



Retail Property For Sale

Palm River / Clair Mel Convenience Store and Land
2124 S 78th St, Tampa, FL 33619

For More Information:

813-254-6756 | EXT

Michael Braccia, P.A. | mike@baystreetcommercial.com

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$629,000
Price / SF:	\$312.00
Lot Size:	121,899 SF
Year Built:	1977
Building Size:	2,016 SF
Zoning:	BPO
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	18,800

PROPERTY OVERVIEW

This 2.8 acre site consists of a 2,016 SF convenience store structure (price does not include business) along busy 78th Street in the heart of Claire Mel across from a very active church and amidst a dense residential population. The property has excellent parking, additional storage opportunity, room for expansion and excellent visibility and signage with exposure to almost 20,000 cars per day. No historical c-store sales data will be available. There is currently a tenant on site paying \$2400 per month plus sales tax gross for c-store and paved parking area only and the lease term runs through April 1, 2024. Additional covered area adjacent to the store can be leased to increase income and has been rented for food trucks, car detailing and fruit stands over the years.

The convenience store and adjacent covered storage structure utilizes approximately 20,000 SF of land while approximately 101,899 SF or 2.34 acres lie to the east of the store. This land is also zoned BPO and has a Future Land Use of Residential 9 (.35 FAR). Potential use for this "excess" land is a 50,949 SF residential development of 21 units or a potential commercial office development totaling 35,664 SF of building.

** All totals are maximum estimated based upon land use and subject to site plan approval

LOCATION OVERVIEW

Located in the Palm River / Clair Mel area of Tampa just west of Falkenburg Rd and I-75 and south of the Selmon Expressway, offering easy access to surrounding areas.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/857355-sale

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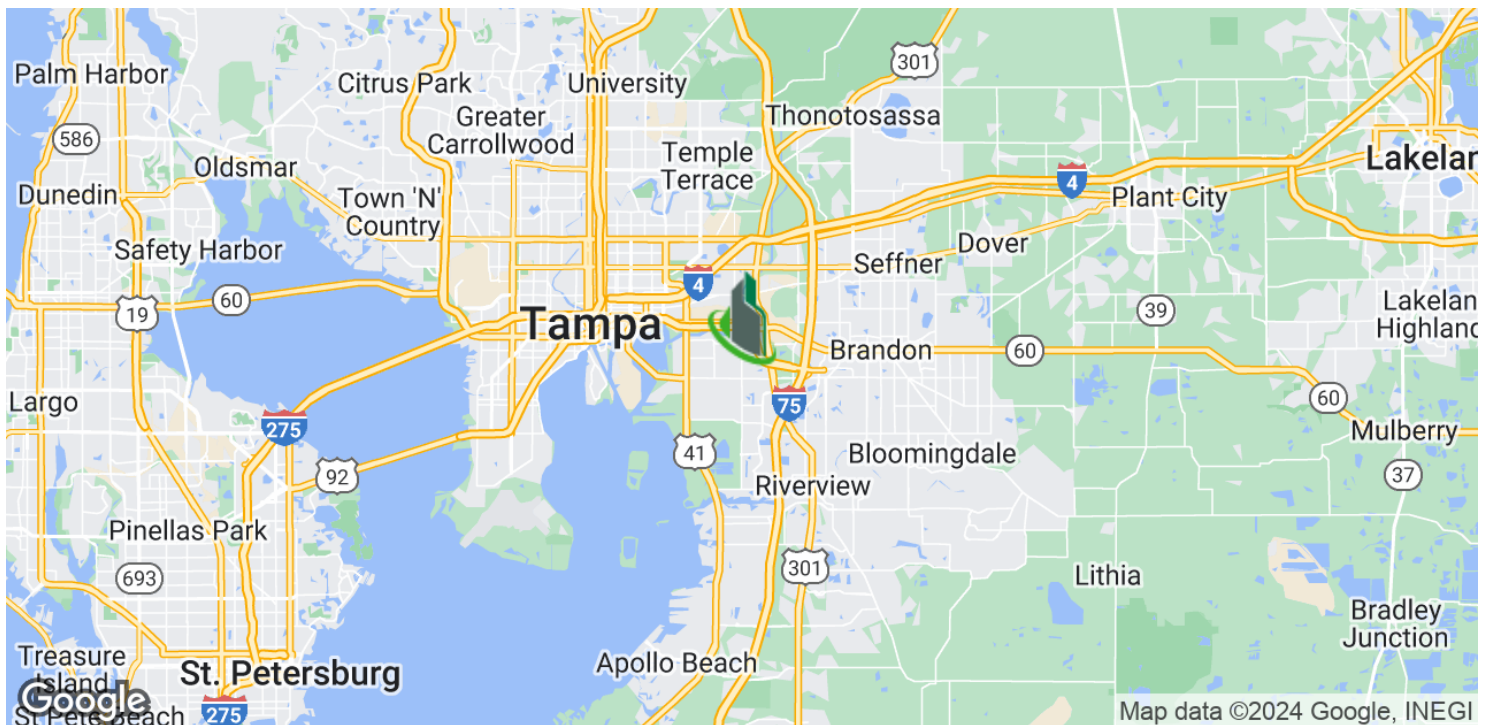




