

# EXECUTIVE SUMMARY

8725 WEST WATERS AVENUE



Building SF: 2,200

Lot Size: 31,751 SF

Price: \$699,000

Year Built: 1987

Zoning: CN

## Property Overview

Commercial lot available for sale in the heart of Tampa. The lot was formerly a self-service car wash but now is being used to sell fabricated stone. The property has over 30,000 cars traveling per day and is located three parcels east of Sheldon on Waters Avenue.

## Location Overview

The property is located on the west side of Tampa in the Town and County neighborhood. The property is easily accessible from Hillsborough Avenue to the south and Veterans Expressway to the east.

## Property Description

The lot is 0.8 of an acre and has a 2,200 SF self-serve car wash building on the lot. The lot has 180 feet of frontage on busy Waters Avenue providing great visibility and accessibility. There is also a small manufactured home that 224 SF that serves as the office for the current tenant. The current tenant does not have a lease and can be off of the property in 30 days.

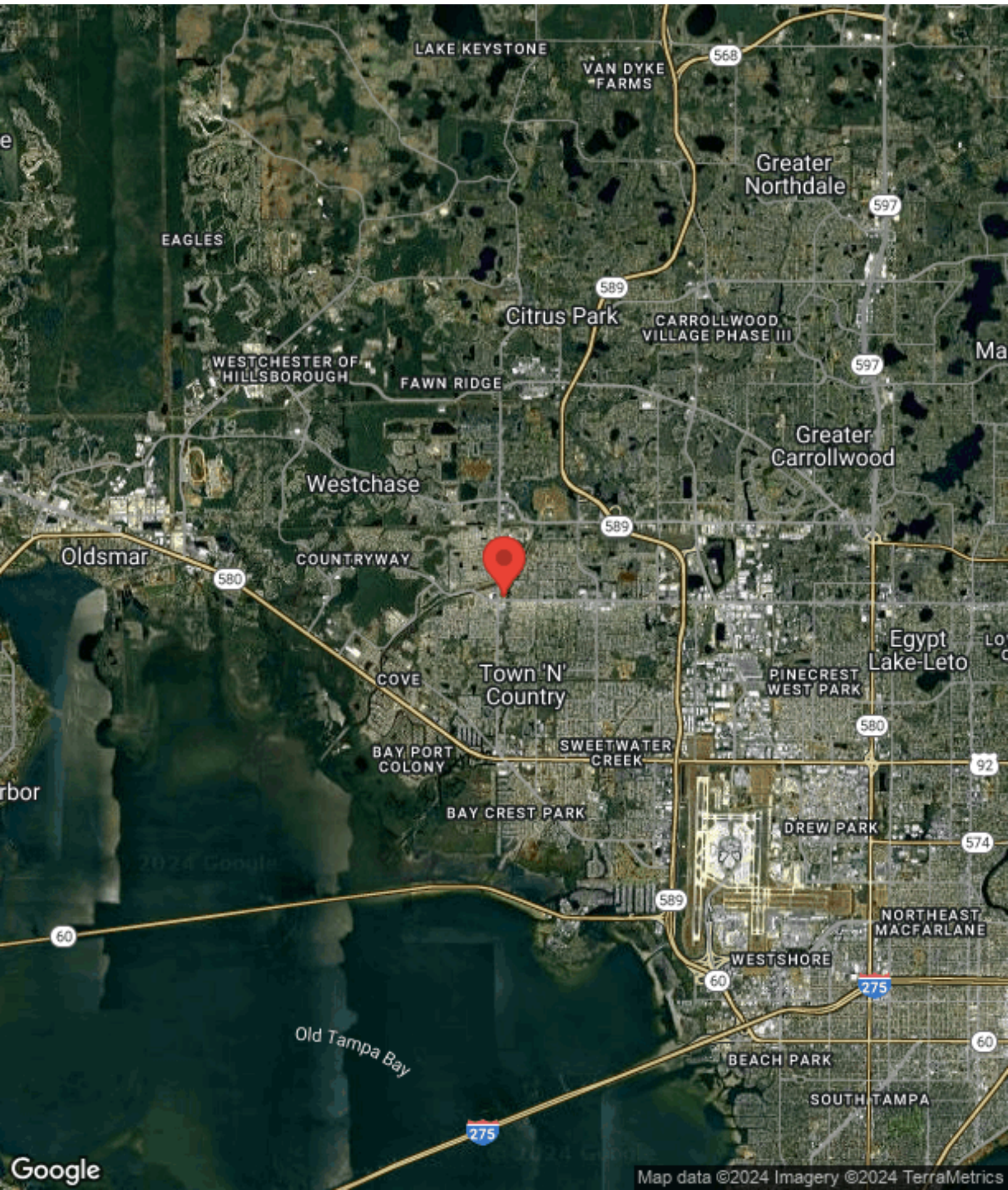
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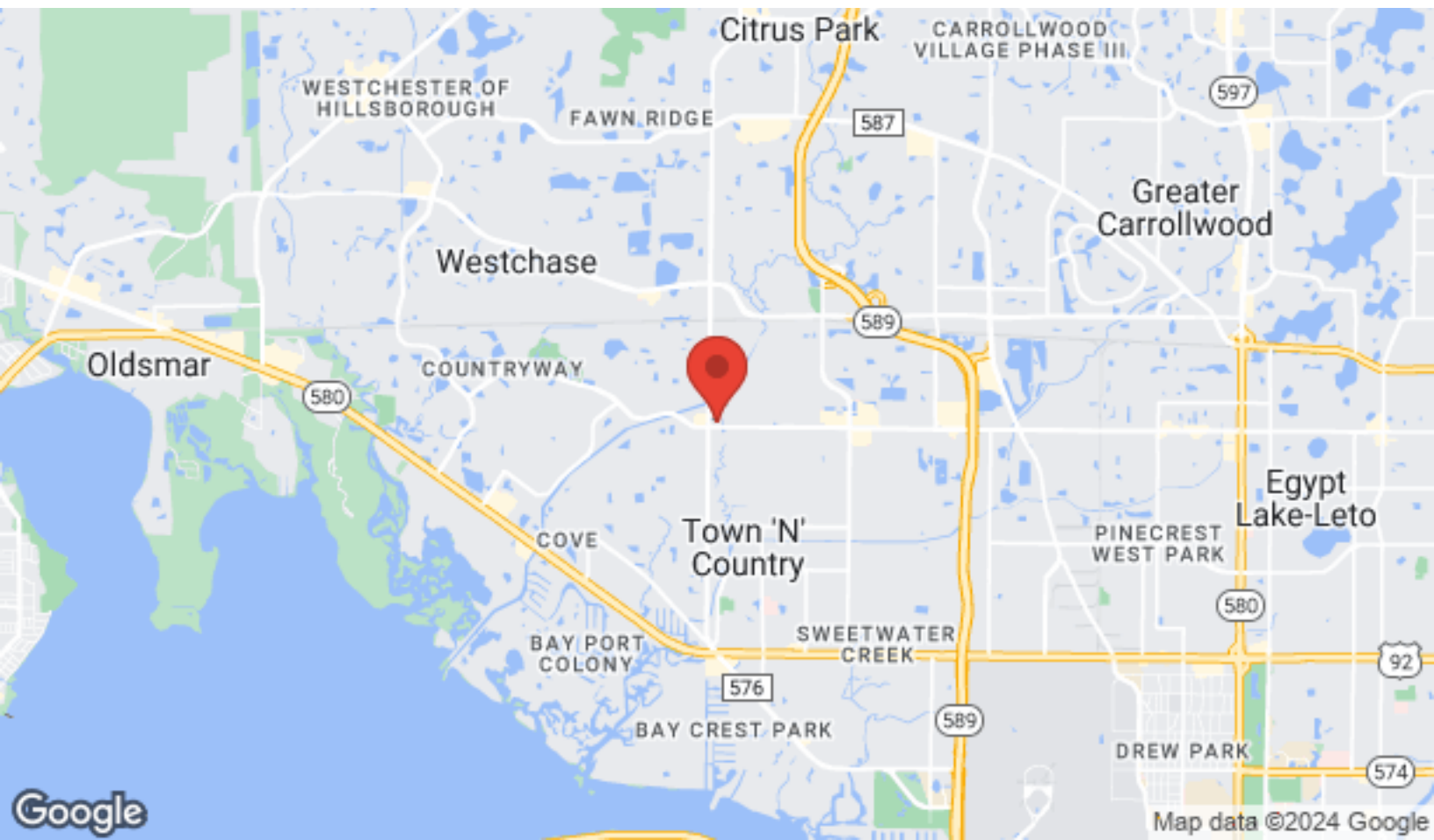
# REGIONAL MAP

