



Retail Property For Sale

West Hillsborough Ave Retail Site

**6852 W Hillsborough Ave, Tampa, FL 33634**

**For More Information:**

813-254-6756 | EXT 49

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)







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### Executive Summary



### OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	66,148 SF
Year Built:	1974
Building Size:	1,435 SF
Renovated:	1980
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	61,500

### PROPERTY OVERVIEW

1,435 SF freestanding building site on a 1.52 Acre CG (Commercial General) Zoned site on busy West Hillsborough Ave. The site has operated as an automobile sales lot for over 40 years and has an abundance of paved parking area as well as over 1,200 SF of covered canopy area currently utilized for minor repairs and vehicle detailing. With 230 feet of direct street exposure to more than 60,000 vehicles per day passing this high visibility location in the heart of Town N Country, this site makes the perfect location for a variety of potential uses. The property has a Future Land Use of OC-20 (Office Commercial - 20 Units per acre) and has a developable Floor to Area Ratio (FAR) of .75 allowing for a maximum potential building square footage of 49,611 SF of community commercial, office, medical office, mixed use developments and compatible residential / multifamily; although it is expected that setback requirements and easements would lower that potential development total. There is a cellular tower located toward the rear of site and the income from that site will not convey. There is a full boundary, topographical, and tree survey available in the documents section of the property webpage. Owner will consider a longterm lease with qualified tenant, lease option, or outright sale.

### LOCATION OVERVIEW

Located on W. Hillsborough Avenue at the intersection of Sawyer Rd, between Hanley Road and George Road, just west of Veterans Expressway.





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### Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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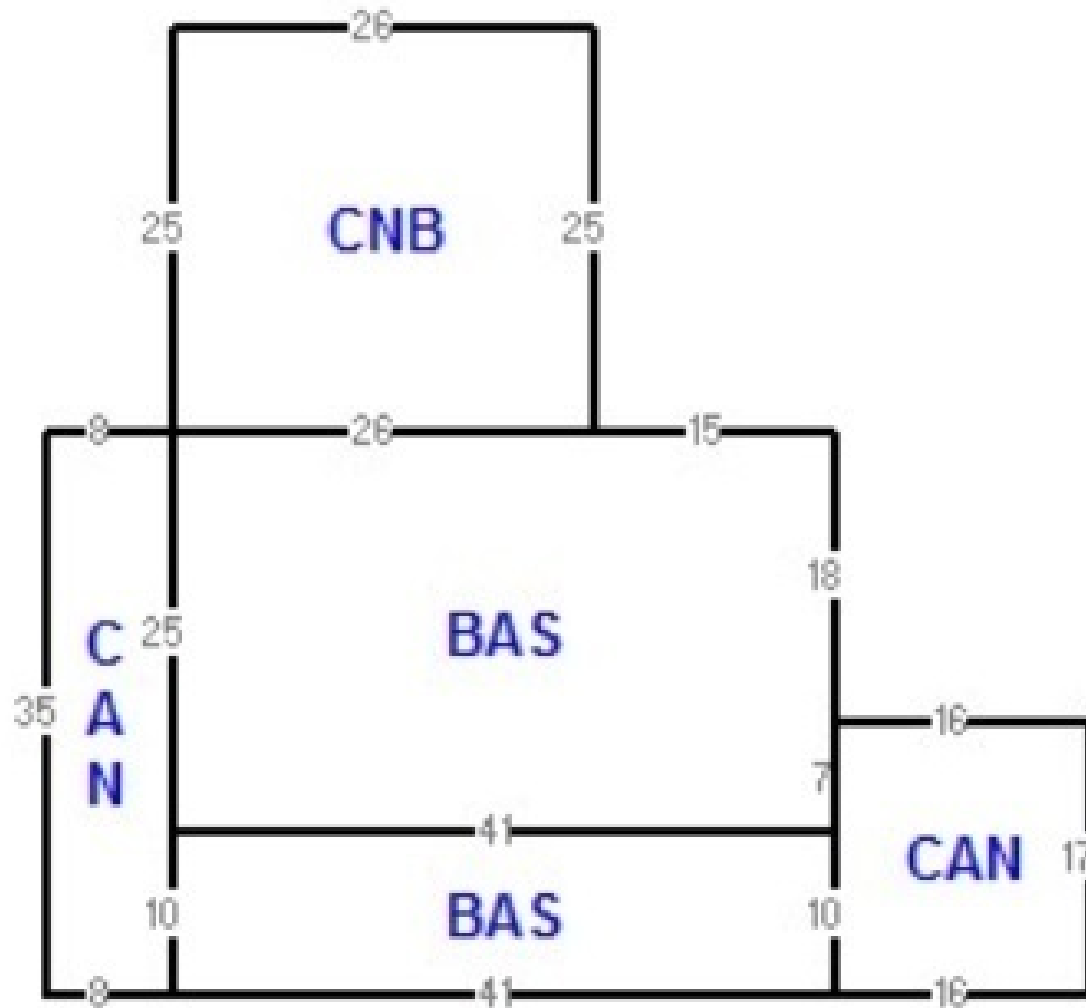