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Location Map



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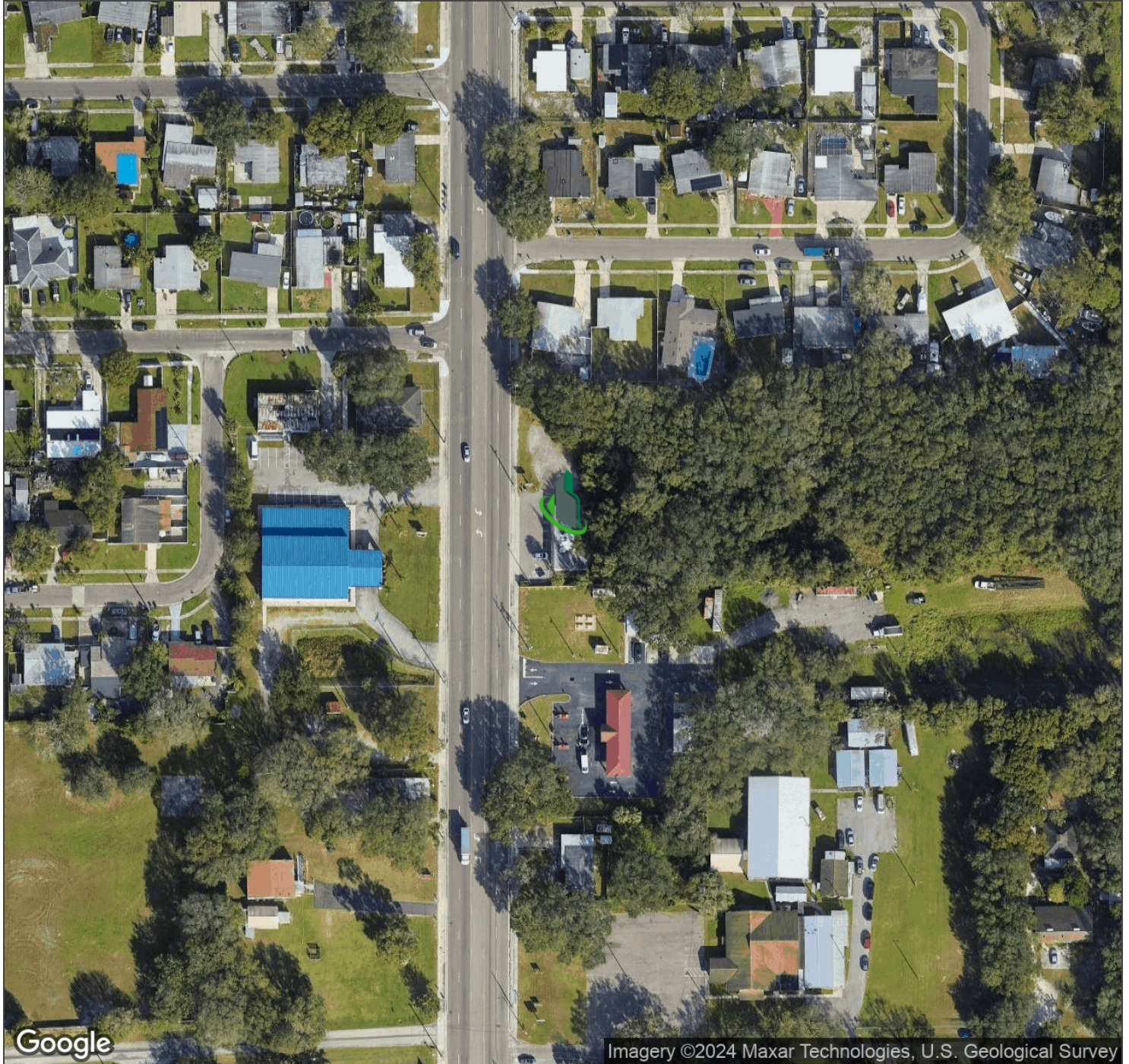