8725 WEST WATERS AVENUE



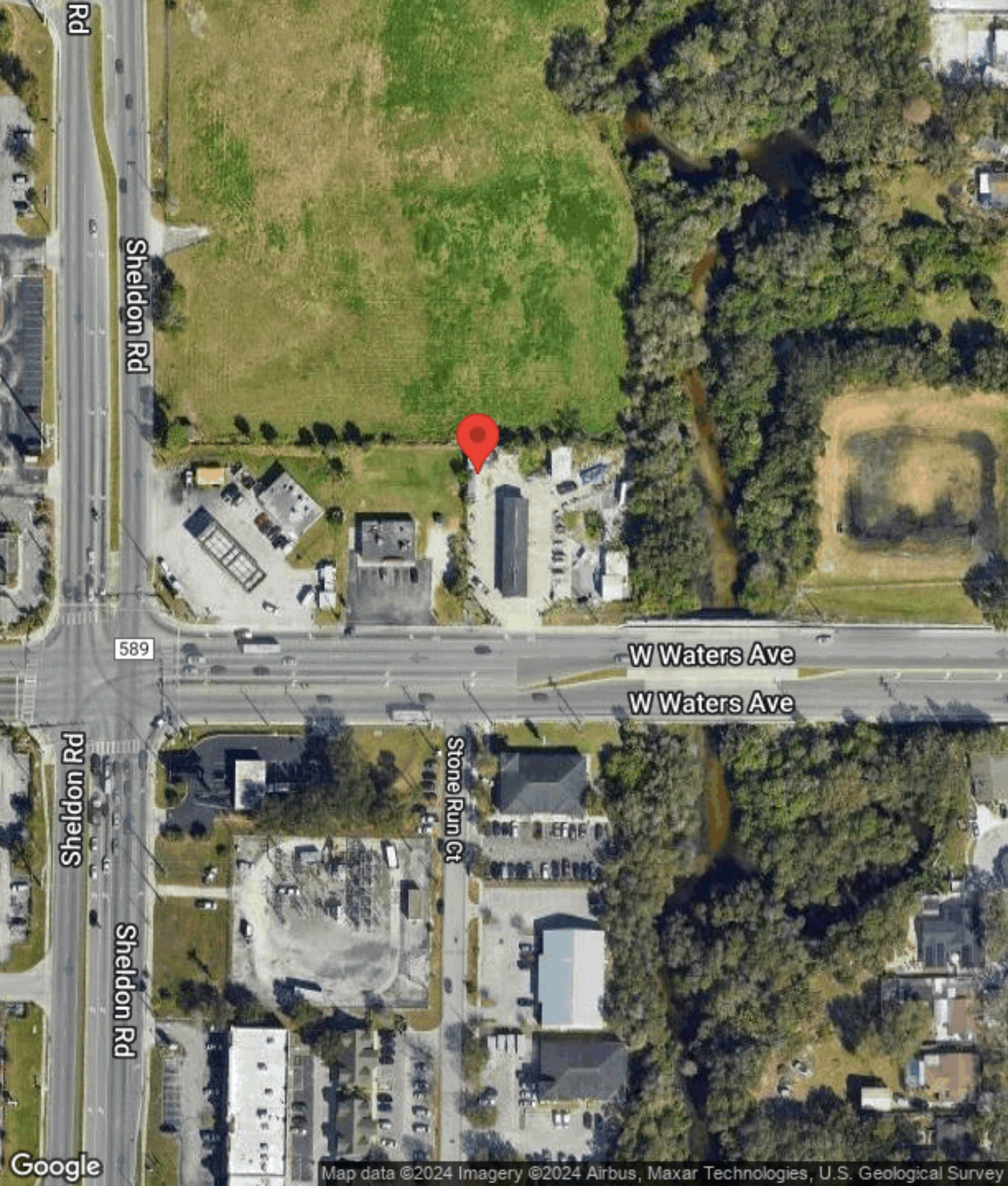
# LOCATION MAPS

8725 WEST WATERS AVENUE



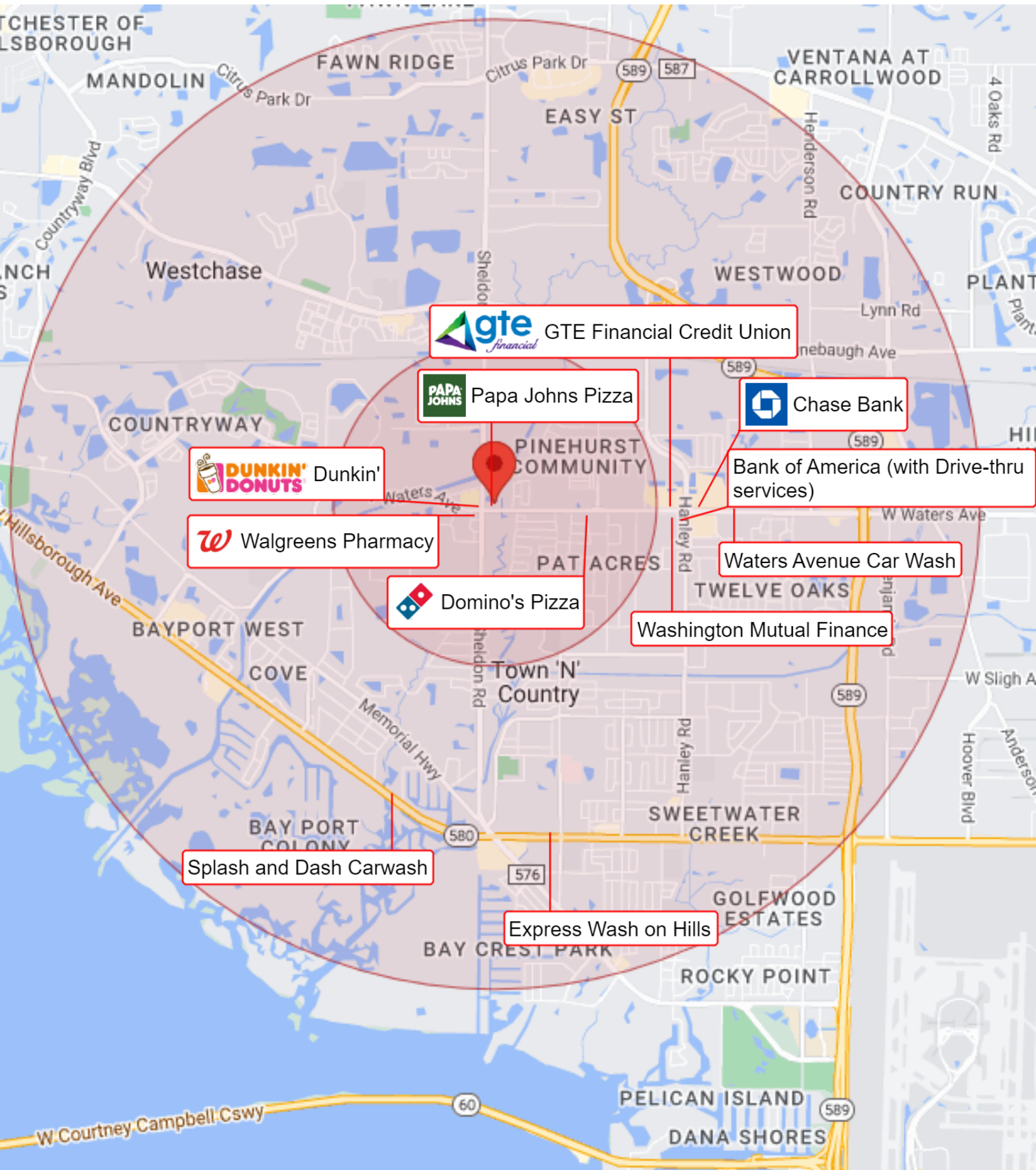
# AERIAL MAP


8725 WEST WATERS AVENUE




# BUSINESS MAP


8725 WEST WATERS AVENUE





 GTE Financial Credit Union

 Papa John's Pizza

 Dunkin'

 Walgreens Pharmacy

 Domino's Pizza

 Chase Bank

Bank of America (with Drive-thru services)

