

FOR SALE / LEASE BUILD TO SUIT

Gunn Hwy. Bank Building

7919 Gunn Hwy., Tampa, FL 33626



PRICE REDUCED!



FEATURES

- ❖ 3,877 SF Free Standing Former Truist Bank Building with 3 Drive Thru lanes and 1 ATM lane
- ❖ Owner will consider a NNN long term lease or Build to Suit NNN lease
- ❖ Located as an outparcel in front of the Shoppes of Citrus Park anchored by a high volume Publix across from Sickles High School
- ❖ Owner has designed permit ready plans for a Medical Office which convey with a Sale or Build To Suit
- ❖ Built in 2001
- ❖ 35 Linear Feet of frontage on Gunn Hwy
- ❖ Lot size .66 Acres
- ❖ 20 Parking spaces for a 5.6/1,000 parking ratio
- ❖ CPV-G-5 Zoning with a Future Land use of CPV
- ❖ 36,000 AADT on Gunn Hwy & Sheldon Rd
- ❖ Monument Sign at entry on Gunn Hwy
- ❖ Folio #: 3117.0030 PIN U-02-28-27-ZZZ-000000-25740
- ❖ **Asking Sales Price: \$2,100,000.00**
- ❖ **Asking NNN Lease: See Agent**

LOCATION MAP



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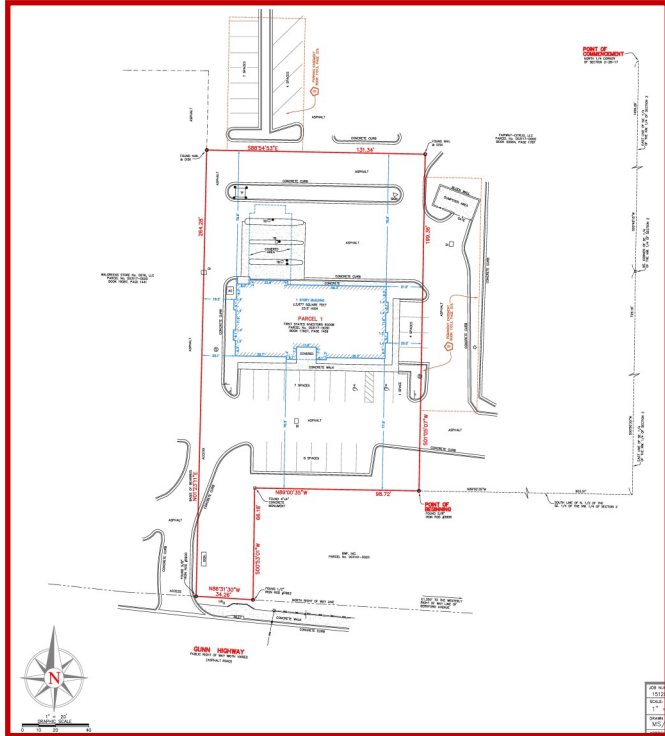
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Survey

Interior Photos



Demographics

Radius	1-mile	3-mile	5-mile
Total Population	7,643	64,540	185,748
Total Households	2,857	24,372	72,909
Average Household Income	\$110,774	\$98,499	\$94,397
Employees	4,698	14,724	56,072

Aerial Map



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