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Aerial Map



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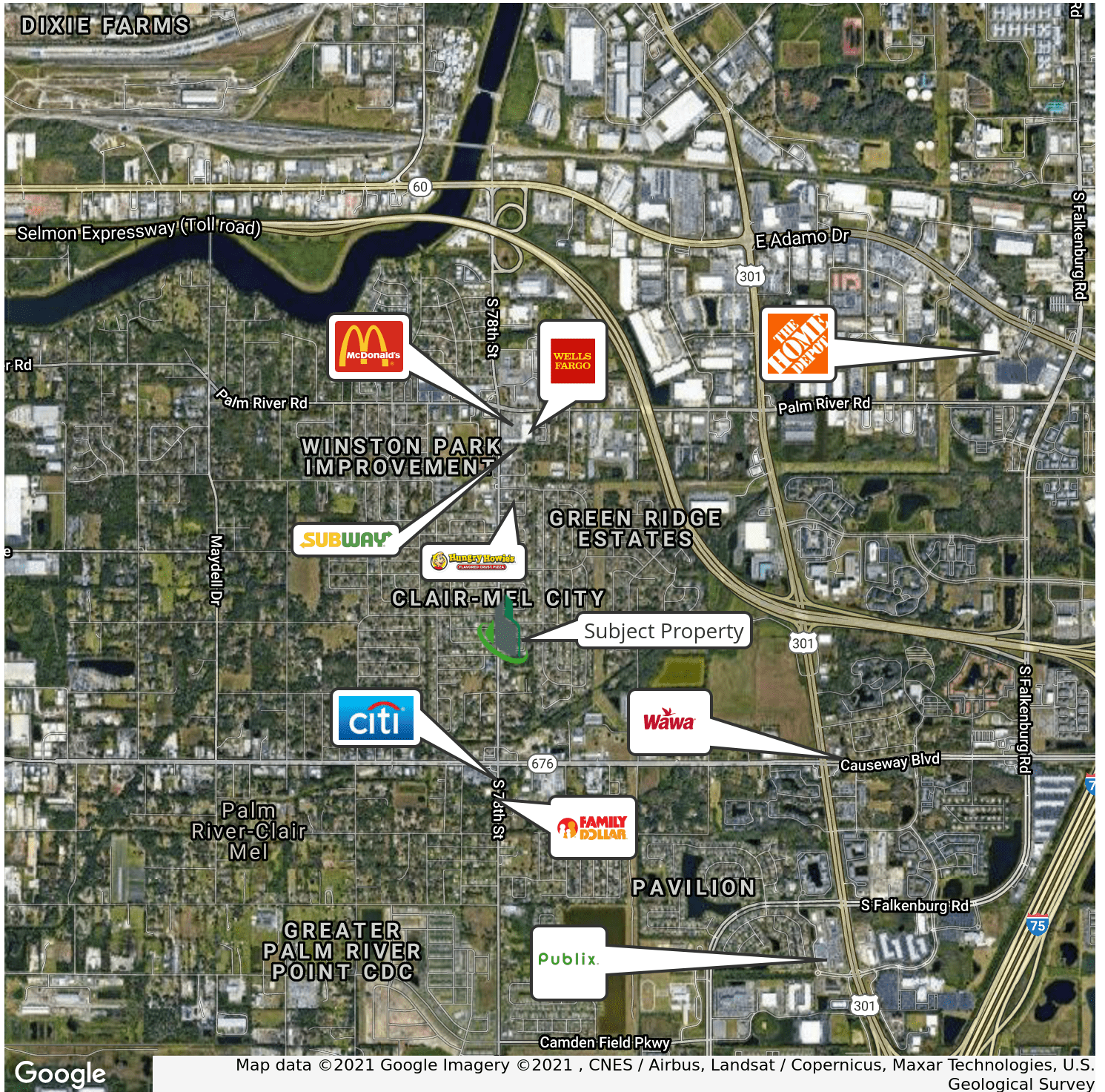




