



# SOUTH TAMPA DEVELOPMENT SITE - INTERBAY BOULEVARD

TAMPA, FL 33611

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**Eshenbaugh**  
LAND COMPANY  
Celebrating 25 Years





## PROPERTY OVERVIEW

1.66 acres within highly desirable South Tampa. This infill location offers close proximity to major thoroughfares such as Interbay Boulevard, Dale Mabry Highway, Gandy Boulevard and the Selmon Expressway. Just south of the property is MacDill Air Force Base, home to over 15,000 military personnel and their families. This site could support a multitude of uses including industrial, self-storage, townhomes, and automobile repair.

## ZONING AND FUTURE LAND USE

Current zoning for the property is Industrial General (IG) which allows for a mix of uses including daycare, schools, self storage and open storage, auto repair/sales, banks, light manufacturing, microbrewery, professional office, restaurant, and warehouse. With a future land use of Light Industrial (LI), the property has potential to be rezoned for townhomes as well as other commercial uses.

## ADDITIONAL INFORMATION

- Over 900 multifamily units within a half-mile. An additional 800+ units in planning within the same range.
- Proximity to shopping: Publix, Walmart, Target, Home Depot and Lowe's all within 2.5 miles.
- Proximity to major employment centers: MacDill Air Force Base - 3 minutes, Downtown Tampa - 10 minutes, Westshore Business District - 15 minutes, Carillon Office Park - 20 minutes, Downtown St. Petersburg - 25 minutes.
- Schools: Westshore Elementary School, Monroe Middle School, Robinson High School.
- Survey available upon request.
- Price: \$1,080,000



