

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a permitted site for a 3,600 SF retail or office use (though zoning allows for up to 5,000 SF building) adjacent to a brand new Starbucks in Sabal Park. This is the only undeveloped parcel zoned for retail uses within Sabal Park. The site has shared signage and access with Starbucks and as well as 26 dedicated parking spaces. The site was master planned with all civil drawings approved, therefore a buyer needs to just submit building plans to the county for approval.

LOCATION DESCRIPTION

The property is located at 9601 Martin Luther King Jr Blvd in Tampa, FL. The site is the south half of the parcel located in the south east corner of MLK JR and Cragmont Dr, one of the primary entrance's into Sabal Park. Sabal Park is a 1,000 acre office park with over 5 million SF of office and industrial buildings in East Tampa, serving as the home to Coca Cola, Citigroup, Ford Credit, Kraft, Citizens and multiple colleges and hotels, to name a few. it is a 10 miles from downtown Tampa and is located along the I-75 corridor. MLS#-T3419355.

PROPERTY SIZE

0.73 Acres

ZONING

CI- Commercial Intensive; Use restrictions against coffee, tea & blended drinks.

PARCEL ID

Folio 065507-2643

PROPERTY OWNER

Rocwell Sabal Park LLC

ASKING PRICE

\$599,000

BROKER CONTACT INFO

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Senior Advisor/Managing Partner

