

Offering Memorandum



VALRICO COMMONS OUTPARCEL

205 MORNINGSIDE LOOP, VALRICO, FL 33594



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This ± 2-acre site is zoned PD and allows for a variety of commercial uses. Located just off State Road 60 in Valrico, the property benefits from strong visibility and access within a well-established retail corridor. The site is surrounded by major national retailers including Publix, Walmart, Lowe's, and Home Depot, which drive consistent traffic and demand to the area. Its size, zoning, and proximity to existing big-box retail make it well suited for a range of retail or service-oriented commercial users.

LOCATION DESCRIPTION

205 Morningside Loop is located in Valrico, just south of State Road 60, a major east-west corridor serving eastern Hillsborough County and providing direct connectivity to Brandon and Tampa. The property benefits from convenient access to SR 60, Interstate 75, and surrounding arterial roadways, allowing for efficient regional connectivity. The area is supported by established residential neighborhoods and commercial activity that contribute to steady local and commuter traffic.

PROPERTY SIZE

2.24 Acres

ZONING

PD & RSC-6

FUTURE LAND USE

OFFICE COMMERCIAL-20 (.75 FAR)

PARCEL ID

U-25-29-20-ZZZ-000002-60000.0, U-25-29-20-ZZZ-000002-59890.0, U-25-29-20-ZZZ-000002-59920.0, U-25-29-20-ZZZ-000002-59930.0

