

± 0.73 AC PAD SITE FOR SALE OR GROUND LEASE

9601 E DR MLK JR. BLVD.

SWC of Dr. Martin Luther King Jr. Blvd. and Cragmont Dr.

TAMPA | FLORIDA

OFFER PRICE \$650,000
CONTACT LEASING BROKER FOR LEASE RATE



SPACE DETAILS

LAND

- Size: ± 0.73 AC
- Size: ± 31,799 SF

ZONING

- Zoning: CI (Commercial Intensive) - Commercial and Service Uses
- Allowable uses include: QSR, carwash, bank, medical, flex office, restaurant/bar

NEIGHBORS

- Starbucks, Strive Pharmacy, Subway, Residence Inn by Marriott

COMMENTS

- 2 points of ingress/egress
- Highly traveled thoroughfare; 35,500 cars pass daily

DEMOGRAPHICS

POPULATION

1 Mile	7,031
3 Miles	48,470
5 Miles	180,742

DAYTIME POPULATION

1 Mile	19,077
3 Miles	84,301
5 Miles	224,507

TOTAL HOUSEHOLDS

1 Mile	2,684
3 Miles	17,000
5 Miles	67,306

AVERAGE HH INCOME

1 Mile	\$69,023
3 Miles	\$71,995
5 Miles	\$74,677

TOTAL BUSINESSES

1 Mile	449
3 Miles	3,067
5 Miles	8,999

TOTAL EMPLOYEES

1 Mile	15,515
3 Miles	60,020
5 Miles	135,388



CONTACT EXCLUSIVE AGENTS

SALE: ARI RAVI aravi@ripcofl.com • 727.452.6864

LEASE: CORINNA GATTASSO cg@ripcofl.com • 813.607.5291

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

HIGHLIGHTS



PRIME DEVELOPMENT OPPORTUNITY

- Current zoning is Commercial – Intensive, allowing for a wide range of commercial development to capitalize on highly trafficked corridor.
- Significant hotel density in the area including Residence Inn, Sheraton, Staybridge Suites, and Hilton provide significant tourist traffic around the site.
- Maximum vertical development of 45 feet provides freedom for a multiple property types.

STRATEGIC LOCATION

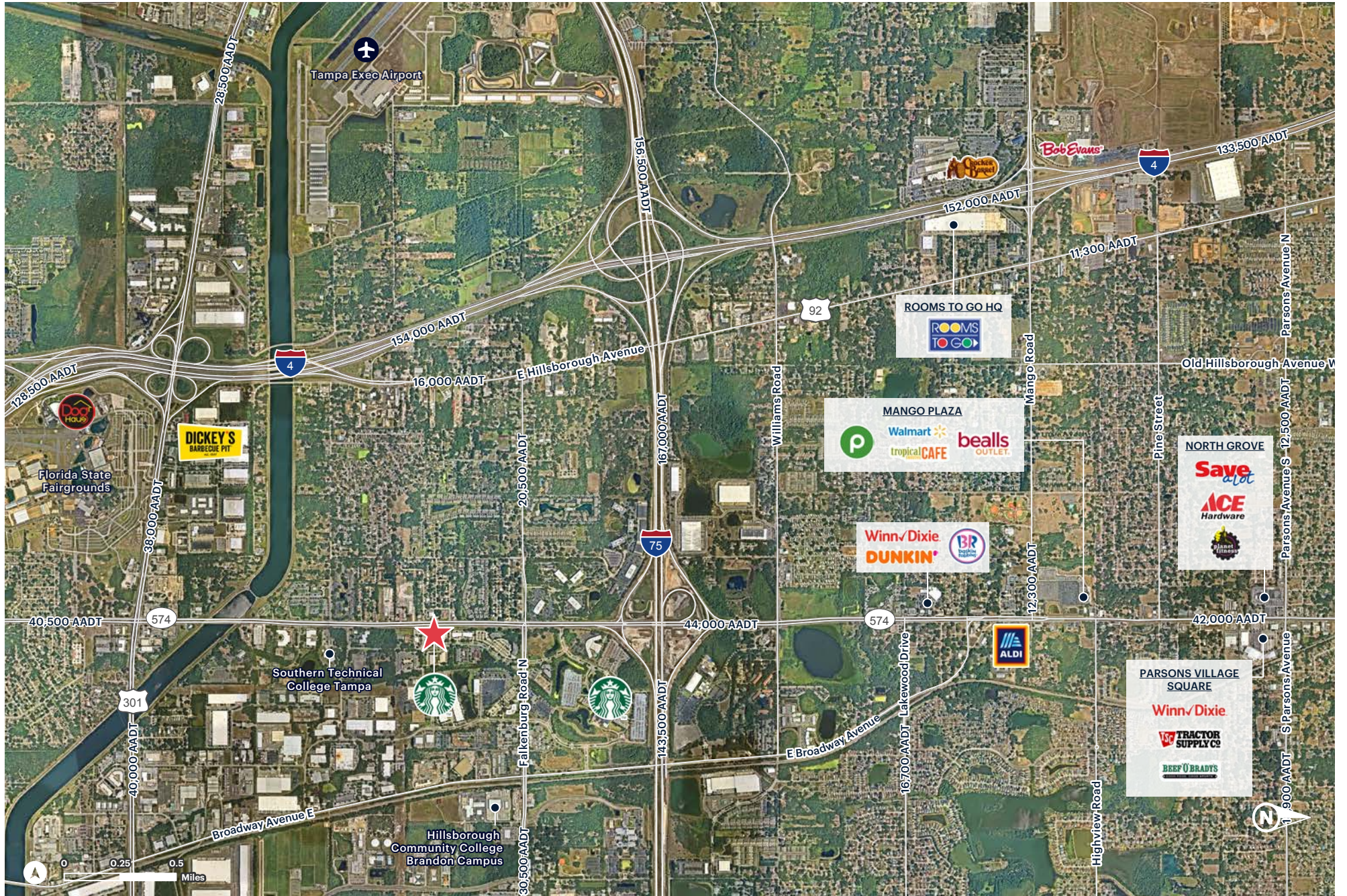
- Parcel is located off E Martin Luther King Blvd., a highly traveled thoroughfare in the Tampa MSA with 35,500 AADT.
- Parcel shares cross access with a Starbucks Coffee with excellent visibility from MLK Blvd., generating a large amount of traffic into the immediate area.
- Positioned minutes away from the intersection of Florida’s major Interstate system; I-4 and I-75.

