

BIG BEND RETAIL DEVELOPMENT

NEQ Big Bend and US 41
Tampa, Florida



Presented By:

Steven Schafer

29800 Middlebelt Road

Suite 150

Farmington Hills, MI 48334

248-932-7500 Office

248-932-0128 Fax

www.schafer-dev.com



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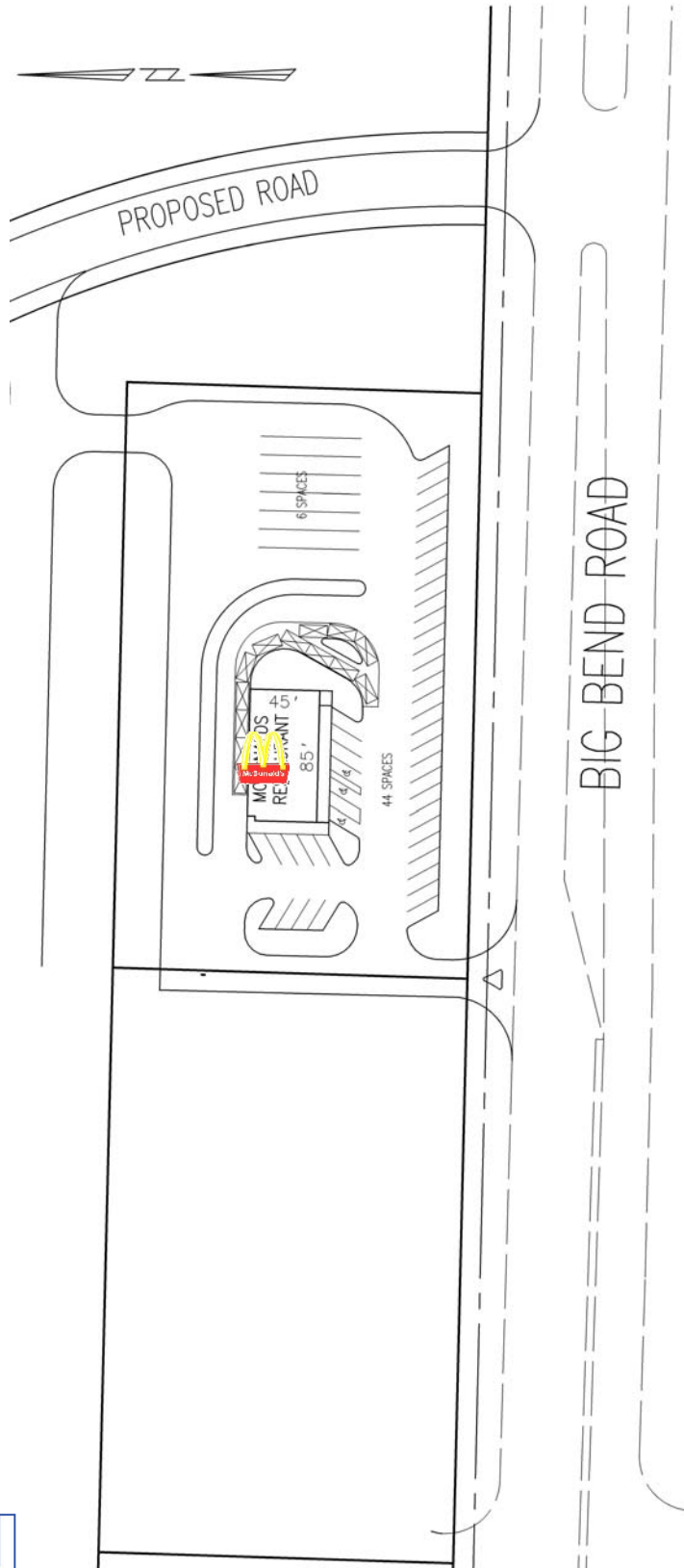
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PROJECT OVERVIEW

