

# Freestanding Vacant Retail Building & Car Wash Available

## FOR LEASE - \$30.00 psf NNN

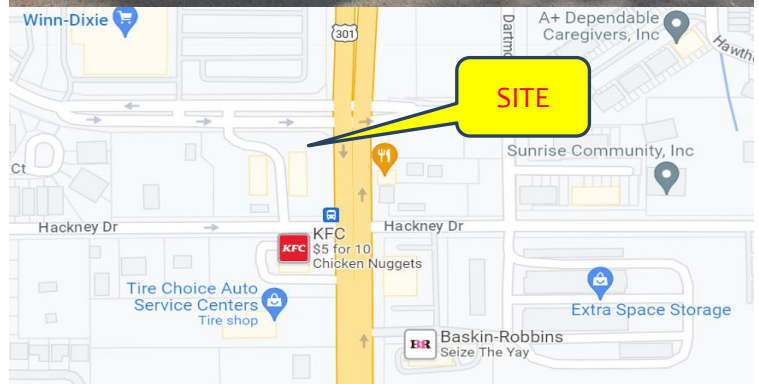
### Property #37683 - 6933 US Highway 301 South Riverview, Hillsborough County, Florida

#### Property Highlights

- Building Size - 4,000 sq. ft.
- Year Built - 2000
- Land Size - 1.57 acres (68,346 sq. ft.)
- Located at a signalized intersection
- Folio Number 074090-0570
- Zoned - PD
- Good Access & Visibility
- 2025 Traffic Counts - 53,500 (Hwy 301)
- 2024 Property Taxes - \$38,390.11
- All Motor Fuels Equipment (including tanks) have been or will be removed

Will be restricted against being used as a  
Convenience Store with or without Motor Fuels  
(other restrictions may apply)

**This property is a sub-lease and can only  
be leased until 7/31/2031**



Contact:  
**Kimberly Shiver**  
352.415.4499 Ext. 2  
kim@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

# Overhead Aerial View



**INTREPID**  
Commercial Real Estate

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