

Additional Photos



Property Description

PROPERTY DESCRIPTION

This 1.29± acre site is zoned for commercial that offers plenty of opportunities along W Hillsborough Ave in Tampa, FL. Nearby retail includes the Hillsborough Square Center, Publix, Home Depot, and many restaurants and other big box retailers. The site is within the fairly new Hillsborough Avenue Overlay District, which was implemented to improve the appearance of new and existing development along Hillsborough Avenue from the Veteran's Expressway to Rocky Creek by enhancing landscaping, building and sign requirements, and requiring an urban form of development with the placement of new buildings near the highway. Front building setback requirements (minimum 10 feet / maximum 20 feet) would be required under the new overlay to push buildings close to the Hillsborough Avenue. Kerr's Wing House restaurant was the former occupant of a 5,700 SF building, but a fire condemned the building in early 2022. According to Hillsborough County Development Services Department, the subject property could be eligible for "an act of God" exemption to the overlay and potentially rebuild in the same site location as long as substantial changes were not requested.

LOCATION DESCRIPTION

This property is located at 8001 W Hillsborough Avenue in Tampa, Florida. The location is just east of the W Hillsborough Ave and Town N Country Boulevard intersection. The area is surrounded by numerous retailers such as brand new Chick-fil-A, McDonalds, Wendy's, Taco Bell, Checkers and Culver's with easy access to the Hillsborough Square Shopping Center and Publix supermarket is located 3/4 mile west. This listing has a variable rate commission structure.

PROPERTY SIZE

1.29 Acres

ZONING

CG

PARCEL ID

U-35-28-17-ZZZ-000000-42670.0

PROPERTY OWNER

STORE MASTER FUNDING XXVIII LLC

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

Additional Photos



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Demographics Map & Report

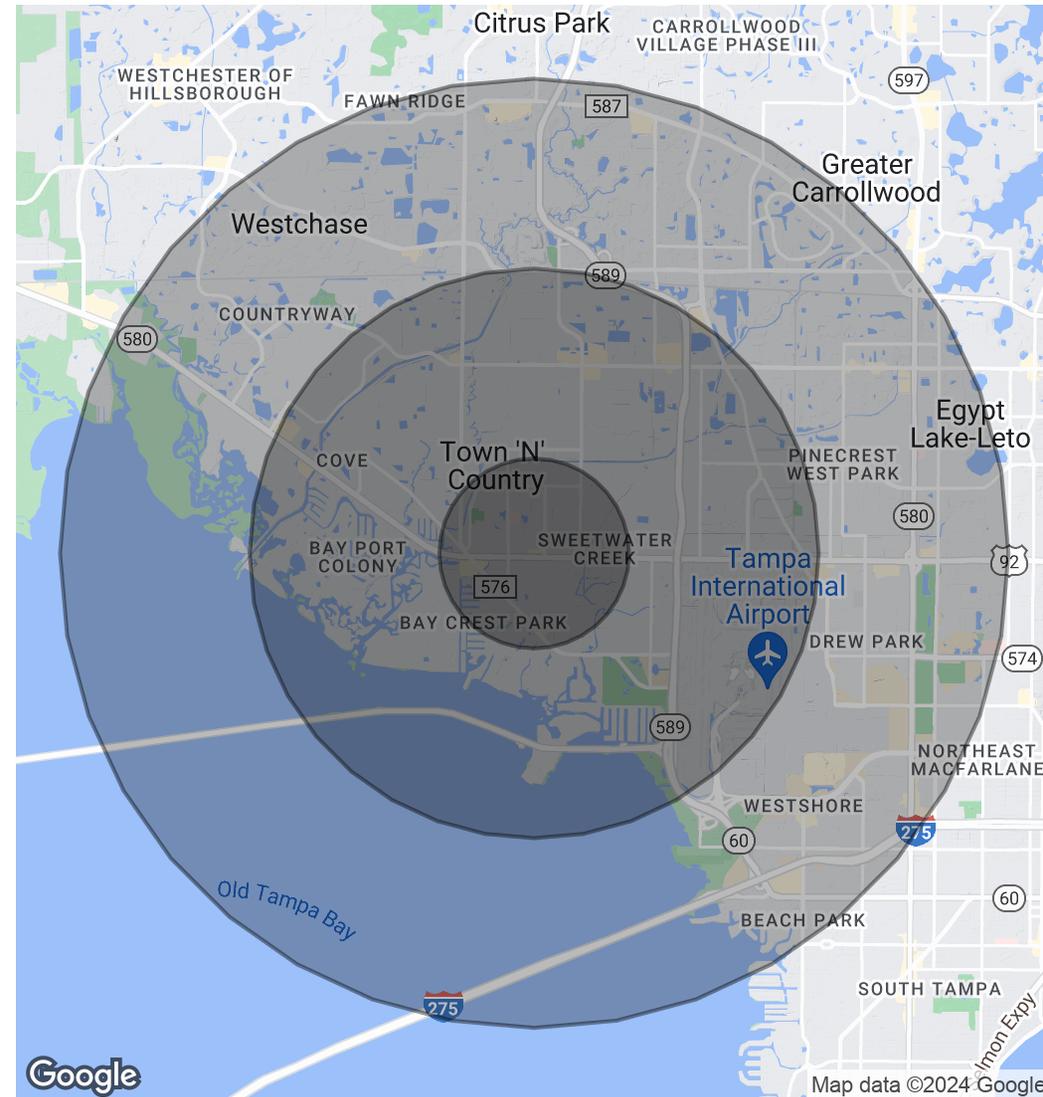
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,307	82,590	186,364
Average Age	40.1	39.0	38.7
Average Age (Male)	37.1	37.5	37.6
Average Age (Female)	41.6	40.0	40.1

