

3011 W. Gandy Blvd. Tampa, FL 33611



THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING

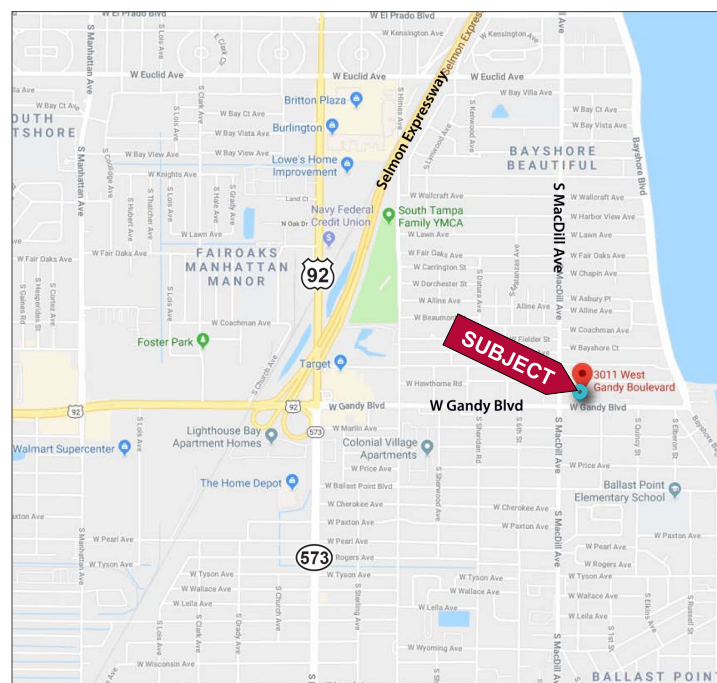
EXCELLENT REDEVELOPMENT OPPORTUNITY



FEATURES

- ❖ **475' frontage on Gandy, 135' deep**
- ❖ **Acreage: 1.74 (MOL)**
- ❖ **Zoning: CG (Commercial General)**
- ❖ **Future Land Use: CMU-35 (Community Mixed Use)**
- ❖ **40 spaces MHP with 15 duplex rental trailers – 55 potential units/sites**
- ❖ **27 Park-owned trailers – 42 rental units (including duplex units)**
- ❖ **10 spaces for tenant-owned trailers**
- ❖ **Bordered by S. Zion St. on East and an alley across the rear of property**
- ❖ **Assessed Value: \$1,079,878 (Hillsborough County)**
- ❖ **Asking Price: \$2,950,000**

