



Well Located 13,304 SF Office/Commercial
Great Tampa Location off Selmon Expressway
Two Building Campus

Available for Immediate Occupancy

High Visibility Just off Major Road

2.05 Acre Site- Room for Additional SF

250 +/- Linear Feet Frontage with Curb Cut

28 Surface Parking Spaces

Sprinkler & Alarm System in Place

Perfect for Owner/User/Investor

Price: \$2,995,000

1511 S US HIGHWAY 301
TAMPA, FL 33619

ALAN KAYE
Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

H. JOE STRICKLAND, JR. P.A.
Senior Business Advisor & Intermediary
(863) 559-7381
hjoe@tworld.com
SL692199

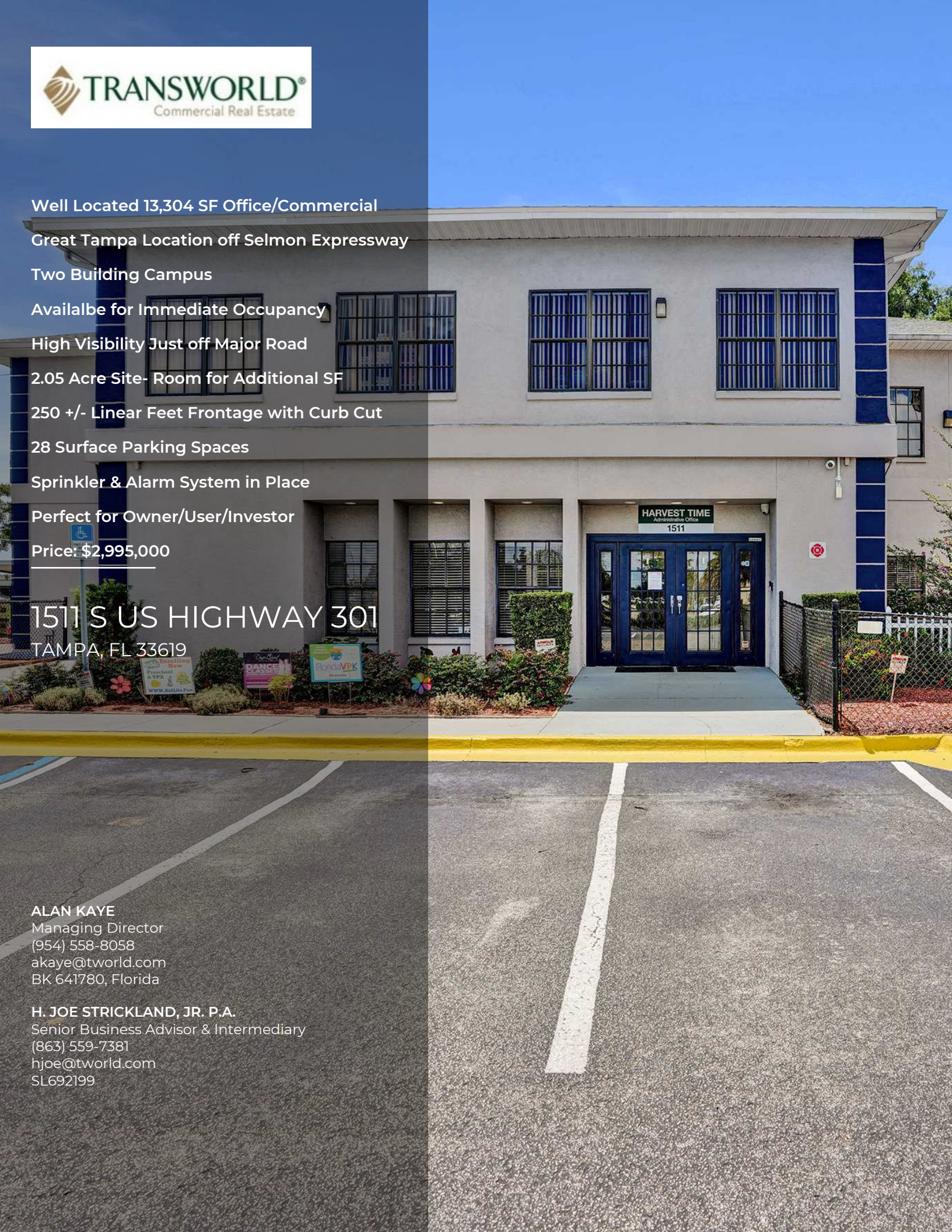


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ALAN KAYE

MANAGING DIRECTOR

O: (954) 558-8058

C: (954) 558-8058

akaye@tworld.com

BK 641780, Florida

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SENIOR BUSINESS ADVISOR & INTERMEDIARY

O: (863) 559-7381

hjoel@tworld.com

SL692199

13,304 SF TURNKEY FACILITY

IDEAL FOR ADULT DAY TRAINING & SPECIALIZED SERVICES

HILLSBOROUGH COUNTY, TAMPA | 1511 US 301 S



BUILT FOR SAFETY. READY FOR IMPACT.

A modern, fire-compliant facility positioned for programs that change lives.