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Floor Plan



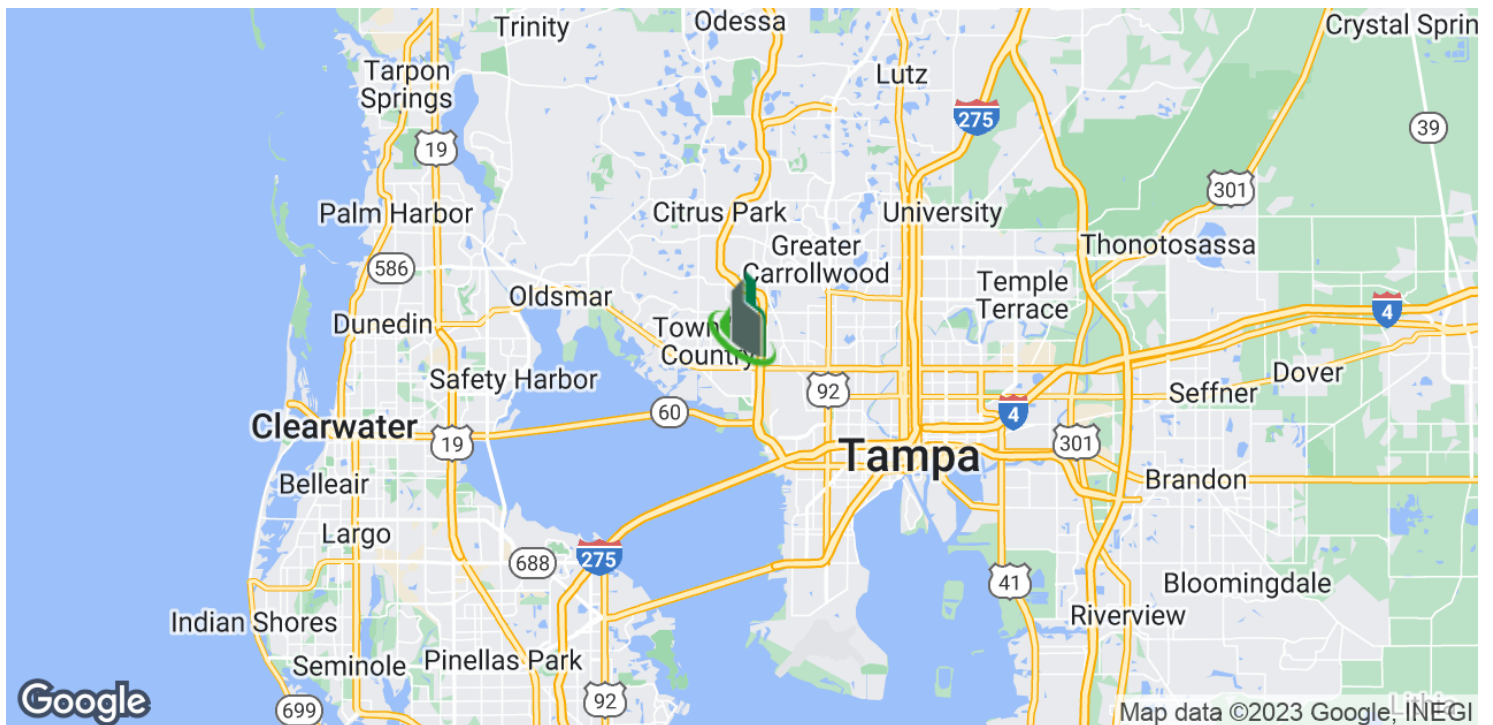




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