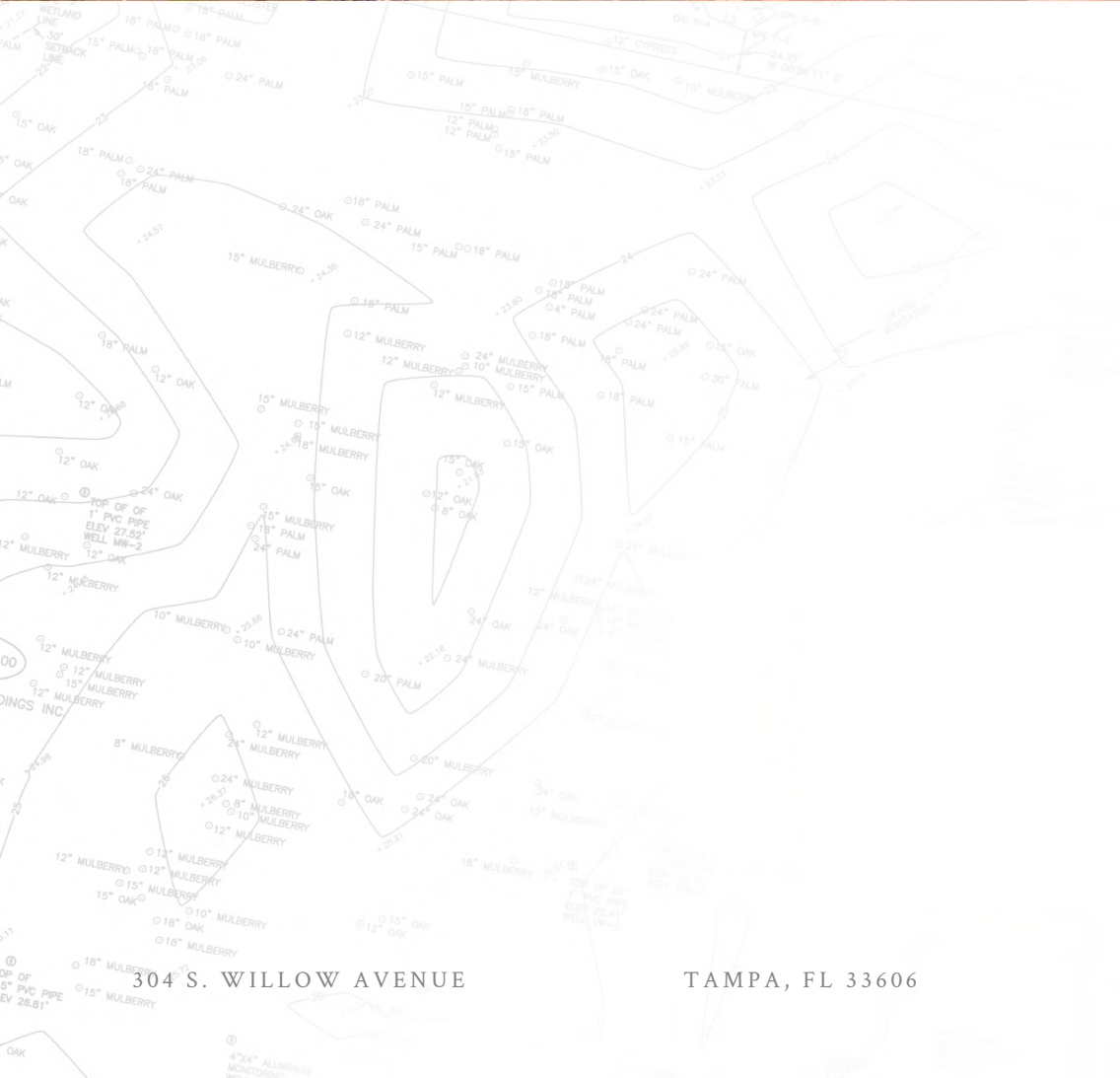
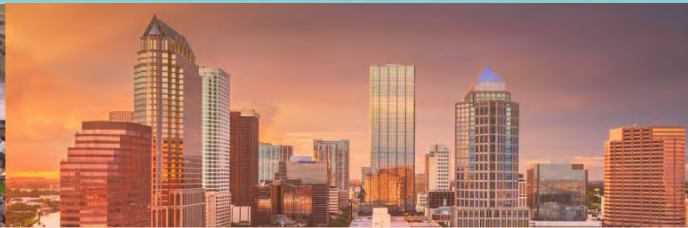


