

LAND FOR SALE

1-AC COMMERCIAL REDEVELOPMENT OPPORTUNITY

13622 N Florida Ave, Tampa, FL 33613



OFFERING SUMMARY

SALE PRICE:	\$550,000
LOT SIZE:	1.0 Acre
ZONING:	CG
RENTAL:	4 units

PROPERTY OVERVIEW

KW Commercial is proud to present this 1 acre commercial parcel just North of the corner of Florida Ave and Fletcher. Here is an opportunity to redevelop 1 acre of land in a great location. This property currently has four residential rentals on it, so you can collect income while planning your future development. It is close to housing, USF, and the University Mall, with easy access to I-275 and I-75. It is zoned CG which makes it a perfect opportunity to build an office building, retail, or multi-family investment. The highest and best use for this property would be to remove the existing structures to provide for a blank slate on which to build a new commercial building.

PROPERTY HIGHLIGHTS

- Ideal commercial location
- 1 full acre
- High traffic count
- Income producing

KW COMMERCIAL
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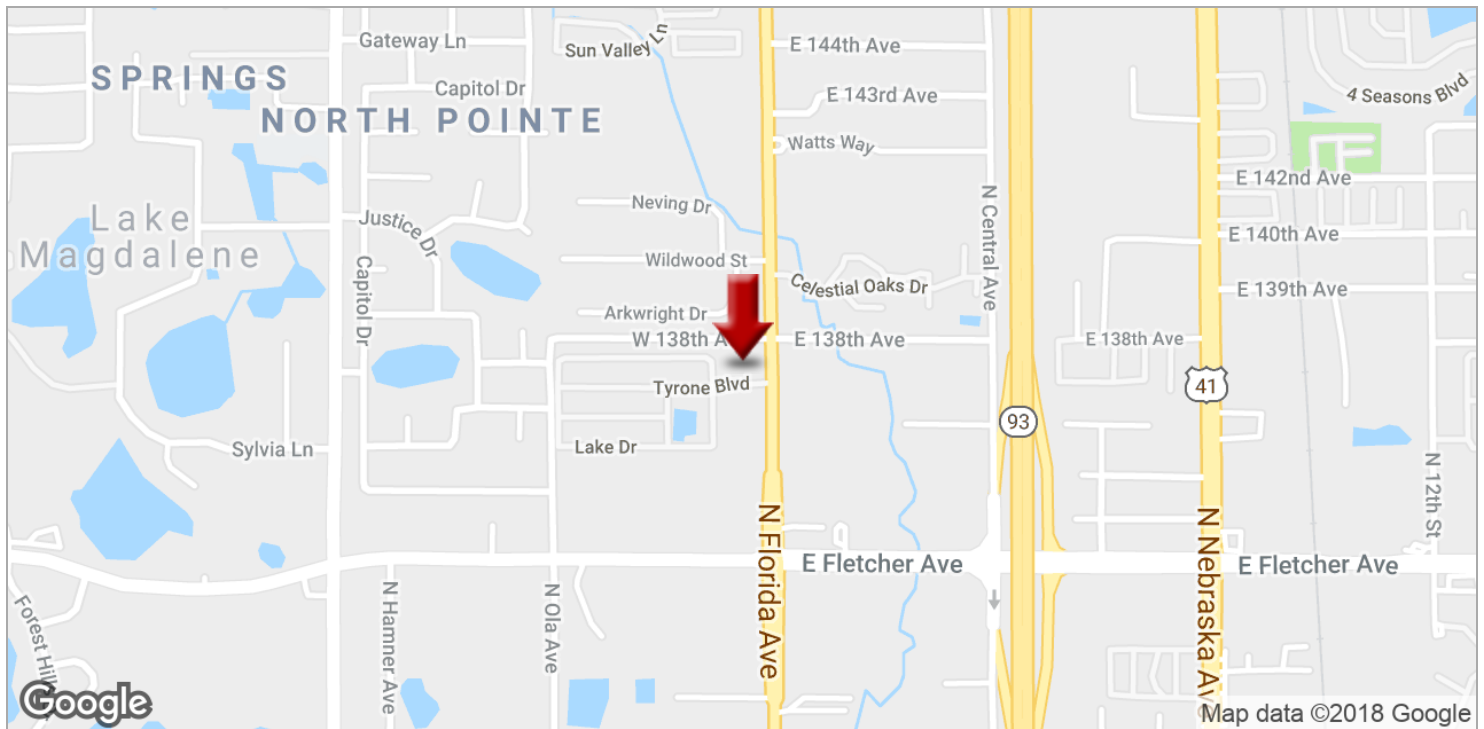
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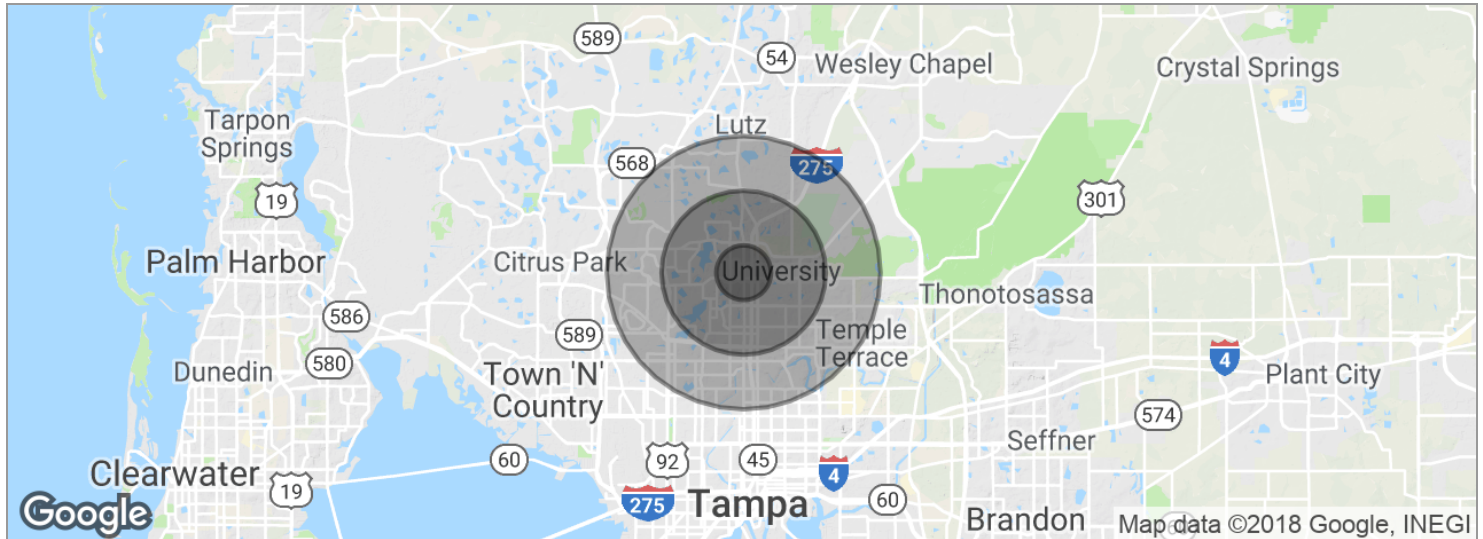
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,463	104,328	255,555
Median age	36.9	35.2	34.9
Median age (male)	36.6	34.2	34.0
Median age (Female)	37.2	36.3	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,847	41,910	100,483
# of persons per HH	2.5	2.5	2.5
Average HH income	\$43,673	\$51,419	\$56,118
Average house value	\$187,031	\$224,766	\$222,912

* Demographic data derived from 2010 US Census

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