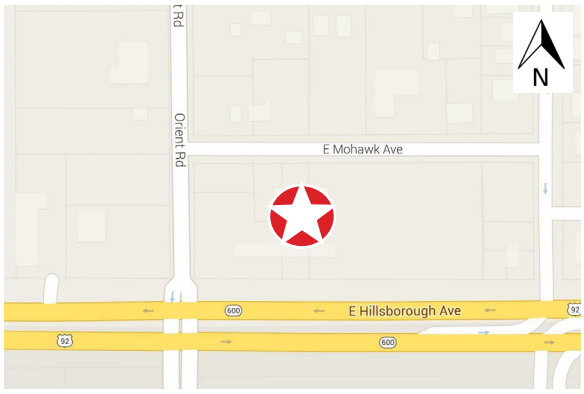
# 1.00-AC Site Across from Seminole Hard Rock

7408 E Hillsborough Ave, Tampa, FL 33610




## Project Highlights

- 1.00± AC land site advantageously situated immediately adjacent to a newly built Wawa and Burger King, and across the street from the Seminole Hard Rock Casino
- Recently announced expansion at the Seminole Hard Rock Tampa will feature a second hotel tower with more than 500 additional guest rooms, five new retail stores and a helipad
- Excellent visibility from high traffic East Hillsborough Avenue (44,000 vehicles per day)
- Positioned just west of the I-4 interchange, this prime land site also sits proximate to NetPark Tampa Bay, a major employer and significant traffic draw

| PHYSICAL SITE CHARACTERISTICS | |
|---|---|
| Daily Traffic Counts | E Hillsborough Ave (E/W): 44,000 AADT |
| Parcel Size: | 1.00 AC mol |
| Zoning: | PD-C |
| Folio No: | 040297-0000 |
| Lat/Lon: | 27.997189/-82.372357 |
| County: | Hillsborough |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 3,836 | 64,080 | 204,836 |
| Households | 1,438 | 23,875 | 77,519 |
| Avg HH Income | $54,405 | $50,416 | $54,992 |

## For Leasing Information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# Ground Lease or Build-to-Suit

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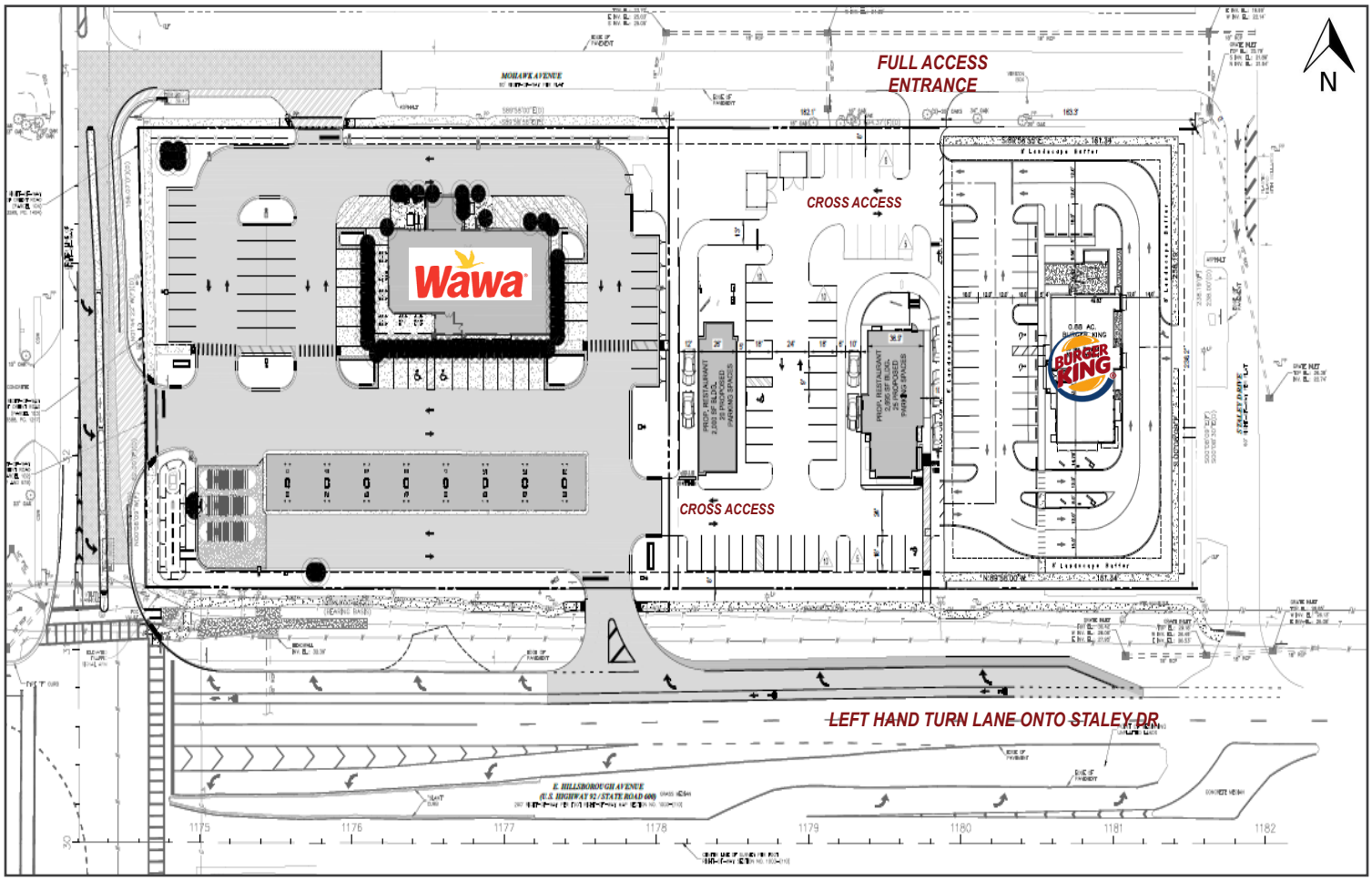

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