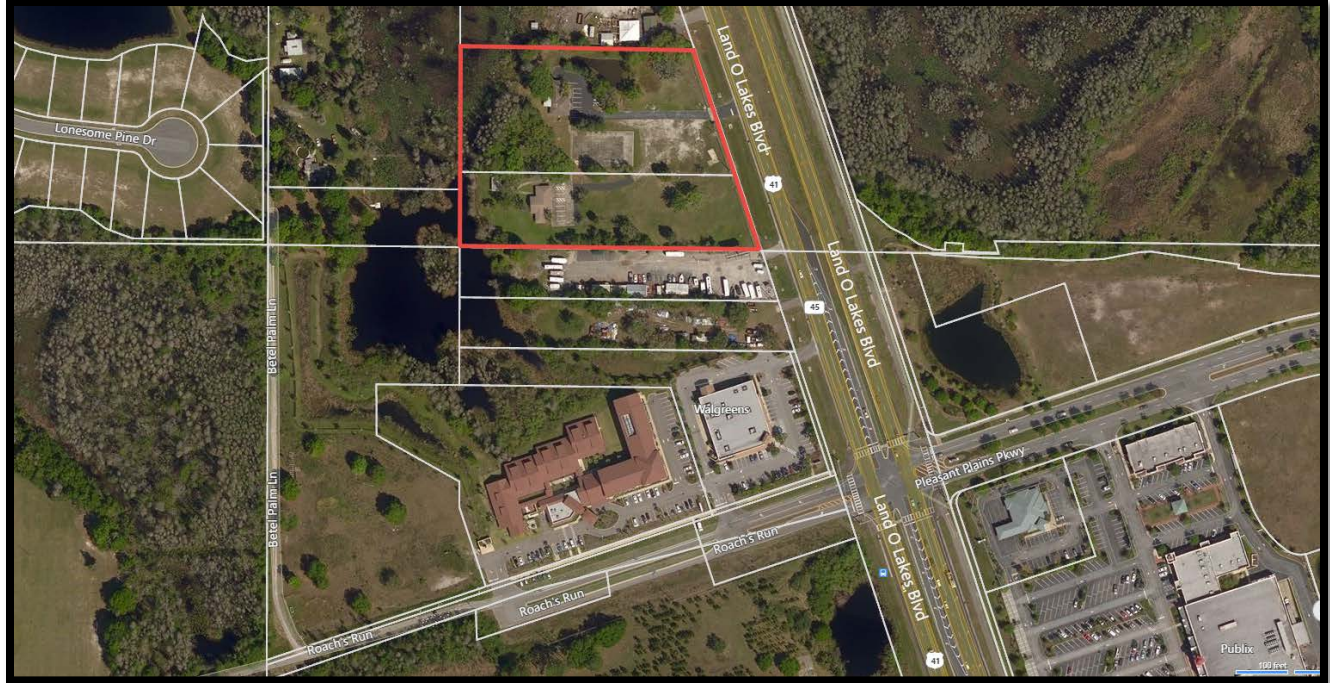




9,986± SF Warehouse-Office on 4.84± Acres, Central Pasco

For Sale



8005 & 8011 Land O'Lakes Blvd., Land O'Lakes, FL 34638

Property Information

- **Two Parcels Totaling 4.84± Commercial Acres on US 41**
- **South of SR 52, Across from Publix Shopping Center**
- **Zoned C3 – Commercial Light Manufacturing and Future Land Use is ROR**
- **Building 1: Concrete Block Built in 2002; 2,090± SF**
- **Building 2: Concrete Block Built in 1955; 1,896± SF – Rebuilt in 1997-1998**
- **Warehouse: Metal Building Built in 2015; 6,000± SF**
- **Property Offering Price: \$1,495,000**



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

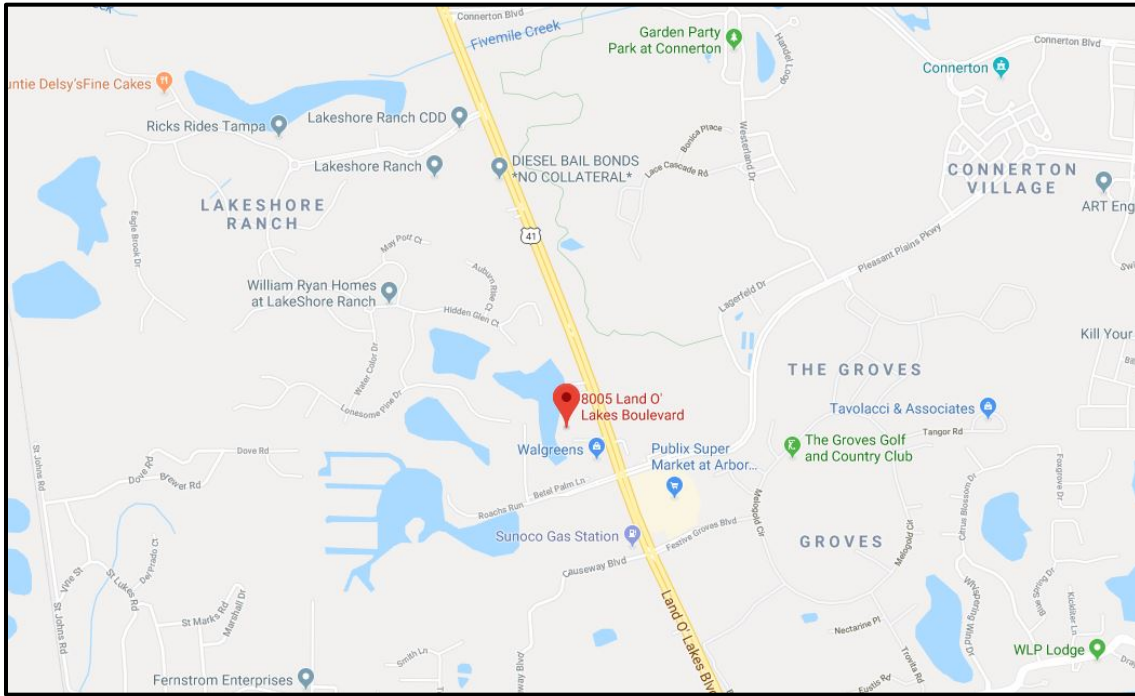
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7916 Evolutions Way, Suite 210, Trinity, FL 34655

bhhsflpccommercial.com



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	2,632	16,423	39,241
Avg. HH Income	\$104,314	\$104,338	\$106,135
Median Age	39	38.8	38.7
Total Households	1,070	5,415	13,207

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	7,092	24,732	63,579
Avg. HH Income	\$103,540	\$104,566	\$102,806
Median Age	37	40.6	40.6
Total Households	2,538	8,759	22,417

Tampa Bay Industrial Team...

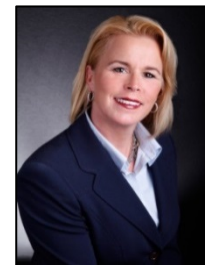
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Dyer/Carbonelli Team

2018 #1 Sales Team Worldwide for Berkshire Hathaway Commercial

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