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Additional Photos



Additional Photos



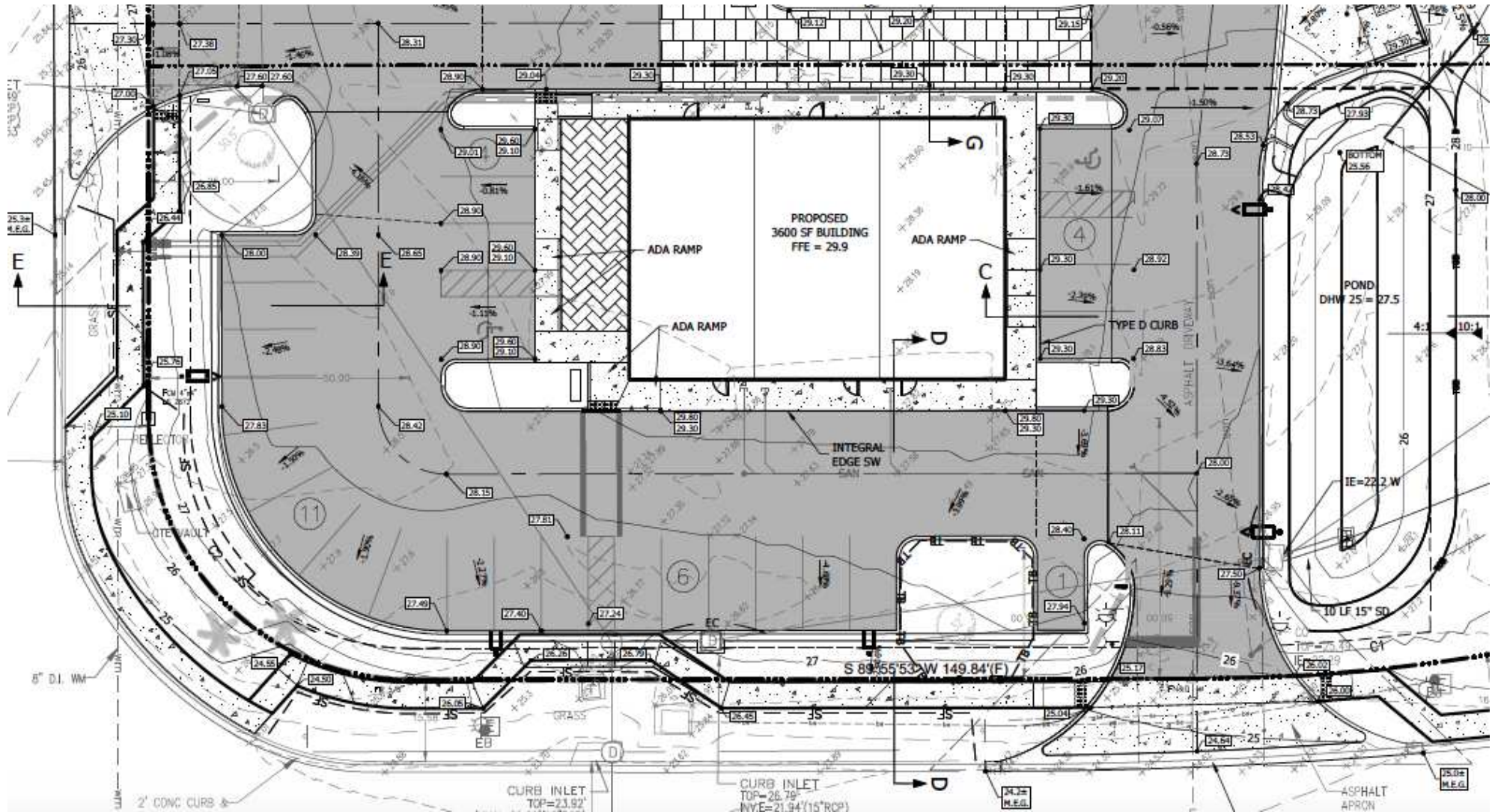
Additional Photos



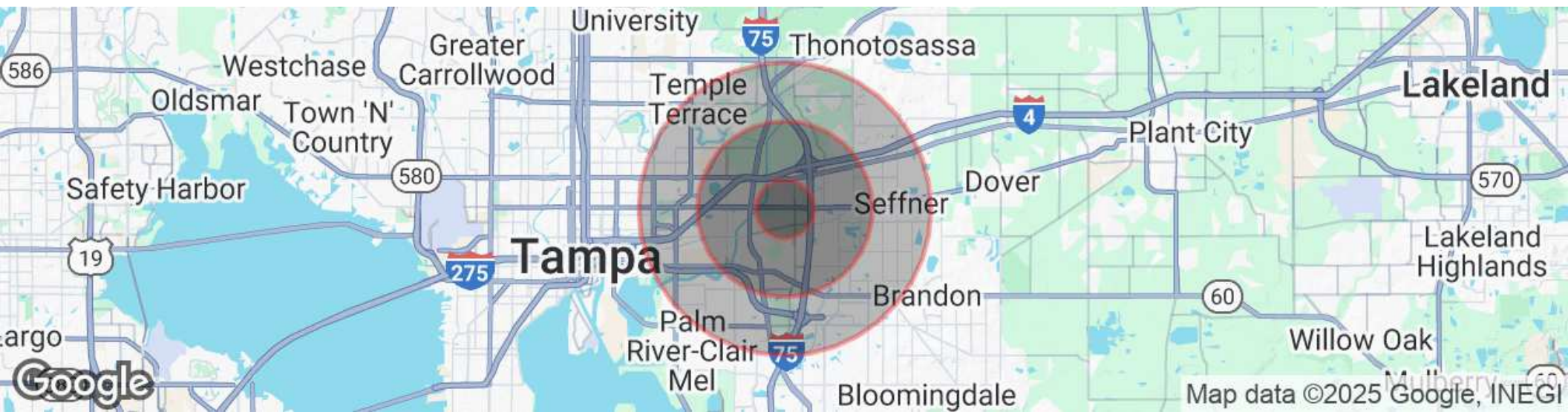
Starbucks Site Plan



Proposed Site Plan



Demographics Map & Report



POPULATION

