

FOR SALE OR LEASE

SEC Gunn Hwy & Sanctuary Vista Tr

6416 Gunn Hwy | Tampa, FL 33625

**APRILE
REAL ESTATE****LOCATION:**

- 6416 Gunn Hwy Tampa, FL 33625
- SEC of Gunn Hwy & Sanctuary Vista Trail (Tampa, FL) ~ Only 1/2 East West of Veterans Expressway

TRAFFIC COUNTS:

- Gunn Hwy: 37,000 cars per day
- Veterans Expy: 72,500 cars per day

Demographics	1-Mile	3-Miles	5-Miles
Total Population	13,676	89,305	236,154
Total Households	4,804	34,255	90,894
Average HH Income	\$70,996	\$87,435	\$88,923

CONTACT:

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PROPERTY INFORMATION:

- 5.42 AC Infill Site Available for Ground Lease, B-T-S or Sale
- Ideal location between Carrollwood and Citrus Park/ Westchase neighborhoods
- Heavily trafficked location visible to over **37,000** cars per day
- Access - Right-In, Right-Out on Gunn Hwy
- Possible cross access and cross parking between adjoining future parcels
- Current Zoning - RMC-6

PROPOSED USES:

- Multiple development possibilities

NOTES:

- This property is located in an established trade area with new residential, office, hotel & medical development in progress. Excellent rare infill opportunity near Westfield Citrus Park Mall in very close proximity to Super Walmart & Veterans Expy

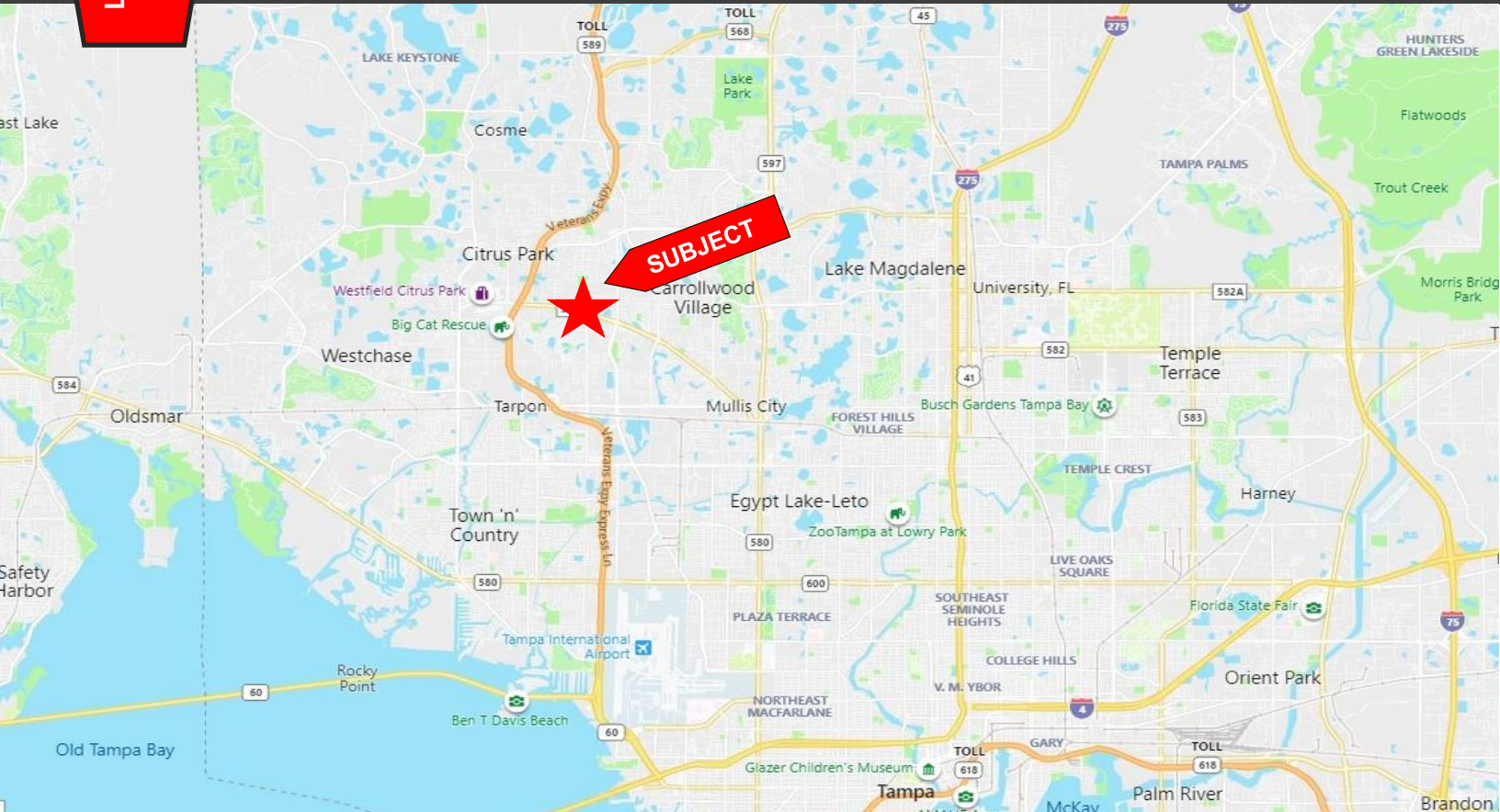
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