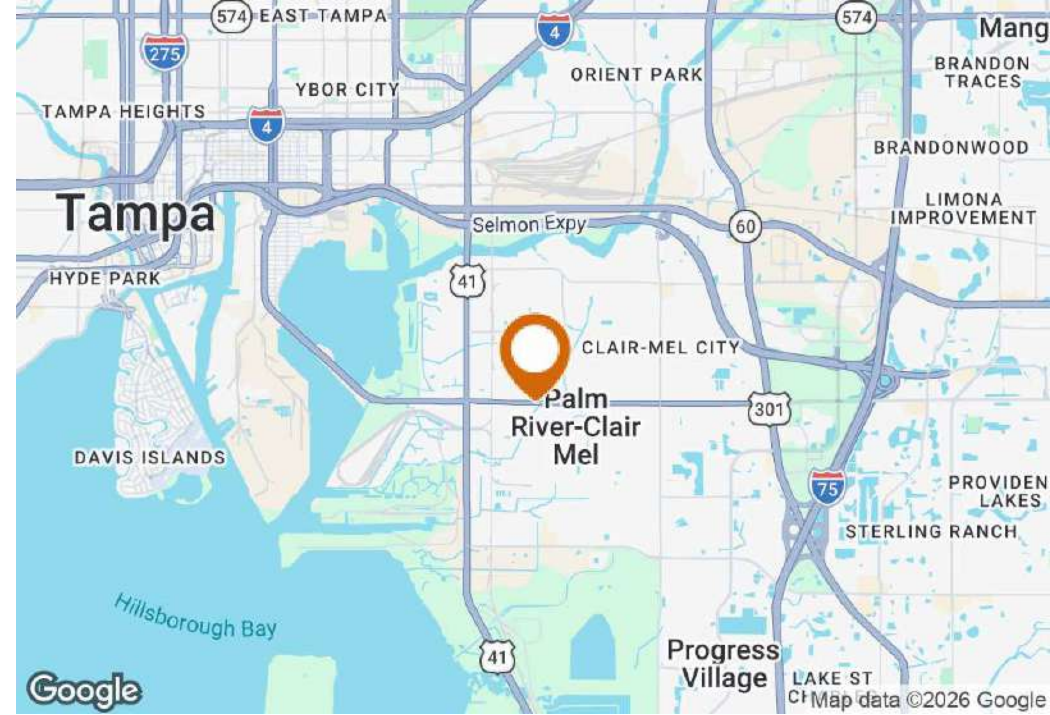


# Causeway Blvd IOS & Development Site

5515 Causeway Blvd, Tampa, Florida 33619

Ryan McGimsey  
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Jerrod Parker  
813-967-2862  
jerrod@saundersrealestate.com



## Offering Summary

Sale Price:	Contact For Pricing
Lot Size:	9 Acres
Zoning:	CI
PIN:	047033-0000
Road Frontage:	635 ± FT (Causeway Blvd)
City:	Tampa
County:	Hillsborough
State:	Florida
Property Type:	Industrial Outdoor Storage Development Land

## Property Overview

This light industrial property is located in the heart of Tampa, offering seamless access to major trucking routes and the renowned Port of Tampa, a pivotal gateway for global trade. The property's zoning as Commercial Intensive allows for a wide range of uses, including IOS, contractor equipment and fleet storage, auto repair, warehouse and distribution, and light manufacturing. Additionally, the Future Land Use designation as Office Commercial - 20 presents the potential for up to 350,000 square feet of mixed-use development, making it an attractive option for businesses seeking expansion opportunities. This unique combination of zoning and future land use designation positions the property at 5515 Causeway Blvd as an ideal anchor for light industrial businesses looking to enhance their connectivity and explore future development potential.