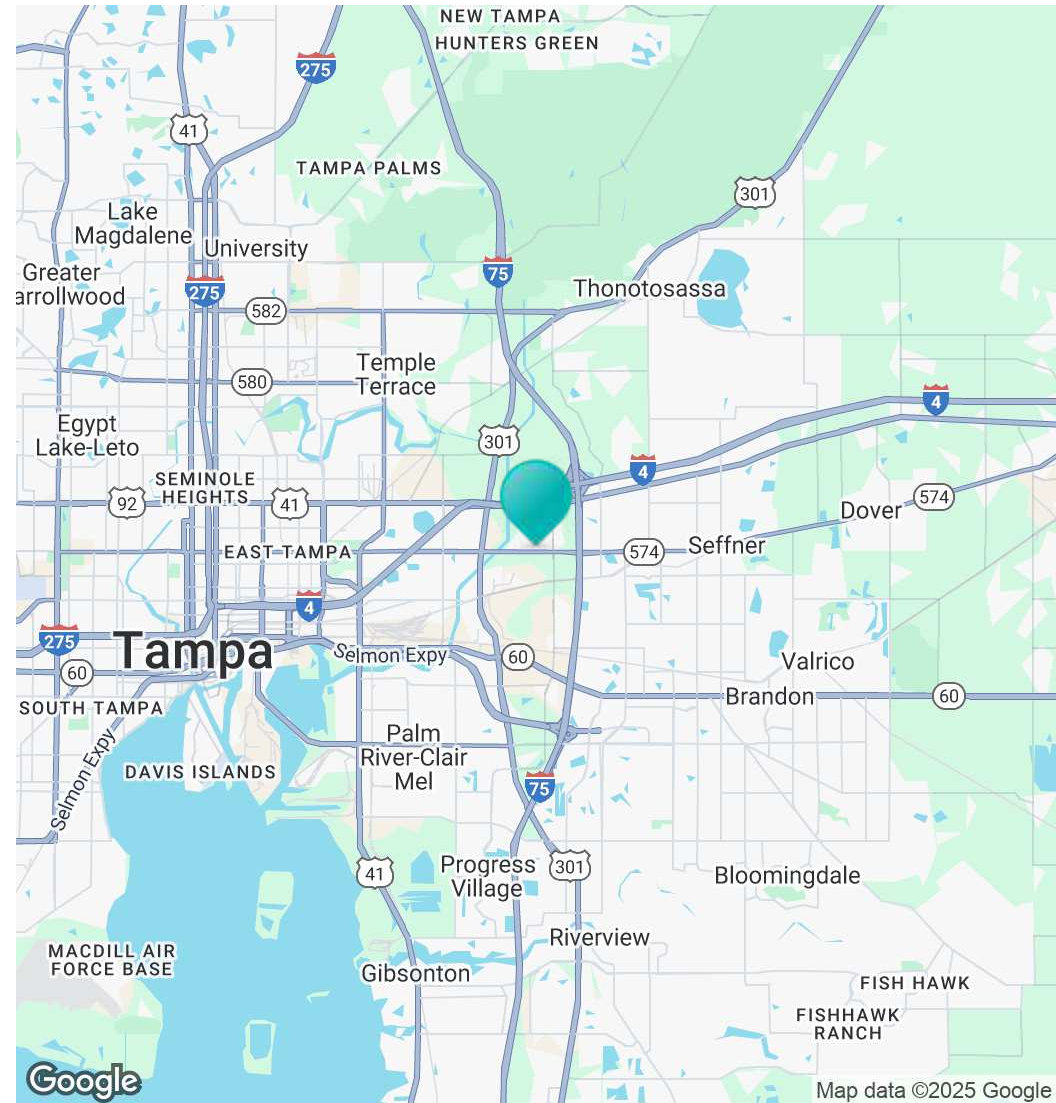
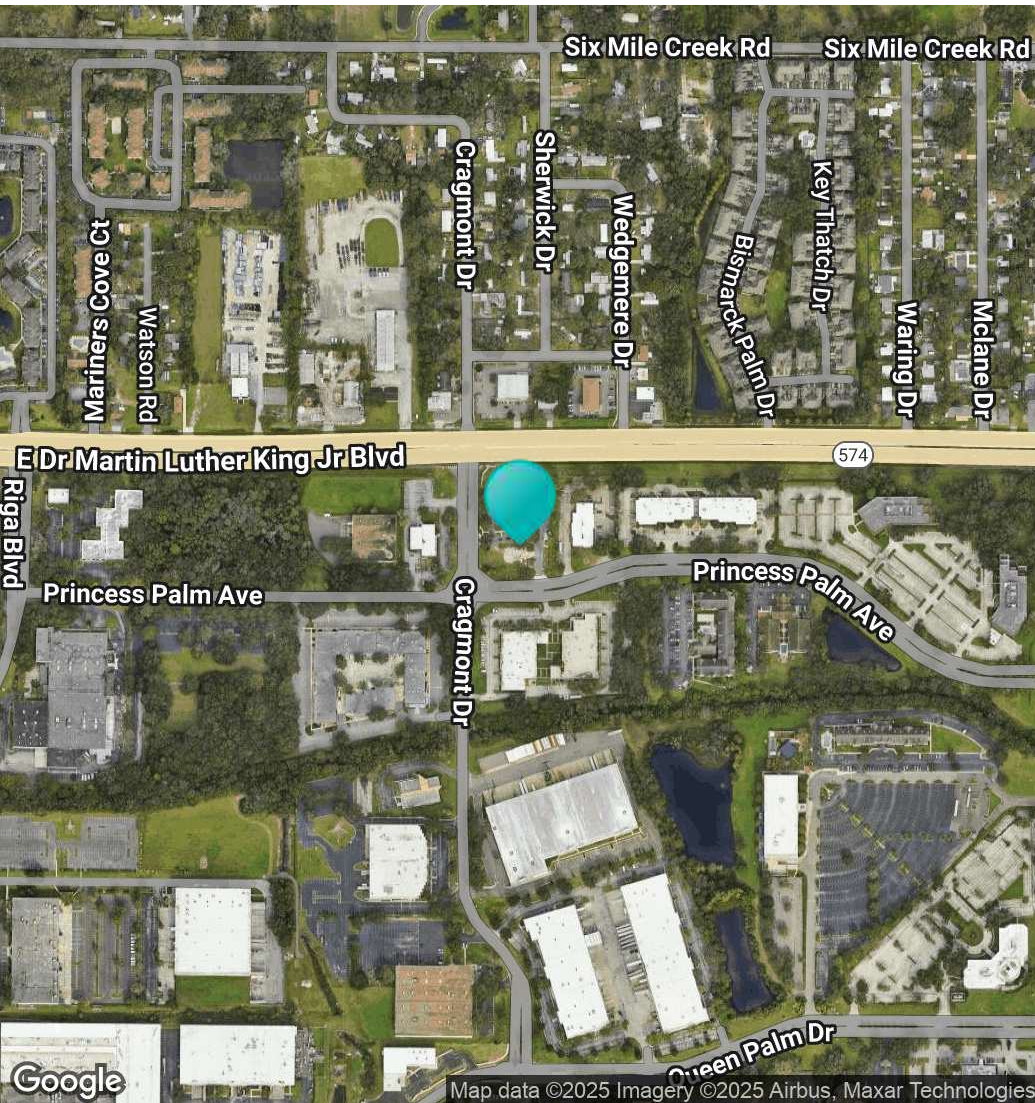
	1 MILE	3 MILES	5 MILES
Total population	3,826	39,021	144,611
Median age	30.7	33.0	33.8
Median age (Male)	30.4	32.0	32.6
Median age (Female)	30.9	34.2	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,588	14,355	53,936
# of persons per HH	2.4	2.7	2.7
Average HH income	\$50,926	\$50,768	\$52,720
Average house value		\$198,641	\$180,092

* Demographic data derived from 2020 ACS - US Census

Location Maps



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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.