LOCATION:	NEQ Big Bend and US 41 Tampa, Florida	
PRICE/LEASE:	TBD	
ACRES:	2 Acres	
SQUARE FEET:	Permits up to 12,000 Square Feet	
DIMENSIONS:	379.38' x 229.64'	
ZONING:	General Business Commercial Use	
TRAFFIC COUNTS:	US 41 @ Big Bend:	47,500 vehicles per day
	Big Bend @ US 41:	26,209 vehicles per day
UTILITIES:	Water and sewer service is provided by Hillsborough County and located both along Big Bend and US 41 with capacity. Tampa Electric supplies power.	
ACCESS:	Access points on both Big Bend and US 41. The site is 1½ miles from the I-75 and Big Bend interchange.	
COMMENTS:	The location is strategically located to service the expanding industrial, residential and retail developments within Hillsborough County. The South Shore has been and continues to grow rapidly with residential and retail projects by large national home builders, local custom builders, and large national big box retail developments. There are over 10,000 homes approved by county to national home builders in the immediate 3-5 mile radius. At Big Bend and I-75 there is a 100 acre regional retail site in development, yielding a 1,000,000 sq. ft. open air regional lifestyle center.	

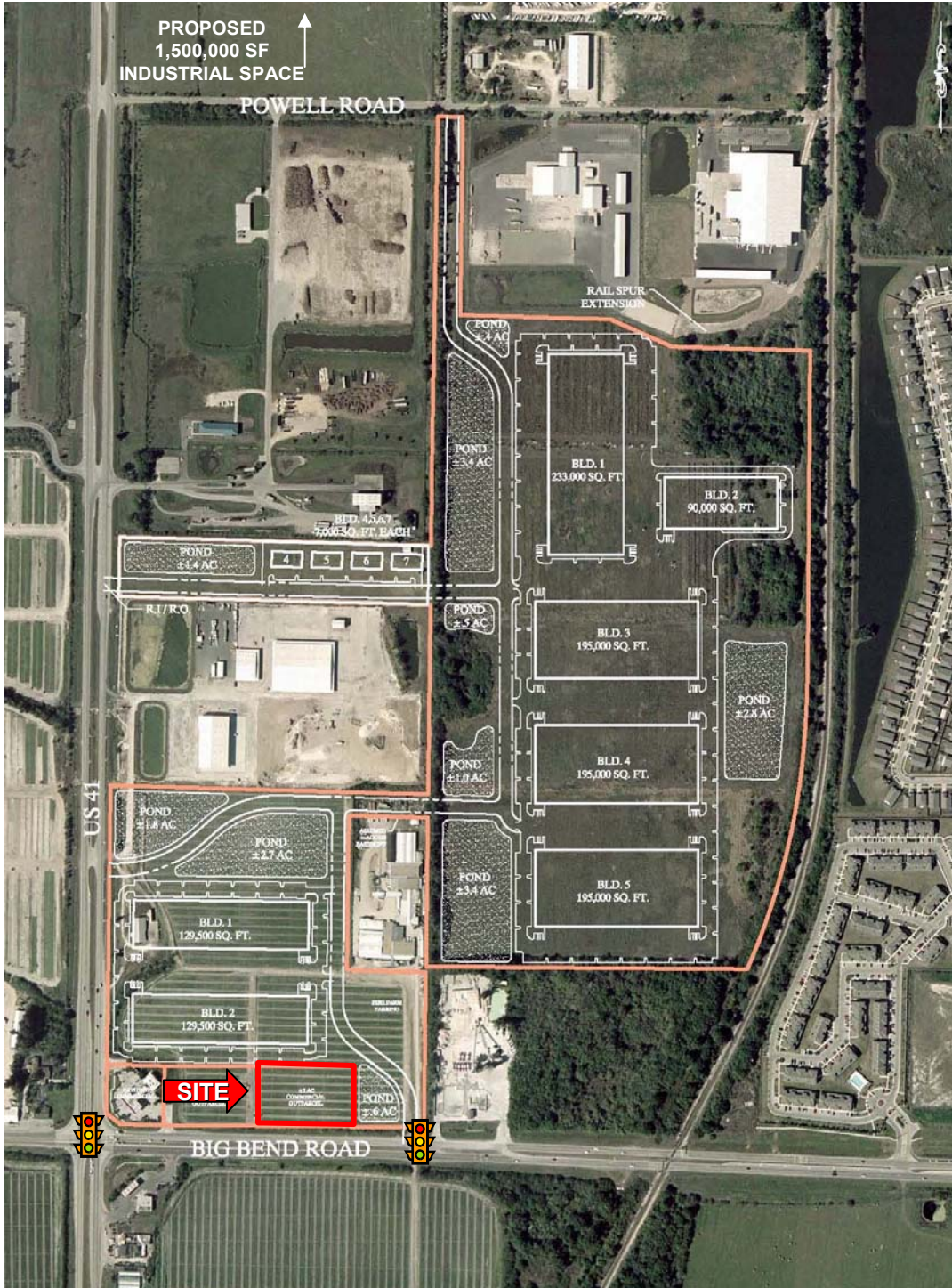
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CONCEPTUAL SITE PLAN