OFFERED AT

\$2,995,000

PROPERTY HIGHLIGHTS

- ✓ 13,304 Square Feet
- ✓ Existing Fire Sprinkler System
- ✓ Existing Fire Alarm System
- ✓ Multiple Classrooms & Program Rooms
- ✓ Kitchen | Offices | Restrooms
- ✓ Ample Parking | Easy Access
- ✓ Institutional Layout – Turnkey Ready
- ✓ Zoned for Educational/Commercial Use
- ✓ Ideal for Full-Day Programming
- ✓ Hillsborough County Location

IDEAL FOR:



ADULT DAY TRAINING
(ADT)



DEVELOPMENTAL
DISABILITY SERVICES



LIFE SKILLS &
SOCIAL SKILLS TRAINING



VOCATIONAL &
PREVOCATIONAL PROGRAMS



AUTISM & BEHAVIORAL
SERVICES



COMMUNITY
INTEGRATION PROGRAMS



MEDICAL / WELLNESS /
THERAPY USES



NONPROFIT & EDUCATIONAL
ORGANIZATIONS



FIRE & SAFETY READY

The building is equipped with an existing fire sprinkler system and fire alarm system – a major advantage for licensed programs.

Save time, reduce build-out costs, and step into a facility designed to meet today's safety and compliance standards.



PERFECT SPACE. POWREFUL PURPOSE.

A turnkey solution for organizations making a difference in our community.

AVAILABLE FOR SALE

\$2,995,000

Schedule a private tour today!

DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 1511 S US Highway 301, Tampa, FL 33619 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR H. JOE STRICKLAND & PLEASE DO NOT DISTURB THE TENANTS.

Property Summary



PROPERTY SUMMARY

1511 S US Highway 301
1511 S US Highway 301 | Tampa, FL 33619

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Property Summary

Location:	Just off Selmon Expressway
City:	Tampa
Property:	Two Building Office/Commercial
Building SF:	13,304 Square Feet
Lot Size:	2.05 Acre Site
Year Built:	1990, 1999, 2000
Use Code:	Opportunity Zone
Building Class:	Class B Office/Commercial
Floors:	Two & One
Zoning:	RSC-6
Exterior:	CBS Concrete Block
Foundation:	Reinforced Concrete Slab
Roof:	Asphalt Shingle
Parking:	28 Surface Spaces
Parcel #:	U-25-29-19-663- 000001-53630
Price:	\$2,995,000

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of 1511 S. US Highway 301 in Tampa, Florida. This is a highly visible commercial property situated on approximately 2.05 acres at the intersection of two of the region's most significant transportation corridors. The site benefits from exceptional exposure along US Highway 301 and visibility from the Selmon Expressway, providing outstanding branding opportunities and convenient regional access throughout the Tampa Bay market. The property is improved with two buildings that total 13,304 +/- square feet. The largest building is a two story building consisting of 11,480 +/- SF built of concrete and masonry construction. It is currently configured for educational and institutional uses and presents a rare opportunity to acquire a highly visible commercial property in one of Tampa's most active transportation and industrial corridors.

Location Overview

1511 S. US Highway 301 is strategically located in Tampa, Florida within Hillsborough County, along the US 301 corridor adjacent to the Selmon Expressway, providing excellent access to Interstate 75, Interstate 4, Interstate 275, Downtown Tampa, the Port of Tampa, and Tampa International Airport. Situated within the heart of the Tampa Bay metropolitan area, the property benefits from one of Florida's strongest growth markets, supported by a diverse economy, expanding population, and favorable business climate. The surrounding area features a mix of industrial, commercial, logistics, and residential development, creating a dynamic environment for a variety of users. Proximity to major transportation corridors, the Port of Tampa, retail centers, restaurants, hotels, healthcare facilities, and established residential communities enhances the property's appeal. With exceptional accessibility and continued economic growth throughout the Tampa Bay region, the property is well positioned for long-term success and sustained demand.

SEC II

Property Description



PROPERTY DESCRIPTION

1511 S US Highway 301
1511 S US Highway 301 | Tampa, FL 33619

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Property Description

1511 S. US Highway 301 is situated on approximately 2.05 acres. The property is improved with two buildings that total 13,304 +/- square feet. Building One is the largest building featuring 11,480 square feet. It is two story built in 1990 with concrete and masonry construction with a very flexible floor plan that could accommodate many office, educational or commercial uses for an owner/user or investor. Building Two consists of 1,824 +/- square feet built in 2000 with wood frame construction. Each building has central heat & A/C. The property benefits from exceptional exposure along US Highway 301 with convenient access to the Selmon Expressway, Interstate 75, Interstate 4, Downtown Tampa, and the Port of Tampa, providing efficient connectivity throughout the Tampa Bay region. Its strategic location within a rapidly expanding commercial and logistics market supports strong long-term demand from owner-users, investors, and developers alike.