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Retailer Map



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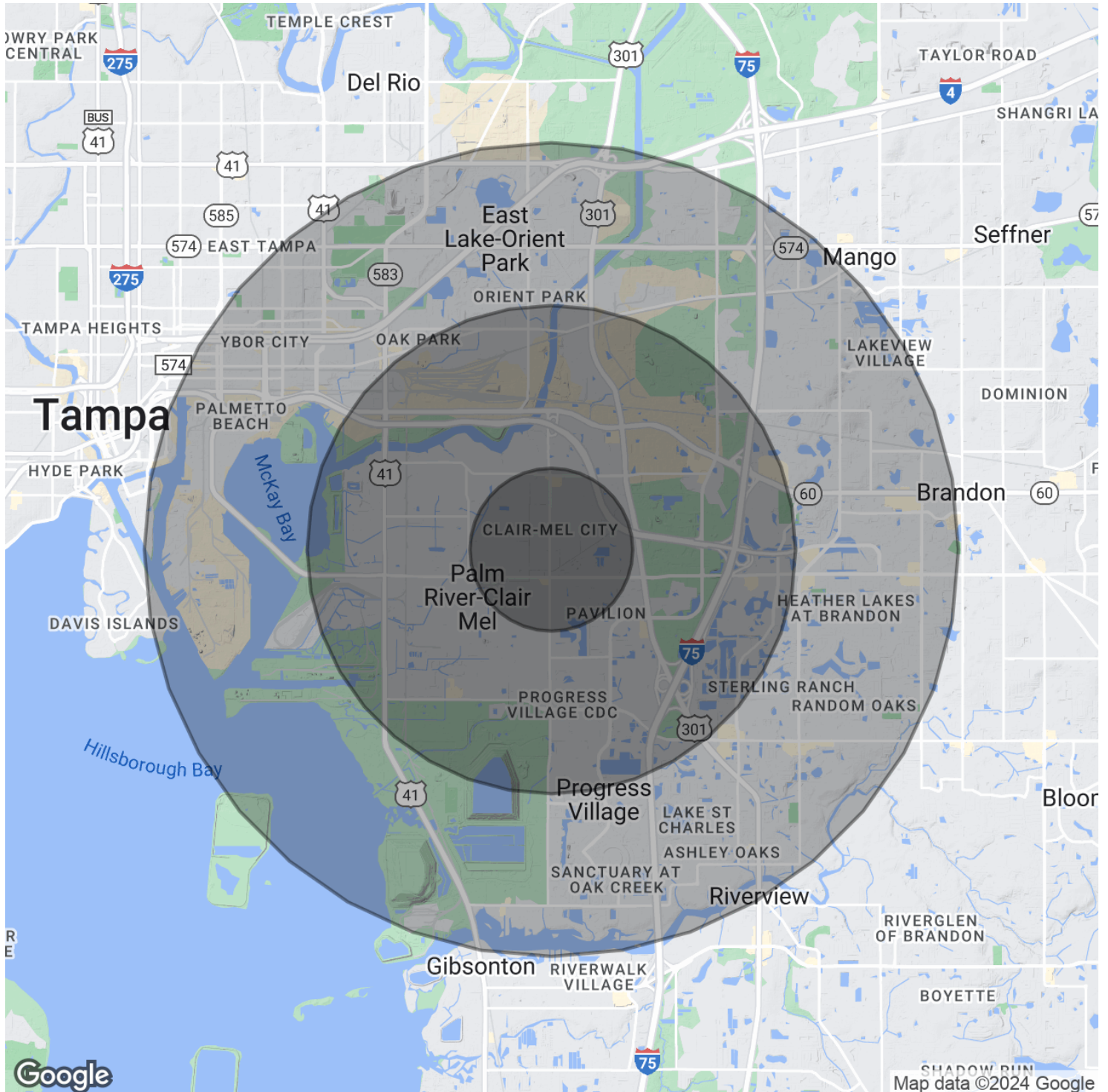




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,264	39,940	125,646
Average age	36.4	33.2	32.8
Average age (Male)	33.7	32.0	32.1
Average age (Female)	37.4	34.3	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,711	14,300	46,632
# of persons per HH	3.0	2.8	2.7
Average HH income	\$46,925	\$49,735	\$54,400
Average house value	\$131,920	\$130,439	\$178,710

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	40.6%	30.0%	25.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	4,501	23,723	78,513
% White	54.5%	59.4%	62.5%
Total Population - Black	2,694	12,411	35,791
% Black	32.6%	31.1%	28.5%
Total Population - Asian	138	763	3,242
% Asian	1.7%	1.9%	2.6%
Total Population - Hawaiian	0	0	45
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	86	251	897
% American Indian	1.0%	0.6%	0.7%
Total Population - Other	480	1,546	3,557
% Other	5.8%	3.9%	2.8%

TRAFFIC COUNTS

78th St S & Causeway Blvd	18,800/day
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** Demographic data derived from 2020 ACS - US Census*

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