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Aerial



# Property Description

## PROPERTY DESCRIPTION

The subject is an outparcel to Point Plaza Shopping Center, located within the southeast quadrant of Davis Road and Temple Terrace Highway. This shopping center is one of the few supermarket anchored shopping centers in the immediate trade area. The subject can be accessed via a right-in/right-out ingress/egress to/from Temple Terrace Highway via a shared access drive with the shopping center. It can also be accessed via a full directional ingress/egress to Davis Road. Additionally, Temple Terrace Highway has a median cut with a dedicated turn lane to access Davis Road. Adjacent to an Amazon Distribution Center and a VA Clinic that opened in 2023. Easy access to US 301 and I-4.

## MUNICIPALITY

City of Temple Terrace

## PROPERTY SIZE

0.81 Acres

## FUTURE LAND USE

CMU-12

## PARCEL ID

T-24-28-19-92S-000000-00001.0

## PROPERTY OWNER

TIKKUN HAYAM REPAIR THE SEA INC

## PRICE

\$450,000

## BROKER CONTACT INFO

**Chris Bowers, CCIM**

Senior Broker Associate

813.287.8787 x8

[chris@thedirtdog.com](mailto:chris@thedirtdog.com)

# Aerial



# Aerial



# Demographics Map & Report

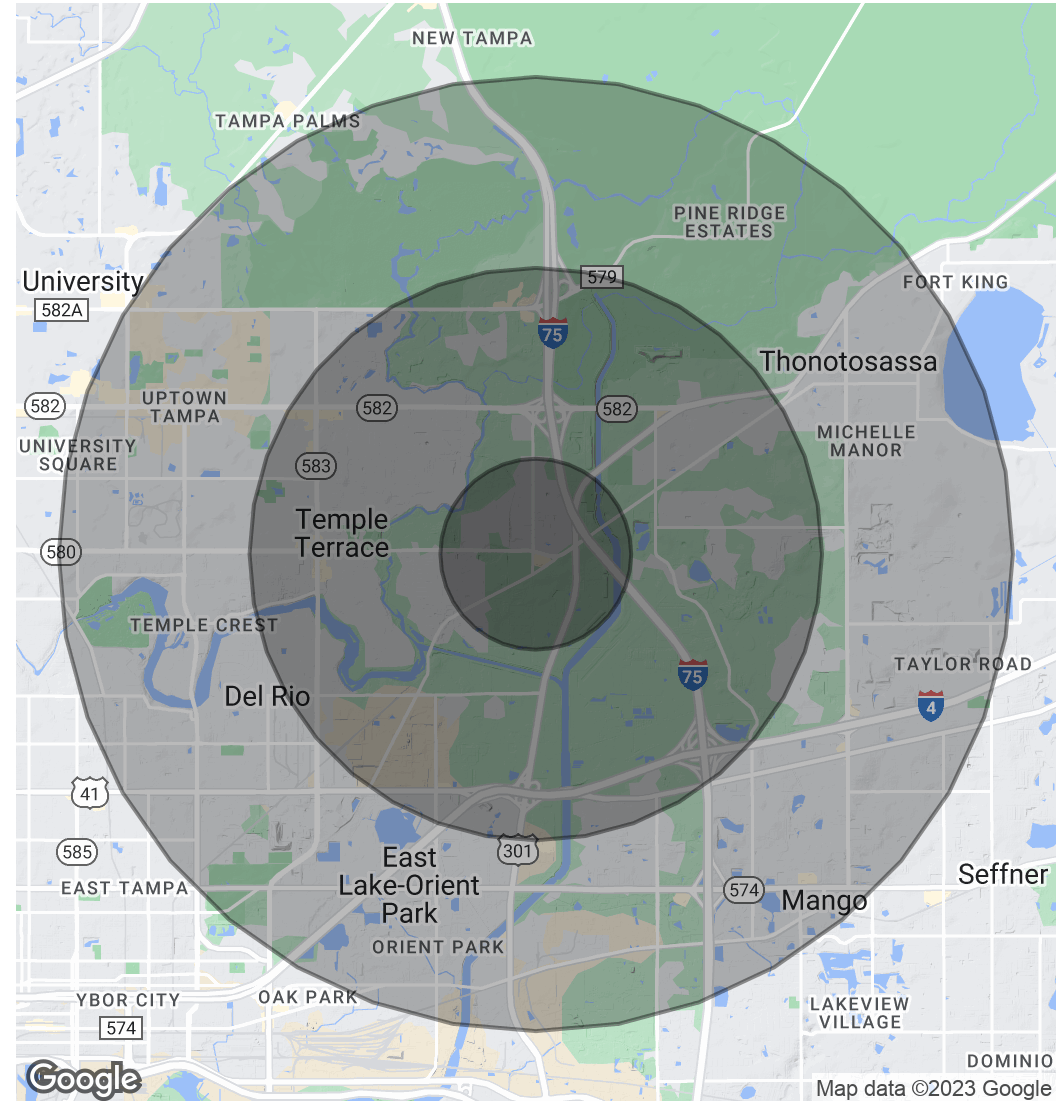
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,070	59,825	167,479
Average Age	34.7	34.0	33.3
Average Age (Male)	34.4	33.0	32.1
Average Age (Female)	36.3	35.3	34.5