Positioned within a rapidly growing commercial corridor, the asset offers ample room for parking with 28 spaces, outdoor uses, future expansion possibilities for additional square footage, or redevelopment. This infill site is within minutes of Downtown Tampa and numerous residential and commercial developments, making it an attractive opportunity for users seeking a centrally located property with exceptional visibility, accessibility, and long-term growth potential. There are over 35,000 residents within a two mile radius and 192,000 residents within a five mile radius. The average household income within two miles is \$83,245 and \$88,995 within five miles. Tampa Silverstar Amtrak Commuter Rail is 7.9 miles away from the subject property. Tampa International Airport is 16.5 miles away and Saint Pete Clearwater International Airport is 25.7 miles away.

SEC III

Property Photos



PROPERTY PHOTOS

1511 S US Highway 301

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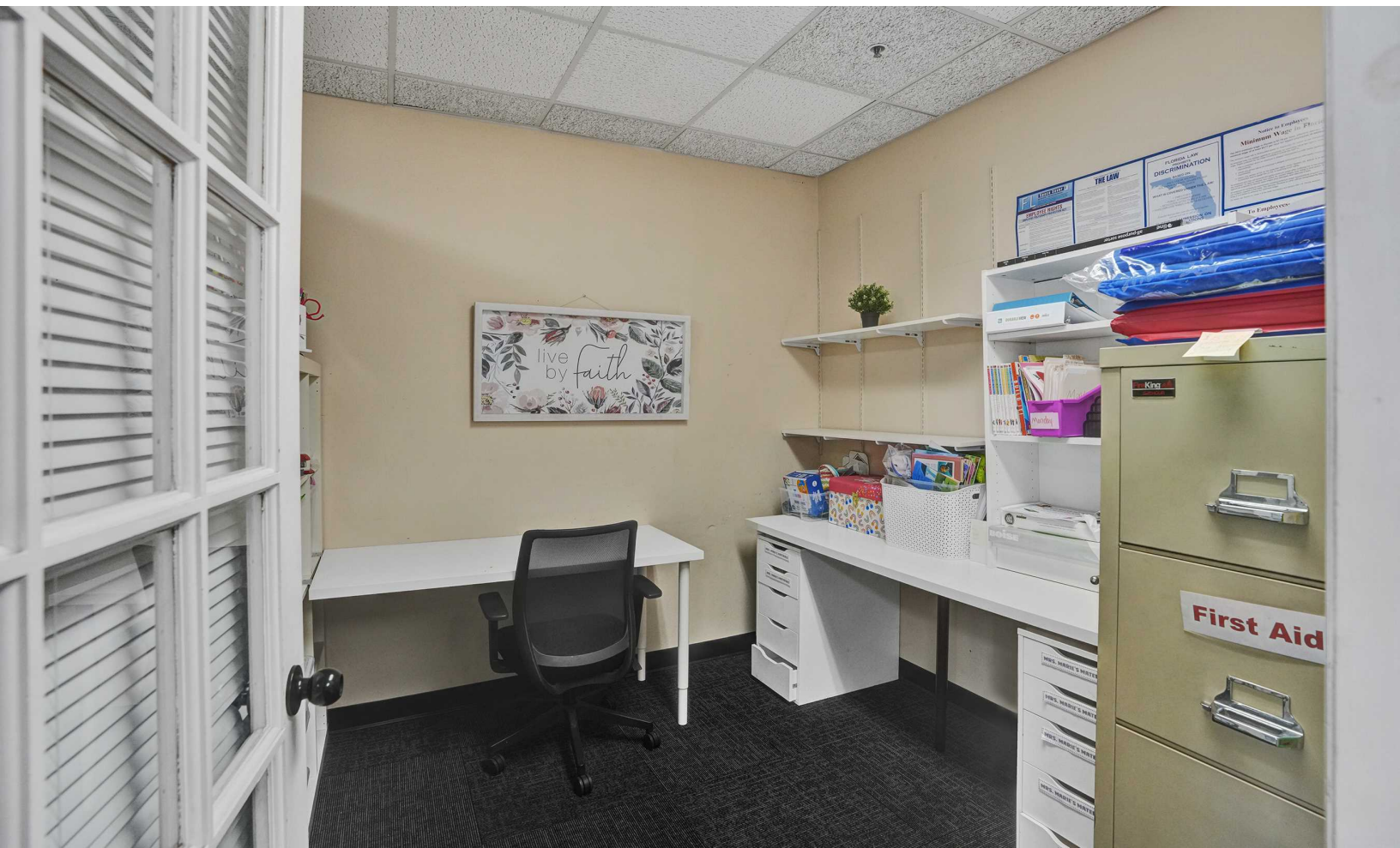


