

Aerial



Property Description

PROPERTY DESCRIPTION

This site is 2.24± acres and is located between SR 60 & Morningside Loop in Valrico, FL. The property is off of State Road 60 with a great opportunity for retail, office, hotel and or medical as it is surround by numerous big box retailers such as Publix, Walmart, Lowes, Home Depot, etc.

PROPERTY SIZE

2.24 Acres

ZONING

PD - 3 Parcels Allows for Banking Facilities, Professional Offices and CG uses

RSC-6 - 1 parcel

Contact Broker for PD Zoning Conditions

PARCEL ID

U-25-29-20-ZZZ-000002-60000.0, U-25-29-20-ZZZ-000002-59890.0, U-25-29-20-ZZZ-000002-59920.0, U-25-29-20-ZZZ-000002-59930.0

PROPERTY OWNER

Vijay & Manisha Patel

PRICE

\$1,750,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirtdog.com

Aerial



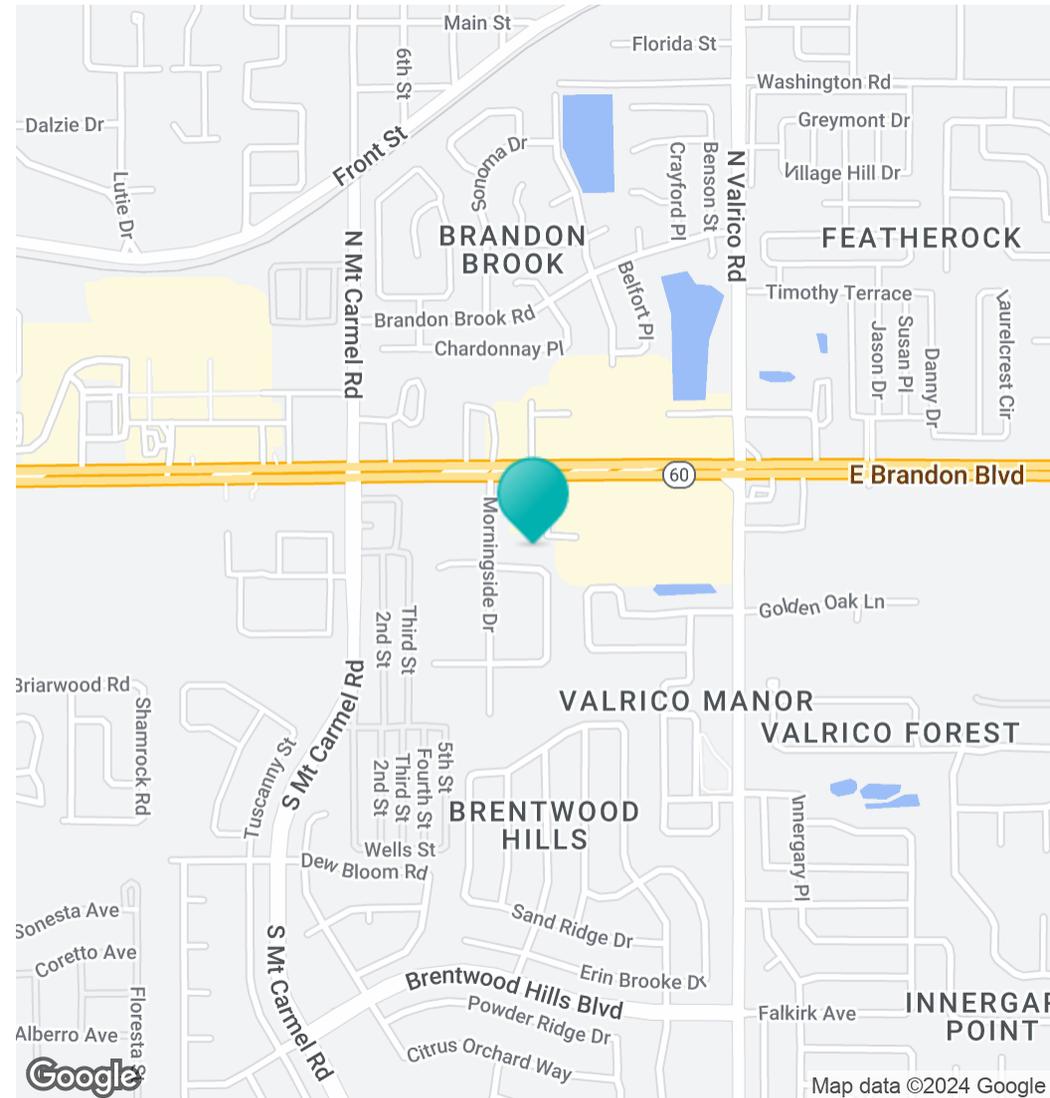
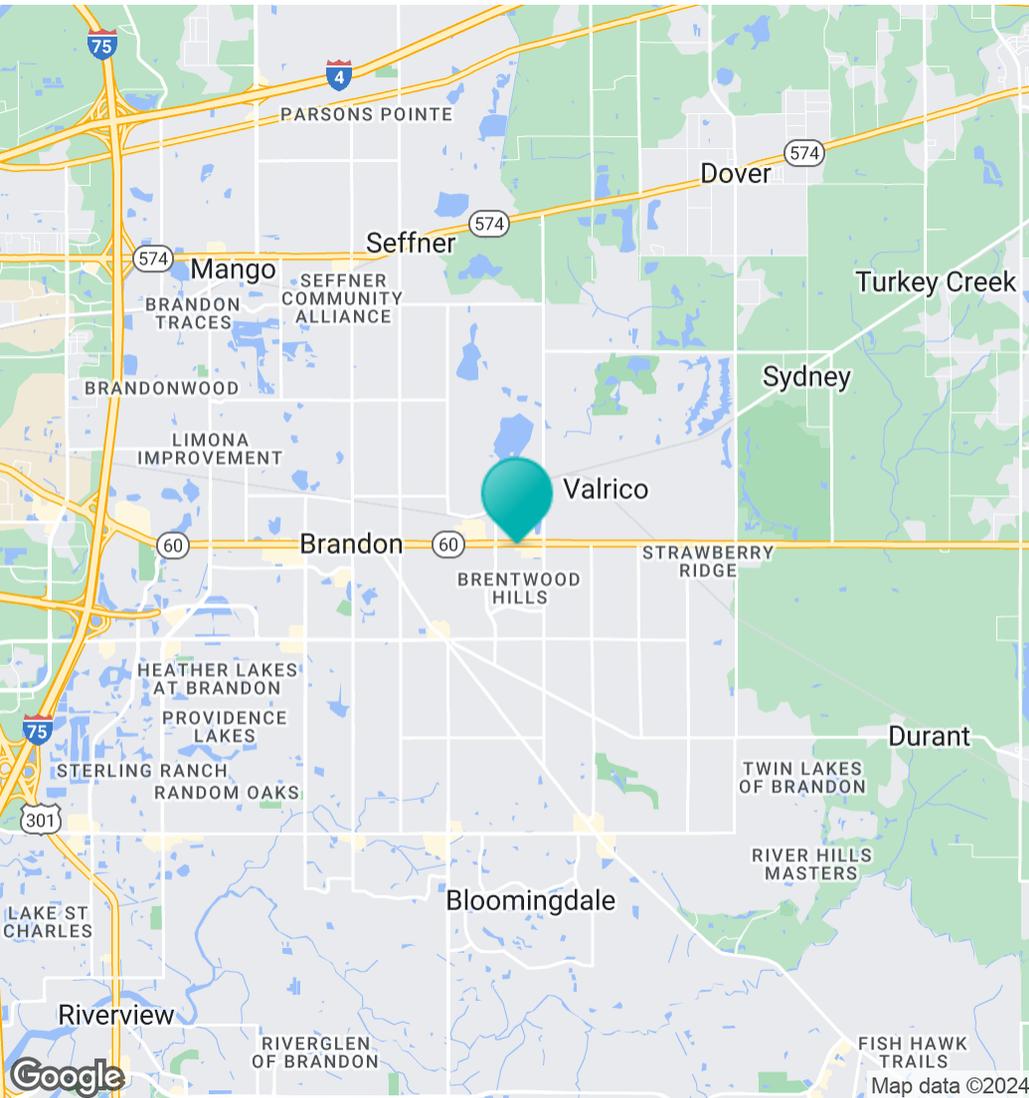
Aerial



