

# Pad-Ready Commercial Lot Near USF & Busch Gardens

8428 N 40th St, Tampa, Florida 33604

N 40th St

37,500 ±  
Cars/Day

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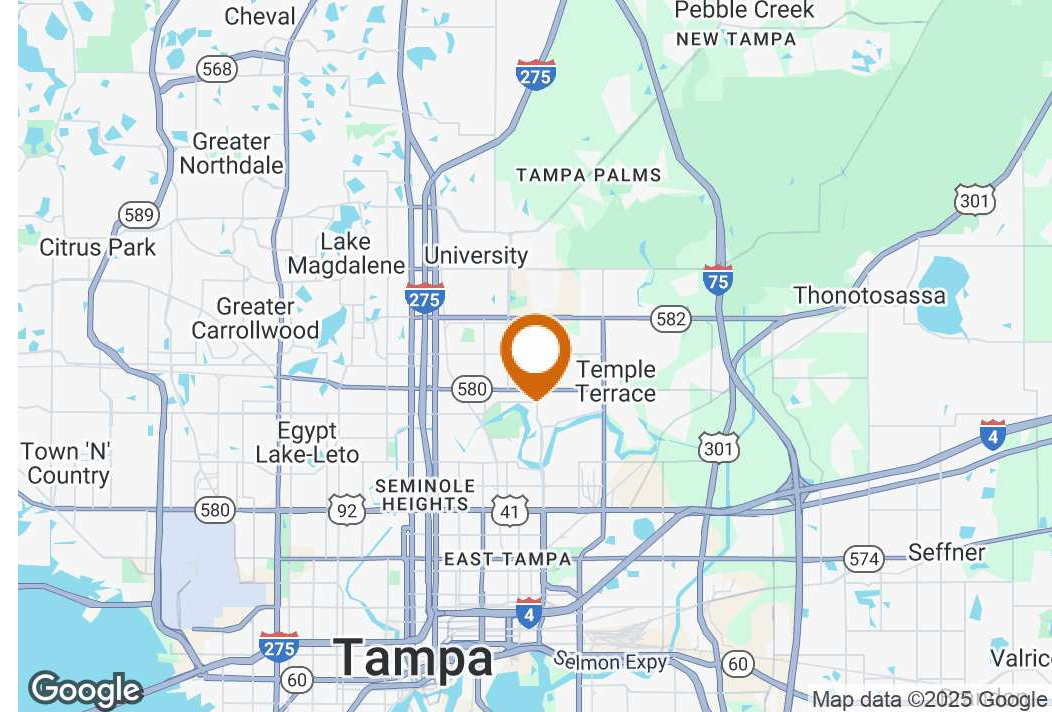
Busch  
Gardens







## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$250,000
Lot Size:	0.28 Acres
Price / Acre:	\$892,857
Zoning:	CG
Traffic Count:	37,500 ± Cars/Day (N 40th St)
PIN:	148250.0000
Property Type:	Development Land

## Property Overview

Small commercial sites with drive-through potential remain scarce across central Tampa, creating a strong opportunity for a QSR, coffee, or medical user seeking visibility near major employment anchors and the University of South Florida. This 0.28-acre parcel offers an excellent infill location within Tampa's city limits and is zoned CG (Commercial General), allowing a wide range of retail, office, and service-based uses—including drive-through and single-tenant development. The site features level topography, full utilities, and direct frontage on North 40th Street, providing high visibility and access along a proven commercial corridor. Its compact size and flexible zoning make it ideal for an owner-user, small retail pad, or future redevelopment hold, while proximity to USF, Busch Gardens, and AdventHealth Tampa supports sustained user demand and long-term value. A small, non-permanent shed is currently on-site and may be removed by the seller prior to closing at the buyer's request.

## Property Highlights

- Zoned CG – ideal for drive-through or single-tenant retail development
- 0.28± acre pad-ready parcel with full utilities and level topography
- Frontage on North 40th Street with strong traffic counts and visibility
- Site size supports efficient drive-through stacking and parking layout
- Located within Tampa city limits near major employment centers





## LOCATION SUMMARY

## Location Description

Positioned in Tampa's established Temple Crest area, this location offers a balance of visibility, convenience, and lifestyle appeal. The property sits less than half a mile from Busch Gardens Tampa Bay and minutes from the University of South Florida, AdventHealth Tampa, and Moffitt Cancer Center—three major employment anchors driving daily traffic and professional demand. Nearby Seminole Heights adds a creative energy with restaurants, breweries, and neighborhood amenities.