PROPERTY PHOTOS

1511 S US Highway 301

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PROPERTY PHOTOS

1511 S US Highway 301

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PROPERTY PHOTOS

1511 S US Highway 301

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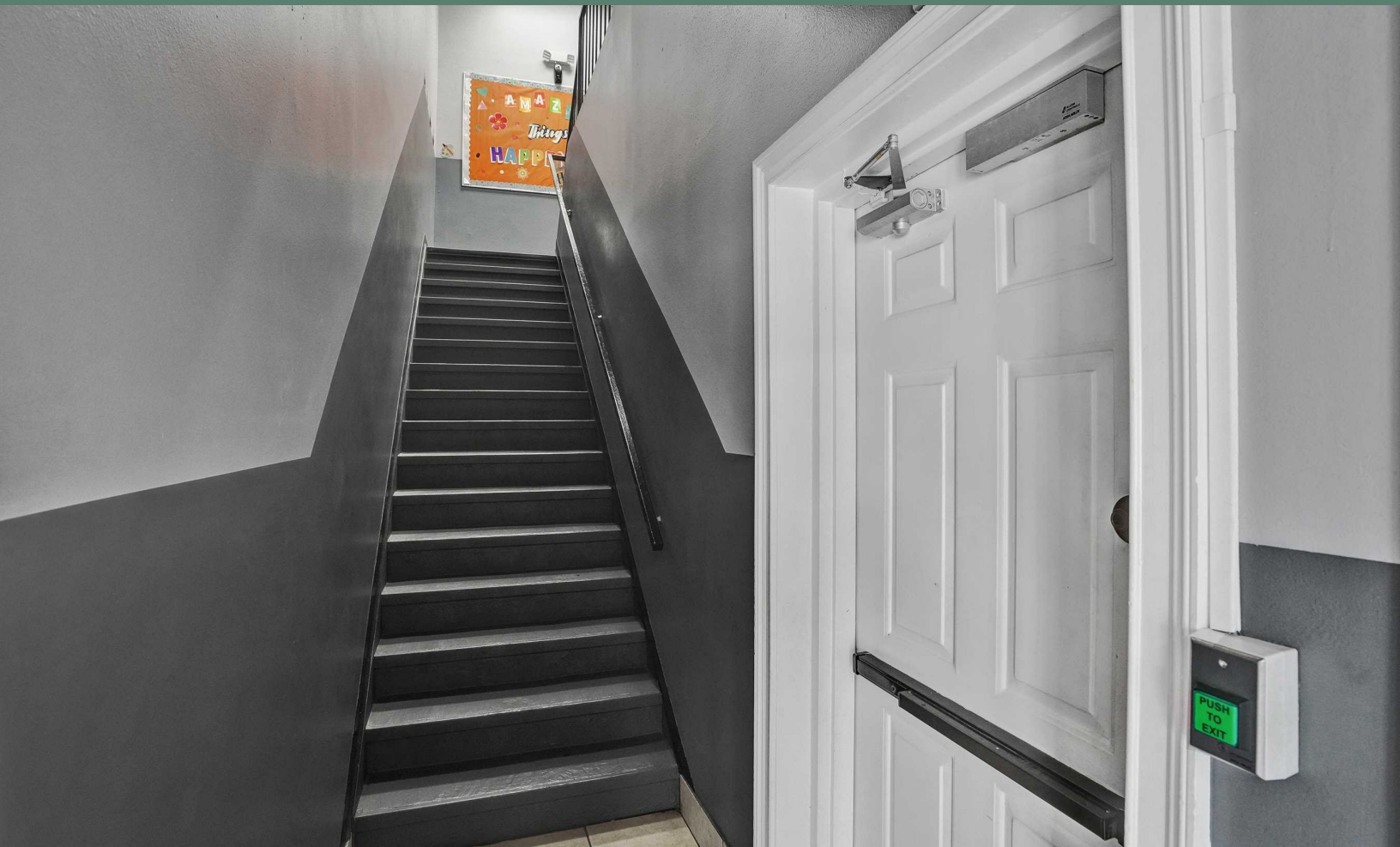


PROPERTY PHOTOS

1511 S US Highway 301

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PROPERTY PHOTOS

1511 S US Highway 301

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AERIAL PHOTOS

1511 S US Highway 301

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TOTAL:11,480 sq. ft

EXCLUDED AREAS: STORAGE: 59 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL:11,480 sq. ft

EXCLUDED AREAS: STORAGE: 59 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

