



Land For Sale

Bearss Ave Approved Medical Development Site
1314 E 148th Ave, Lutz, FL 33549

For More Information:

813-254-6756 | EXT 1

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|--|
| Sale Price: | \$1,050,000 |
| Price / Acre: | \$605,970 |
| Lot Size: | 75.479 SF |
| Zoning: | RMC-6 - Residential Multi Family Conv 6 uts/ac |
| Market: | Tampa-St Petersburg- Clearwater |
| Traffic Count: | 36,000 |

PROPERTY OVERVIEW

This 2 parcel 75,479 SF (1.73 acre) site, is site-plan approved for a 11,600 SF medical office located adjacent to Tampa Family Health Centers and a few blocks from the massive new TECO operations center. Parking is already in place and developed and can be incorporated into the new site plan for the building. The parking area and future building will be visible from Bearss Avenue. Considerable expense has been invested into the development of the parking lot and retention. The new owner can simply design and build according to the already approved site plan.

* The parking parcel will be transferred with an initial perpetual lease agreement (\$1/year), a cross access / parking agreement, or an eventual deed transfer. The building site will be a traditional deed transfer. Please contact us for specifics.

LOCATION OVERVIEW

Located in Lutz just east of I-275 and US 41, 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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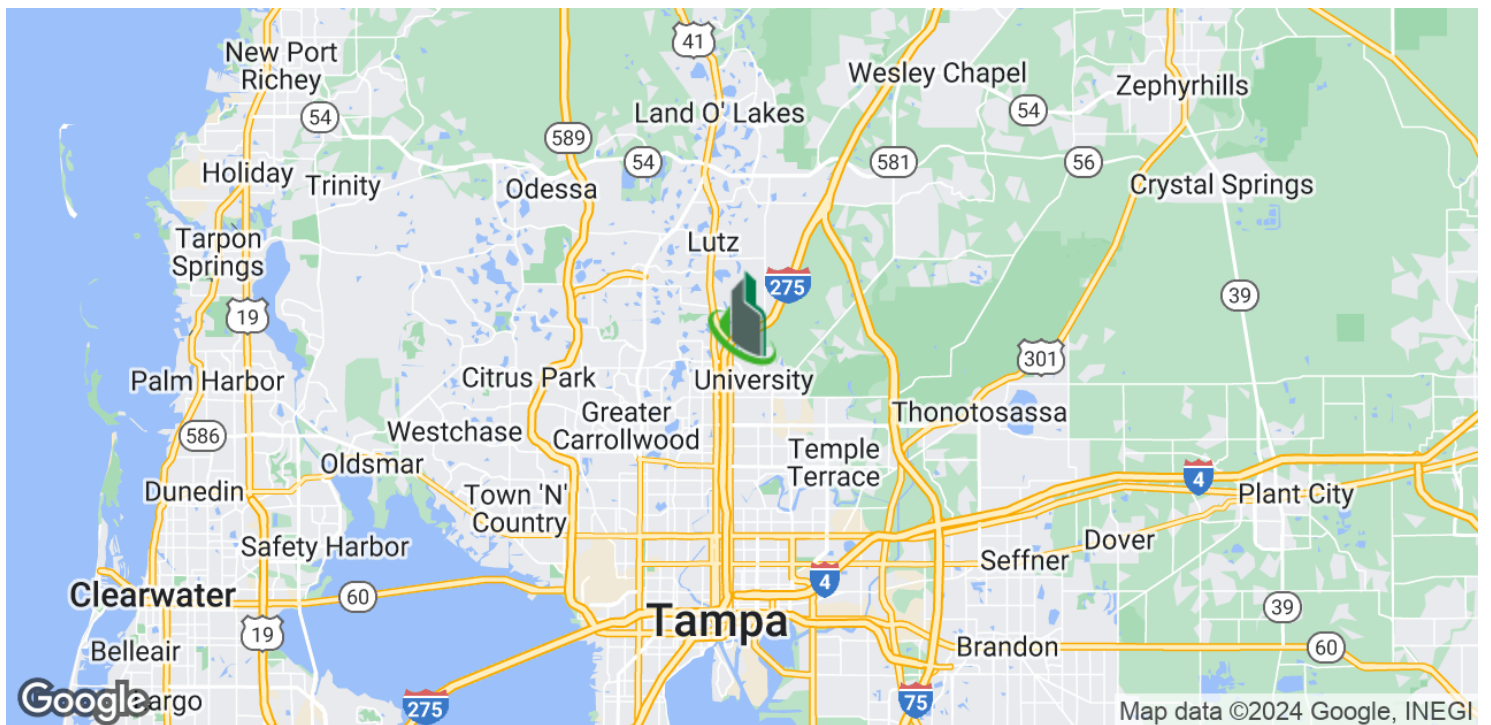
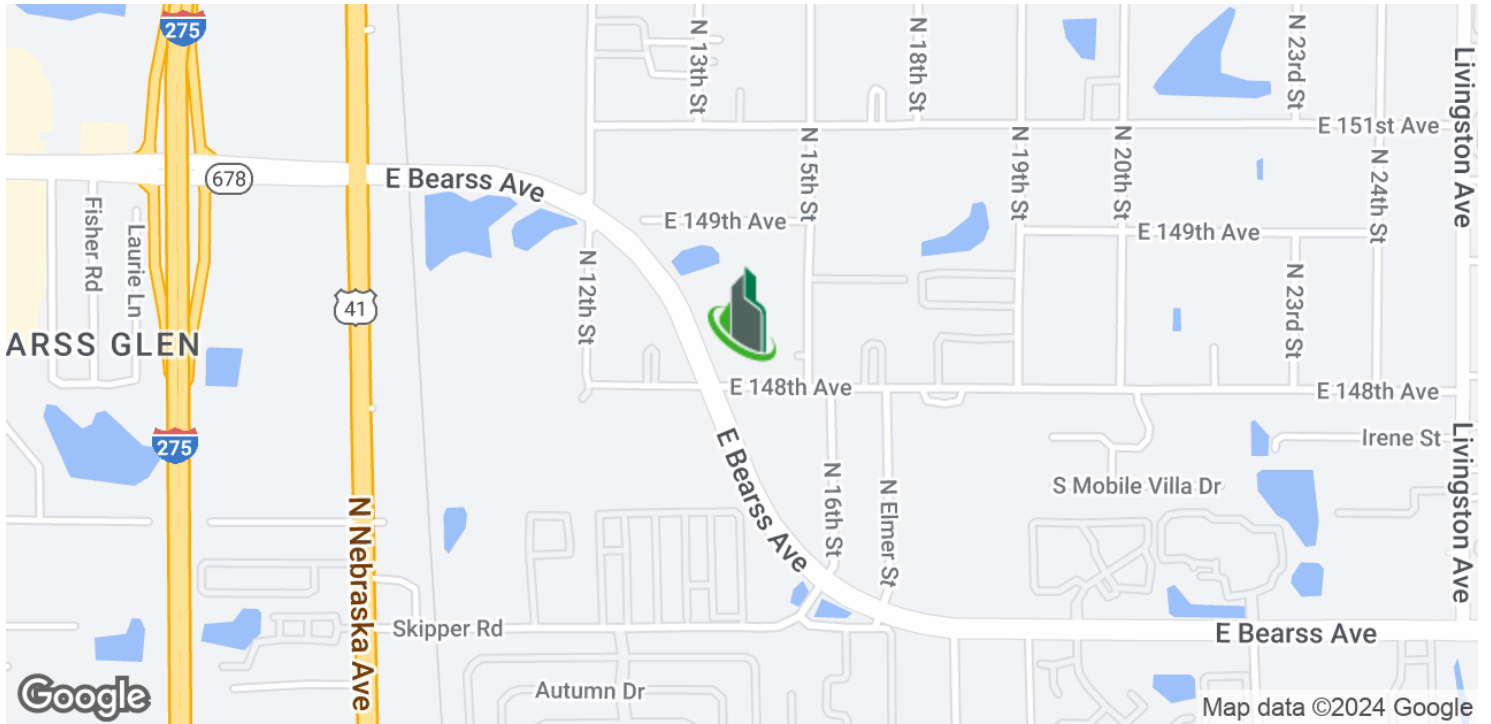