## Property Highlights

- Office/contractor's yard
- 7 usable acres outdoor storage MOL
- 6.5 ± acres fenced & secured outside storage
- Zoned "Commercial Intensive"
- 635 ± FT frontage & signage on Causeway Blvd
- Immediate access to major highways

## LOCATION DESCRIPTION



## Location Description

5515 Causeway Blvd is strategically positioned in East Tampa's established industrial corridor. The property provides direct access to Causeway Boulevard (SR 676), a key east-west artery linking to US Highway 41, US Highway 301, and Interstate 75. Interstate 4 and the Selmon Expressway are also within close reach, supporting efficient truck movement throughout the Tampa Bay region and along Florida's primary logistics corridors.

The site is located just minutes from the Port Tampa Bay, one of Florida's most active deep-water ports and a critical gateway for bulk cargo, containerized freight, and industrial trade. Downtown Tampa is approximately 6 miles to the west, providing access to a large labor pool, business services, and regional amenities.

## Location Highlights

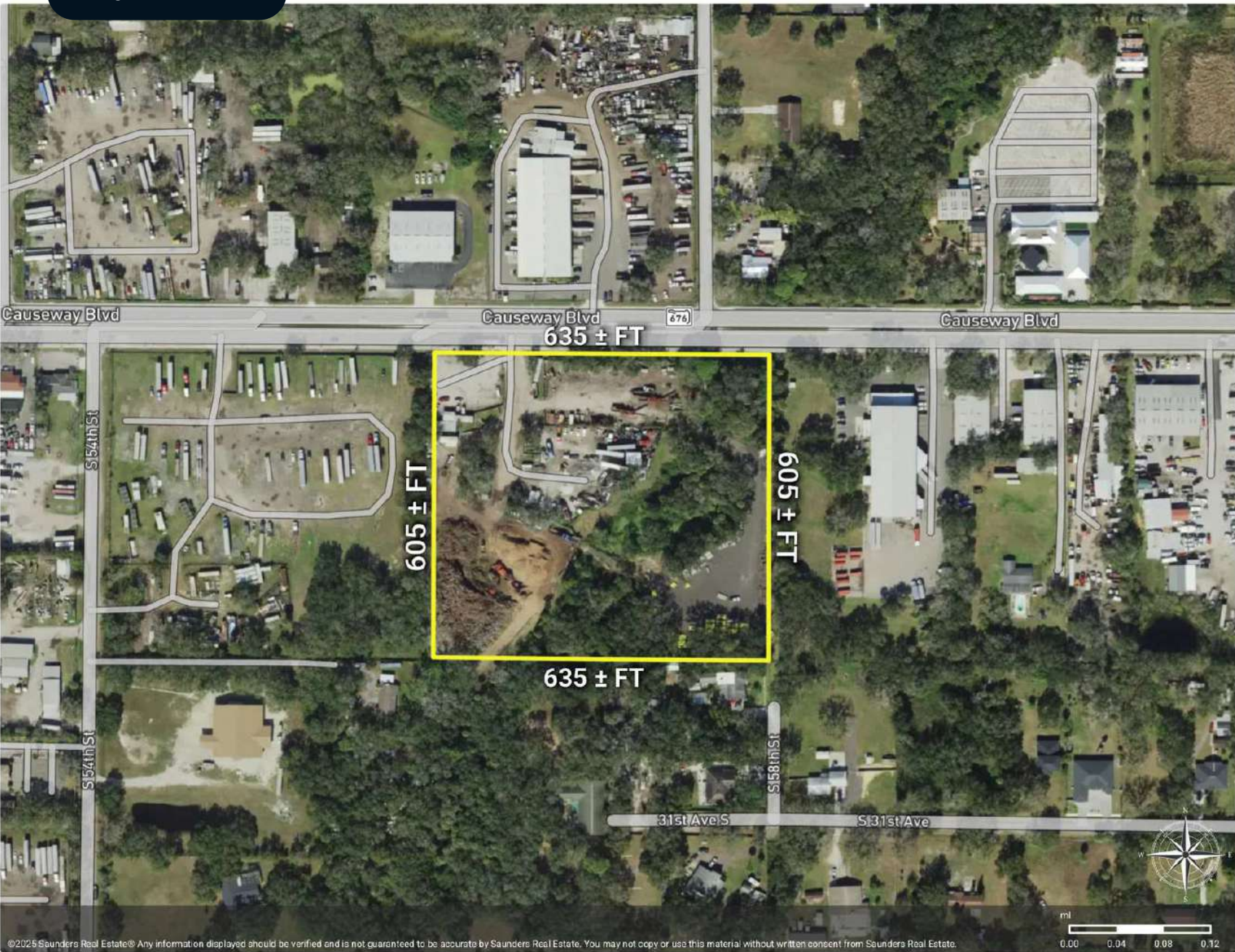
- Minutes from Port Tampa Bay
- Quick access to I-75, I-4, US 41, US 301, and the Selmon Expressway
- Approximately 6 miles to Downtown Tampa
- Positioned within East Tampa's industrial corridor