### Location Maps



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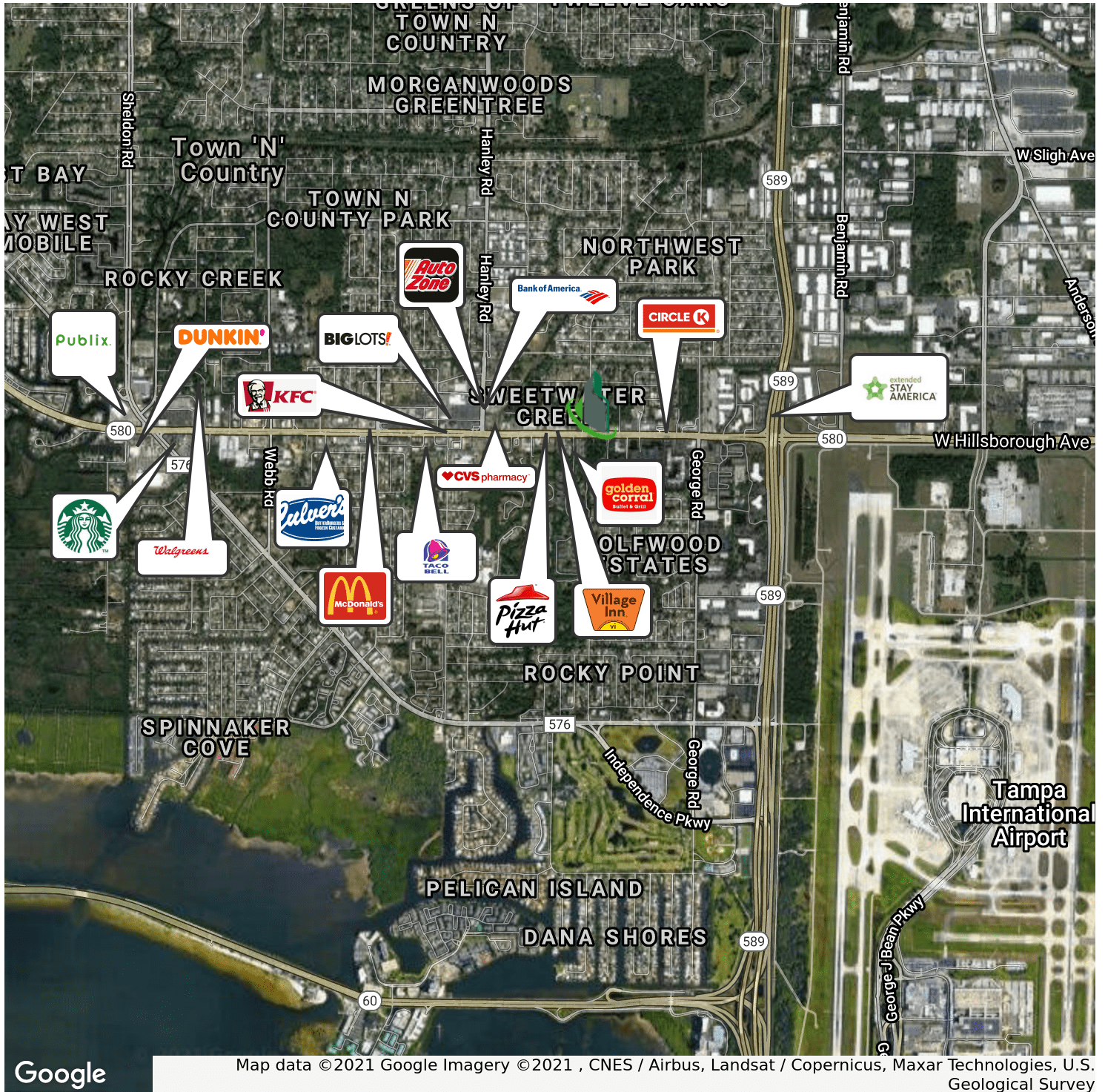




