



**THE DIKMAN
COMPANY**

Licensed Real Estate Broker

Commercial/Industrial Real Estate Services

Raising the Bar in Customer Satisfaction

9,104 SF Retail Center For Sale - \$1,575,000 2605 SR 60 East, Valrico



Ideal Location for a Bank, Restaurant, Doctor's office



Erika Z. Matscherz
Licensed Real Estate Associate
Property Management Services
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**1315 S. Howard Ave. Ste 202
Tampa, FL 33606
www.dikman.com**

**Sales
Leasing
Property Management
Development
Tenant Representation
Investment Counseling
Asset Analysis**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions by our principals.



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2605 SR 60 East, Valrico - Great location



Multiple 55 Plus Communities Located within 1 Mile Radius

5 Mile Radius

58,519 -Traffic Count - SR 60 E

2015 Population Count -160,230

2015 Households -57,680

2015 Median HH Income - \$63,968

2015 Avg Household Income -\$80,975



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**3,500 SF Unit and 1,800 SF Unit Available for your business
Reflections Hair Salon - current Tenant in 3,121 SF**



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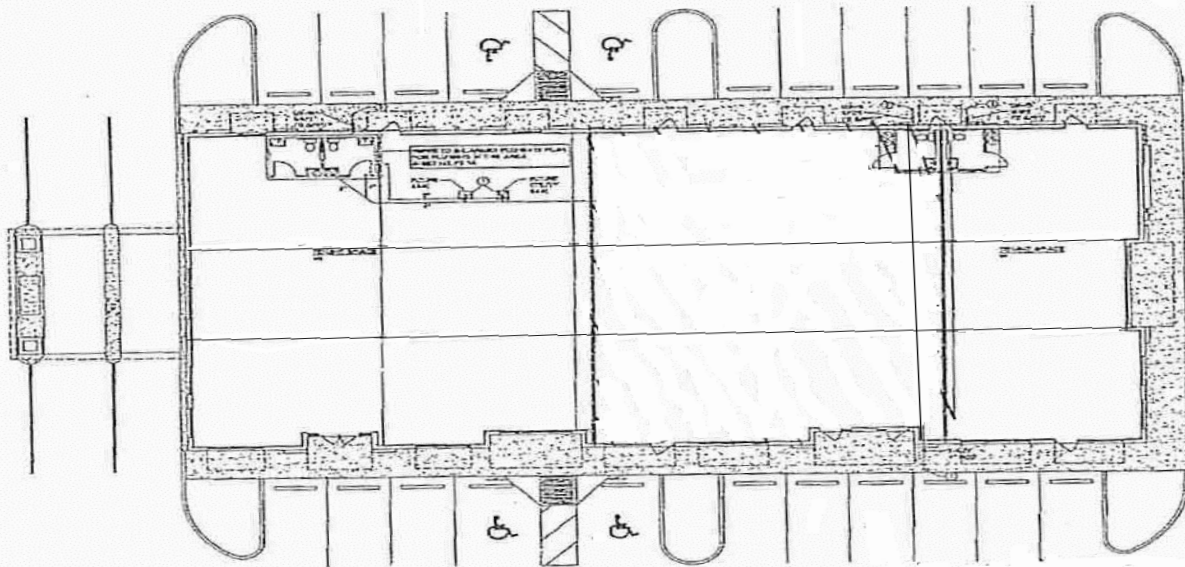
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**3,500 SF unit & 1,800 SF unit Vacant - also available for lease
Great for a restaurant, brew pub, bank, doctor's office**

- Do your patients or customers complain about lack of parking?
- Move your business to this location with plenty of parking
- We have a 10:1 parking ratio!



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