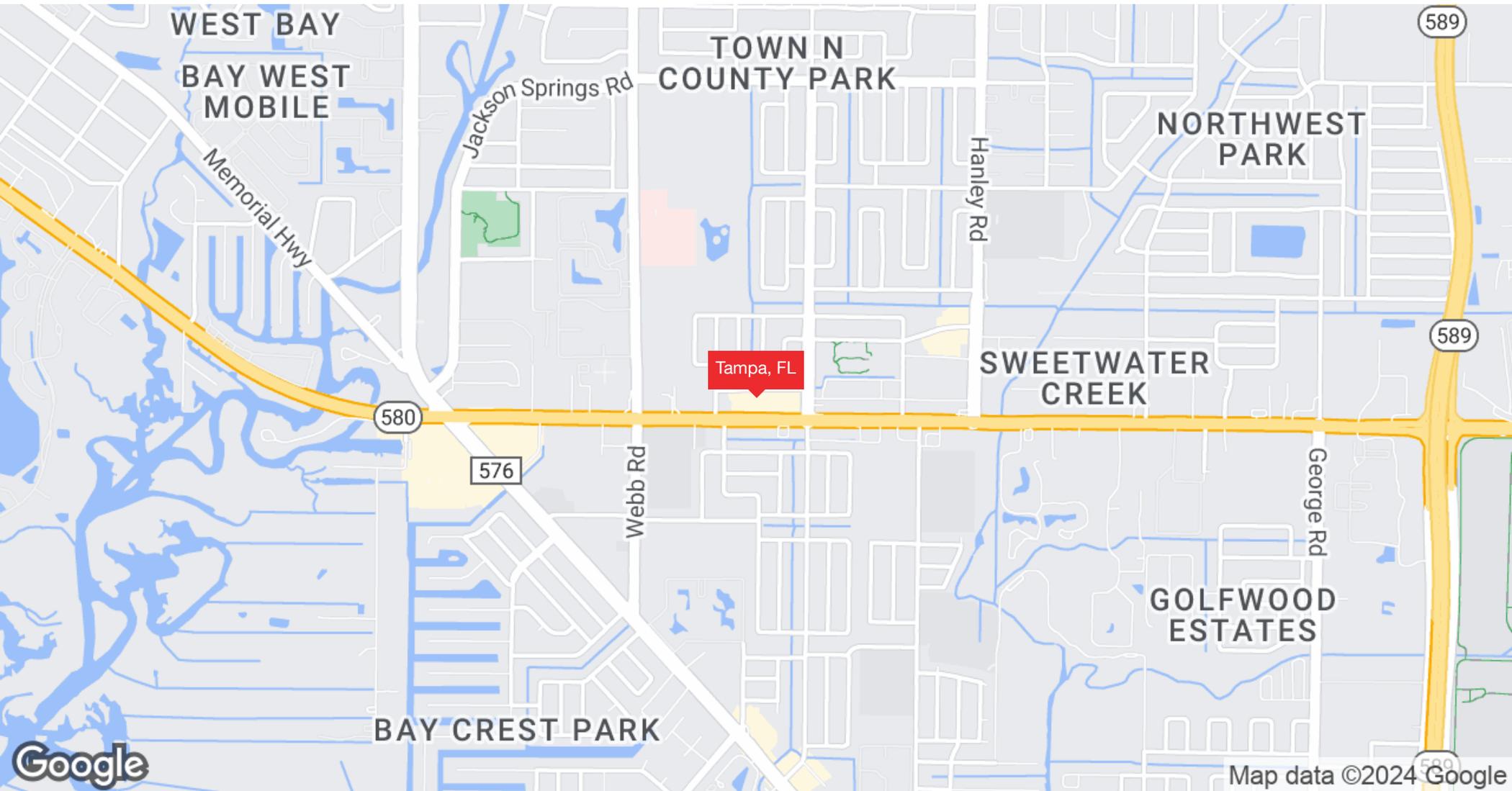
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,402	32,864	76,469
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$61,953	\$69,514	\$73,704
Average House Value	\$164,808	\$213,392	\$228,295