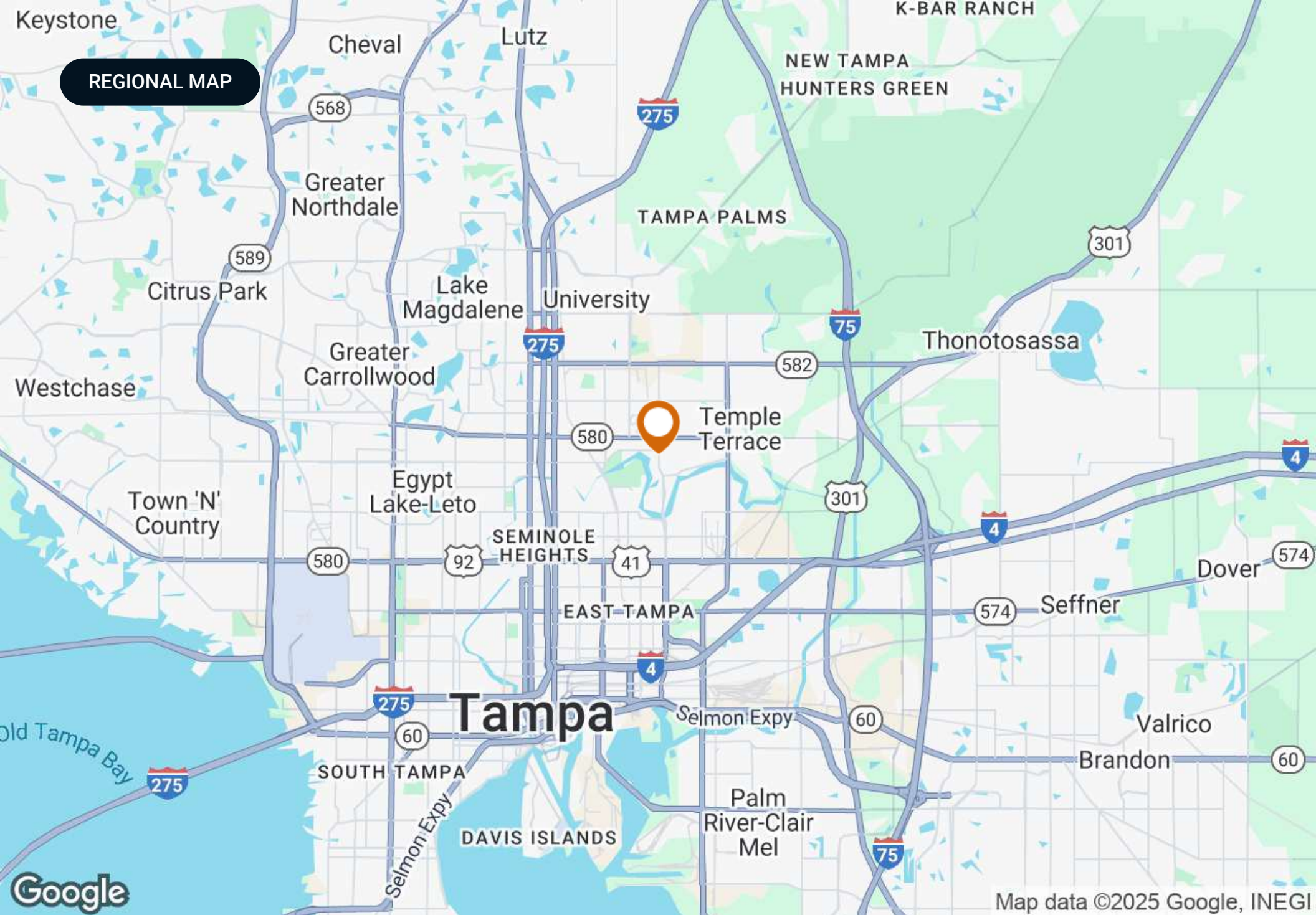
Direct access to I-275 and Fowler Avenue connects the area to Downtown Tampa, Tampa International Airport, and the broader metro in under fifteen minutes, making this corridor an ideal setting for office and service-oriented investment.



