



**SOUTH TAMPA
RETAIL OUTPARCEL**



+/- 0.75 ACRES | ZONED CG



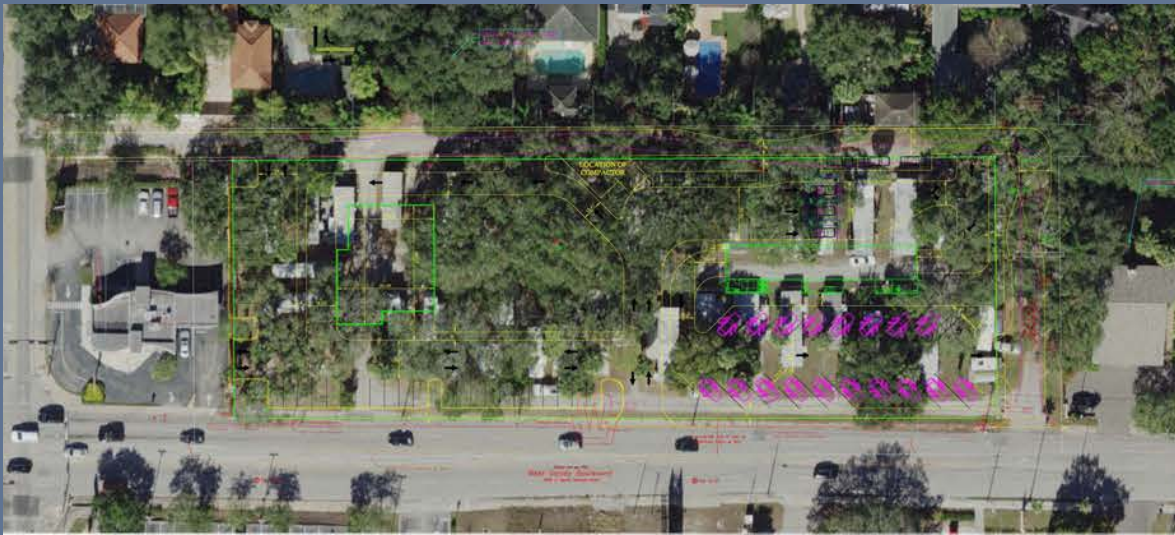
3011 W Gandy Blvd | Tampa, FL 33611

\$1,900,000

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

Land Area (SF): 32,670 SF
Land Area (Acres): +/-0.75 Acres
Property Address: 3011 W Gandy Blvd, Tampa, FL
Folio Number: 128874-0000



PROJECT AERIAL MAP OVERLAY



PROJECT MAP LOCATION

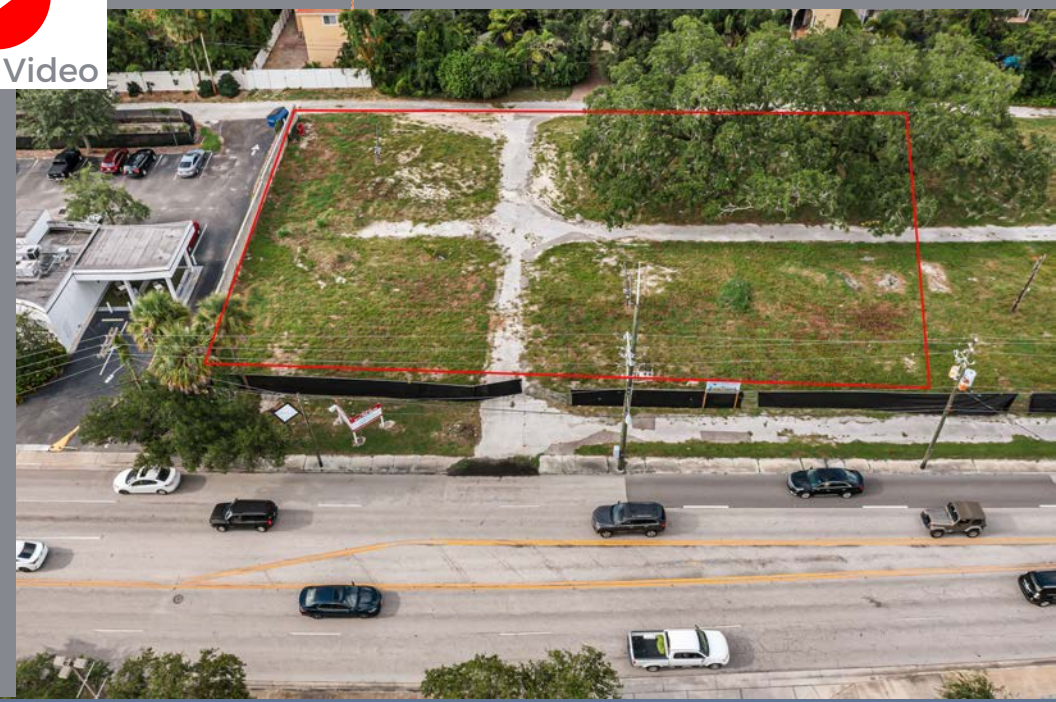
OFFERED BY:
JEFF DERVECH, CCIM
813 766 9639
JDERVECH@DERVECHRE.COM

3011 W Gandy Blvd, Tampa, FL 33611
+/-0.75 Acre Development Parcel
\$1,900,000 | Zoned Commercial General



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Drone Video



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Property Description

The subject site is approx. 0.75 acres in size and is located at the Northeast Quadrant of W Gandy Blvd & S MacDill Ave. The property is situated on the north side of the road between a former bank branch property converted into a local frozen yogurt concept called Yogurtology to the west and a brand-new state of the art car wash development under construction to the east called Woodies Wash Shack. The property is zoned Commercial General (CG) and benefits from the many different uses allowed underneath this zoning designation. Gandy Blvd is a heavily commuted main artery road connecting core Downtown Tampa to Pinellas County with a combined traffic count of over 26,000 cars daily here at this intersection. This South Tampa submarket is supported by a very strong median household income of \$112,596 coupled with a median home value of over \$550,000 within a 1-mile radius. National retailers within 400 ft of this site include CVS, Walgreens, 7-Eleven and ABC Liquors.



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DERVECH
COMMERCIAL REAL ESTATE

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