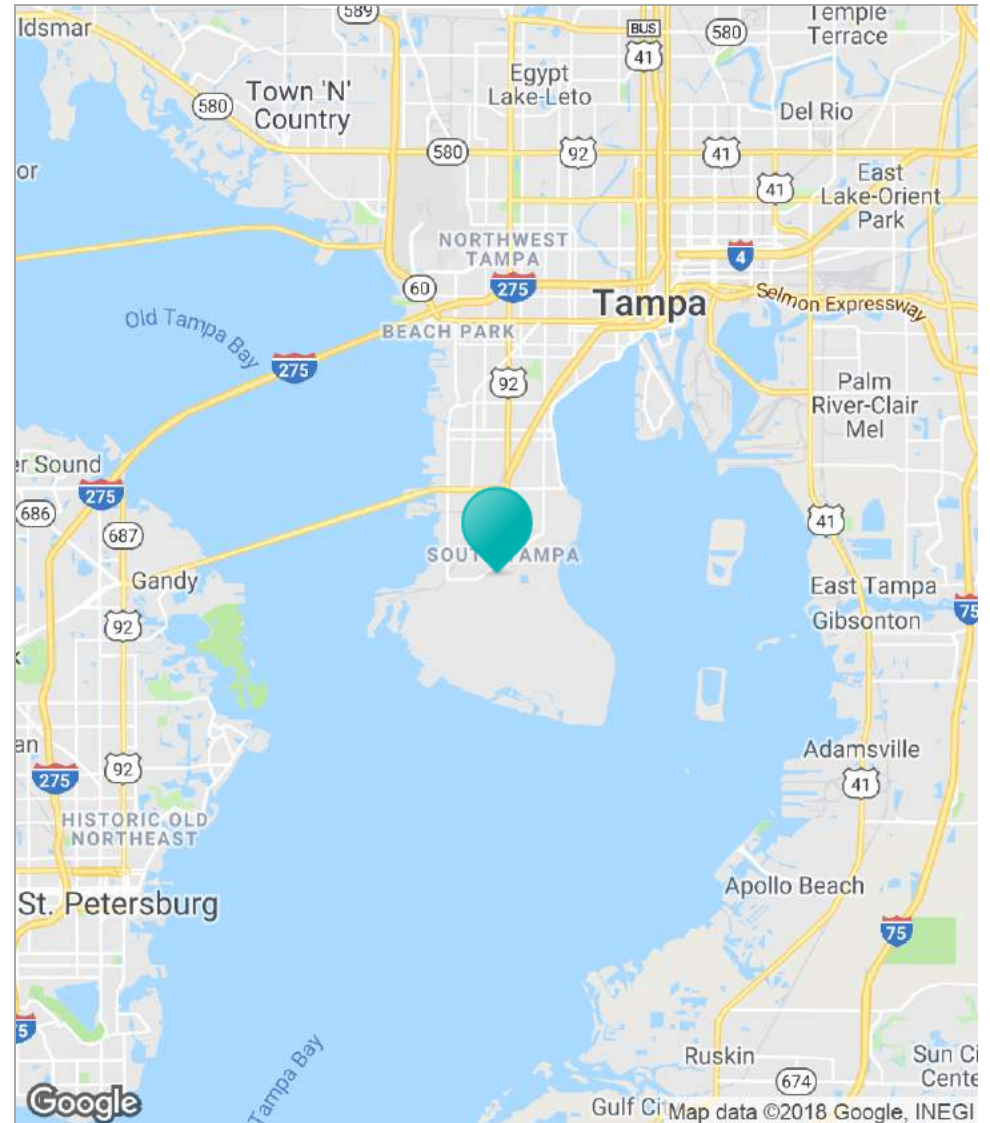
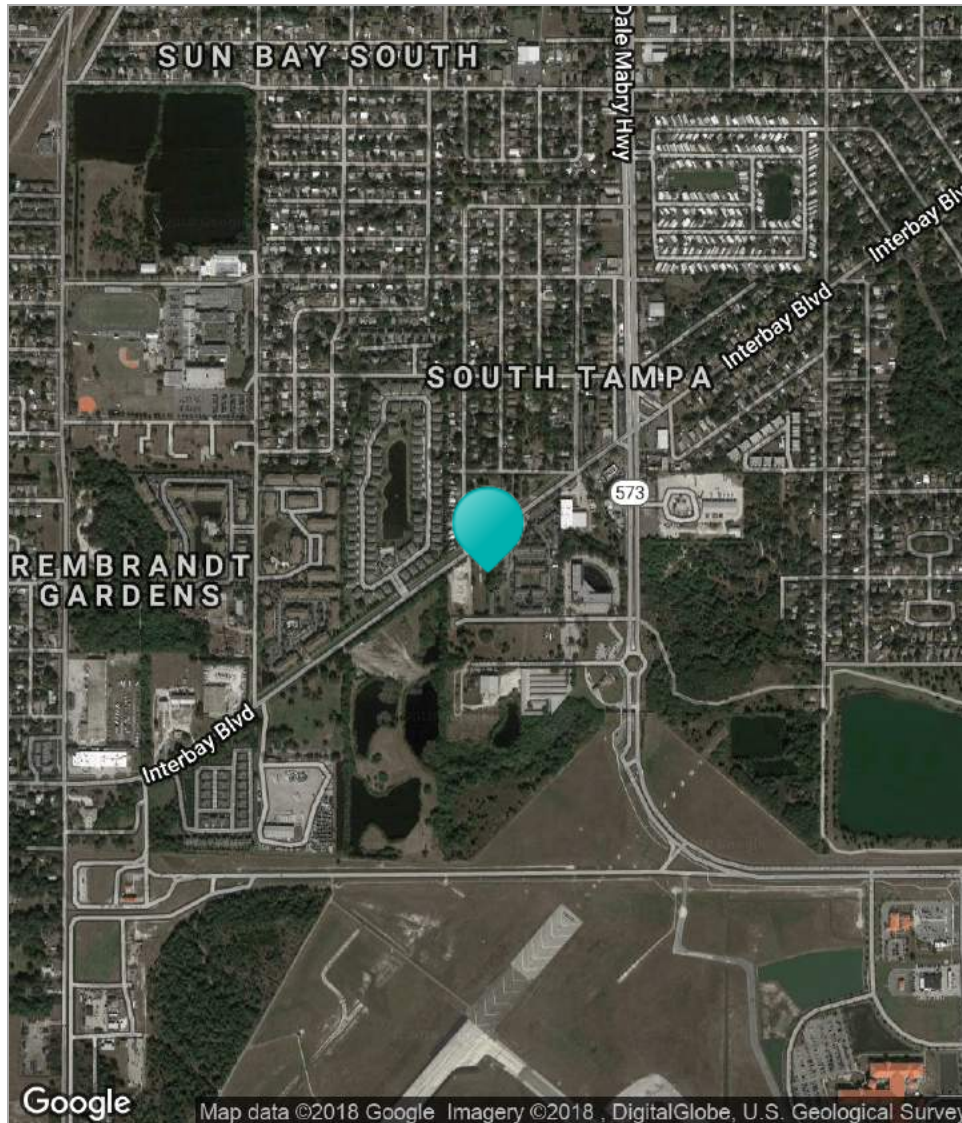
# Proximity to Multifamily and Major Thoroughfares