SECTION IV

Maps / Demographics



AERIAL MAP

1511 S US Highway 301
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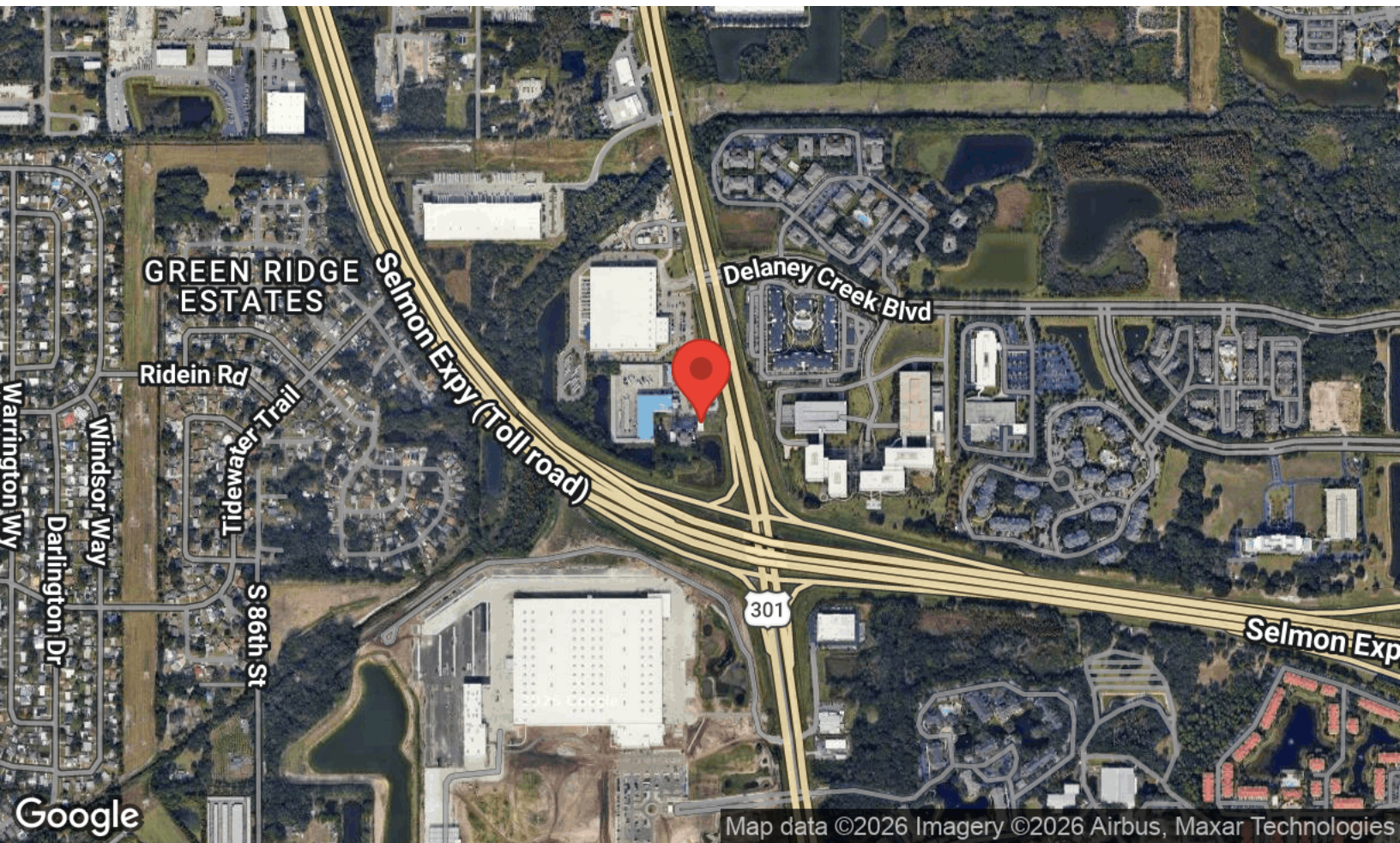
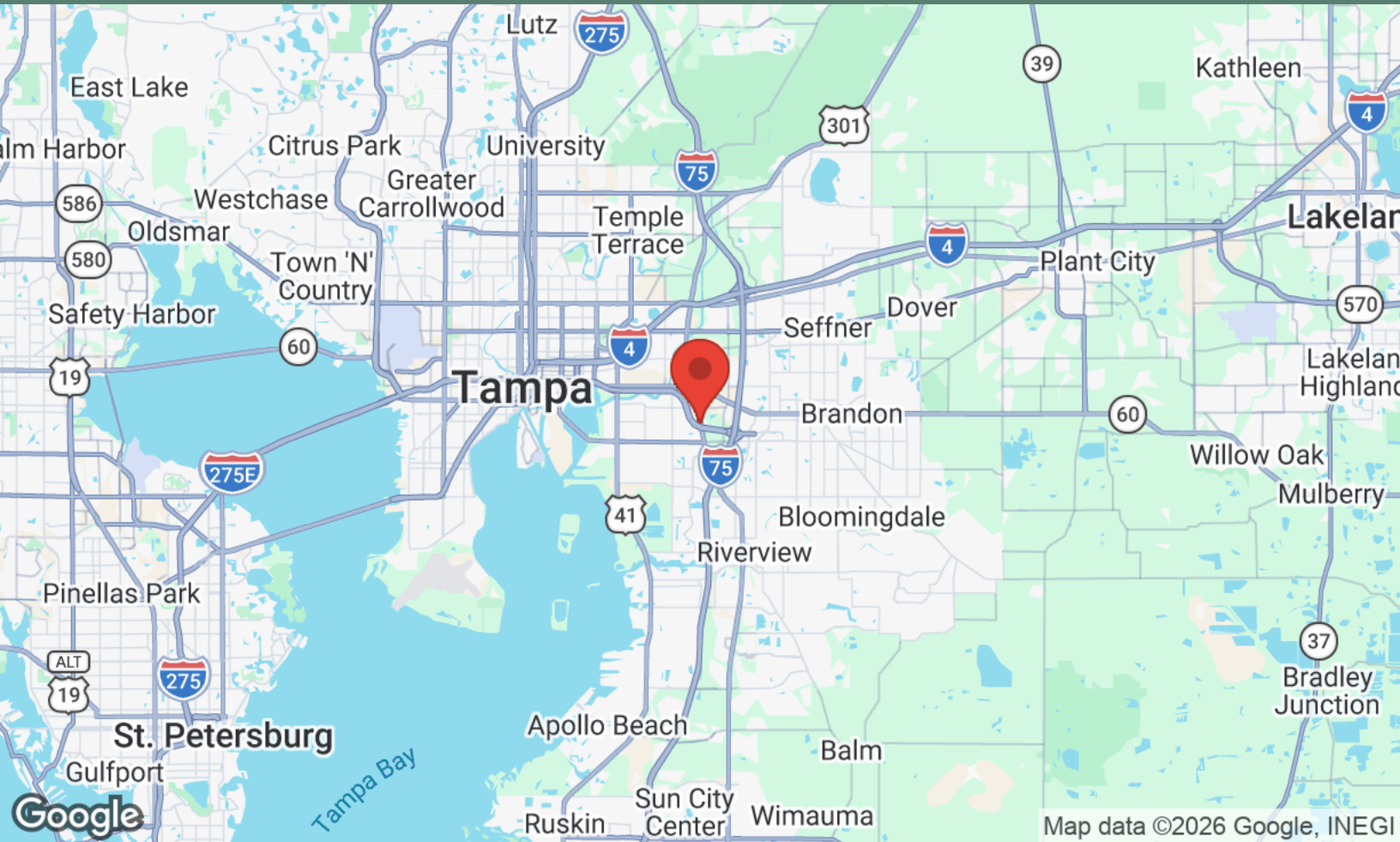


