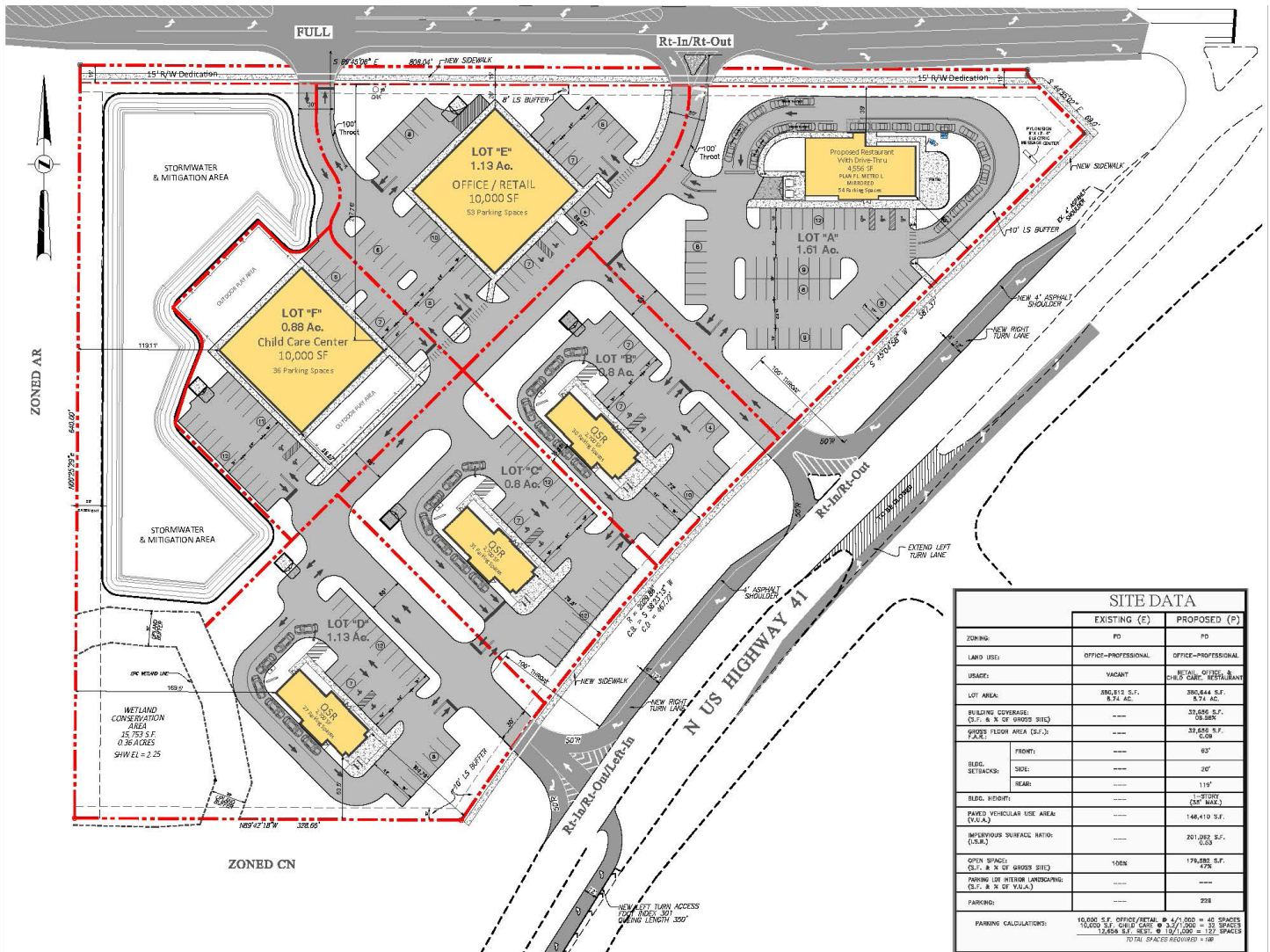


COMMERCIAL PROPERTY AVAILABLE RUSKIN (HILLSBOROUGH COUNTY), FLORIDA

SWC N US-41 & 19TH Ave NW



Demographics Within:	1 Mile	3 Miles	5 Miles
Population	3,969	33,914	63,632
Average Income	\$90,043	\$78,822	\$73,026
Median Income	\$75,868	\$65,754	\$60,972
Median Age	35.8	39.5	46.1
Daytime Employees	1,087	12,340	20,726

*2018 Sites USA



For more information, contact:

Jimmy Walker
727-446-3444
Jimmy@cscproperties.com

John Cowden
423-618-2773
Jcowden@cscproperties.com

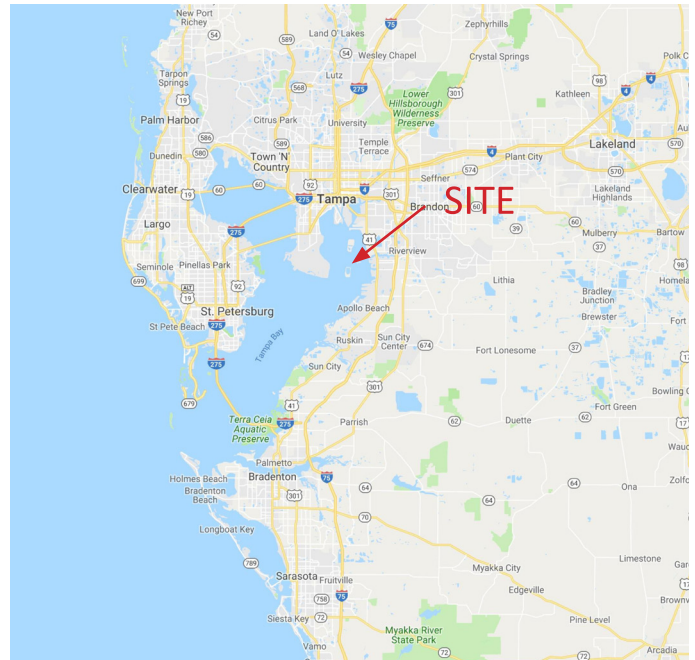
5795 Ulmerton Road | Suite 200 | Clearwater, FL 33760
727.446.3444 | www.CSCProperties.com



**SWC N US-41 & 19th Ave NW
Ruskin, FL 33570**

Key Features & Highlights:

- Size: 8.75 acres
- Outparcels available
- Traffic Counts: 31,000 AADT at intersection
- Amazon Fulfillment Center 3 miles east of site
- New Publix shopping center across the street
- South Shore Corporate Park – 105 AC mixed use development 3 miles east of site



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