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Location Map



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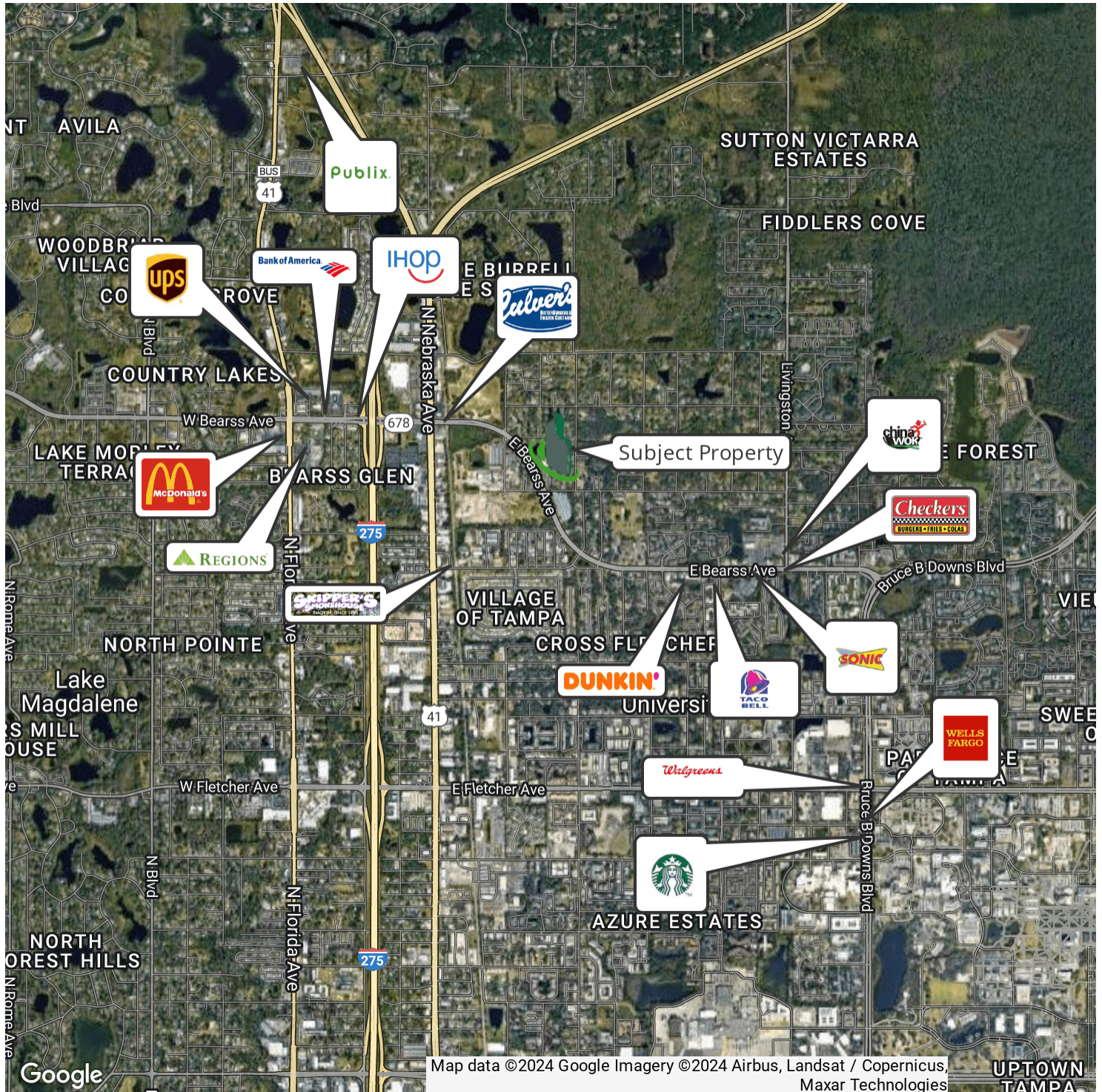