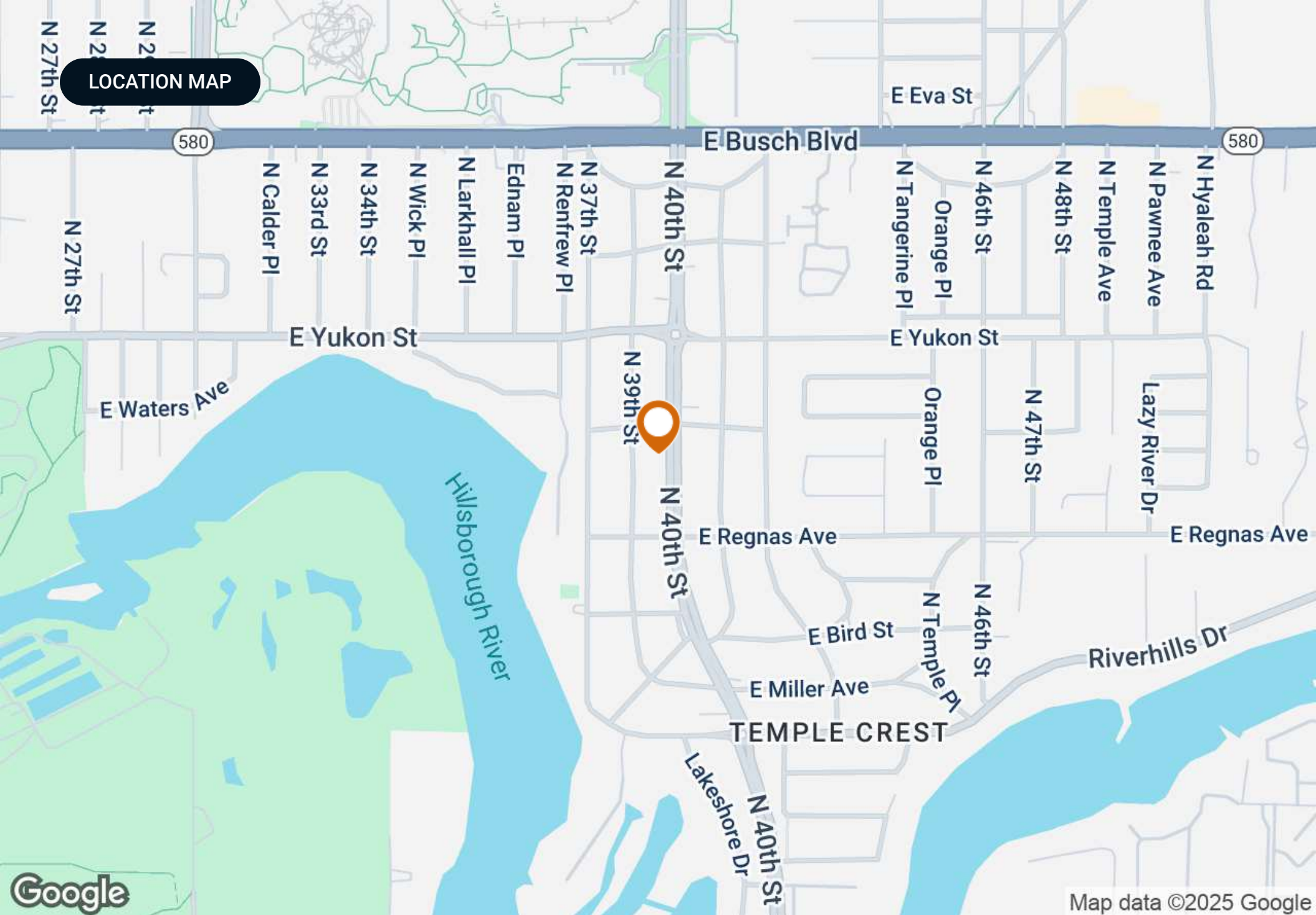
CONCEPTUAL RENDERING



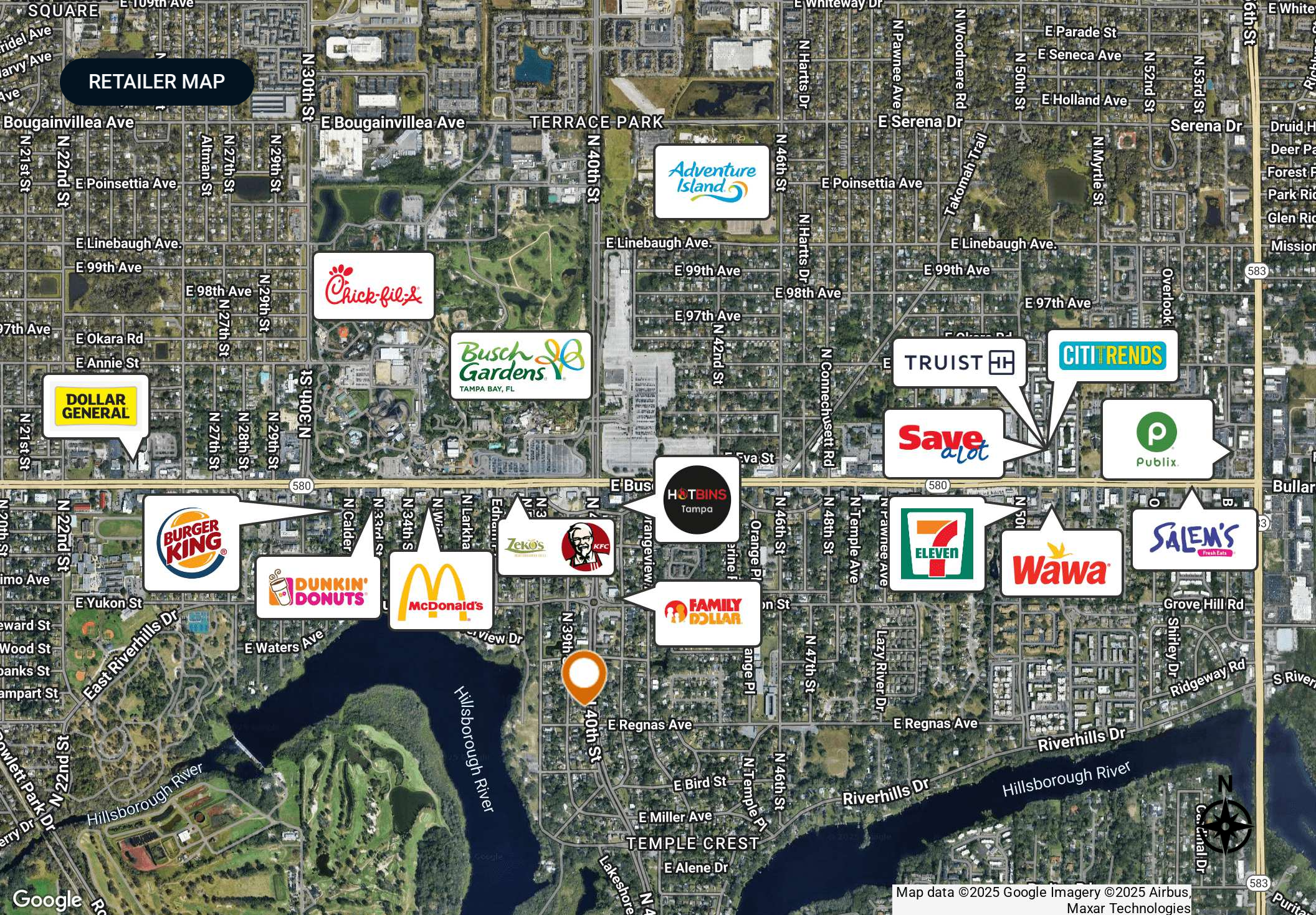




REGIONAL MAP







RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



## DEMOGRAPHICS MAP & REPORT

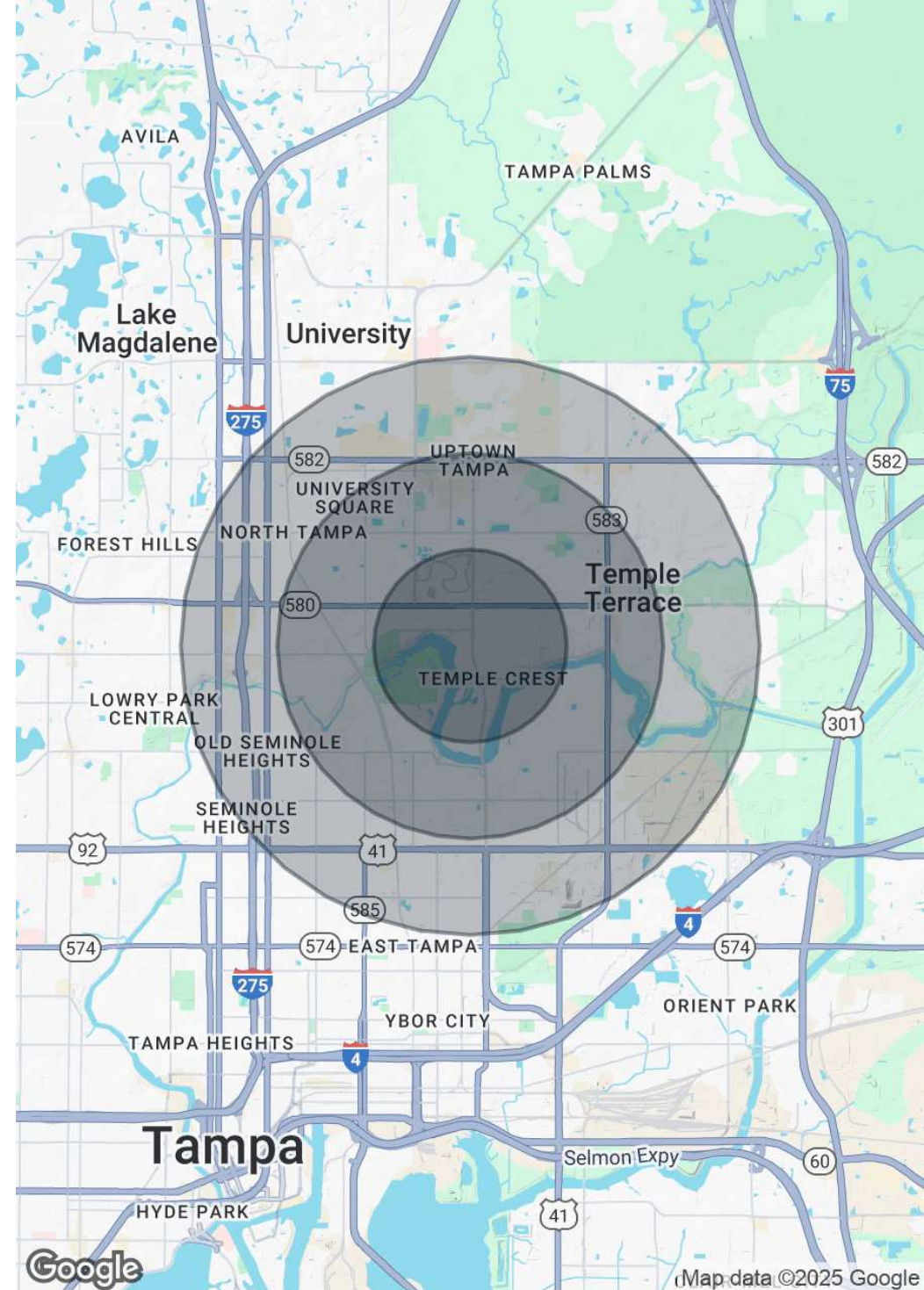
### Population

	1 Mile	2 Miles	3 Miles
Total Population	13,231	62,060	140,134
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	37

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	5,469	23,288	51,630
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$54,804	\$55,939	\$57,065
Average House Value	\$220,440	\$236,205	\$267,246

Demographics data derived from AlphaMap







## Hillsborough County

### FLORIDA



<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.





# Tampa

## HILLSBOROUGH COUNTY

<b>Founded</b>	1855
<b>Population</b>	396,324 (2023)
<b>Area</b>	170.6 sq mi
<b>Website</b>	tampagov.net

<b>Major Employers</b>	Bloomin' Brands
	Sykes Enterprises
	Hillsborough County
	Public Schools
	University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.