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### Retailer Map



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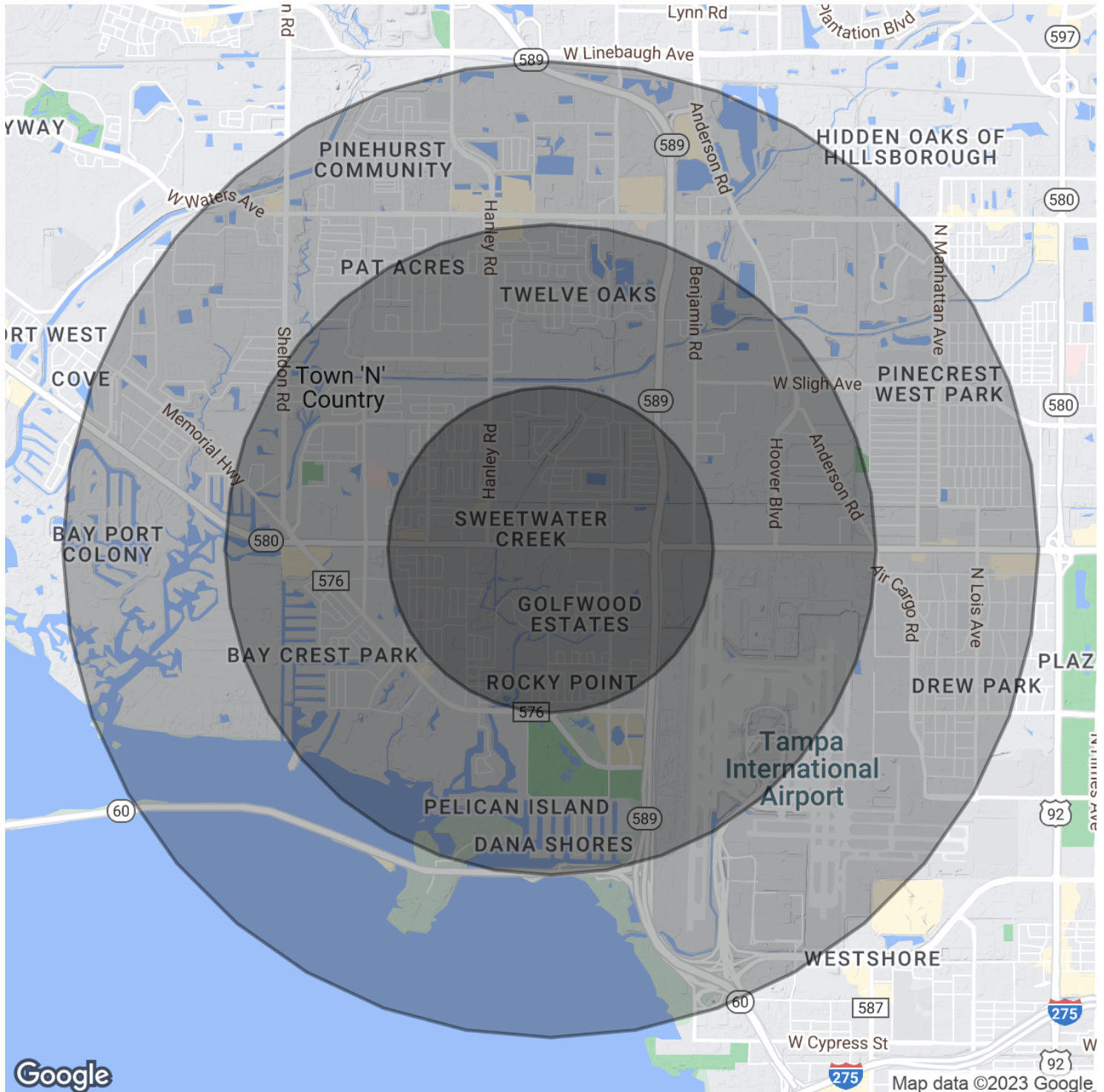




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,242	35,159	69,609
Average age	31.2	34.8	35.5
Average age (Male)	30.1	33.5	34.8
Average age (Female)	32.6	36.0	36.3

#### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,470	14,142	27,563
# of persons per HH	2.5	2.5	2.5
Average HH income	\$48,002	\$59,515	\$56,791
Average house value	\$180,826	\$231,618	\$211,087

#### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	50.1%	40.9%	44.5%

#### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	8,307	27,387	54,193
% White	73.9%	77.9%	77.9%
Total Population - Black	1,646	3,906	7,477
% Black	14.6%	11.1%	10.7%
Total Population - Asian	296	1,029	2,071
% Asian	2.6%	2.9%	3.0%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	51	322	567
% American Indian	0.5%	0.9%	0.8%
Total Population - Other	634	1,579	3,625
% Other	5.6%	4.5%	5.2%

#### TRAFFIC COUNTS

W. Hillsborough Ave & Sawyer Rd	61,500/day
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*\* Demographic data derived from 2020 ACS - US Census*

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