**PROPERTY MAP**



5515 Causeway Blvd

■ Polygon



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AERIAL



Downtown Tampa



AERIAL

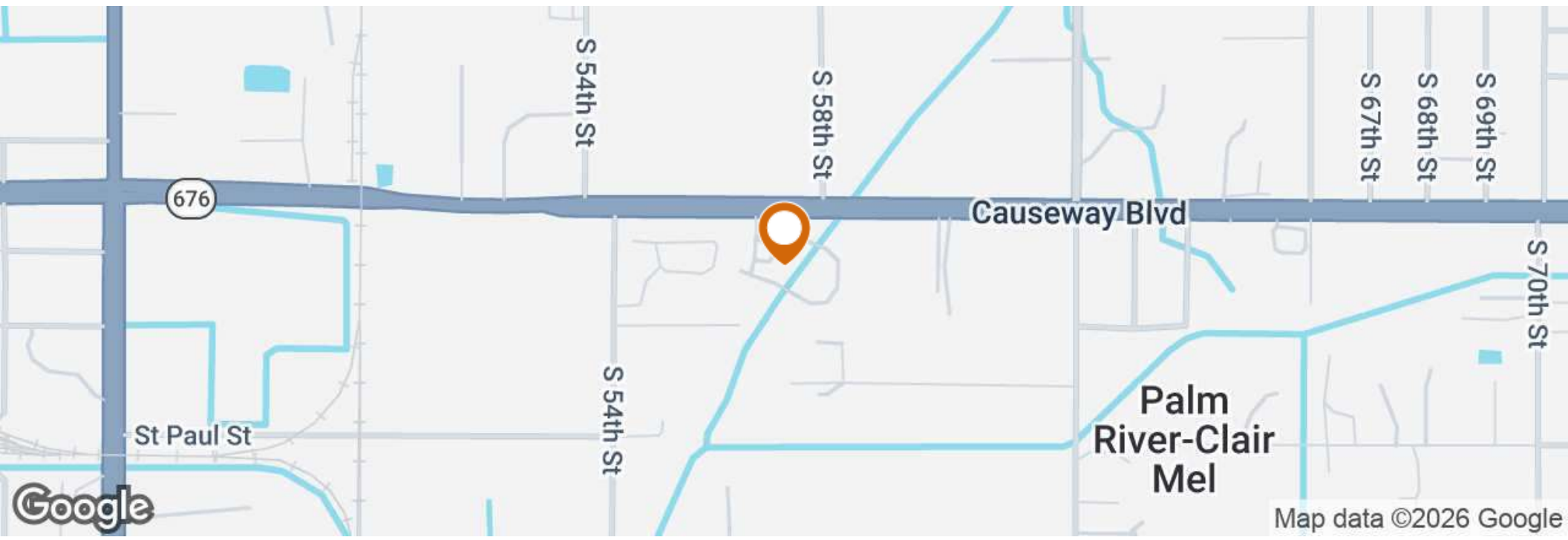
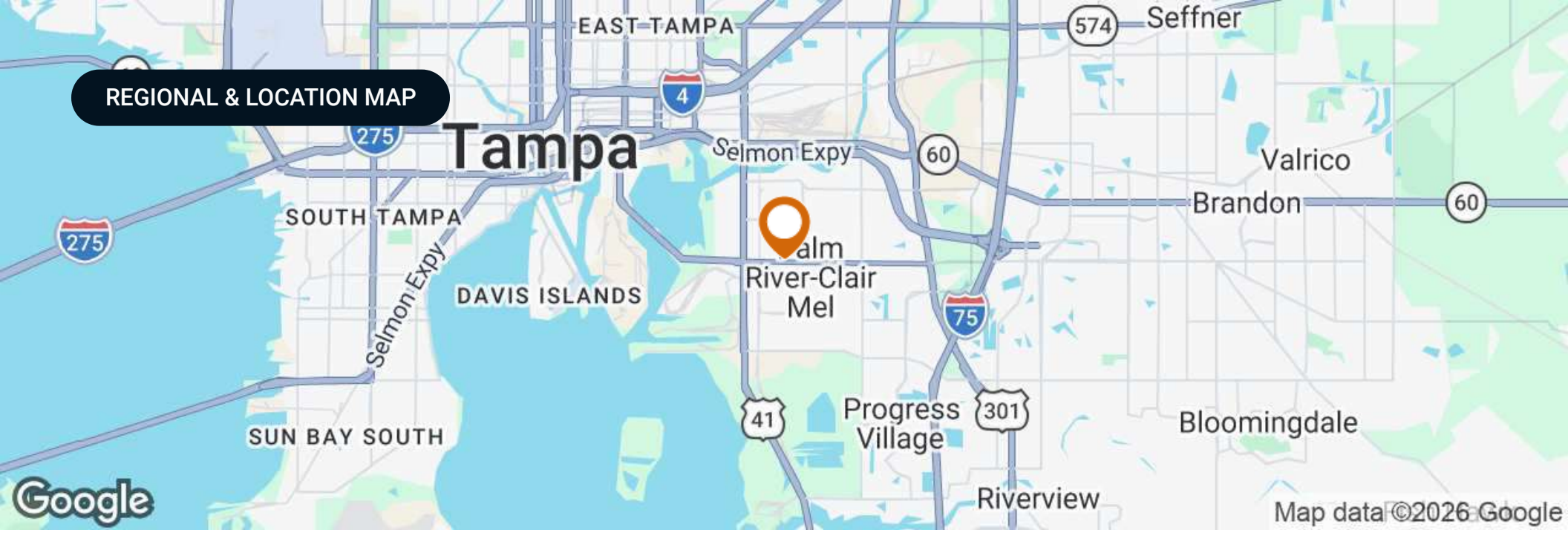
New *Coca-Cola*  
Distribution Center