LOCATION MAPS

1511 S US Highway 301

1511 S US Highway 301 | Tampa, FL 33619

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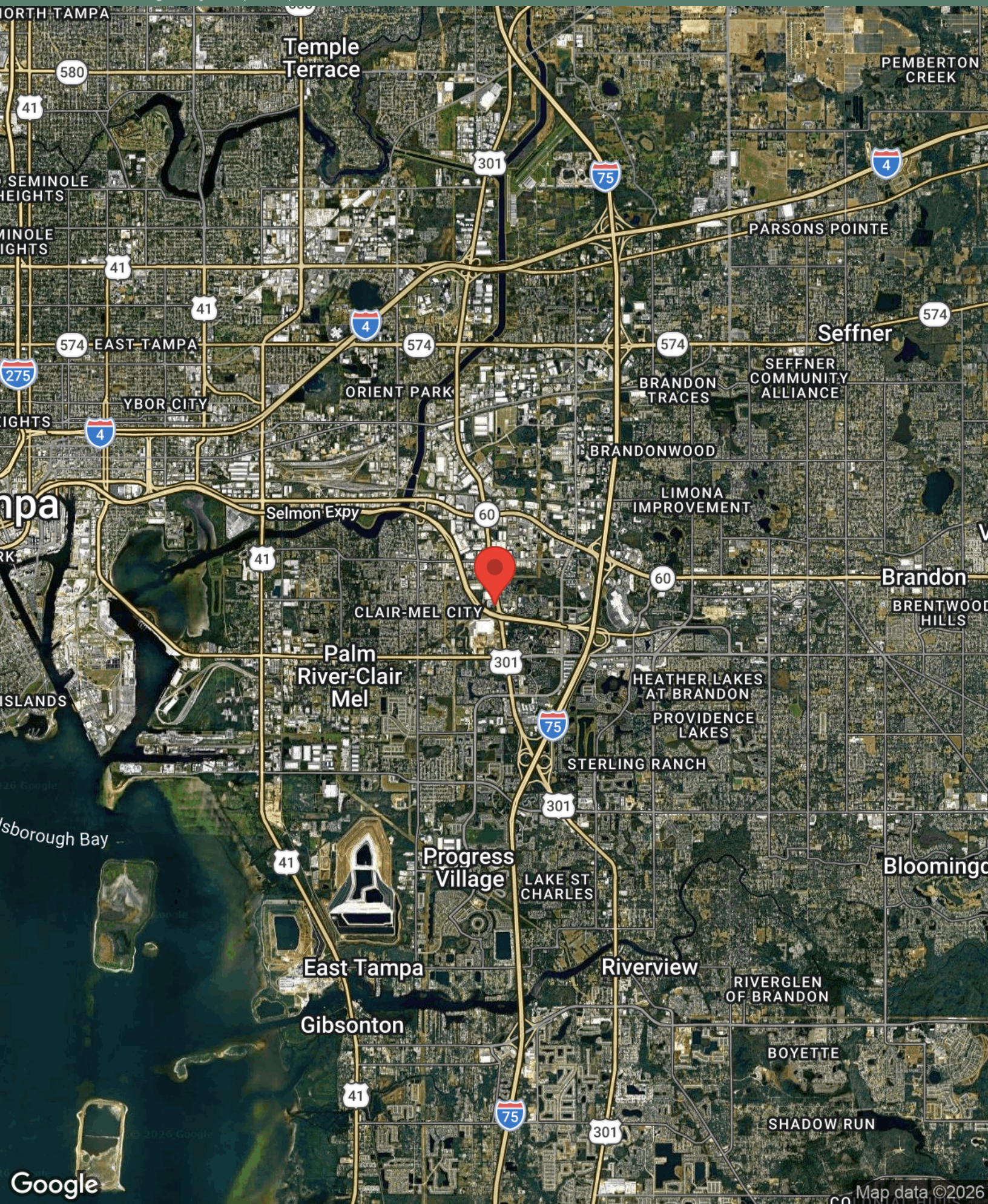