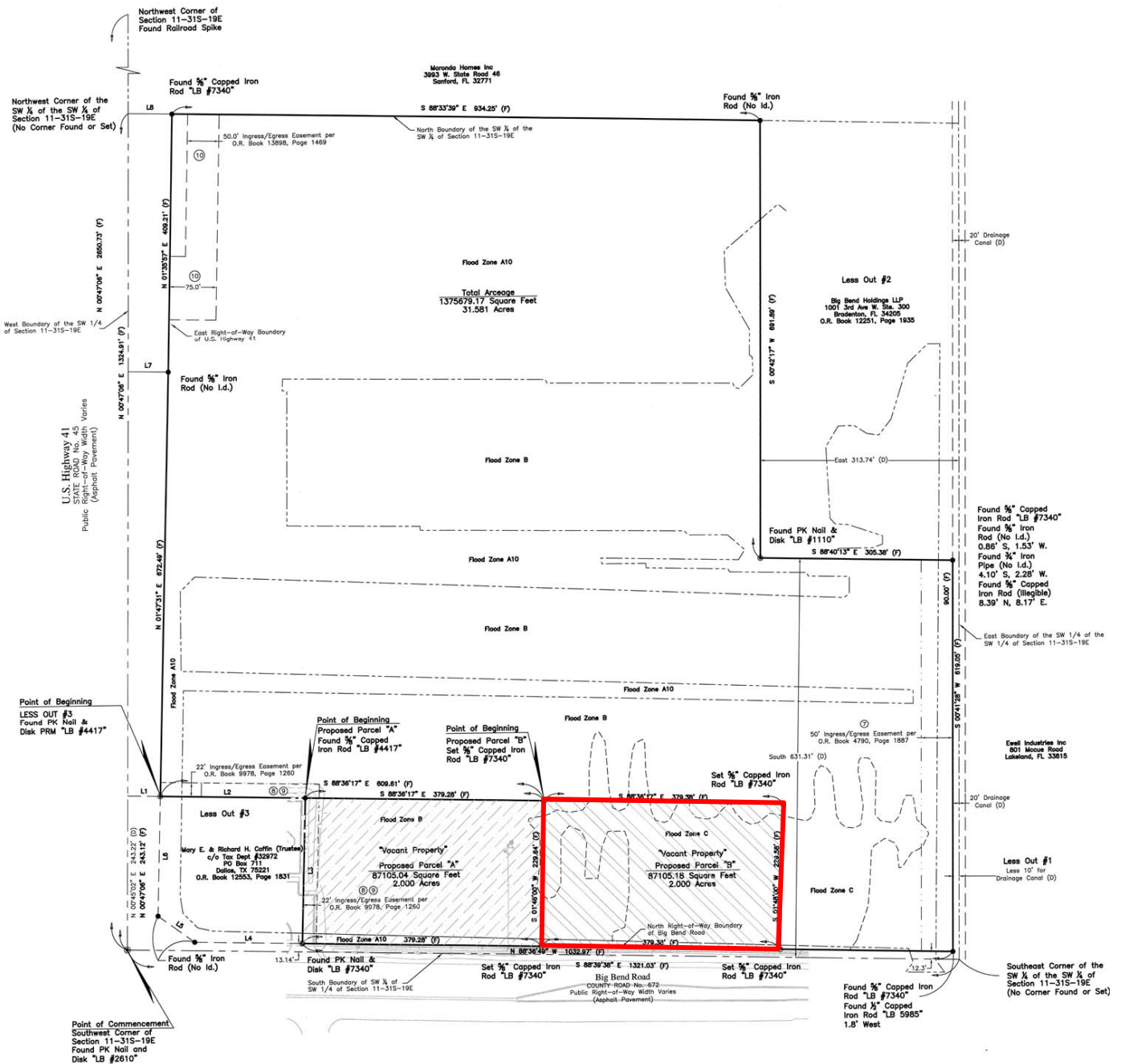


BIG BEND RETAIL DEVELOPMENT

AERIAL



BIG BEND RETAIL DEVELOPMENT SURVEY



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AREA MAPS

