



**YOU'RE INVITED TO OUR BROKER EVENT!**  
**Thursday, August 17th @ 11:30 A.M.**  
–Lunch Provided  
–First 35 Guests Receive \$100 Cash  
–Plus \$500 Give-Away  
**RSVP to Bobby @ 813.830.7539 by Aug. 11th**

## 5400 Southern Comfort Boulevard - September 1, 2017 Occupancy

### Premier Location

- › Direct access to Veterans Blvd and Hillsborough Ave.
- › 4 buildings totaling 166,255 SF over 11 acres
- › Close to downtown Tampa
- › Traffic Count on Veteran's Expressway = 71,000
- › Traffic Count on Hillsborough Avenue = 68,000
- › **Population**
  - › 1mi = 6,060
  - › 3mi = 73,891
  - › 5mi = 216,087
- › **Avg. HHIncome**
  - › 1mi = \$45,947
  - › 3mi = \$54,423
  - › 5mi = \$58,763

### Repairs Underway

- › New white TPO roof with R 20 insulation and 20 year warranty
- › New exterior paint
- › Parking lot repaired, sealed and striped
- › New dock doors
- › New fire sprinklers
- › New 25 foot-candle LED lights
- › New store fronts
- › 24/7 security fence with gate

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**CALL 813 830 7539**