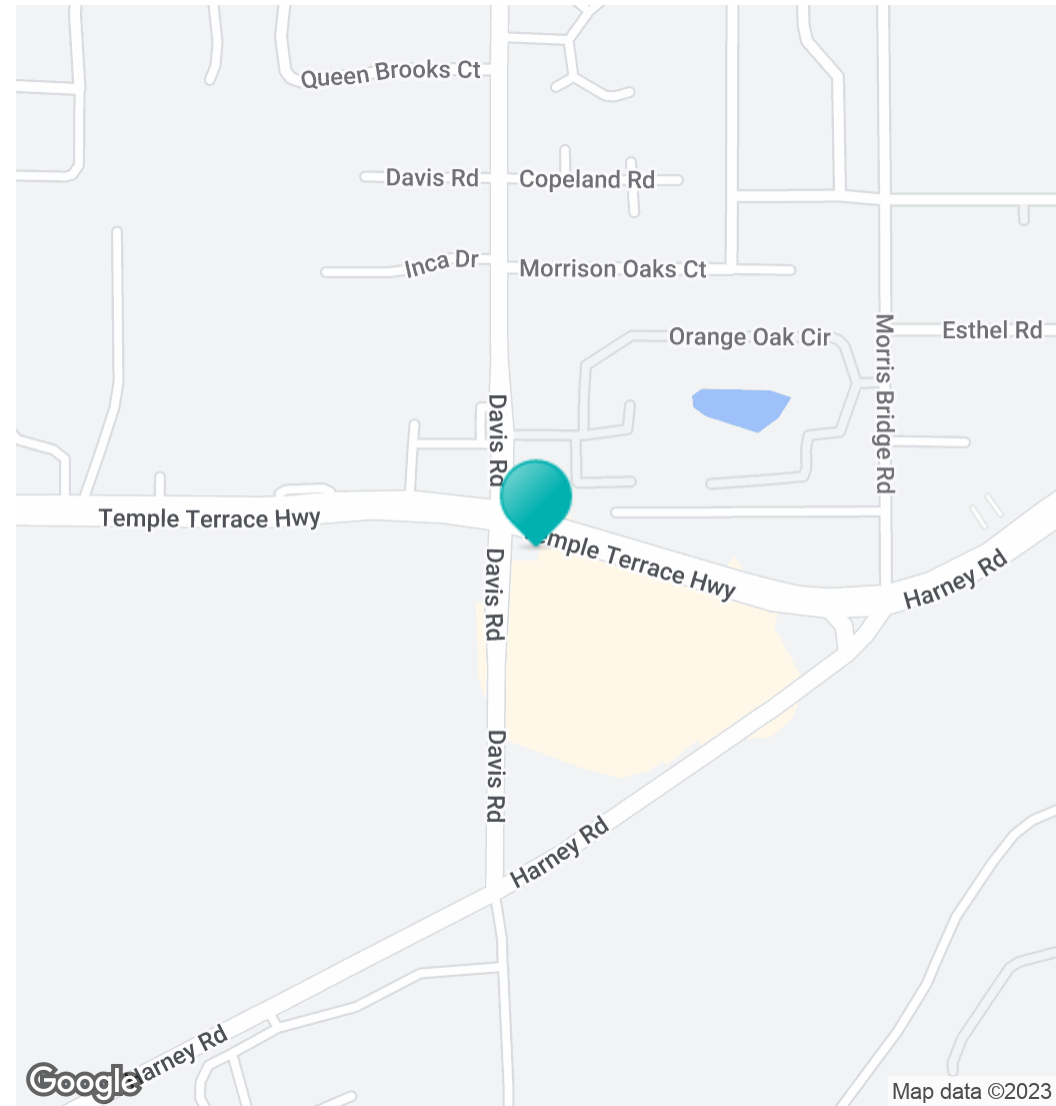
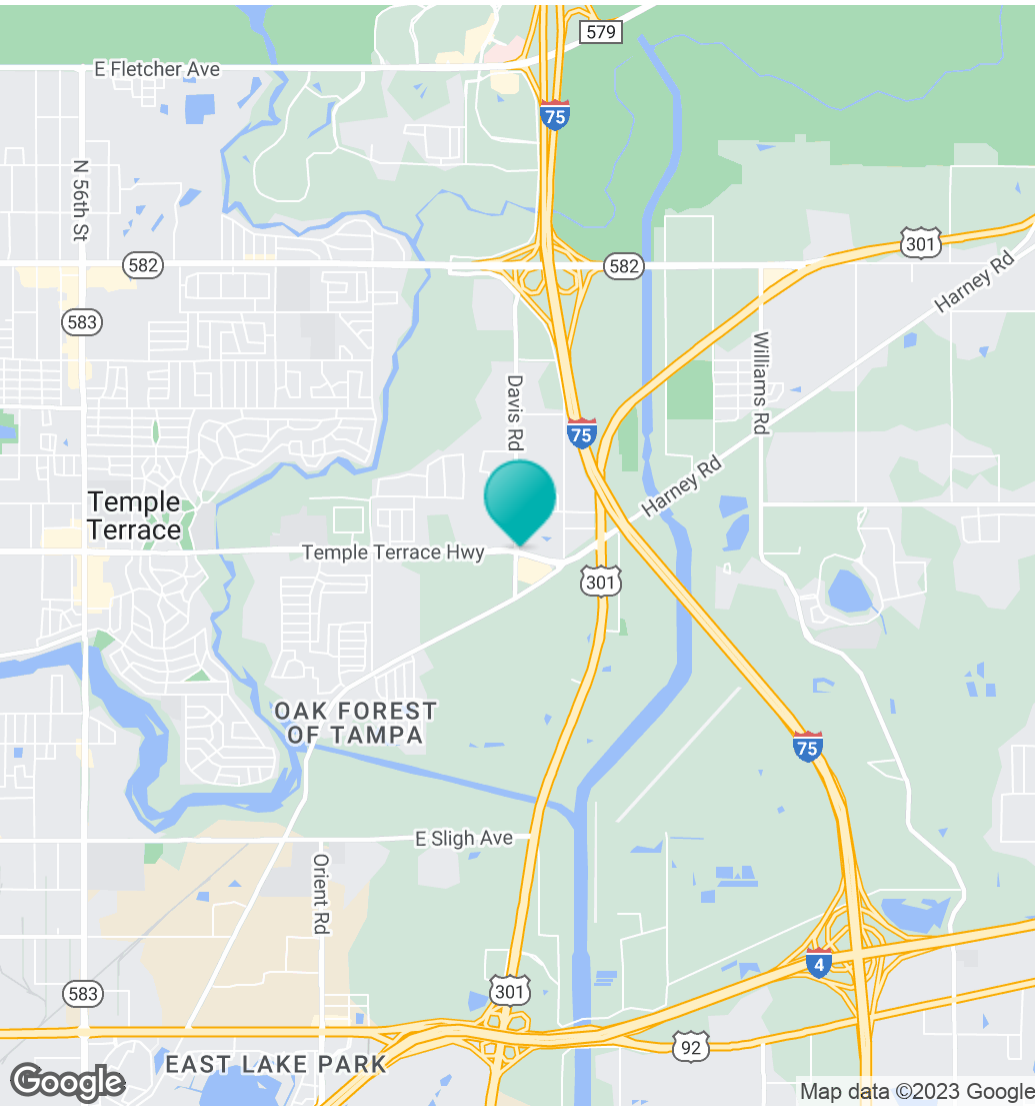
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,891	25,369	67,323
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$54,220	\$57,268	\$50,636
Average House Value	\$158,996	\$150,146	\$134,967

\* Demographic data derived from 2020 ACS - US Census



# Location Maps



# Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.