

E Alsobrook St and Park Rd, Plant City FL 33563

1.65 ac Commercial Pad Available



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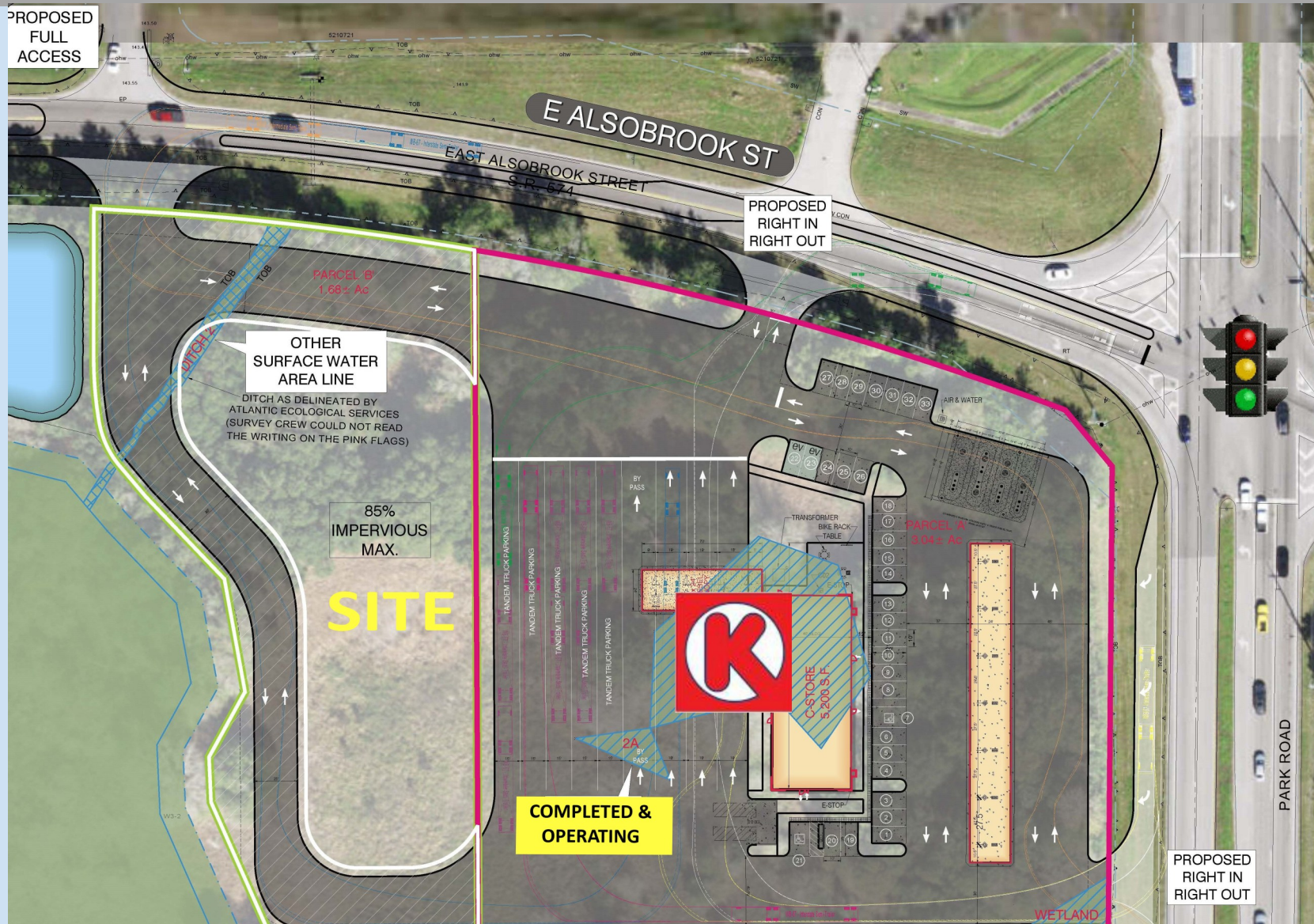
Site Overview