PRICE

\$1,750,000

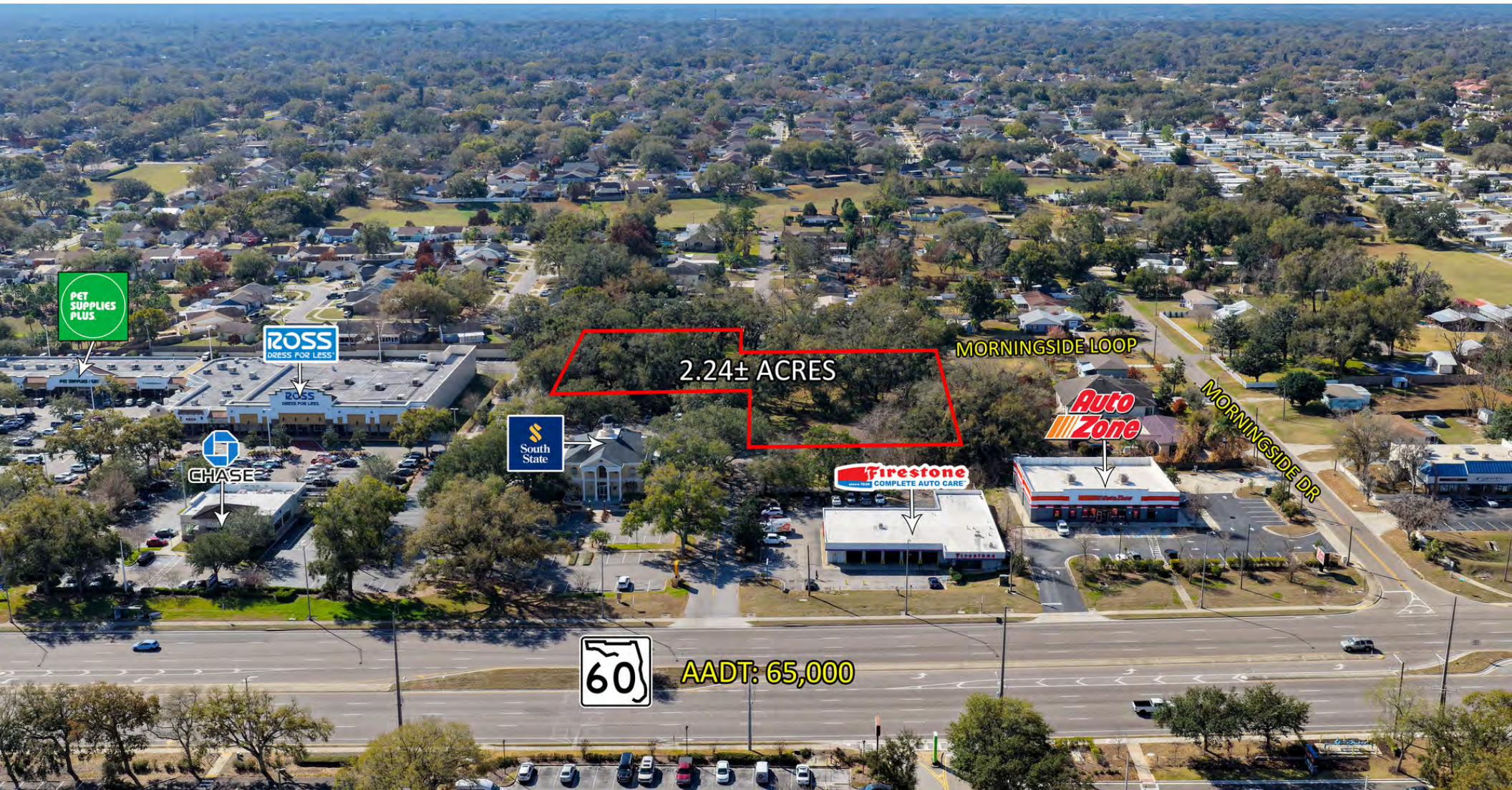
BROKER CONTACT INFO

Chris Bowers ALC, CCIM	Alex Ward
Senior Advisor/Partner	Advisor
813.287.8787 x108	813.287.8787 x117
chris@thedirt dog.com	alex@thedirt dog.com

