - US Census



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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.

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