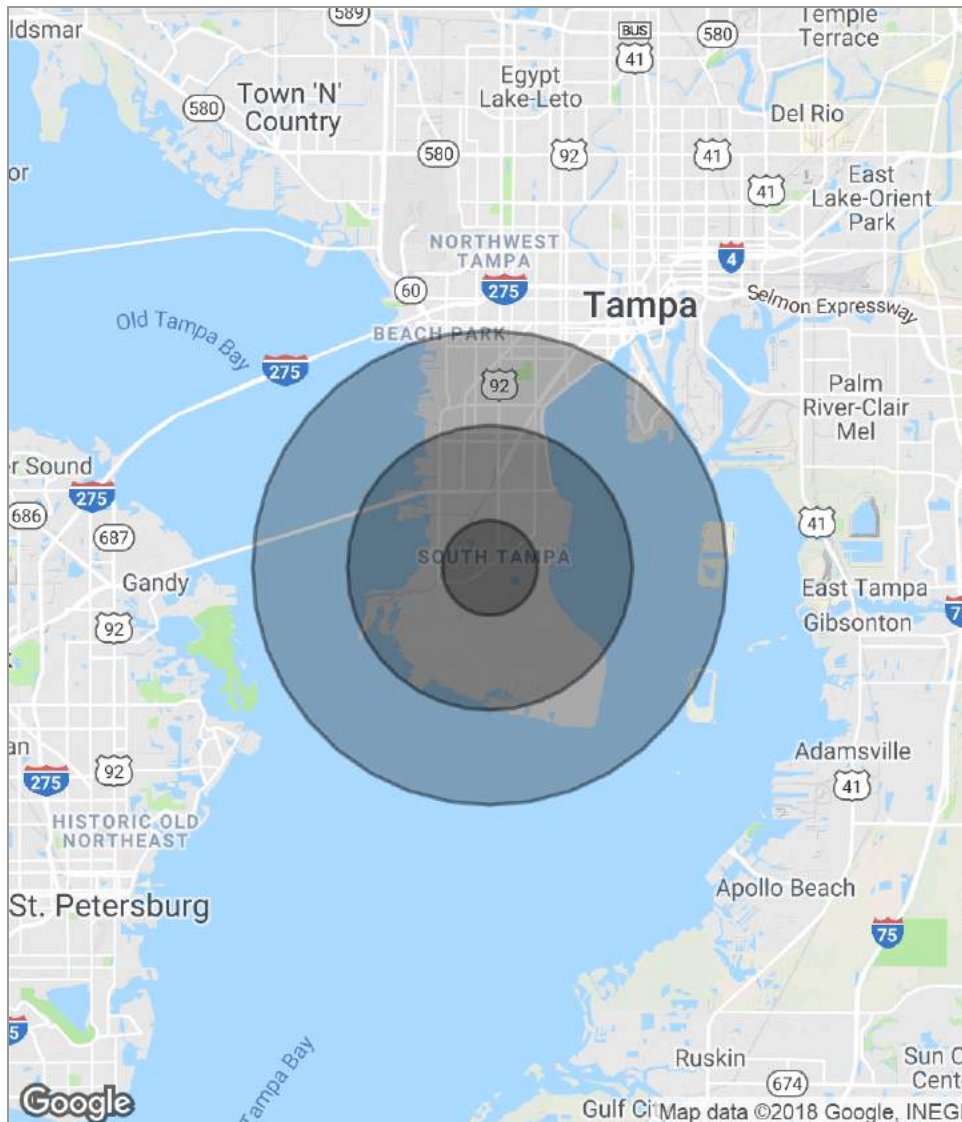






6912 & 6914 INTERBAY BLVD // TAMPA, FL 33611





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,506	49,510	81,258
Median age	33.7	38.6	39.5
Median age (Male)	33.4	37.5	38.5
Median age (Female)	34.6	40.1	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,928	22,626	36,531
# of persons per HH	2.4	2.2	2.2
Average HH income	\$56,144	\$73,587	\$95,287
Average house value	\$229,856	\$318,868	\$409,328

\* Demographic data derived from 2010 US Census