Aerial Overview



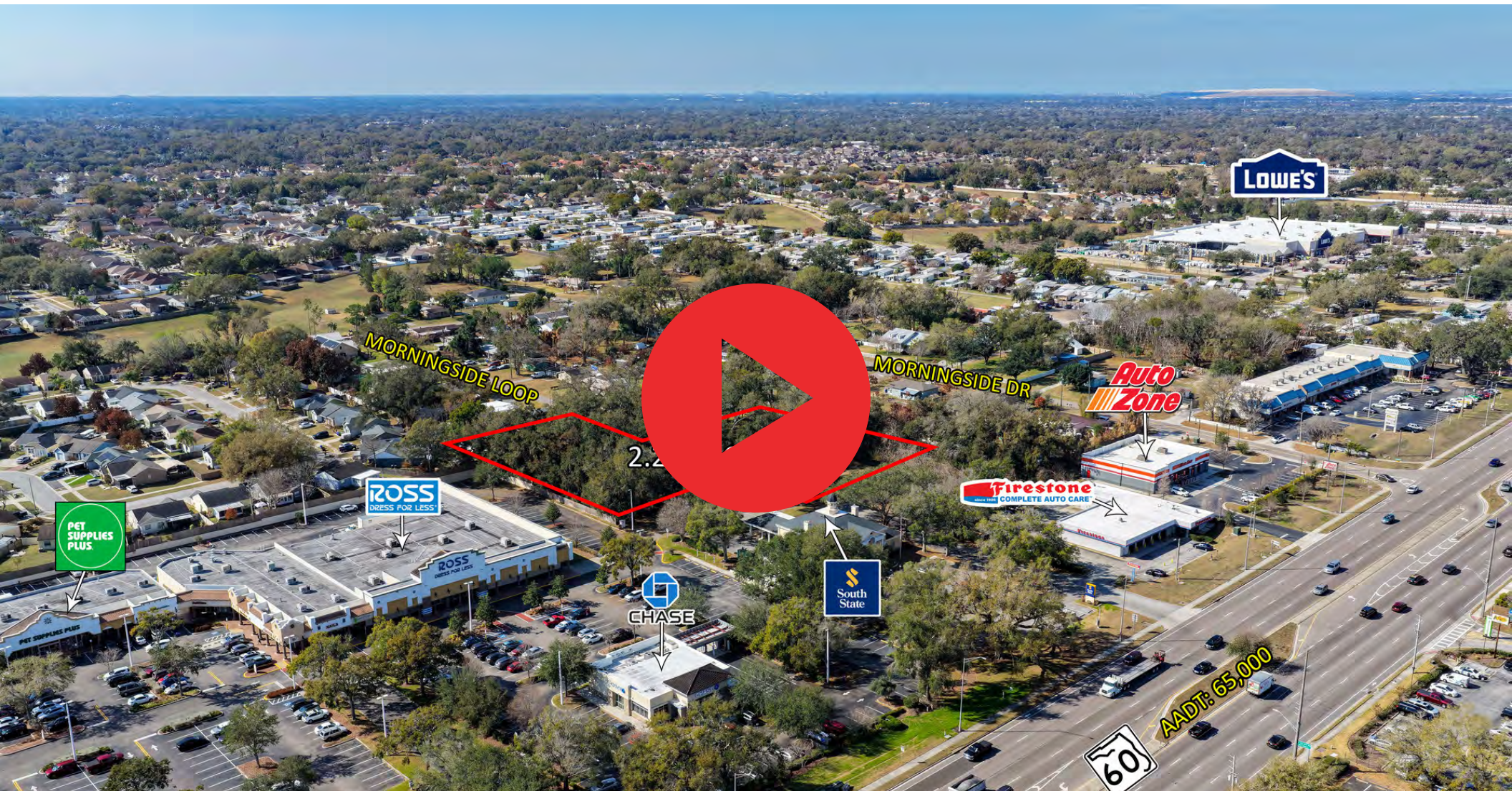
Aerial



Zoning Overlay



360 Virtual Tour



Demographics Map & Report

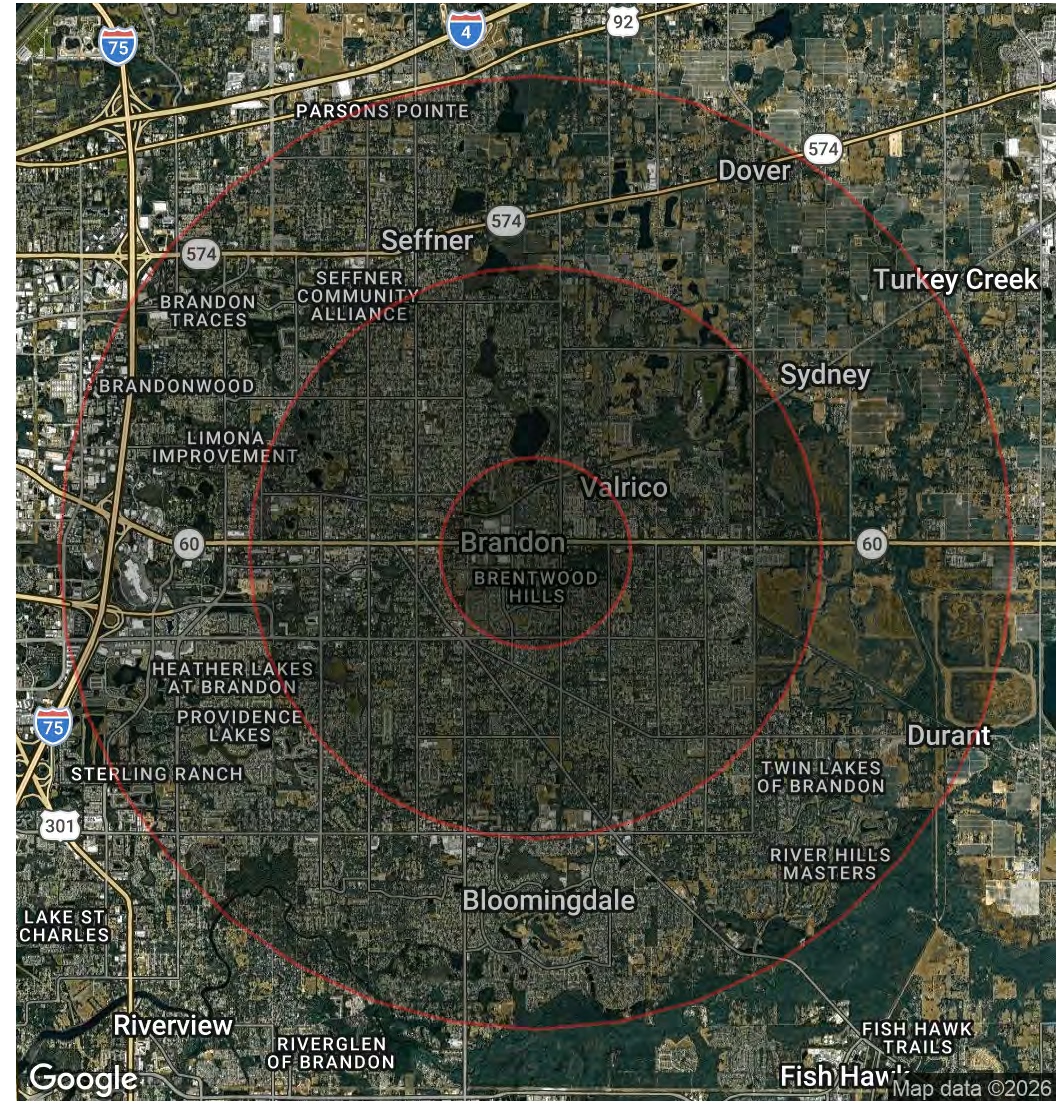
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,414	81,994	191,006
Average Age	43.3	41.9	40.7
Average Age (Male)	41.1	39.3	38.8
Average Age (Female)	45.3	43.4	42.1

