



Fischbach
LAND COMPANY

2.48± ACRES
NEIGHBORHOOD
COMMERCIAL

DOVER, FL

Property Overview

2.48± acre outparcel just south of the lighted intersection of N Valrico Road and E Wheeler Road in Dover, FL. This site is adjacent to a new Dollar General and is zoned for 10,000 SF of office, 5,000 SF of retail, and 5,000 SF of child care center uses, with other commercial neighborhood uses permitted. The property features 354± feet of frontage and is dry and level. Only 2.4± miles north of State Road 60 and 4.8± miles to the I-75 on ramp.



FischbachLandCompany.com/2.48±AcresNeighborhoodCommercial

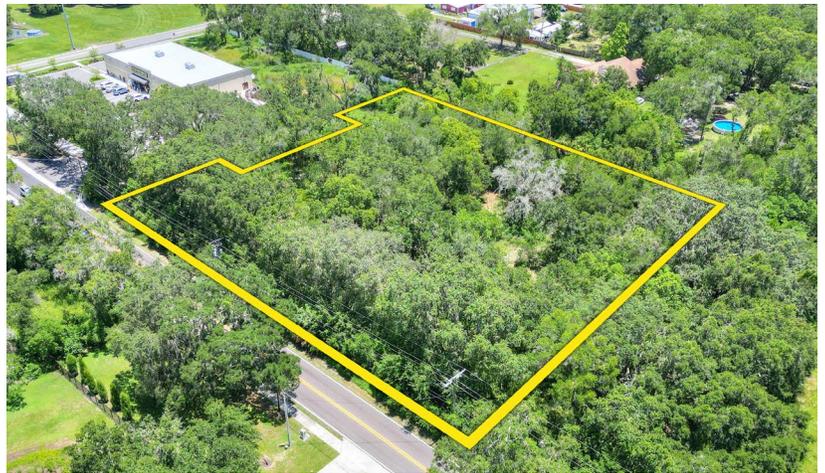
Property Highlights



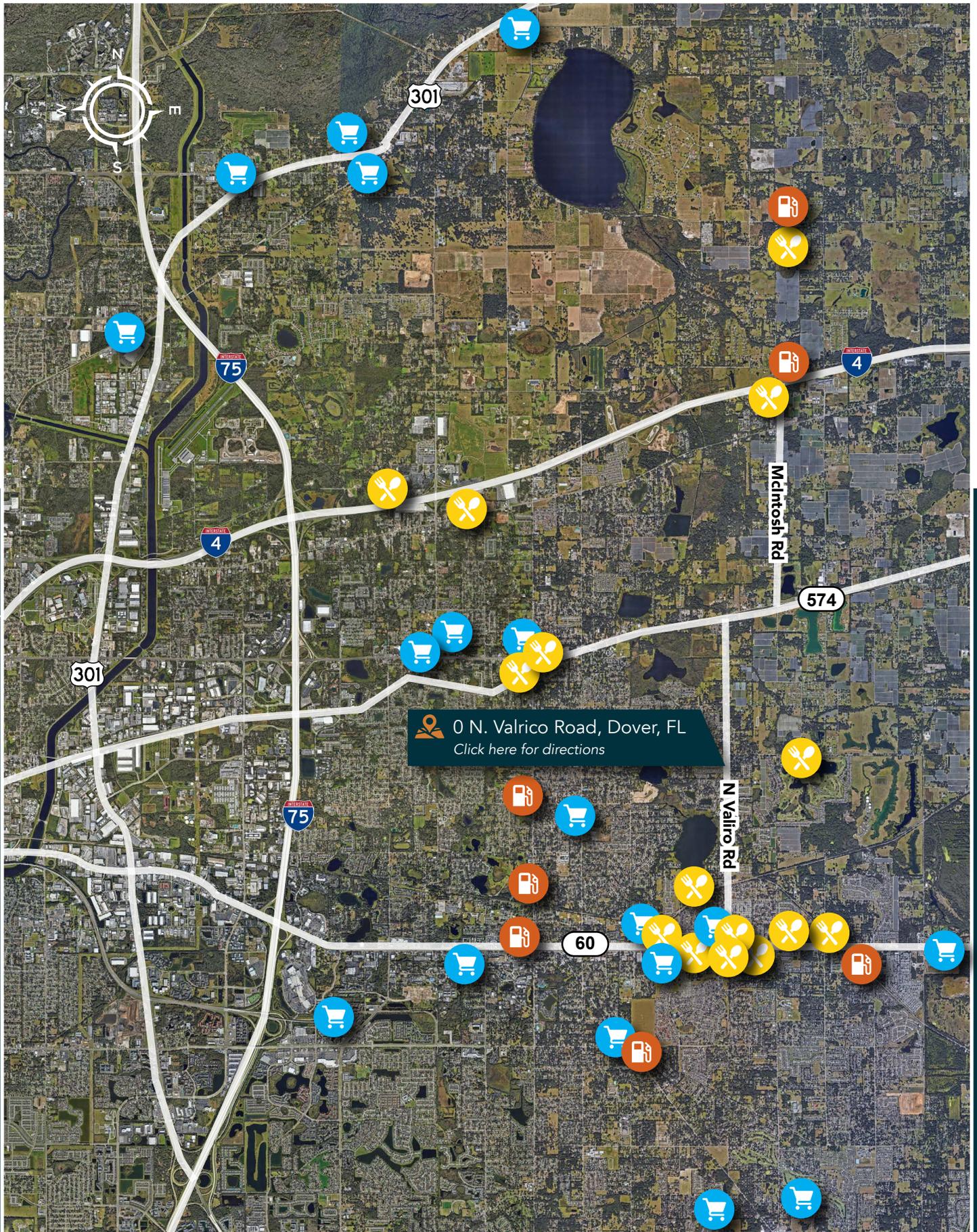
Zoned for 20,000 SF of office, retail, and child care center uses
Access to site in place



Neighborhood Commercial Uses Permitted



Property Address	0 N. Valrico Road, Dover, FL 33527	STR	07-29-21
Property Type	Commercial Land	Road Frontage	354' on N. Valrico Road
Size	2.48± Acres	Utilities	Well & Septic
Zoning	PD	Property Taxes	\$4,604.33 (2022)
Future Land Use	R-2	County	Hillsborough
Price	\$250,000	Folio/Parcel ID	084848-0000



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FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



REED FISCHBACH | Broker
reed@fischbachlandcompany.com



BLAISE LELAULU, CCIM | Agent
blaise@fischbachlandcompany.com