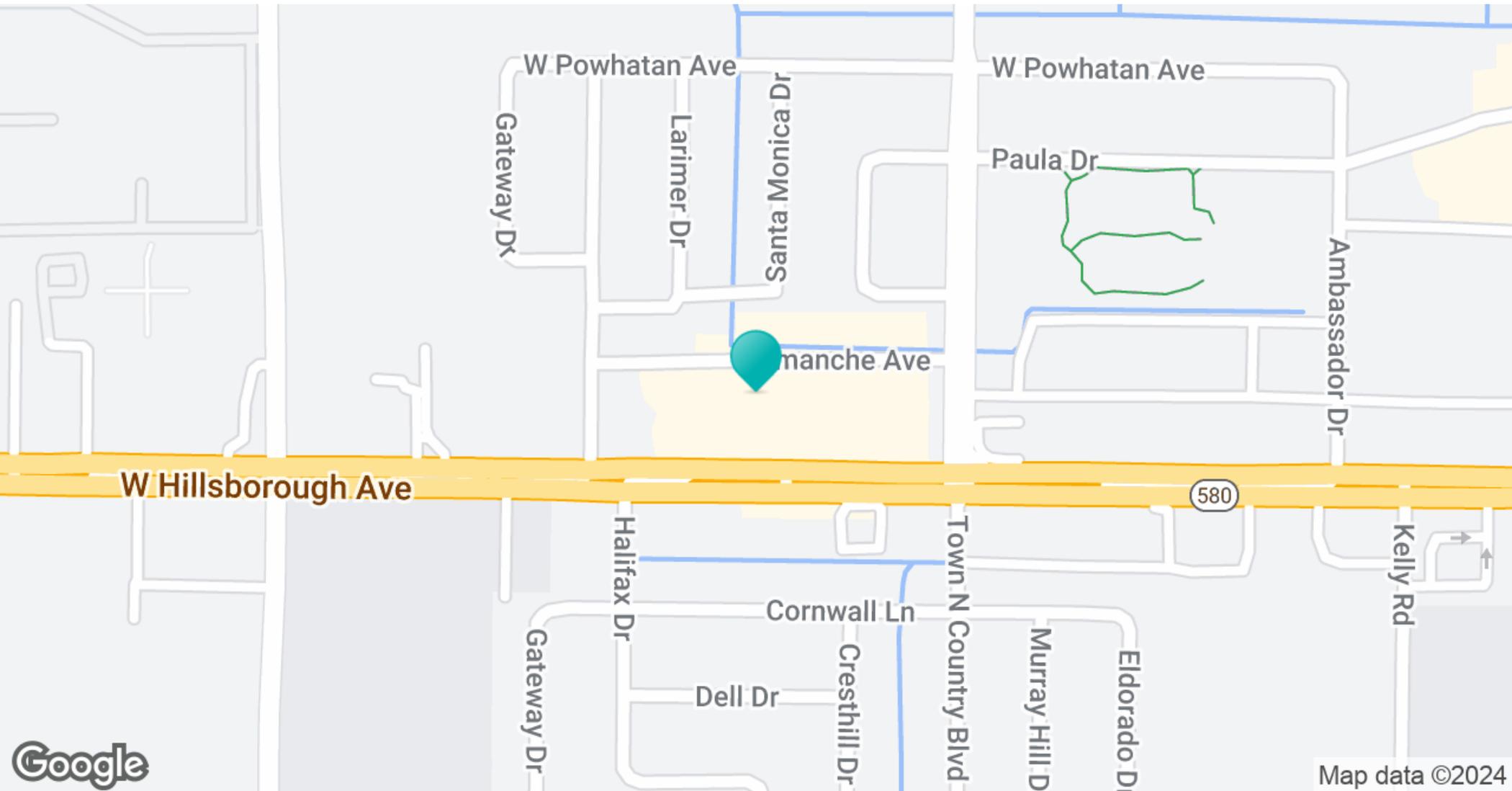
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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