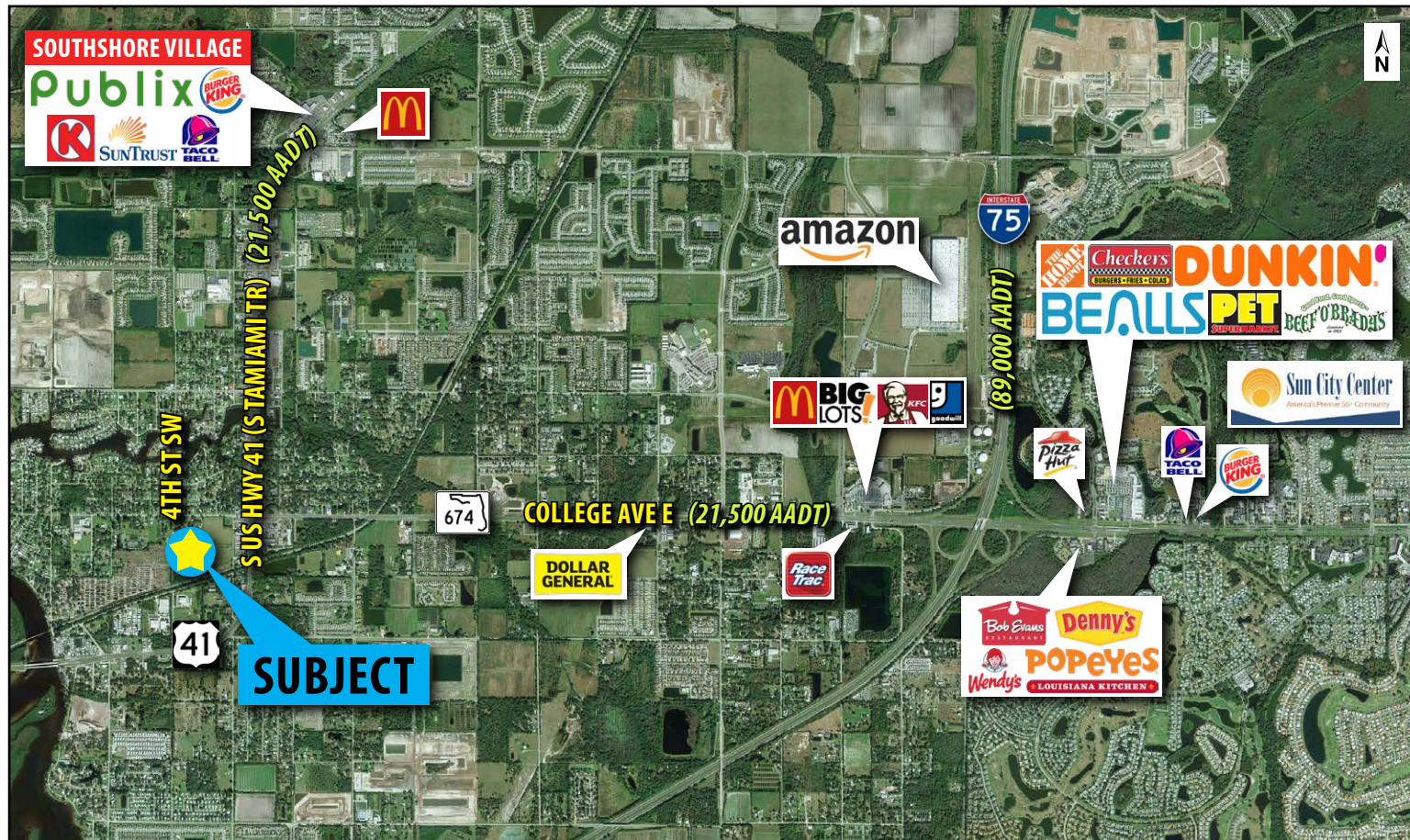


9.49 ACRES (MOL) OF COMMERCIAL LAND FOR SALE

830 4th St SW | Ruskin, FL 33570



PROPERTY HIGHLIGHTS:

