



Fischbach
LAND COMPANY

Bloomingdale Ave

**BLOOMINGDALE
AVENUE
DEVELOPMENT SITE
0.74± ACRE
VALRICO, FL**

Property Overview

Excellent infill development opportunity located along Bloomingdale Avenue in Valrico with approximately 185 feet of frontage. The 0.74± acre site is 100% usable, with no wetlands and no designated flood zone, offering a clean development footprint.

The property is currently zoned RSC-3 and RSC-4 with a CMU-12 Future Land Use designation, which supports a mix of residential and nonresidential development, including community-scale commercial, professional and medical office, retail/service uses, and other community-serving uses.

With its size, visibility, and location, the site is well suited for medical or professional office, childcare or educational facilities, boutique retail, personal services, and other neighborhood-oriented commercial concepts. CMU-12 allows up to 0.50 FAR, providing development potential of approximately 16,100 square feet.

A well-positioned opportunity for an owner-user, developer, or investor seeking frontage and visibility along the established Bloomingdale Avenue corridor.



www.FischbachLandCompany.com/BloomingdaleDevelopmentSite

Property Highlights



Established Corridor



Strong Demographics



100% Usable

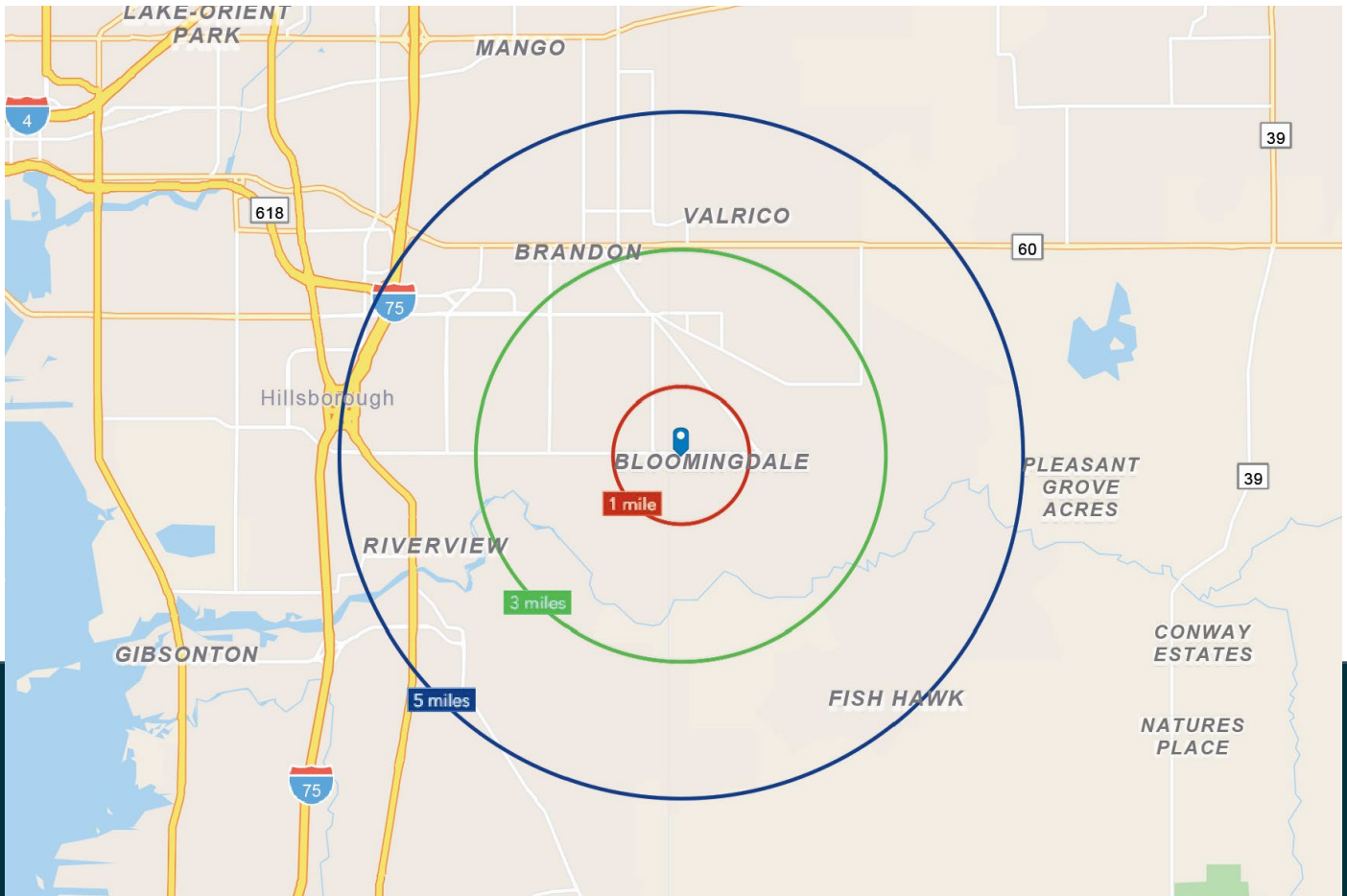


Price	\$425,000	County	Hillsborough
Property Address	1240 & 1244 Bloomingdale Ave, Valrico, FL 33596	Folio/Parcel ID	073153-0000 and 073154-0000
Property Type	Commercial Land	STR	01-30-20
Size	0.74± Acres	Utilities	16-inch Watermain and 4-inch Forcemain
Zoning	RSC-4 and RSC-3	Road Frontage	185± feet on Bloomingdale Ave
Future Land Use	CMU-12	Property Taxes	\$2,488.13 (2025)

Market Map



Demographics and Traffic Count



1 MILE



8,687
Population



358
Total Businesses



\$109,458
Avg Household Income

3 MILE



80,360
Population



2,250
Total Businesses



\$116,860
Avg Household Income

5 MILE



212,396
Population



6,372
Total Businesses



\$104,921
Avg Household Income

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