

# 4.5 NET ACRES OFFICE ENTITLEMENTS FOR 125,000 SF

WESTSHORE OFFICE DISTRICT



## DEVELOPMENT OPPORTUNITY

### LAND FEATURES

- Location: Northwest corner of Independence Parkway & Veterans Expressway
- Size: 4.5 Net Acres
- Zoning: PD, allowing office – up to 125,000 sf, four story building and three story parking garage

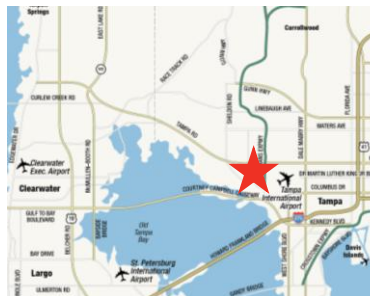
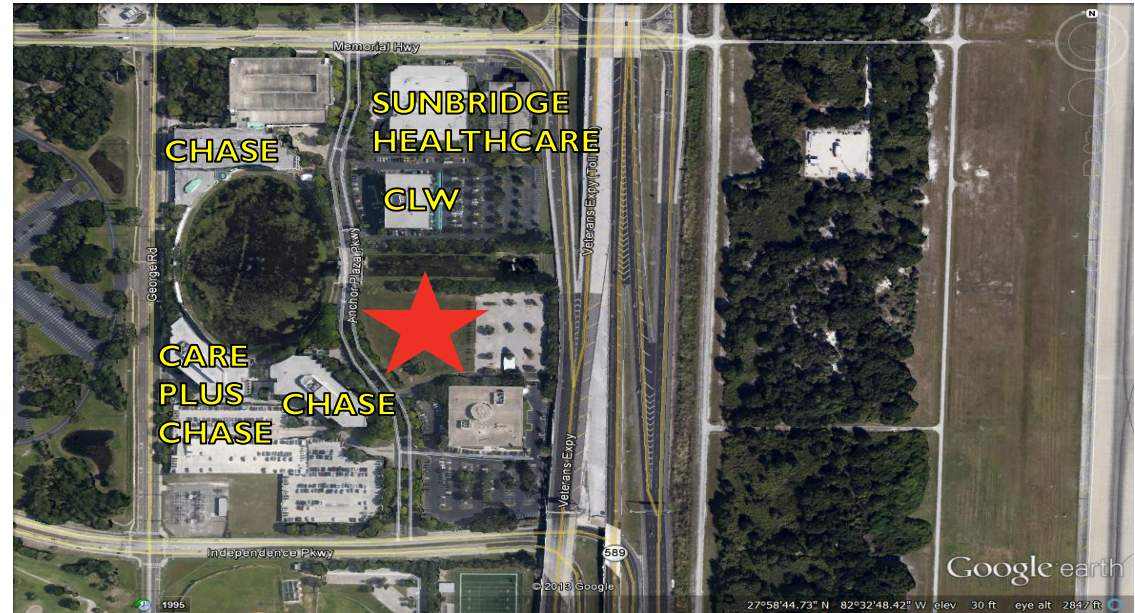
PRICE: \$3,750,000

### COMMENTS

- Excellent access
- Pad ready
- Retention in place
- Good line of site from Veteran's Expressway
- Close to affluent housing
- 31 hotels within 3.5 mile radius

### DISTANCES

Veteran's expressway ingress only, from north bound	0.2 miles
Veteran's expressway exit north and south bound	0.3 miles
Airport drop off	3.3 miles
I-275	2.5 miles
Westshore Mall	2.7 mile
International Mall	2.9 mile
Tampa CBD	7.3 miles
Clearwater Beach	18.6 miles



For more information, please contact:

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