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Retailer Map



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Aerial Map

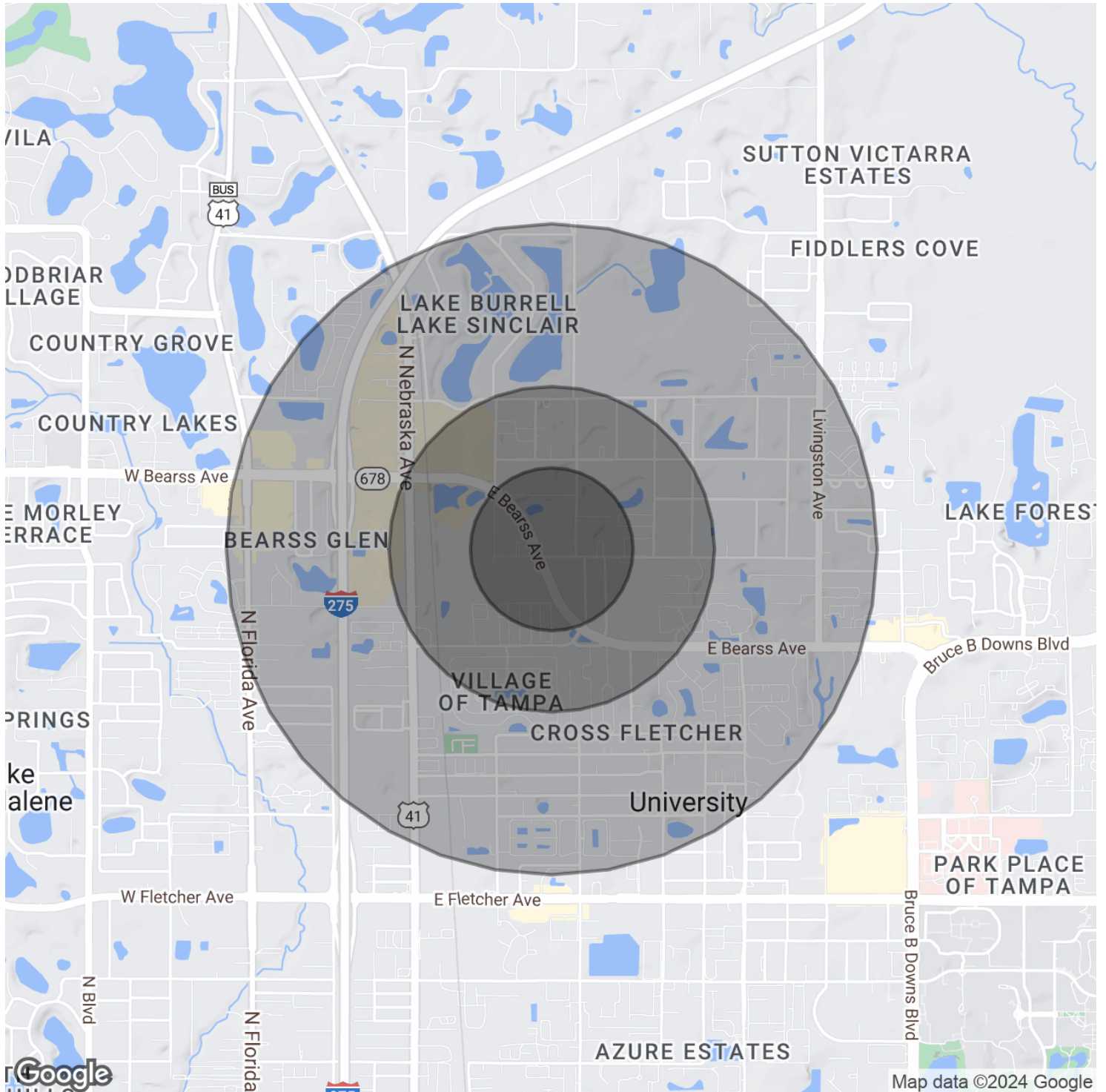




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Demographics Map & Report



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Demographics Map & Report

POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 619 | 3,614 | 16,061 |
| Average Age | 34.2 | 35.1 | 33.1 |
| Average Age (Male) | 29.7 | 32.5 | 31.1 |
| Average Age (Female) | 40.8 | 38.3 | 35.8 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 232 | 1,519 | 7,058 |
| # of Persons per HH | 2.7 | 2.4 | 2.3 |
| Average HH Income | \$43,627 | \$38,216 | \$39,032 |
| Average House Value | \$42,057 | \$48,326 | \$65,437 |

ETHNICITY (%)

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------|------------|-----------|--------|
| Hispanic | 63.7% | 56.7% | 48.2% |

RACE

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|------------|-----------|--------|
| Total Population - White | 503 | 2,456 | 9,263 |
| % White | 81.3% | 68.0% | 57.7% |
| Total Population - Black | 88 | 697 | 3,969 |
| % Black | 14.2% | 19.3% | 24.7% |
| Total Population - Asian | 3 | 45 | 297 |
| % Asian | 0.5% | 1.2% | 1.8% |
| Total Population - Hawaiian | 0 | 0 | 0 |
| % Hawaiian | 0.0% | 0.0% | 0.0% |
| Total Population - American Indian | 0 | 3 | 97 |
| % American Indian | 0.0% | 0.1% | 0.6% |
| Total Population - Other | 8 | 161 | 1,295 |
| % Other | 1.3% | 4.5% | 8.1% |

TRAFFIC COUNTS

| | |
|---------------------|------------|
| E 148th Ave & US 41 | 36,000/day |
|---------------------|------------|

2020 American Community Survey (ACS)

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