

10905 US Highway 41 South

RIPCO
RETAIL LEASING

West side of US Highway 41 South between Cliff and Cedar Avenues
Gibsonton, FL



For Lease

2,800 SF A/C Warehouse + 1 Acre Outdoor Land

Available for lease together or separately

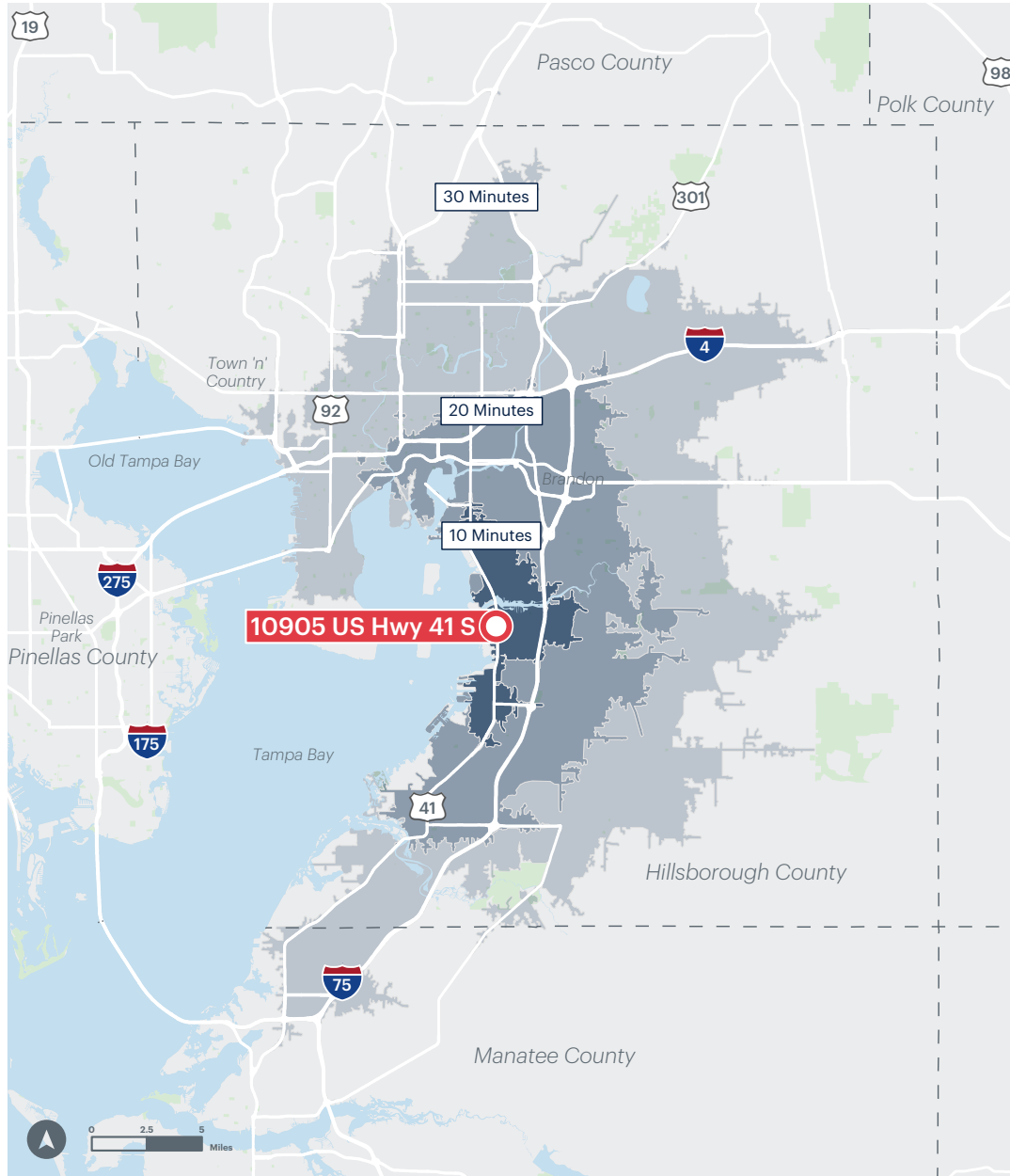
Space Details



Size	Building	2,800 SF
	Land	1 AC
<i>Available for lease together or separately</i>		
Possession	Available Immediately	
Term	TBD	
Rent	Building:	\$14.00 PSF Gross + Utilities
	Land:	\$1.50 PSF Gross
Co-Tenants	Ratchet Motorsports, Ideal-Storage	
Neighbors	Advance Auto Parts, Family Dollar, Showtown Bar & Grill, Rack City Ribz	
Comments	Fully air-conditioned warehouse	
	±1 acre outdoor storage/yard area	
	Suitable for industrial outdoor storage (IOS), contractors, or service users	
	High visibility and convenient truck access	
	Flexible outdoor laydown space	
	Minutes from I-75 and US Hwy 301	

Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	36,069	426,488	1,106,367
Total Households	12,857	160,887	430,379
Average Household Income	\$102,583	\$111,700	\$111,585
Median Household Income	\$85,360	\$85,916	\$79,024
2025 Median Age	36.1	36.8	37.8
Daytime Population	32,116	474,680	1,212,066
Total Daytime Employees	14,214	265,904	652,594
Total Businesses	1,037	18,140	46,096