Causeway Blvd



REGIONAL & LOCATION MAP



NEIGHBORHOOD MAP



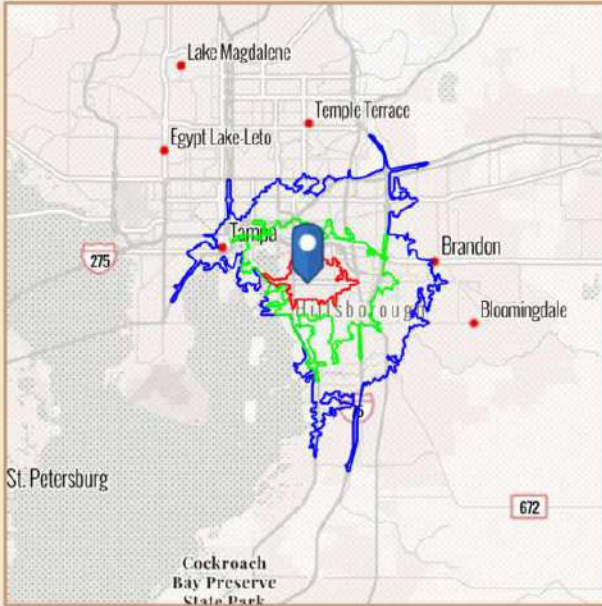
MARKET AREA MAP



# BENCHMARK DEMOGRAPHICS

5515 Causeway Blvd, Tampa, Florida, 33619

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Hillsborough County  
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.84%	5.88%	5.55%	5.34%	4.70%	4.69%	5.39%
5 - 9	6.11%	5.87%	5.56%	5.69%	5.08%	5.03%	5.75%
10 - 14	6.25%	5.73%	5.45%	5.99%	5.40%	5.34%	5.98%
15 - 19	6.42%	5.98%	7.15%	6.67%	5.84%	5.84%	6.47%
20 - 34	20.81%	26.77%	26.20%	21.46%	18.51%	18.43%	20.33%
35 - 54	25.47%	27.40%	26.81%	26.30%	25.01%	24.41%	25.20%
55 - 74	22.32%	17.78%	18.06%	21.36%	25.41%	25.55%	22.82%
75+	6.79%	4.57%	5.19%	7.24%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	10.2%	9.8%	11.5%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	6.6%	5.9%	6.4%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	9.3%	8.0%	6.4%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	12.5%	10.5%	9.2%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	23.5%	20.8%	18.3%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	14.7%	16.5%	13.6%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	12.0%	15.9%	17.5%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	5.6%	7.1%	7.7%	8.9%	8.8%	8.7%	9.8%
\$200,000+	5.7%	5.4%	9.3%	14.1%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	10,942	50,836	205,977	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	9,444	57,503	287,509	1,620,635	3,364,494	22,846,618	338,218,372
Employees	5,235	27,739	105,852	794,459	1,636,712	10,832,721	167,630,539
Households	3,648	20,040	84,202	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.99	2.49	2.33	2.54	2.36	2.43	2.50
Median Age	38.4	34.9	35.1	38.5	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	275,771	318,996	343,465	427,559	404,577	416,969	370,578
Owner Occupied %	66.5%	43.5%	42.0%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	33.5%	56.5%	58.0%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	3,823	21,426	91,110	648,302	1,564,169	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$63,095	\$68,564	\$72,201	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$26,972	\$33,129	\$39,928	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$130,035	\$64,394	\$74,000	\$201,691	\$245,761	\$253,219	\$228,144

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Ryan McGimsey

Advisor

ryanm@saundersrealestate.com

Direct: **877-518-5263 x469** | Cell: **813-763-1004**

## Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

- Commercial Development
- Industrial
- Medical
- Office

## Education

- Q3 CoStar Power Broker Recipient (2025)

## ADVISOR BIOGRAPHY



### Jerrod Parker

Associate Advisor

jerrod@saundersrealestate.com

Direct: **877-518-5263 x392** | Cell: **813-967-2862**

## Professional Background

Jerrod Parker is an Associate Advisor at Saunders Real Estate, operating out of the Lakeland headquarters while focusing on the Central Florida region.

Jerrod is also a 7th generation Floridian. He and his family are well known in the Pasco, Hillsborough, Polk, and Hardee Counties. Jerrod's father is the Director of The Florida Strawberry Growers Association and his grandfather was on the Hillsborough County School Board for over twenty years. Additionally, members of his immediate family are active board members for the Florida Strawberry Festival.

After receiving his bachelor's degree from Florida Southern College, Jerrod started his career in Hillsborough County's public school education system. He later entered the agricultural industry where he provided client services as a Certified Crop Advisor to an array of different farmers and ranchers across Central Florida.

Now, living in Polk County, Jerrod mainly focuses on public infrastructure development for schools, fire stations, and police stations. He is an active participant in the Polk County community as a member of the Northeast Polk Chamber of Commerce, Haines City Rotary Club, and the Central Florida Development Council.

Jerrod specializes in:

- Public Infrastructure
- Commercial Development Properties
- Farmland
- Investment Properties
- Central Florida



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