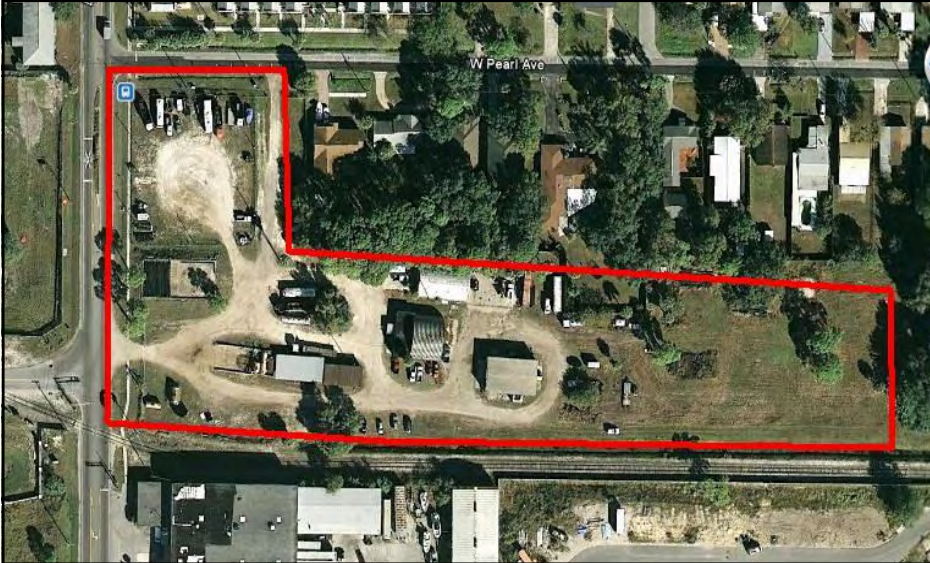
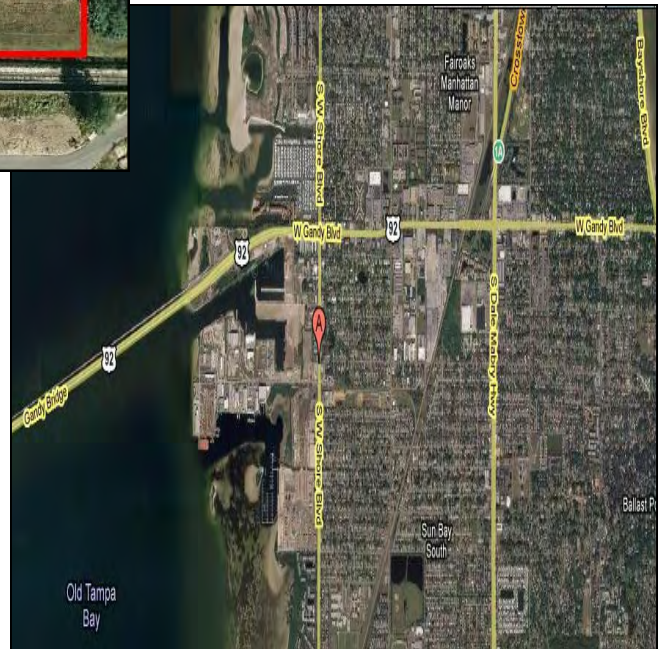


# 5320 S. Westshore Boulevard Tampa, FL 33611



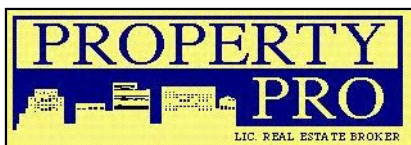
## 5.053 Acres Land For Sale

- Size: 5.053 Acres Available For Sale includes 7,373 SF Warehouse in 3 Buildings on 1.1 Acres, 3.04 Acres Zoned Commercial Intensive plus 2.01 Acres of Vacant Residential, and 1.93 Acres of Open Storage Space.
- Ideal for Industrial Use or Redevelopment to Multi Family or Mixed Use.
- 355' Frontage on Westshore Blvd and 210' Frontage on Pearl Avenue.
- Price: \$3,747,000. Owner Financing Available.
- Excellent location in South Tampa on S. West Shore Blvd. with Railway access; just 1/4 mile from the Gandy Bridge to Pinellas County; 1 mile to Crosstown Expressway; 3 miles to MacDill Air Force Base.
- Passed Phase I Environmental Test.
- Traffic Count: 22,400 Vehicles Per Day



### 2010 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	60,127	98,105	162,778
Avg. HH Income	\$73,132	\$80,599	\$77,806
Households	27,919	45,804	74,410



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