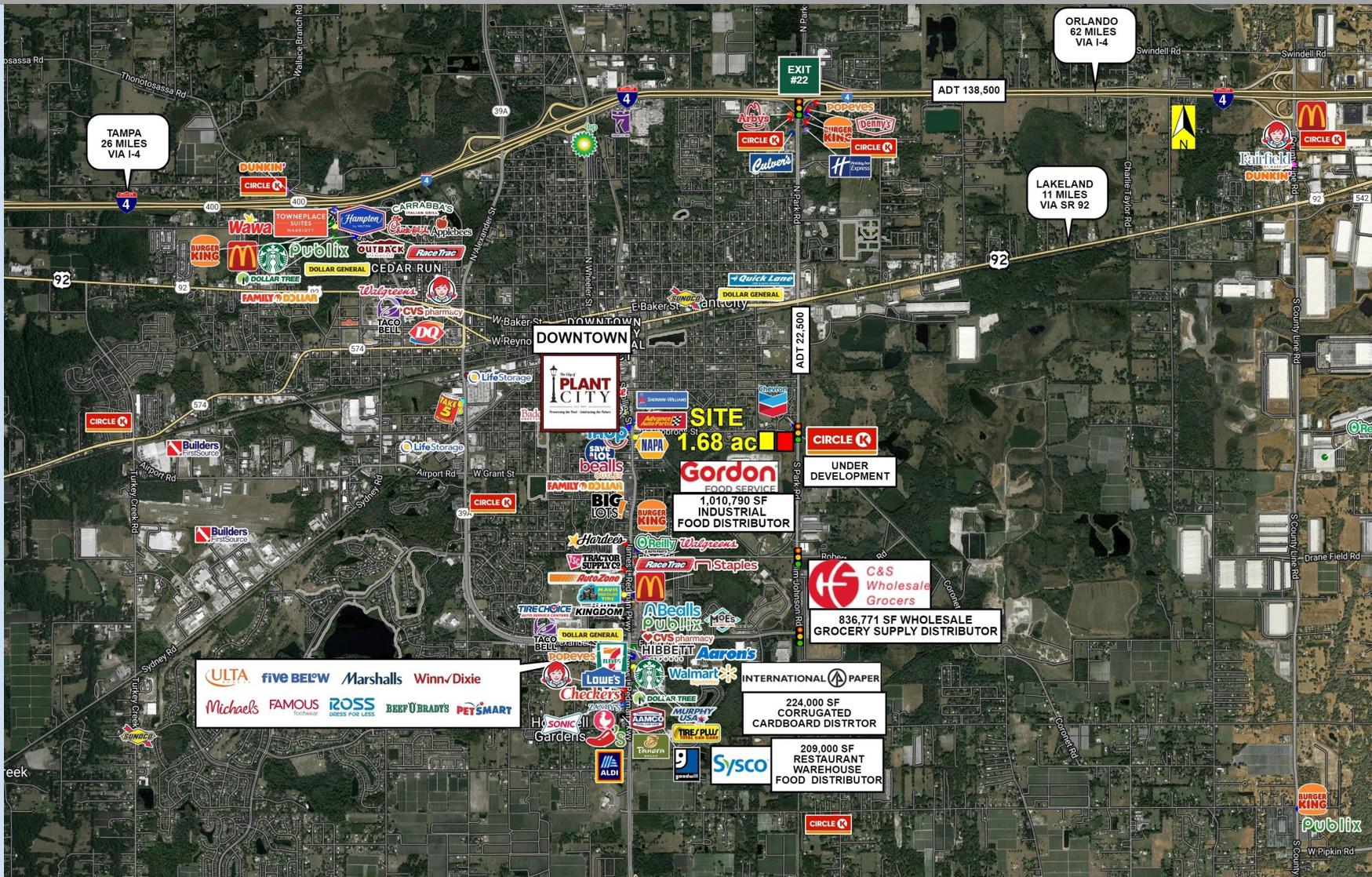


E Alsobrook St and Park Rd, Plant City FL 33563

1.68 ac Commercial Pad Available



Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office



Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	3.04± Ac
STORAGE POND / WETLAND	1.68± Ac
TOTAL	7.13± Ac
TOTAL	11.85± Ac

JURISDICTION:
CITY OF PLANT CITY, FL

PROPERTY ZONING:
R-1A

PROPERTY FUTURE LAND USE:
C (COMMERCIAL)

PROPOSED DENSITY:
C-STORE 5,200 SF

PROPOSED PARKING:
C-STORE 34 SPACES (6.5 SP / 1000 SF)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.
CONCEPT PLAN DOES NOT INCLUDE ADDITIONAL STORMWATER TREATMENT AREA THAT MAY BE REQUIRED TO PROVIDE NUTRIENT LOAD REDUCTION UNDER THE PENDING FDEP STORMWATER TREATMENT RULE CHANGE.



Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

Property Highlights

- 1.68 ac pad available
- Offsite retention
- Zoned commercial, ideal for car/truck wash, self storage
- Proposed full access off Alsobrook St and a proposed 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 Circle K (under development) with 8 high-speed diesel pumps

Demographics

	1 mile	3 miles	5 miles
Median Income	\$47,095	\$55,190	\$67,202
Total Employees	2,740	27,378	54,562
Total Population	3,529	35,099	69,154

Traffic Count

ADT Park Dr 22,500

ADT I-4 138,000



Southeast Commercial—FL

1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman

Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

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



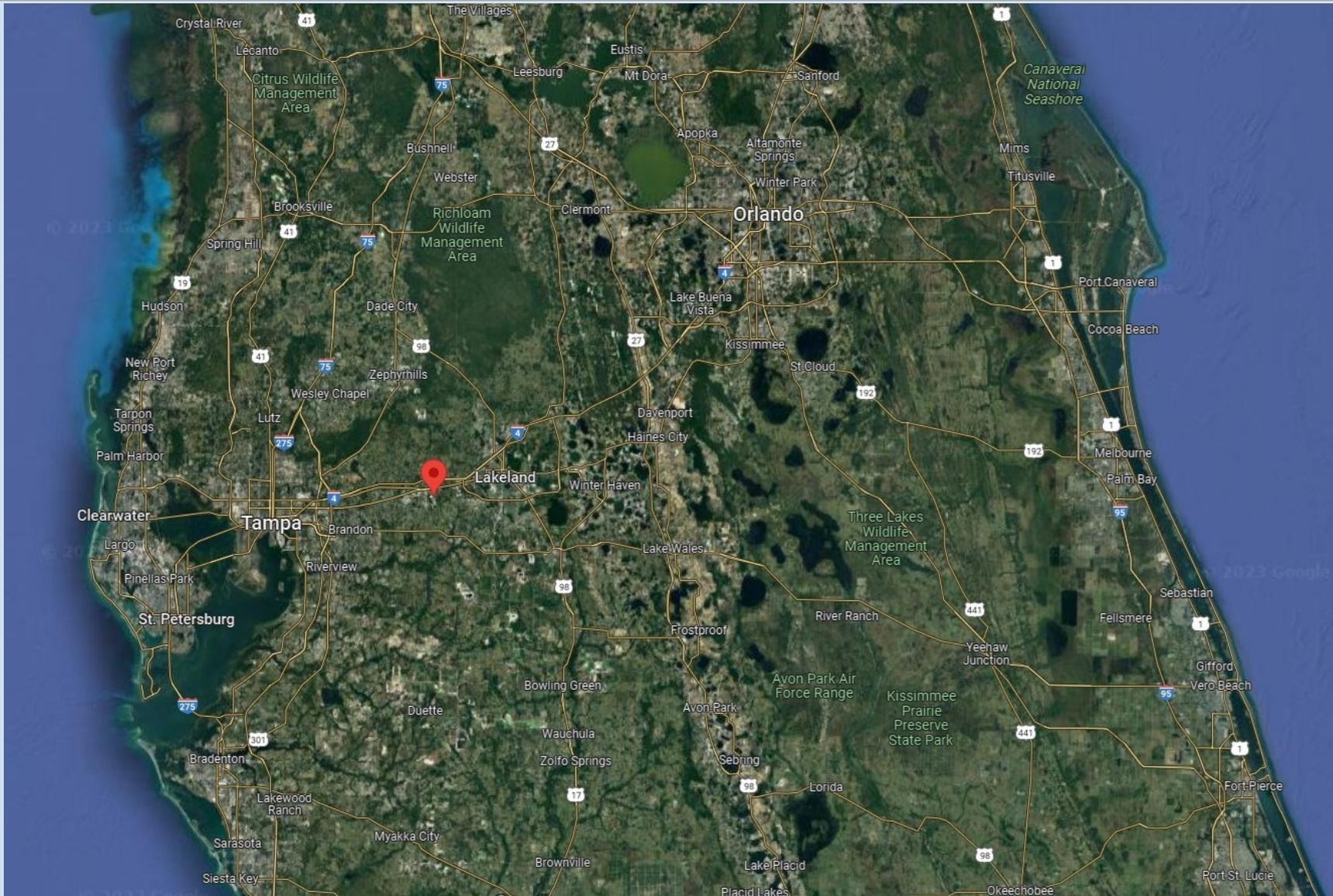
Southeast Commercial—FL

1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman

Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

Florida Location Overview



Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office