

FOR SALE

1311 APOLLO BEACH BLVD. S

CRT OFFICE BUILDING

Ruskin, FL 33572

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$585,000
BUILDING SIZE:	3,157 SF
AVAILABLE SF:	
LOT SIZE:	0.42 Acres
PRICE / SF:	\$185.30
YEAR BUILT:	1985
ZONING:	CN
MARKET:	Tampa/St. Petersburg
SUBMARKET:	Southeast Hillsborough
APN:	U-17-31-19-zzz-000001-74920.0

PROPERTY OVERVIEW

This building could be purchased for an owner-operator or the seller will consider a sale-leaseback for an investor. The owner's business occupies 2 units and there are long-term tenants in the 2 other units. Please do not disturb the tenants or employees at the location. All showings will be arranged after hours.

LOCATION OVERVIEW

Office Building is located in Apollo Beach, Florida. Apollo Beach is an unincorporated community located in southern Hillsborough County, 17 miles to the south of the City of Tampa. The building is located at the western end of Apollo Beach Blvd. near the water.

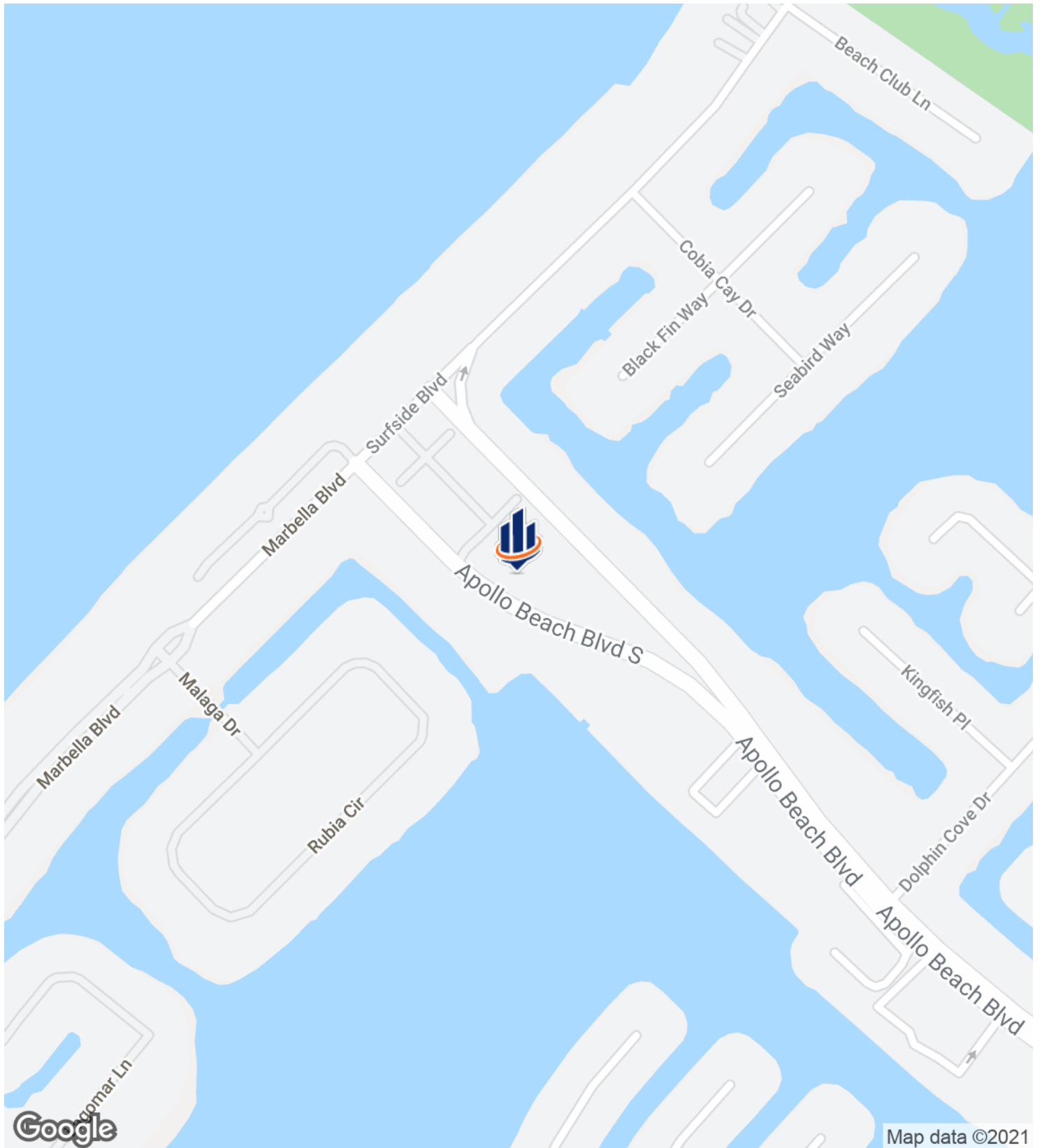
PROPERTY HIGHLIGHTS

- Own Your Own Building and Have Tenants
- Located in Booming Apollo Beach Area
- Block Construction