- **ASKING PRICE: \$600,000**
- 9.49 acres (MOL)
- S US Hwy 41 is located 0.25 miles away with 21,500 AADT, and I-75 is 3 miles away with 89,000 AADT
- Approximately 800' of frontage along 4th St SW
- Zoned: PD and CI (Planned Development and Commercial Intensive)
- Demographics include a population of over 58,000 with an average income of more than \$73,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	5,522	32,759	58,340
2019 Estimated Households	2,018	11,621	24,663
INCOME			
2019 Est. Avg HH Income	\$55,991	\$68,936	\$73,514
AGE			
Median Age	40	38	47
DAYTIME DEMOS			
Number of Businesses	161	542	1,228
Number of Employees	1,249	11,492	18,448
Total Daytime Population	3,090	21,381	41,701
TRAFFIC COUNTS			
S US Hwy 41 (N/S)	21,500 AADT		
College Ave E (E/W)	20,500 AADT		
I-75 (N/S)	89,000 AADT		



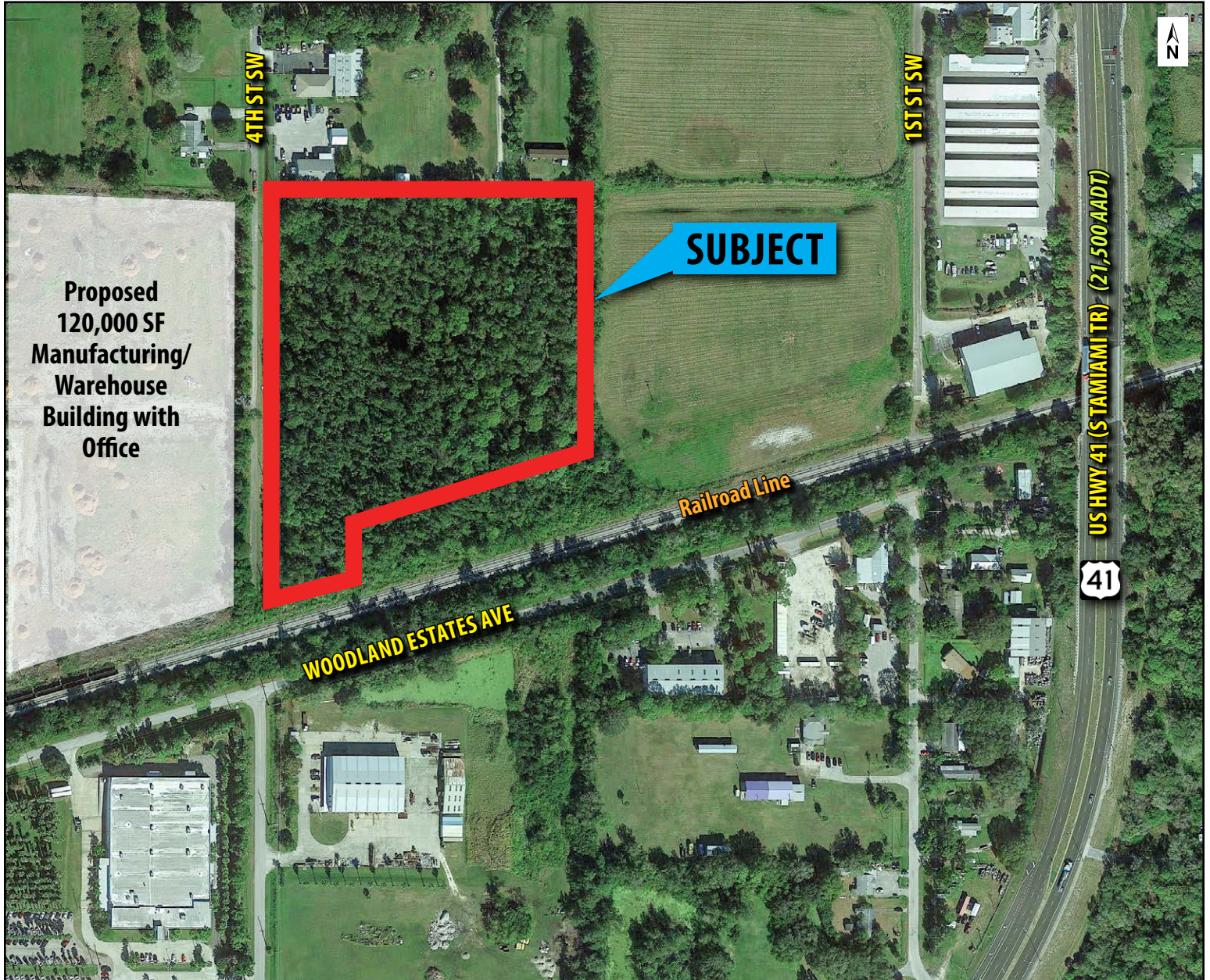
FOR SALE INFORMATION:

Brandon Eggleston
813.960.8154 x276
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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