REGIONAL MAP

1511 S US Highway 301

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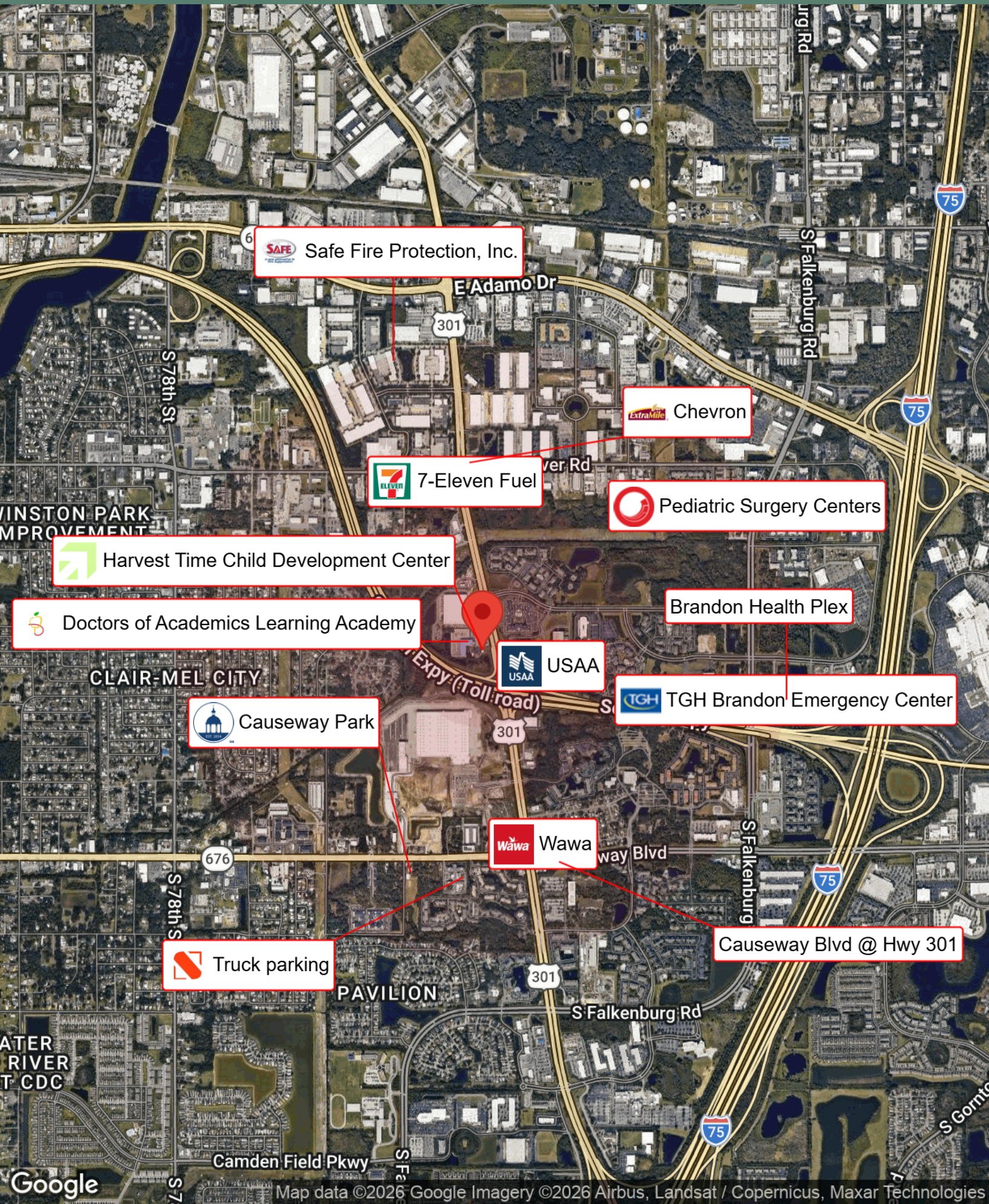


BUSINESS MAP

1511 S US Highway 301

1511 S US Highway 301 | Tampa, FL 33619

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Safe Fire Protection, Inc.