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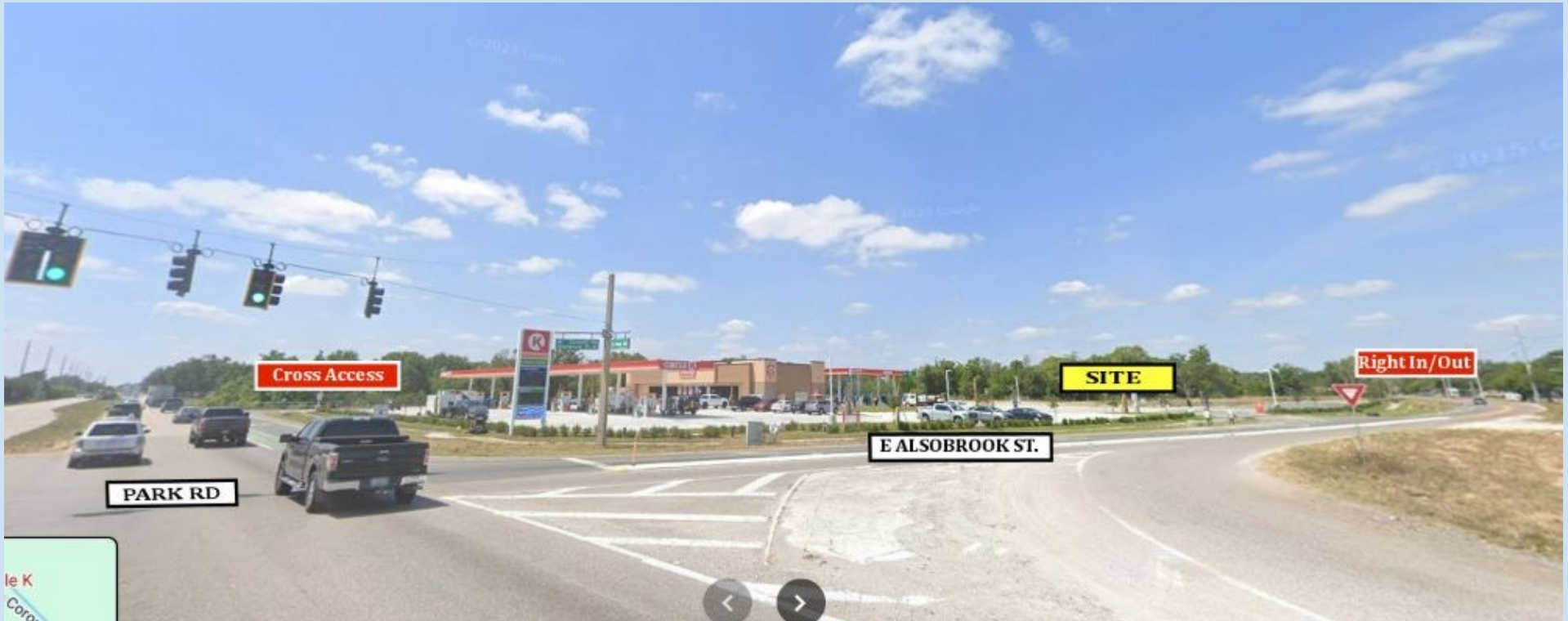
Conceptual



