

8.7 ACRES

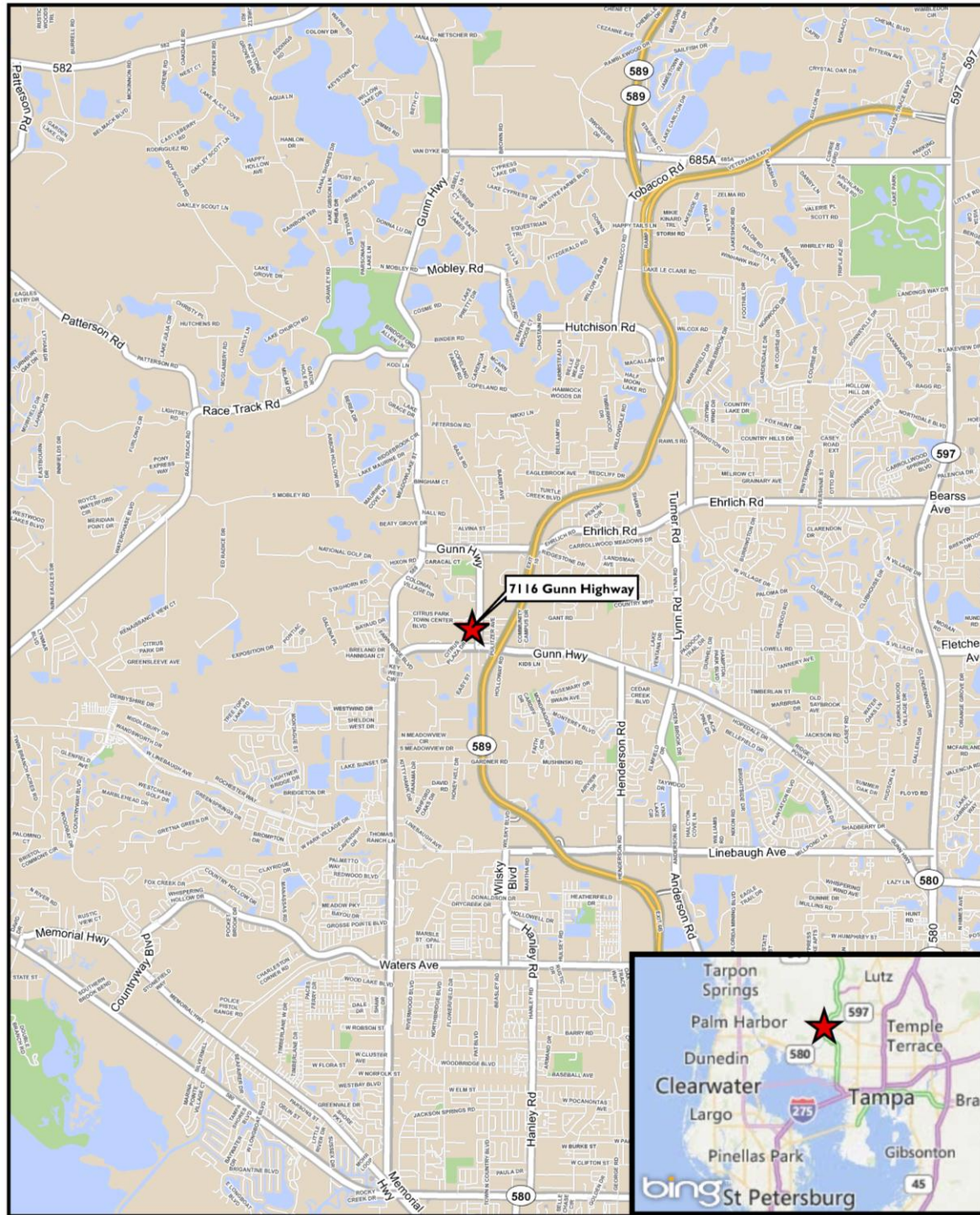
PRIME URBAN INFILL LOCATION
MALL OUTPARCEL, CITRUS PARK (TAMPA), FLORIDA

8.7 ACRES
MALL OUTPARCEL

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PRIME URBAN INFILL LOCATION
MALL OUTPARCEL ON GUNN HIGHWAY

7116 GUNN HIGHWAY, TAMPA, FL 33625



For more information, please contact:

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8.7 ACRES: MALL OUTPARCEL, URBAN INFILL LOCATION COMMERCIAL PROPERTY

CITRUS PARK (TAMPA), FLORIDA

8.7 ACRES
MALL OUTPARCEL

PROPERTY PROFILE

LOCATION

7116 Gunn Highway, Tampa, Hillsborough County, Florida 33625

SIZE

8.7 Acres (MOL), 6 net acres (MOL)

COMMENTS

- Adjacent to Citrus Park Mall (1.2 MSF)
- High-density, affluent trade area
- Signalized intersection
- Parcel IDs: 003546-0000, 003546-0050, 003546-0025
- Zoned for up to 124,000 square feet of development
- Water and sewer available to the site
- Zoned Citrus Park Village U-1 (commercial general uses), and up to 20 units per acre

PRICE

\$3,600,000

DEMOGRAPHICS (3-MILE RADIUS)

- | | |
|----------------------|---------------|
| ■ Population | 73,167 |
| ■ Daytime Population | 21,653 |
| ■ Average HH Income | \$72,798 |
| ■ Median HH Income | \$55,822 |
| ■ Median Age | 39.84 |
| ■ Retail Sales | \$1.2 Billion |

NEARBY ANCHOR TENANTS

- | | |
|-------------------------|---------------------|
| ■ Dillard's | ■ Bed Bath & Beyond |
| ■ Macy's | ■ Ross |
| ■ J.C. Penney | ■ Best Buy |
| ■ Sears | ■ Staples |
| ■ Dick's Sporting Goods | ■ Sports Authority |
| ■ Regal Cinemas | ■ Jo-Ann Fabrics |



FOR MORE INFORMATION,
WEBSITE LINK:

<http://bit.ly/7116GunnHwy>

