

# **RETAIL LAND AVAILABLE**

## **2.6 ACRES**

### **ON BUSY BRUCE B. DOWNS BLVD.**



- \* **Located on the corner Traffic Signal at the entrance to Seven Oaks on busy Bruce B. Downs Blvd.**
- \* **Great location for a Retail Center or single tenant user**
- \* **Site development permit issued**
- \* **Sewer, water, and electric at site**
- \* **Off site retention**
- \* **Building plan for 24,258 SF approved, but can be changed**





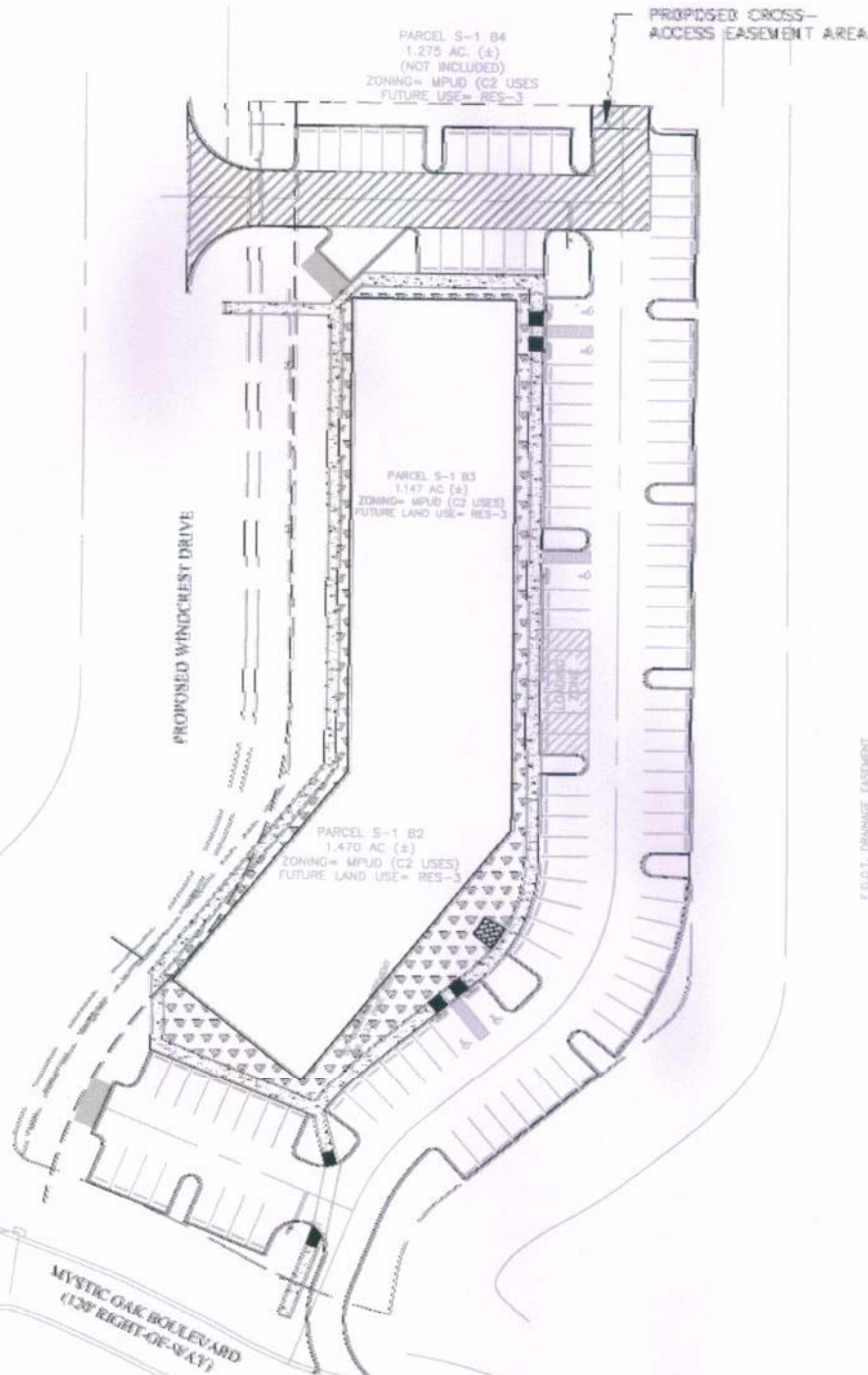








J:\2004-5076\DRAWINGS\CONSTRUCTION\Exhibit 'A'.dwg (Exhibit 'A') biz Nov 28, 2005 - 2:31pm



F.D.O.T. DRAINAGE EASEMENT  
O.R. 123, Pg. 862

(S.R. 123, ROAD 862)  
200' RIGHT-OF-WAY

BRUCE B. DOWNS BOULEVARD  
(S.R. 281)  
(200' RIGHT-OF-WAY)

DATE: NOVEMBER 28, 2005  
BY: J. JOHNSON  
CHECKED: J. JOHNSON  
SCALE: AS SHOWN

**JOHNSON**  
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**EXHIBIT 'A'**  
**CROSS-ACCESS EASEMENT**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Nov. 2005	20045076	24-26-19	As Shown	1



# **MARKET OVERVIEW**

- \* There is a suburban office park containing 55,000 square feet adjacent to the site and another office park of 26,000 square feet close by.**
- \* Within two miles there are 365,000 square feet of suburban offices in several office parks under construction.**
- \* Bruce B. Downs widened to six lanes and traffic signal installed.**
- \* A mile and a half to the South is a brand new Sam's Club, Room's To Go, and new free standing J.C. Penny.**
- \* Within a four mile radius there are 34,000 households planned with approximately 10,000 currently occupied.**
- \* There is a large hospital under construction about one mile South of the property on Bruce B. Downs Blvd.**
- \* With all of this development completed and with the new development under way, the traffic is excellent, making this a very desirable site in one of the fastest growing markets in the entire Tampa Bay region.**

**Asking Price : \$1,925,000**

**Demographics : 2011                      3 Mile**

<b>Population</b>	<b>27,186</b>
<b>Average HH Income</b>	<b>\$94,800</b>
<b>Retail Sales</b>	<b>\$431 Million</b>

**CUSHMAN & WAKEFIELD**  
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