



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

2.47± Acres SR 54 Wesley Chapel, FL 33543

For Sale



Property Information

- 2.47± Acres; Zoned C2
- Future Land Use: Retail/Office/Residential (ROR)
- AADT Traffic Counts: 25,500 Trips
- Approximately 400' of SR 54 Frontage
- Flood Plain X
- 40± Minutes to Tampa International Airport
- Priced at \$999,000

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway Homeservices and the Berkshire Hathaway Homeservices symbol are registered service marks of Homeservices of America, Inc. ® Equal Housing Opportunity.



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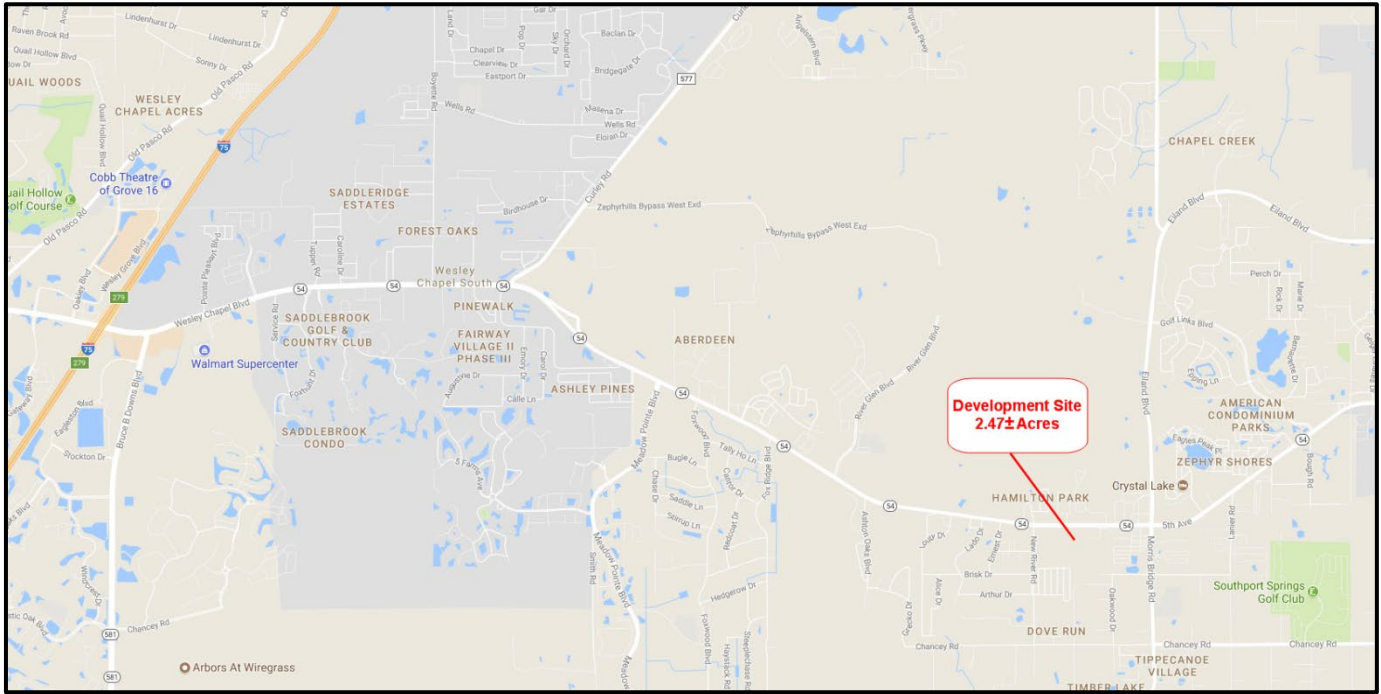
COMMERCIAL DIVISION

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7916 Evolutions Way, Suite 210, Trinity, FL 34655

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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	3,292	23,011	71,163
Avg. HH Income	\$56,092	\$62,609	\$68,794
Median Age	51.8	48.8	44.8
Total Households	1,470	9,353	27,781

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	11,631	48,223	106,208
Avg. HH Income	\$60,324	\$61,607	\$69,692
Median Age	48.8	47.8	43
Total Households	4,815	19,846	41,949

Tampa Bay Land Team...

@CREBossLadies



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Dyer/Carbonelli Team

2018 #1 Sales Team Worldwide for Berkshire Hathaway Commercial

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