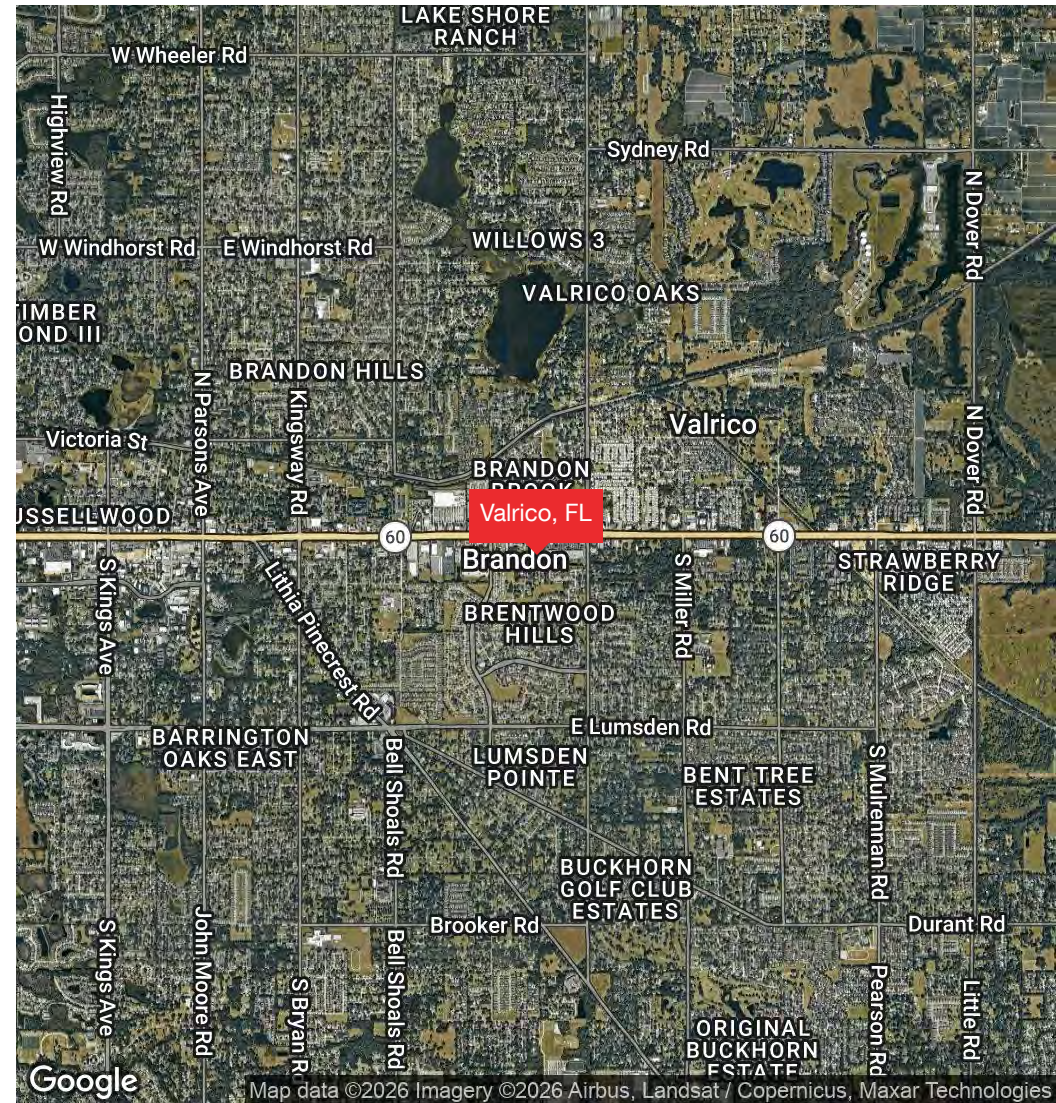
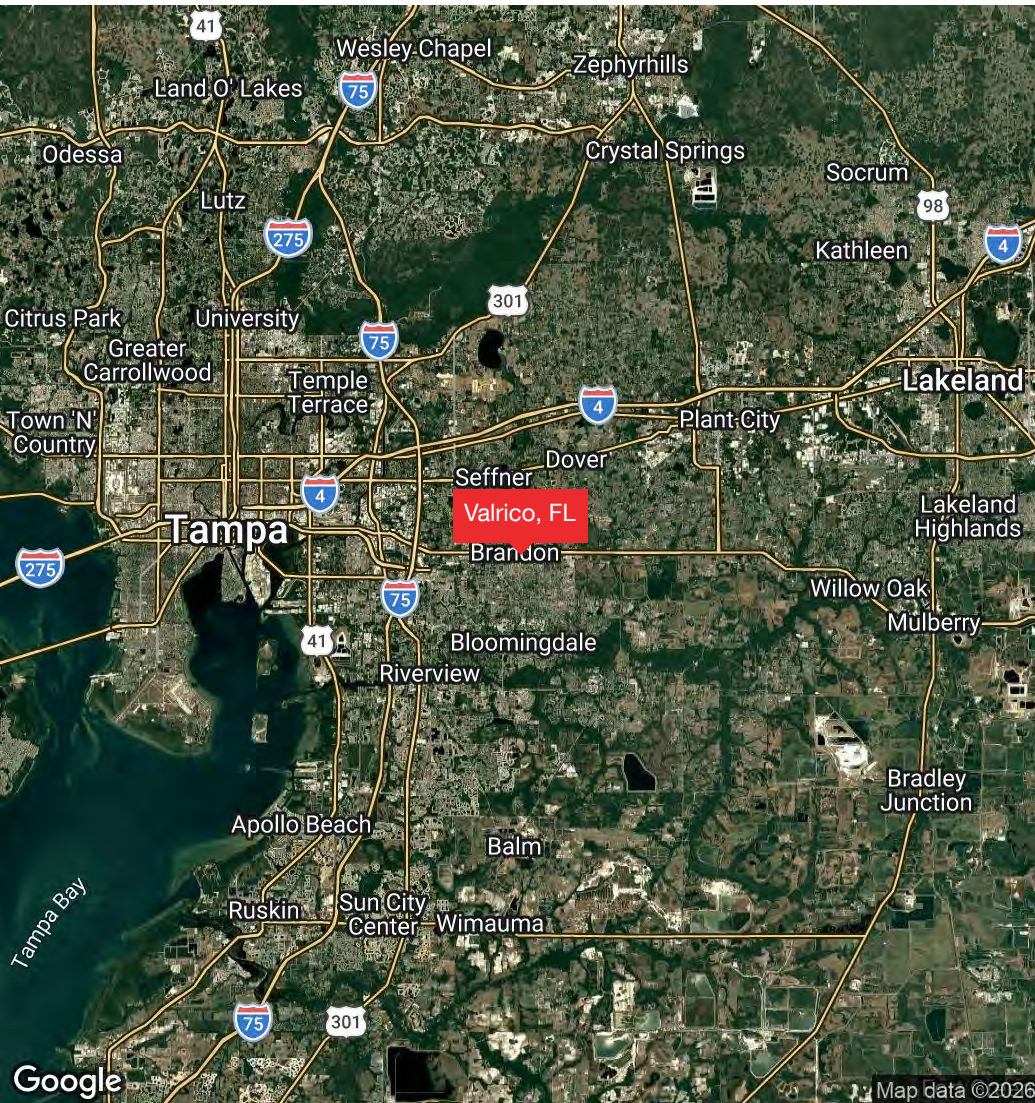
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,591	31,705	73,142
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$72,584	\$79,064	\$79,344
Average House Value	\$174,004	\$207,398	\$212,194

2020 American Community Survey (ACS)



Location Overview



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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.



DOWNTOWN TAMPA



MORNINGSIDE DR

MORNINGSIDE LOOP

2.24±
ACRES



AAADT: 65,000



Your Advisors



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Questions | Give us a call or drop us an email



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