Chevron



7-Eleven Fuel



Pediatric Surgery Centers



Harvest Time Child Development Center



Doctors of Academics Learning Academy

Brandon Health Plex



USAA



TGH Brandon Emergency Center



Causeway Park



Wawa



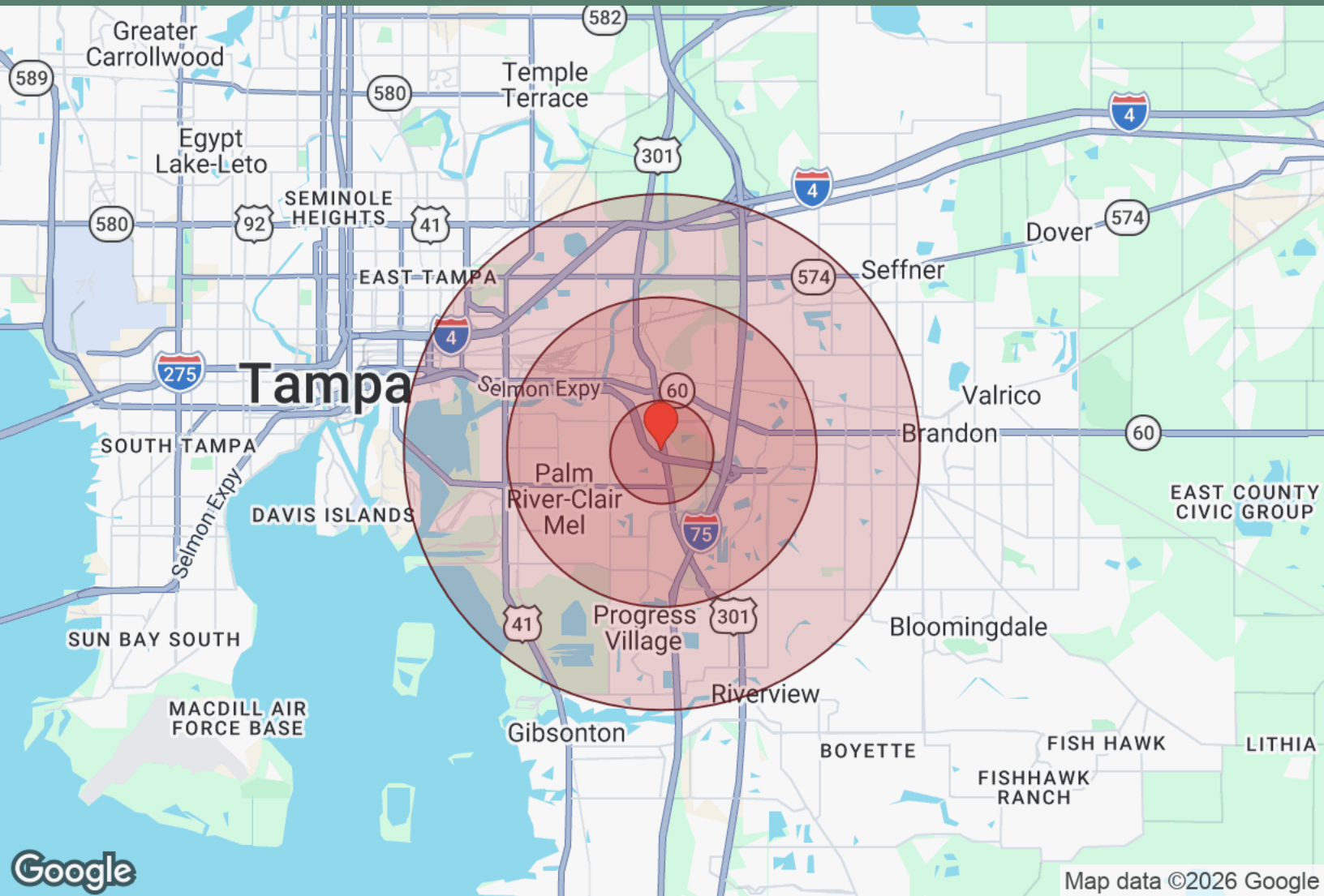
Truck parking

Causeway Blvd @ Hwy 301

DEMOGRAPHICS

1511 S US Highway 301
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Income		
	2 miles	5 miles	10 miles
2020 Population	31,565	175,344	712,344
2025 Population	35,430	191,344	781,343
2030 Population Projection	38,350	206,000	841,779
Annual Growth 2020-2025	2.4%	1.8%	1.9%
Annual Growth 2025-2030	1.6%	1.5%	1.5%
Median Age	35.7	37.2	37.7
Bachelor's Degree or Higher	29%	26%	31%
U.S. Armed Forces	60	597	4,899
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$83,556	\$89,040	\$101,739
Median Household Income	\$69,632	\$71,617	\$75,168
< \$25,000	2,021	11,478	51,267
\$25,000 - 50,000	2,778	12,396	48,044
\$50,000 - 75,000	3,228	14,969	49,357
\$75,000 - 100,000	2,312	11,119	38,395
\$100,000 - 125,000	1,790	9,018	31,040
\$125,000 - 150,000	748	4,329	20,458
\$150,000 - 200,000	1,051	5,303	24,447
\$200,000+	611	4,679	34,845

BROKER PROFILE

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For More Information Contact:

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