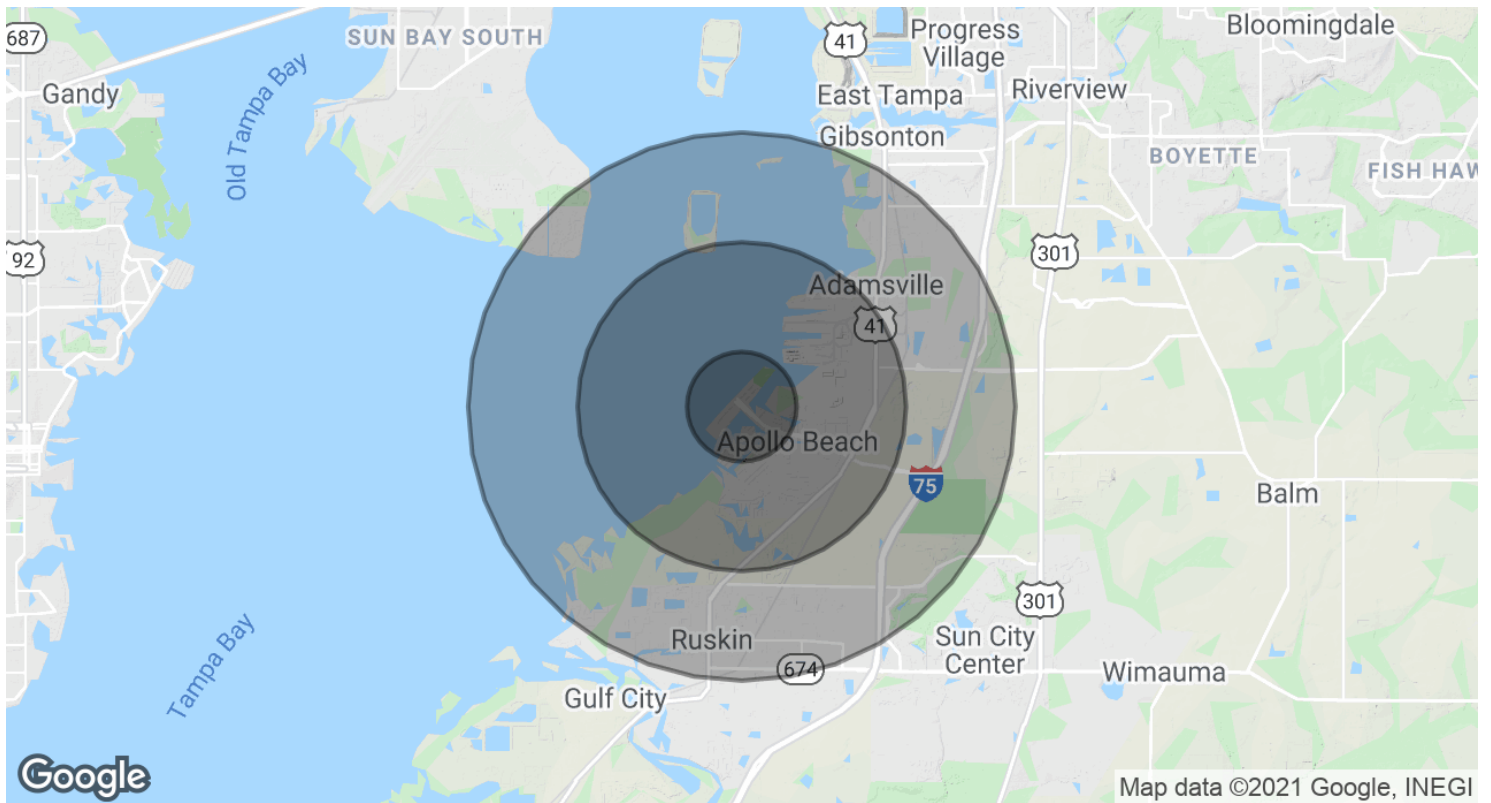
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,067	12,630	30,105
AVERAGE AGE	52.5	43.6	37.1
AVERAGE AGE (MALE)	53.3	42.4	36.8
AVERAGE AGE (FEMALE)	51.0	45.9	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	911	5,108	11,184
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$126,442	\$101,517	\$80,615
AVERAGE HOUSE VALUE	\$519,844	\$453,980	\$344,978

* Demographic data derived from 2010 US Census

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