



OFFERING MEMORANDUM

PARSON'S VILLAGE

S. PARSONS AVE., SEFFNER, FL 33584

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase or lease a .37 acre parcel outparcel to a Winn Dixie Anchored Shopping Center located at W. MLK JR Blvd. and Parsons Ave. in Seffner. The parcel is planned for a 2,200 SF building with parking both on and off site, due to a shared parking easement in place. Seller is in the permitting process now.

LOCATION DESCRIPTION

The parcel is located as part of the Parsons Village Square retail shopping center located on the south west corner of S. Parsons Avenue and W. Dr. Martin Luther King Jr. Blvd in Seffner, FL. The parcel fronts on Parsons Ave., between BB&T Bank and Pizza Hut.

PROPERTY SIZE

0.37 Acres

ZONING

CG

PARCEL ID

065950-0310

PROPERTY OWNER

PARSONS PROPERTY LLC
PO BOX 1031
TAMPA, FL 33601-1031

PRICE

\$349,000

BROKER CONTACT INFO

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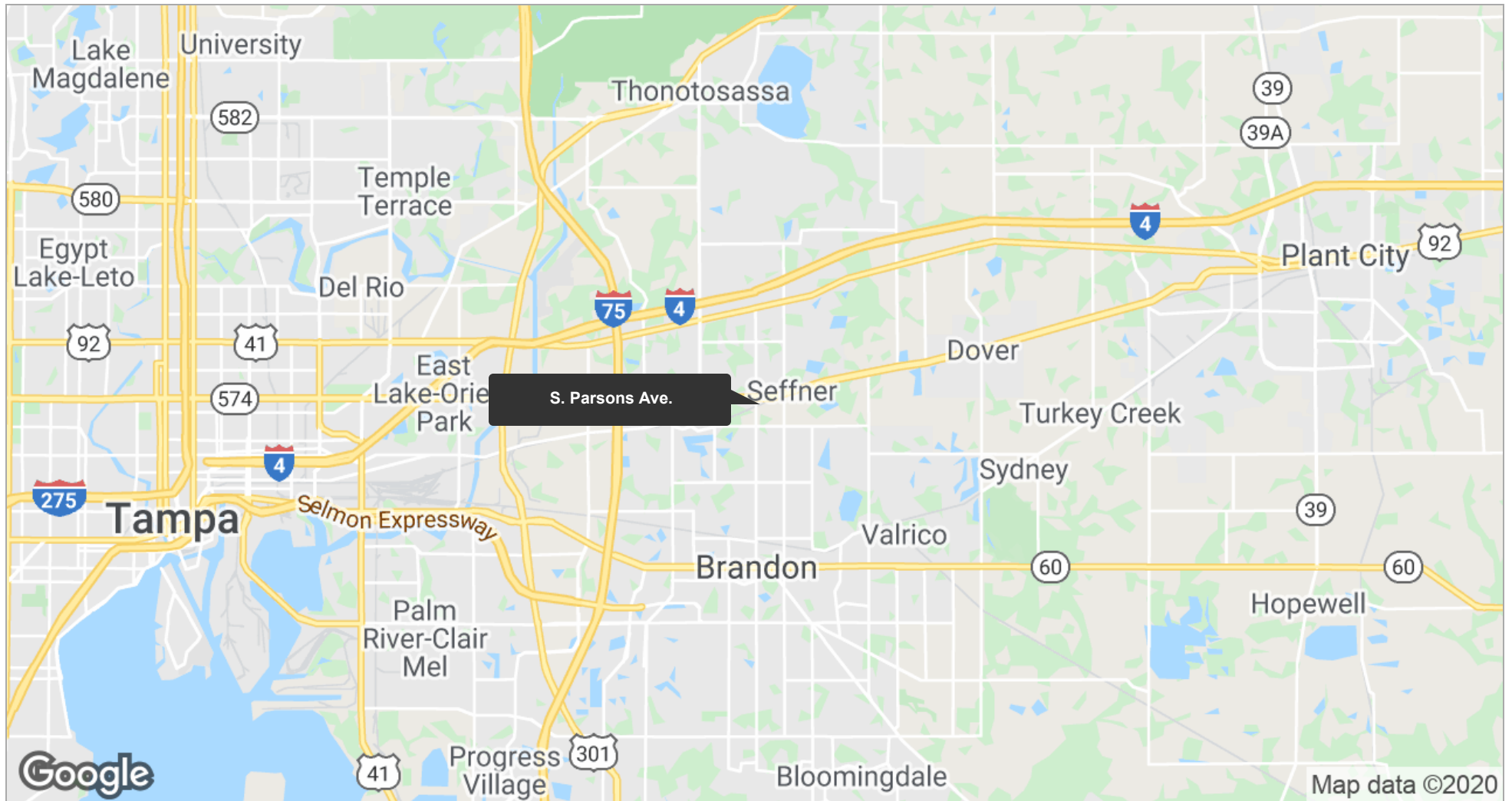