Waters Avenue Car Wash

Washington Mutual Finance

Splash and Dash Carwash

Express Wash on Hills

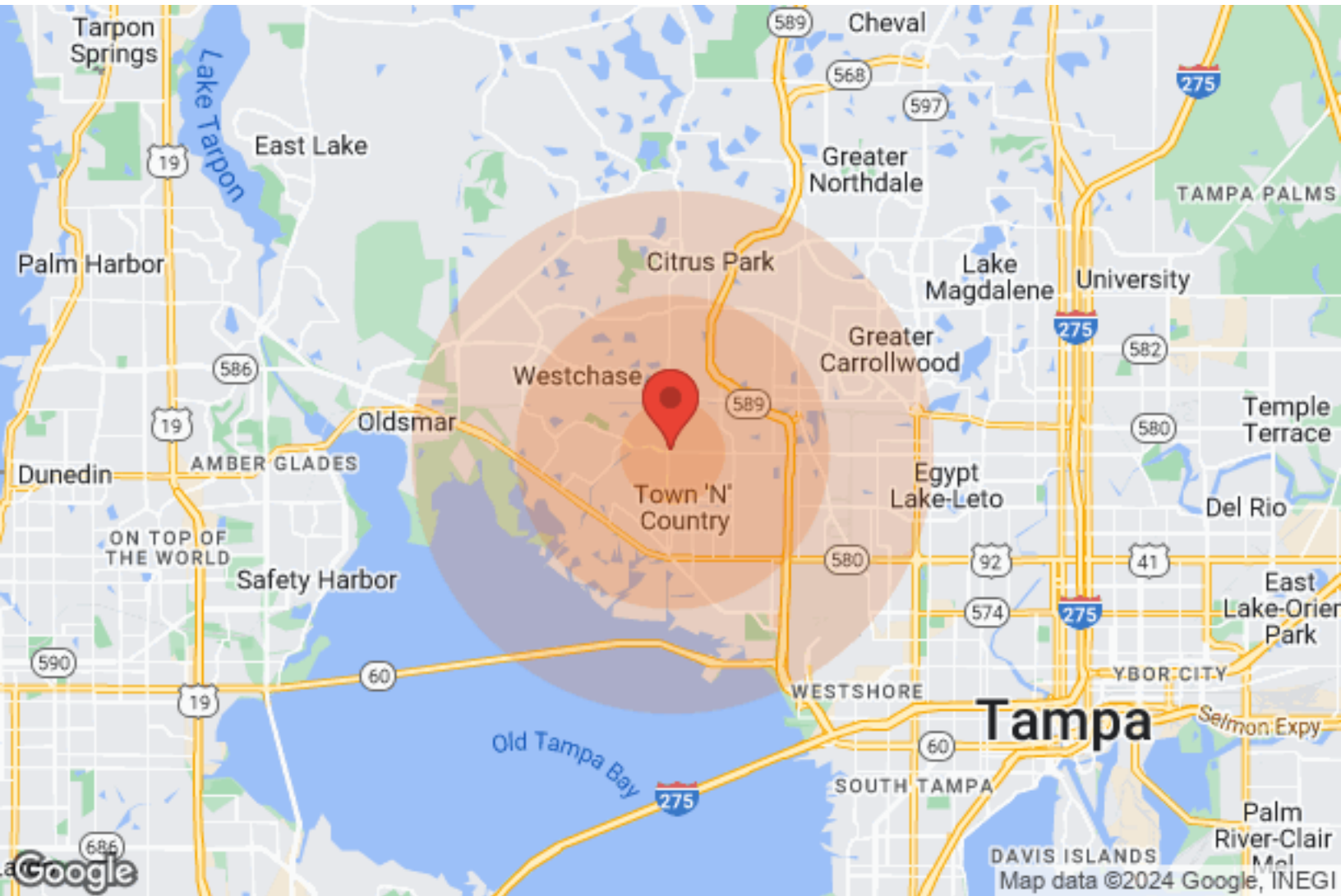
# PROPERTY PHOTOS

8725 WEST WATERS AVENUE



# DEMOGRAPHICS

8725 WEST WATERS AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	8,810	49,554	93,212
Female	9,910	52,652	98,363
Total Population	18,720	102,206	191,575

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,688	20,345	37,497
Ages 15-24	2,320	12,965	23,682
Ages 25-54	7,357	41,671	78,423
Ages 55-64	2,290	12,670	24,254
Ages 65+	3,065	14,555	27,719

Race	1 Mile	3 Miles	5 Miles
White	14,935	80,887	152,922
Black	1,368	8,318	14,955
Am In/AK Nat	22	109	155
Hawaiian	7	8	8
Hispanic	9,993	44,253	79,503
Multi-Racial	3,970	17,934	31,780

Income	1 Mile	3 Miles	5 Miles
Median	\$45,339	\$51,306	\$51,306
< \$15,000	898	3,601	6,587
\$15,000-\$24,999	938	4,029	8,012
\$25,000-\$34,999	1,153	4,798	9,166
\$35,000-\$49,999	1,298	6,808	12,087
\$50,000-\$74,999	1,421	8,051	15,312
\$75,000-\$99,999	594	4,866	9,438
\$100,000-\$149,999	552	4,440	8,835
\$150,000-\$199,999	150	1,366	2,768
> \$200,000	64	1,229	2,608

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,918	43,800	83,581
Occupied	7,328	39,804	76,261
Owner Occupied	5,489	25,009	46,422
Renter Occupied	1,839	14,795	29,839
Vacant	590	3,996	7,320

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