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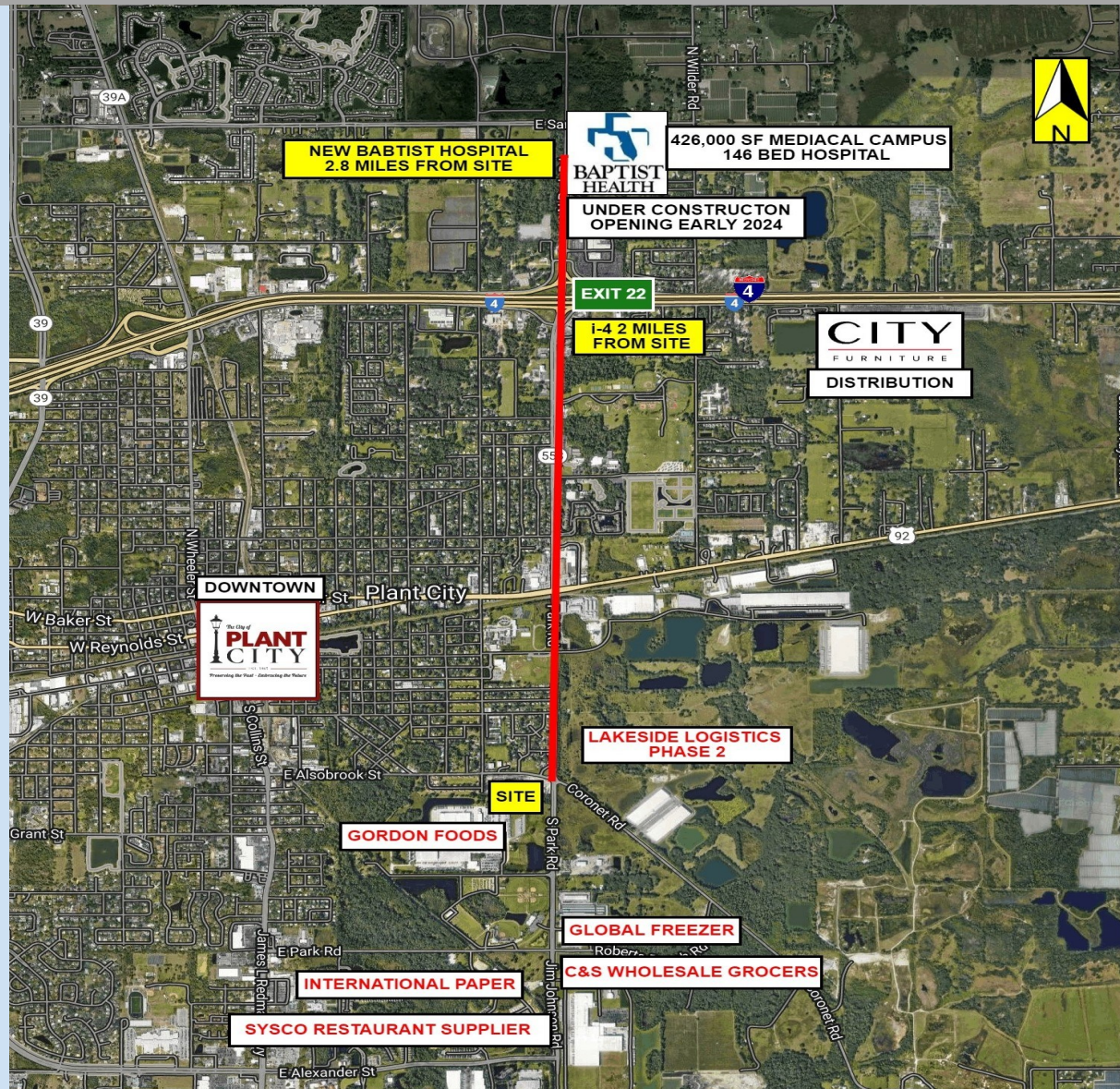
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Property Highlights

- 1.65 ac pad available (.90 ac net usable)
- Offsite retention
- Zoned commercial, restaurant/retail
- Full access off Alsobrook St and cross access with Circle K and a right in/right out on Park Rd
- Site is less than 2 miles from I-4
- Located in the middle of high density distribution centers
- Adjacent to the new Circle K with 8 high-speed diesel pumps
- Price-\$750,000.00

Demographics

	3 mile	5 miles	7 miles
Median Income	\$68,467	\$77,893	\$79,949
Total Population	36,050	69,054	108,059
Median Age	35.2	38.0	37.8
Commute:15-29 mins	29.3%	32.3%	34.1%

Traffic Count

Park Dr-27,000 ADT

I4-147,000 ADT



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Area Highlights

- **Plant City is an industrial hub with over 2,000 ac of industrial parks, located between Tampa and Orlando**
- **High volume distribution centers within two miles of site:**
 - ⇒ Gordon Food Service: 1,010,790 SF refrigeration/cold storage warehouse food distributors for cruise ships, schools, nursing homes, colleges, and hospitals
 - ⇒ C&S Wholesale Grocers: 836,771 SF facility, largest wholesale grocery supplier in the US servicing over 7,000 grocers
 - ⇒ Sysco Foods: 209,000 SF facility, food distributors to restaurant, hospitals, colleges, nursing homes
 - ⇒ International Paper: 224,000 SF facility, corrugated cardboard makers and distributor
 - ⇒ Global Freezer: 50,000 SF facility, frozen storage for food industry. Plant City location will be expanding to 150,000 SF
- **Lakeside Logistics:** 505,160 SF class A industrial facility, under development, across Park Rd from site
- **Plant City Stadium & Randy L. Larson Softball Four-Plex:** Current headquarters and training facility of the Tampa Bay Vipers of the XFL, under 1 mile from site
- **New South Florida Baptist Hospital-**146 bed hospital-2.8 miles from site 420,000 SF hospital and medical campus. <https://www.abccactionnews.com/news/region-hillsborough/new-hospital-under-construction-in-plant-city-as-population-grows>



