



ADDRESS

**6101 Symmes Road & US 41
Gibson, FL 33534**

PROPERTY FEATURES

- Signal corner on busy US 41
- 28,000 car Average Daily Traffic Count
- Zoned CG
- GREAT SITE for retail development

	1 Mile	5 Miles	10 Miles
Total Households:	702	22,600	132,325
Total Population:	2,083	61,512	338,196
Average HH Income:	\$53,771	\$65,968	\$72,443

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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Commercial

GIBSONTON RETAIL DEVELOPMENT OPPORTUNITY LAND

6101 SYMMES ROAD & US 41, GIBSONTON, FL



OFFERING SUMMARY

Sale Price:	\$430,000
Price / Acre:	\$909,262
Lot Size:	20,600 SF
Zoning:	CG
Market:	Tampa
Submarket:	Gibsonton
Traffic Count:	28,000

PROPERTY OVERVIEW

Excellent retail development opportunity on busy US 41 (28,000 Daily Traffic Count) in Gibsonton. Prime for redevelopment, this signalized corner is in the path of future Gibsonton revitalization.

LOCATION OVERVIEW

On busy US 41, with a 28,000 Average Daily Traffic Count - Great for redevelopment.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
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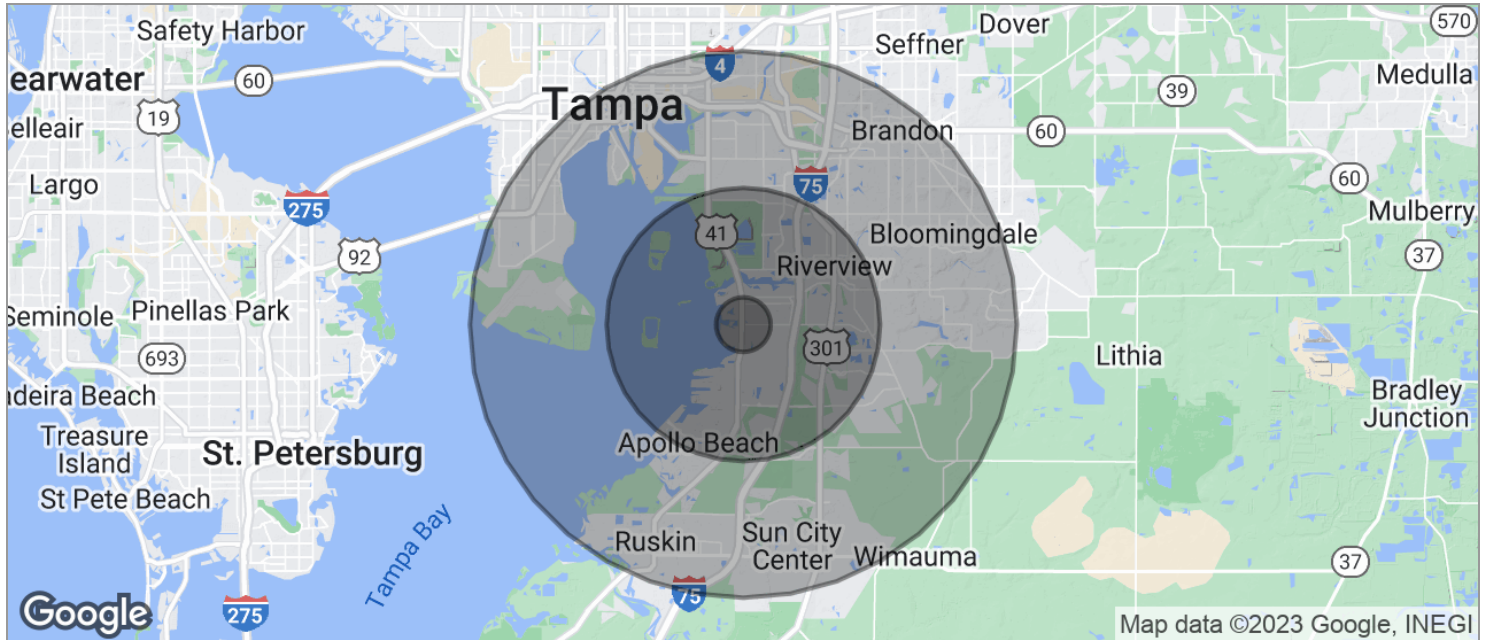
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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,083	61,512	338,196
MEDIAN AGE	30.0	34.3	37.5
MEDIAN AGE (MALE)	32.1	34.0	36.8
MEDIAN AGE (FEMALE)	27.5	35.0	38.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	702	22,600	132,325
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$53,771	\$65,968	\$72,443
AVERAGE HOUSE VALUE		\$286,635	\$270,888

* Demographic data derived from 2020 ACS - US Census

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GAIL BOWDEN

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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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Memberships & Affiliations

T
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