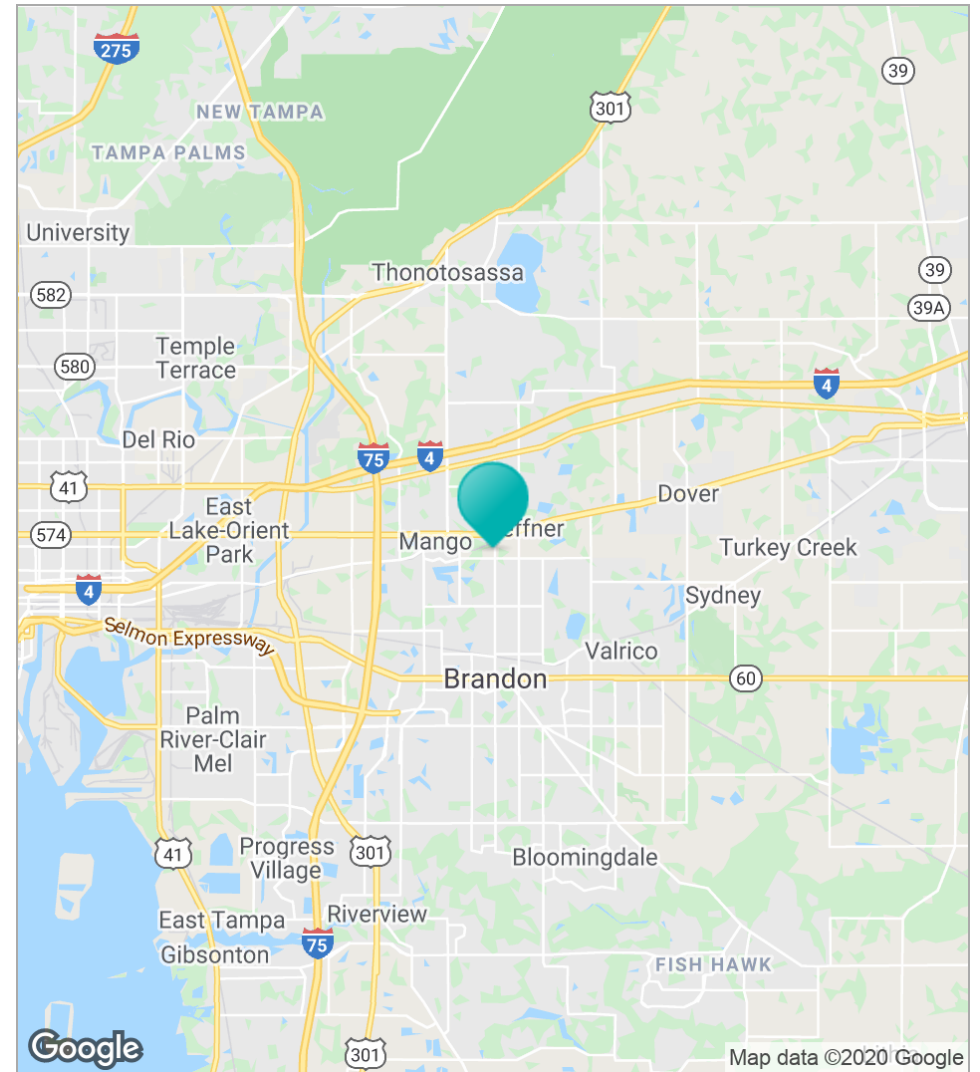
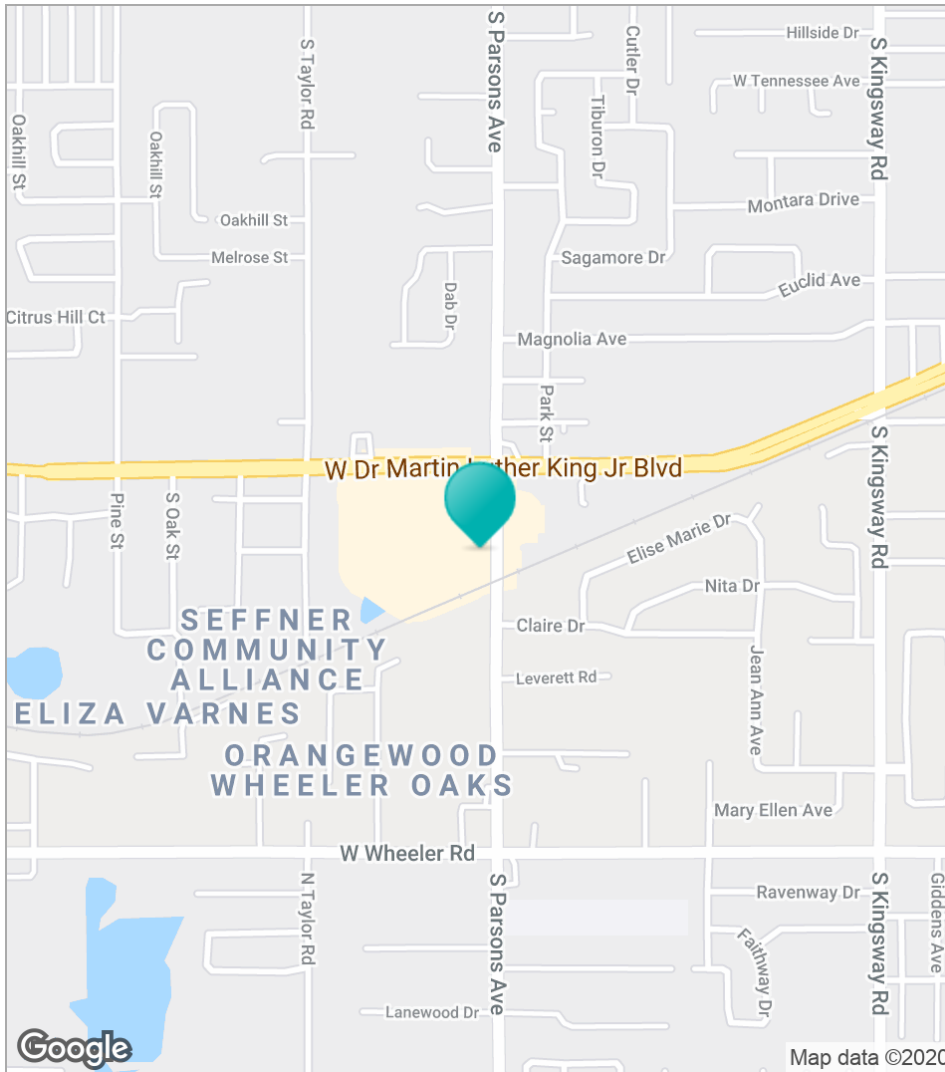
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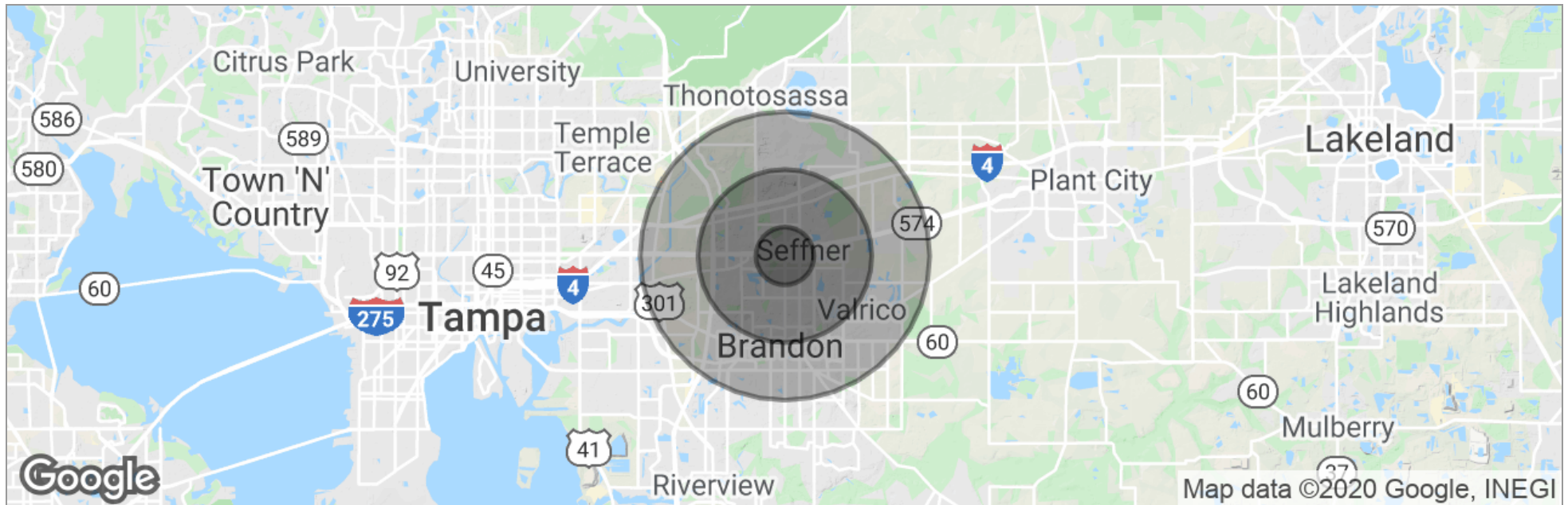
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	1 Mile	3 Miles	5 Miles
Total Population	8,175	61,640	130,902
Population Density	2,602	2,180	1,667
Median Age	36.1	35.8	35.4
Median Age (Male)	33.8	33.8	33.8
Median Age (Female)	38.1	37.3	36.6
Total Households	2,995	22,223	48,433
# of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$61,667	\$63,509	\$63,651
Average House Value	\$197,601	\$195,800	\$206,696

* Demographic data derived from 2010 US Census