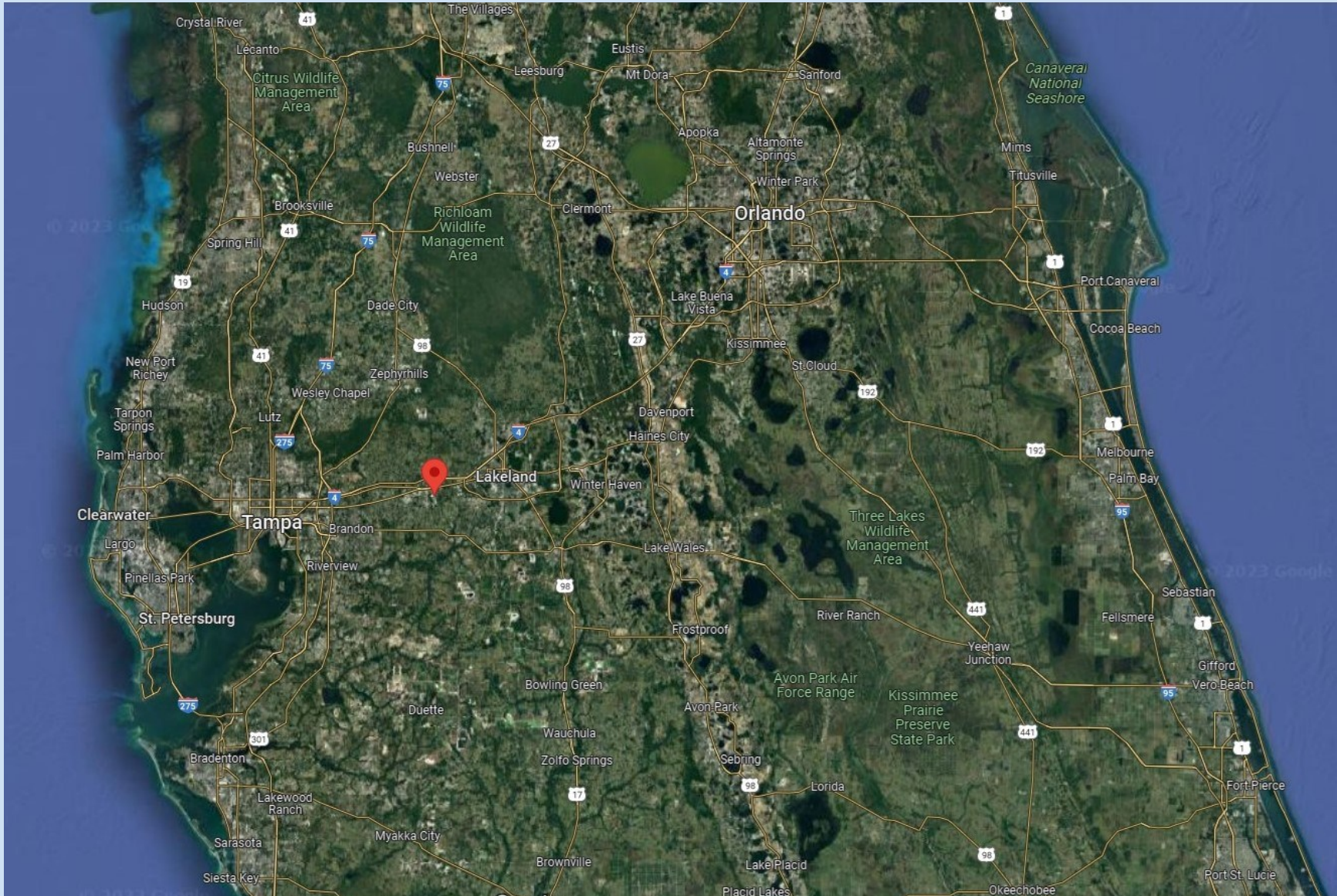
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Florida Location Overview



SOUTHEAST
COMMERCIAL

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