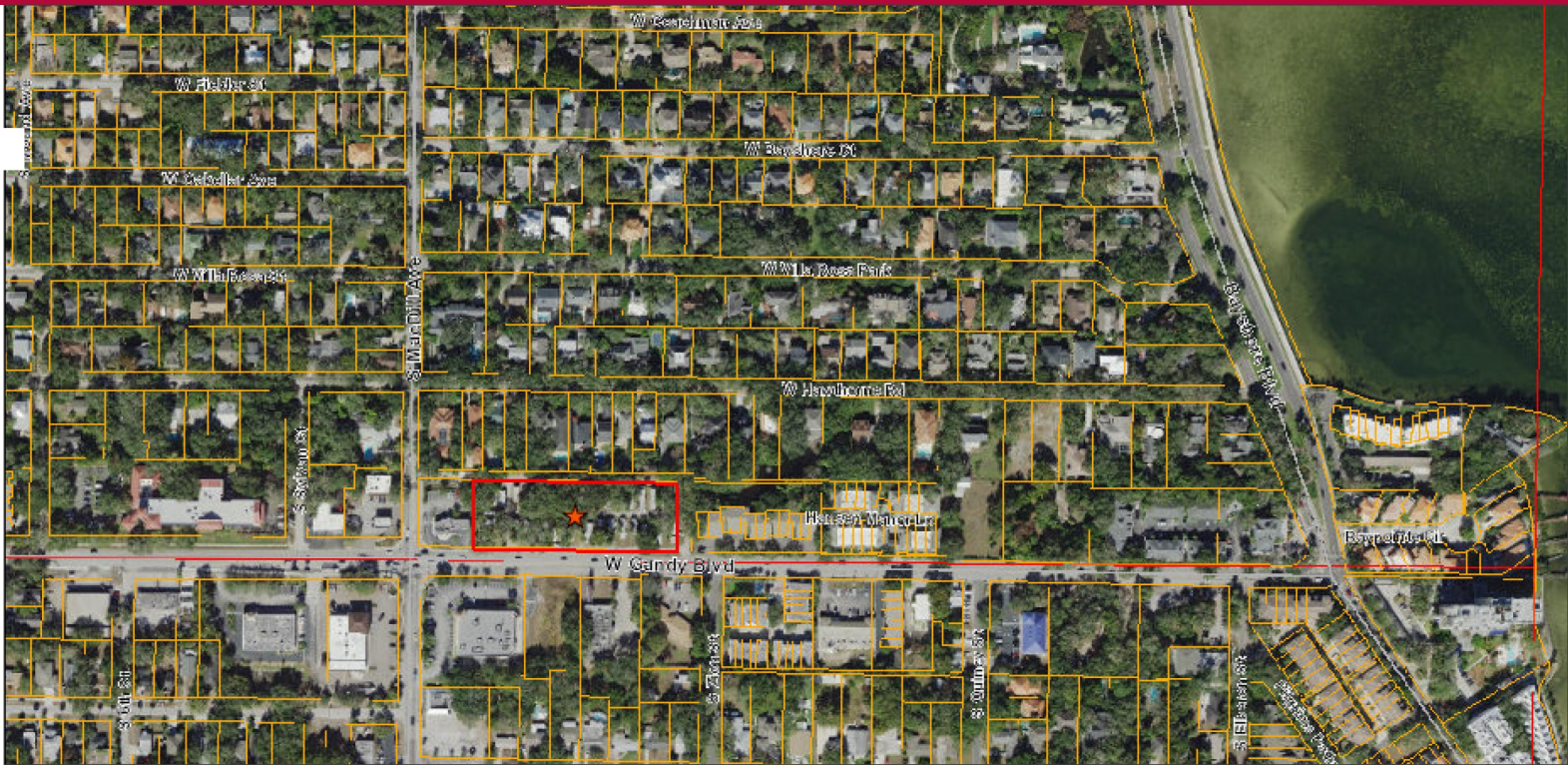
LOCATION MAP



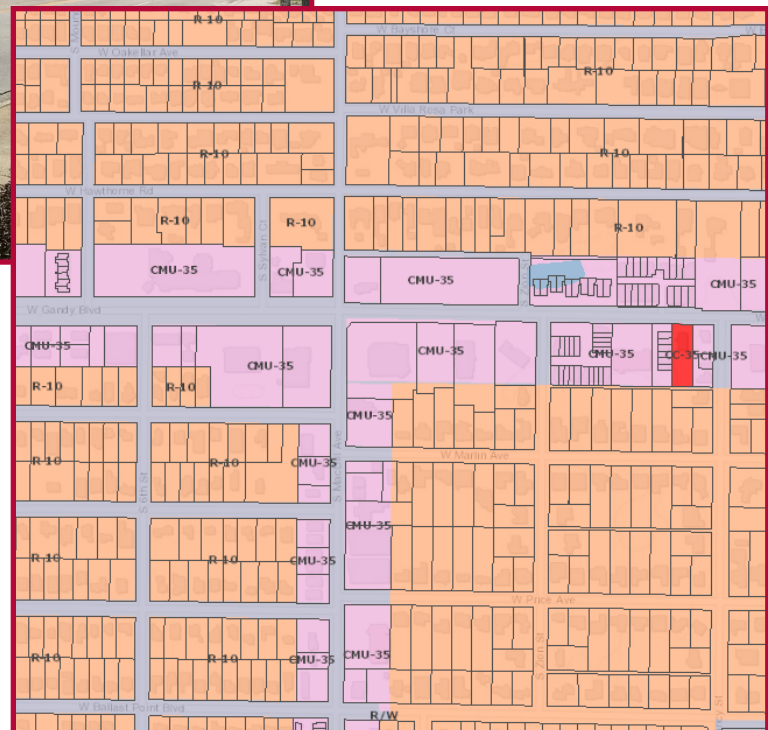
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ROSS REALTY GROUP, INC.
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Proximity	1-Mile	3-Miles	5-Miles
Population	12,884	80,000	133,008
Median Age	41.54	40.52	37.93
Households	5,907	36,585	59,788



Ross Team\3011 W Gandy\Marketing\Current Flyer and OM\3011W Gandy-Flyer-9-21-18