DEMOGRAPHICS

- 48,470 population within a 3-mile radius.
- \$71,995 average household income within a 3-mile radius.
- This stretch of N. Dale Mabry has an AADT of 35,500.



RETAIL AREA MAP



CONTACT EXCLUSIVE AGENTS

SALE: **ARI RAVI** aravi@ripcofl.com • 727.452.6864

LEASE: **CORINNA GATTASSO** cg@ripcofl.com • 813.607.5291

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • ripcofl.com

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SUBMARKET OVERVIEW - TAMPA

DEMOGRAPHICS

2023 MSA POPULATION	2028 PROJECTED POPULATION	PROJECTED GROWTH
3.26M	3.4M	4.29%
MEDIUM HH INCOME	MEDIUM HOME VALUE	% OWN VS. RENT
\$64,687	\$413,108	67%
WORKFORCE	# OF HOUSEHOLDS	COLLEGE GRADUATES
1.61M	1.3M	39%

LARGEST EMPLOYERS	EMPLOYEES	INDUSTRY
STATE OF FLORIDA	34,100	Government
MACDILL AIR FORCE BASE	30,844	Military
BAYCARE HEALTH SYSTEM	27,739	Healthcare
PUBLIX SUPERMARKETS	27,000	Grocery
HILLSBOROUGH COUNTY SCHOOLS	24,866	Education
HCA WEST FLORIDA DIVISION	16,865	Healthcare
WALMART	16,000	Retail
UNIVERSITY OF SOUTH FLORIDA	15,678	Education
VERIZON COMMUNICATIONS	14,000	Internet/Cable
PINELLAS COUNTY PUBLIC SCHOOLS	13,384	Education
PASCO COUNTY PUBLIC SCHOOLS	12,725	Education

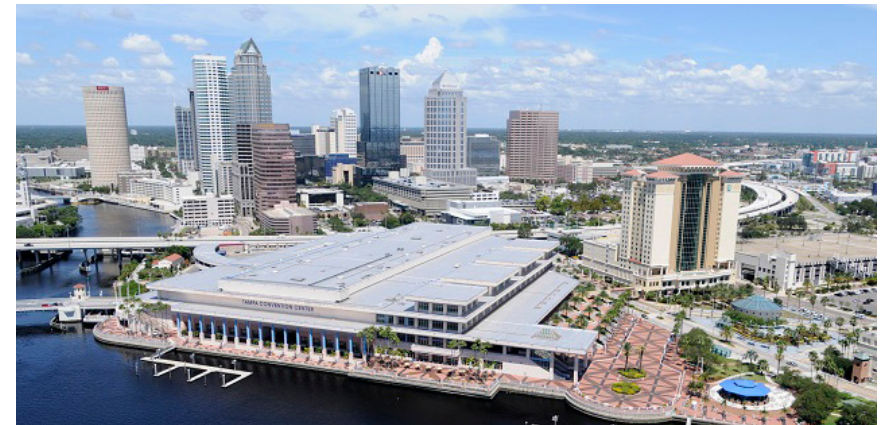
AIRPORTS



TAMPA INTERNATIONAL AIRPORT
 Passengers: 22.2 million passengers per year



ST. PETE/CLEARWATER AIRPORT
 Passengers: 2.4 million passengers per year



MAJOR INDUSTRIES

The Tampa Bay economy includes a diverse economic base, including finance, technology, tourism, and construction, not to mention Tampa is home to Florida's largest seaport. The combination of Port Tampa Bay, Tampa International Airport, and significant highways has firmly placed Tampa as the market of choice for substantial distributors such as Amazon and Coca-Cola. The Port Tampa Bay and Tampa International Airport combined contribute \$22.5 billion annually to the local economy.

- Avionics and Defense
- Business and Information Services
- Financial Services
- Manufacturing
- Marine Sciences
- Port/Maritime
- Tourism (60+ million visitors)

MAJOR ROAD WAYS

