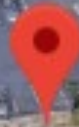




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COMMERCIAL DIVISION



**6311 East
Hillsborough Avenue**

*Prime Redevelopment Land opportunity
within a mile of the Hard Rock Casino
and the Florida State Fairgrounds*

REDEVELOPMENT LAND

6311 E Hillsborough Avenue, Tampa, FL 33610

REDEVELOPMENT LAND



HIGHLIGHTS

- Approximately 2.07 Acres for Redevelopment
- 300+ LF of Frontage on Major Transportation Corridor - Hillsborough Avenue
- Within a 1/2 Mile of Hard Rock Casino (Major Expansion Underway)
- Within One Mile of Florida State Fairgrounds
- Highly Visible with 45,000+ VPD Traffic Count
- Located in Evolving and Growing Trade / Entertainment Area
- Minutes from I-4, US-301, I-75, & I-275
- Sale Price - \$950,000



Sale Price: \$950,000

Location: 6311 E Hillsborough Ave
Tampa, FL 33610

Lot Size: 2.07 Acres +/-

Traffic: 45,000+ VPD

Zoning: PD-C



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DESCRIPTION

The property is 2.07 Acres +/-, mostly paved with a small water retention area in the southeast corner. Currently there is a small manufactured office building on the property used for Semi-Truck & Trailer sales. The location is prime for commercial redevelopment and within one half mile of the Hard Rock Casino and within one mile of the Florida State Fairgrounds.

The Hard Rock Casino, with over 190,000 SF of gaming space, is among the top 5 largest Casinos in the U.S. and the top 10 largest in the world. Construction is underway at the adjacent 244-room Hard Rock Casino Hotel. An additional 500+ rooms will be added upon completion.

The 330 acre Florida State Fairgrounds hosts over 300 events and attracts 1.5 million visitors annually.

The site is located on the south side of E Hillsborough Avenue/US 92W in Hillsborough County approximately 1.5 miles west of the I-75 & I-4 interchange in the heart of an evolving trade and entertainment area. East Hillsborough Avenue is a 4-lane median-divided highway and one of Tampa's primary east/west corridors with traffic counts over 45,000 vehicle per day.

DIRECTIONS

From I-75, Take I-4 West via Exit 261 to E Hillsborough Avenue/US-92 West via Exit 7. West on E Hillsborough Avenue to the site on the south side of E Hillsborough just west of Walton Way.



REDEVELOPMENT LAND

6311 E Hillsborough Ave, Tampa, FL 33610



	1 MILE	3 MILES	5 MILES
2018 POPULATION	2,286	72,066	223,362
2023 POPULATION	2,511	78,719	243,385
2018—2023 POPULATION GROWTH	9.84%	9.23%	8.96%
2018 TOTAL HOUSEHOLDS	845	26,796	82,172
2018 MEDIAN HOME VALUE	\$121,073	\$118,771	\$131,290

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2019 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.

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