

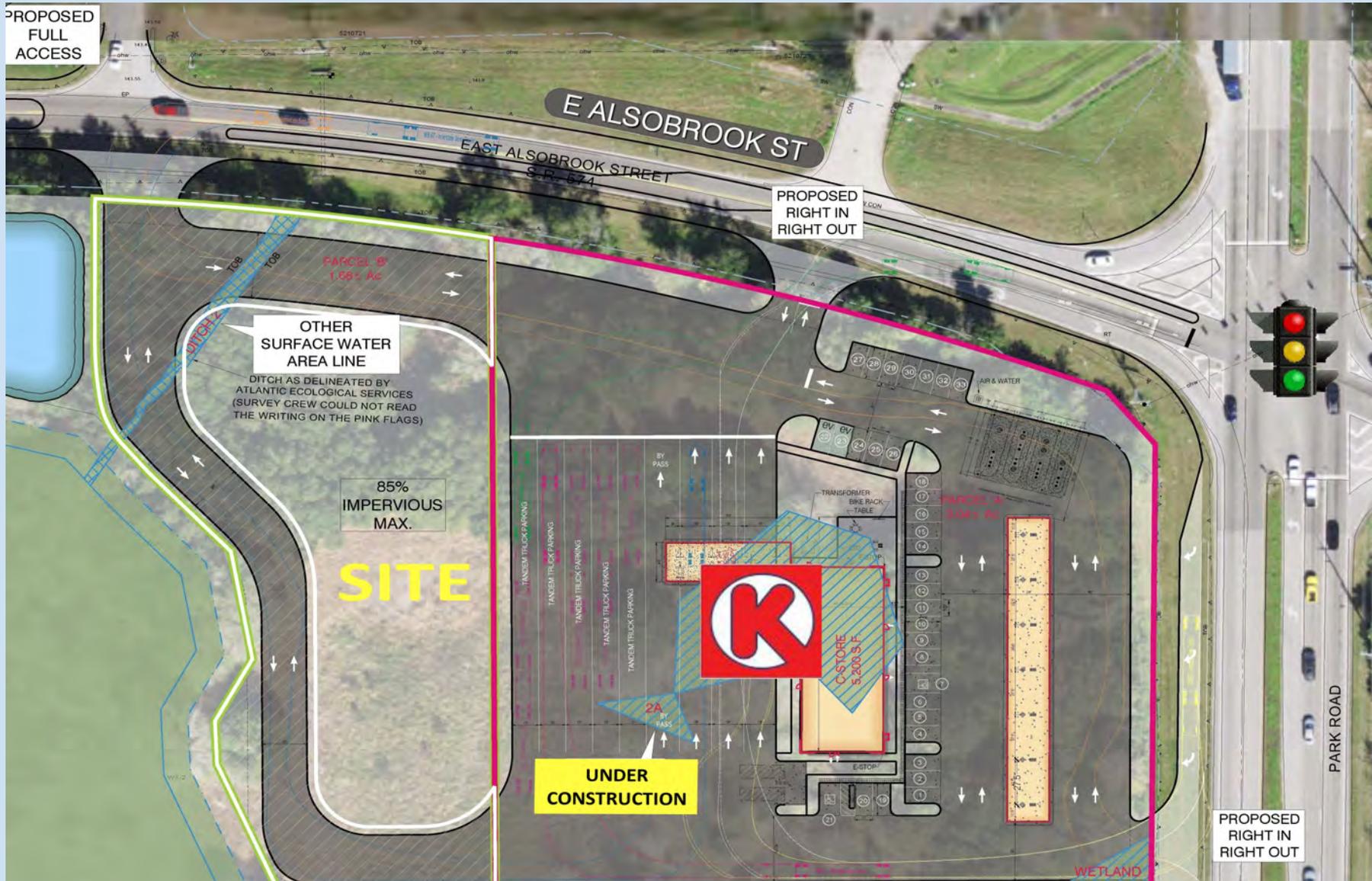
Site Overview



Southeast Commercial—FL
1341 Bedford Ave, Suite A
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Carol Bauman
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Conceptual



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Property Highlights

- 1.65 ac pad available (.90 ac buildable)
- Offsite retention
- Zoned commercial, restaurant/retail
- 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	5 miles	7 miles
Median Income	\$54,305	\$71,968	\$71,471
Total Employees	2,740	27,378	54,562
Total Population	3,777	69,027	104,374