## ADVISOR BIOGRAPHY



### Matt Christian

Regional Managing Director

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## Professional Background

I bring people together. I deliver solutions. I create opportunities for growth. As Regional Managing Director at Saunders Real Estate, I specialize in sales, leasing, and advisory services for commercial properties in the dynamic Tampa Bay market. My team and I deliver tailored solutions for clients ranging from private portfolio owners to institutional investors, national lenders, and businesses of all sizes. I excel in seller and landlord representation, leveraging a collaborative approach and industry-leading platforms to maximize exposure and value.

I provide manufacturers, distributors, and logistics firms with real estate solutions that align with their business needs. My experience spans everything from supporting “Mom & Pop” operations to partnering with Fortune 500 corporations on complex transactions. I help investors of all sizes uncover opportunities, underwrite projects, and strategize ways to improve asset performance.

I am driven to create exceptional outcomes for my clients and meaningful opportunities for my colleagues. Whether navigating complex transactions, advising on strategic investments, or managing high-stakes negotiations, I bring expertise, insight, and a commitment to building long-term relationships that deliver success.

## Education

With a career spanning commercial real estate, investment strategy, and financial services, I bring a unique depth of expertise to industrial property sales and advisory. Having led high-performing teams, managed \$350M+ in annual transactions, and built a strong foundation in commercial lending, I understand how to position industrial assets for maximum value. My background enables me to navigate complex deals, uncover value-add opportunities, and deliver tailored solutions that drive stronger returns for property owners in today's competitive market.

University of West Florida - BSBA Marketing

Omega Performance - Commercial Loans to Business

The Risk Management Association - Commercial Lending





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