Aerial - Zoning



Location Map



7 VALRICO COMMONS OUTPARCEL // 205 MORNINGSIDE LOOP VALRICO, FL 33594



Demographics Map & Report

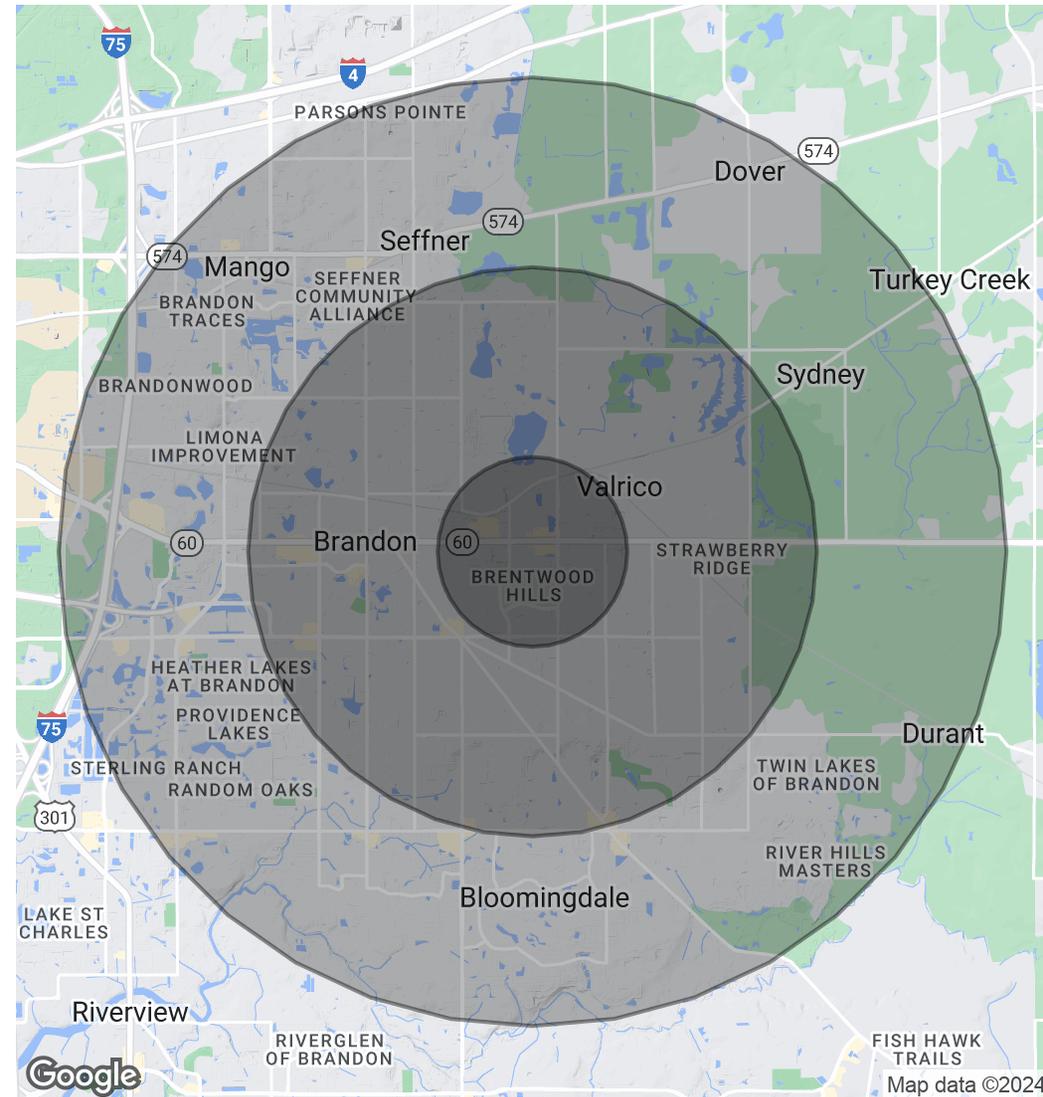
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,414 | 81,994 | 191,006 |
| Average Age | 43.3 | 41.9 | 40.7 |
| Average Age (Male) | 41.1 | 39.3 | 38.8 |
| Average Age (Female) | 45.3 | 43.4 | 42.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,591 | 31,705 | 73,142 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$72,584 | \$79,064 | \$79,344 |
| Average House Value | \$174,004 | \$207,398 | \$212,194 |

2020 American Community Survey (ACS)



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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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