Traffic Count

ADT Park Dr 26,790

ADT I-4 138,000



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Area Highlights

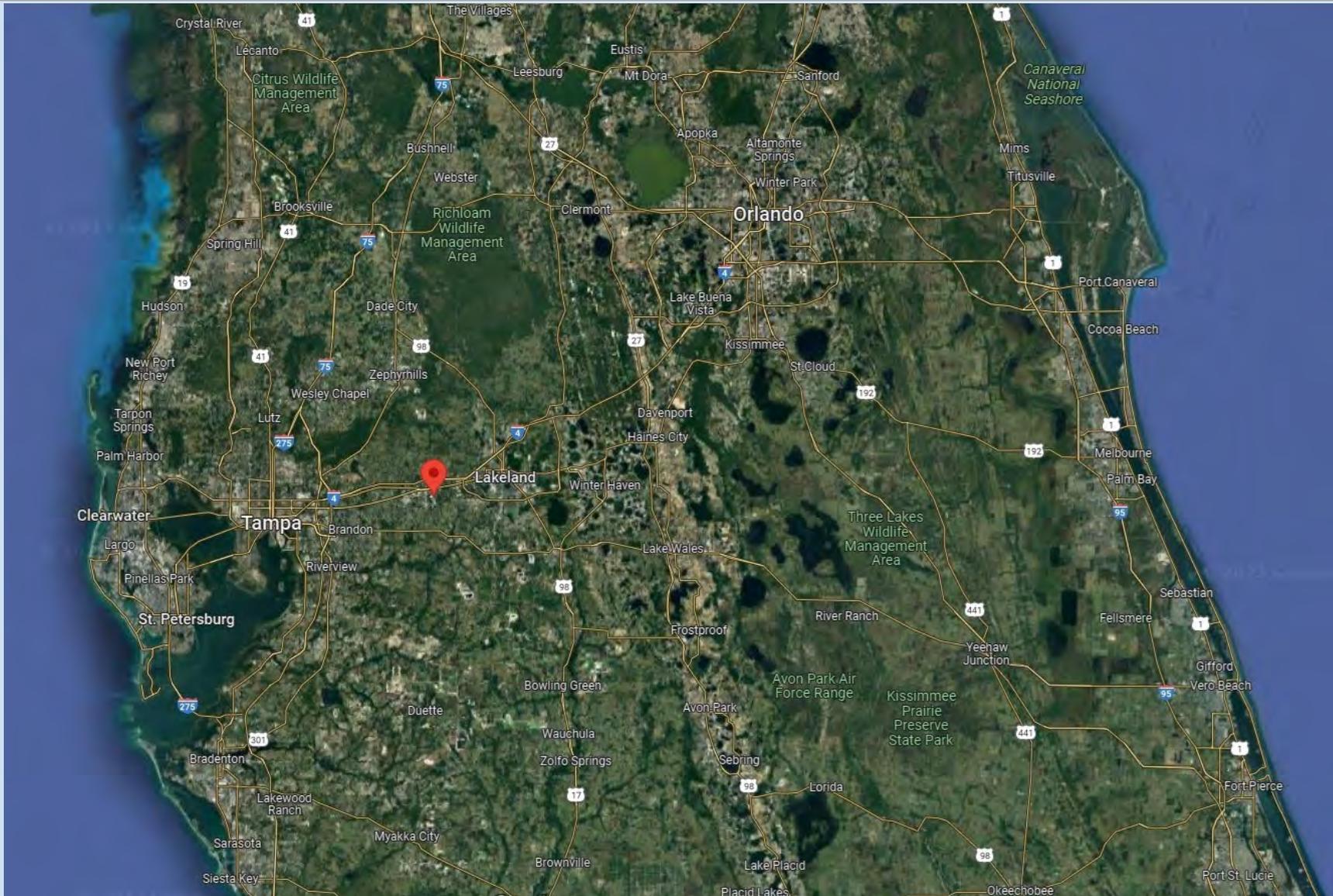
- **Plant City is an industrial hub with over 2,000 ac of industrial parks, located between Tampa and Orlando**
- **High volume distribution centers within two miles of site:**
 - ◇ Gordon Food Service: 1,010,790 SF refrigeration/cold storage warehouse food distributors for cruise ships, schools, nursing 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 (Under Construction)** 420,000 SF hospital and medical campus. Projected opening early 2024. <https://www.abcactionnews.com/news/region-hillsborough/new-hospital-under-construction-in-plant-city-as-population-grows>



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Florida Location Overview



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