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813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

1206 E. BAKER STREET
PLANT CITY, FL 33563 :: FOR SALE: \$259,900/

PRIME RETAIL/ OFFICE BUILDING
PLANT CITY, FL

• DIRECTLY ON E. BAKER STREET •
1,720 SF :: FREESTANDING :: UPSIDE POTENTIAL



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

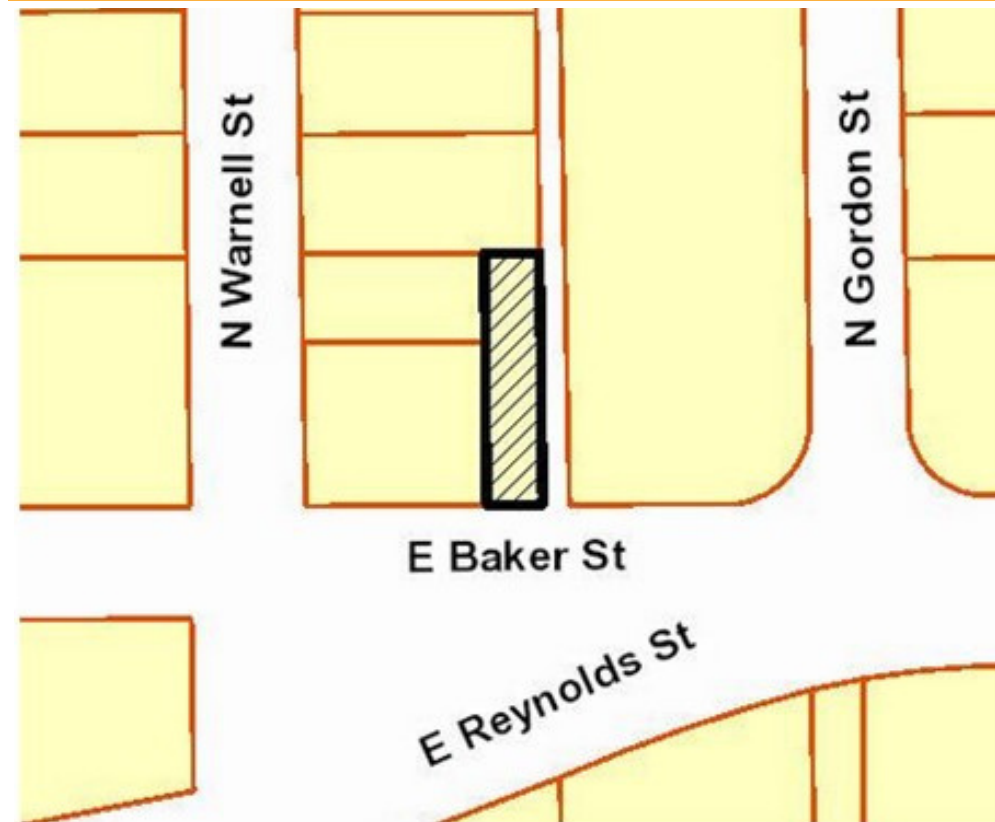
Prime Retail/ Office Building

SURROUNDING CITIES INCLUDE: BRANDON, DOVER, LAKE LAND, MULBERRY, SEFFNER, THONOTOSASSA, VALRICO AND ZEPHYRHILLS

PROPERTY FEATURES

- Great storefront location
- Very customizable open floorplan
- ADA restroom
- Entire building/warehouse A/C'd
- Excellent signage opportunities
- Phenomenal Visibility
- 32' of Baker Street Frontage
- Located in the heart of growing Plant City
- Minutes from downtown Plant City
- Highest and best use: Retail Storefront, Professional Office or an Office Showroom
- Buzzing residential and business district that is frequented by local & regional visitors
- Surrounding population of 38,429 residents within 3 miles of the property

THIS INVESTMENT/ OWNER/ USER OPPORTUNITY WILL NOT LAST LONG ON THE MARKET



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: **\$259,900/**

Price PSF: \$151.10

Purchase Options: Cash, Hard Money, SBA, Conventional

Income and Expenses: Available Upon Request

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Addresses:

1206 E. Baker Street

City: Plant City

County: Hillsborough

Traffic Count/ Cross Streets:

1,100 VTD (2021 AADT) Baker Street/ Gordon Street)

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Plant City

THE PROPERTY

Folio Number: 206098-0000

AYB: 1960

Zoning: C-2

Site Improvement: Single-story commercial building

Improvement Size: 1,720 SF

Lot Size: 3,780 SF

Front Footage: (approx.) 32' / Baker Street

Total Acreage: .09 Acres

Parking: Onsite, 35 Total Spaces

LEGAL DESCRIPTION

WASHINGTON PARK E 28 FT OF LOT 13 AND S 1/2 OF ALLEY ABUTTING THEREON BLOCK 17

THE COMMUNITY

Community/ Subdivision Name: Washington Park

Flood Zone Area: X

Flood Zone Panel: 12057C0288H

UTILITIES

Electricity: Tampa Electric Co-Op

Water: The City of Plant City

Waste: The City of Plant City

Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2022

Taxes: \$1,230.92



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SITE IS MINUTES FROM DOWNTOWN PLANT CITY



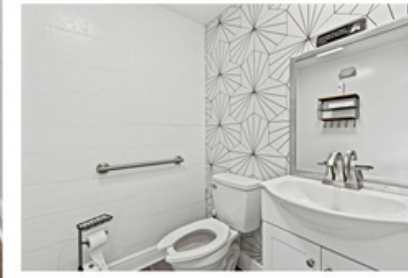
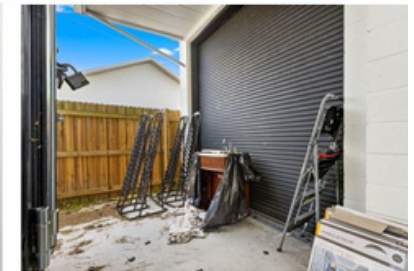
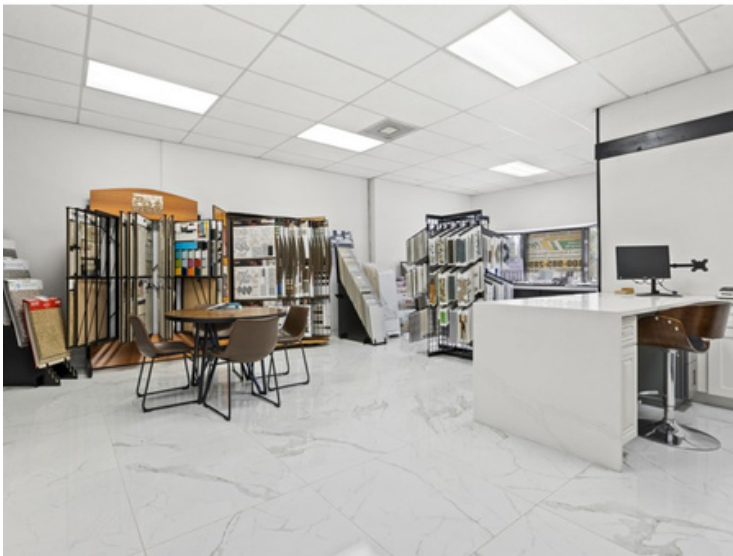
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EXCELLENT SIGNAGE, PHENOMENAL VISIBILITY!



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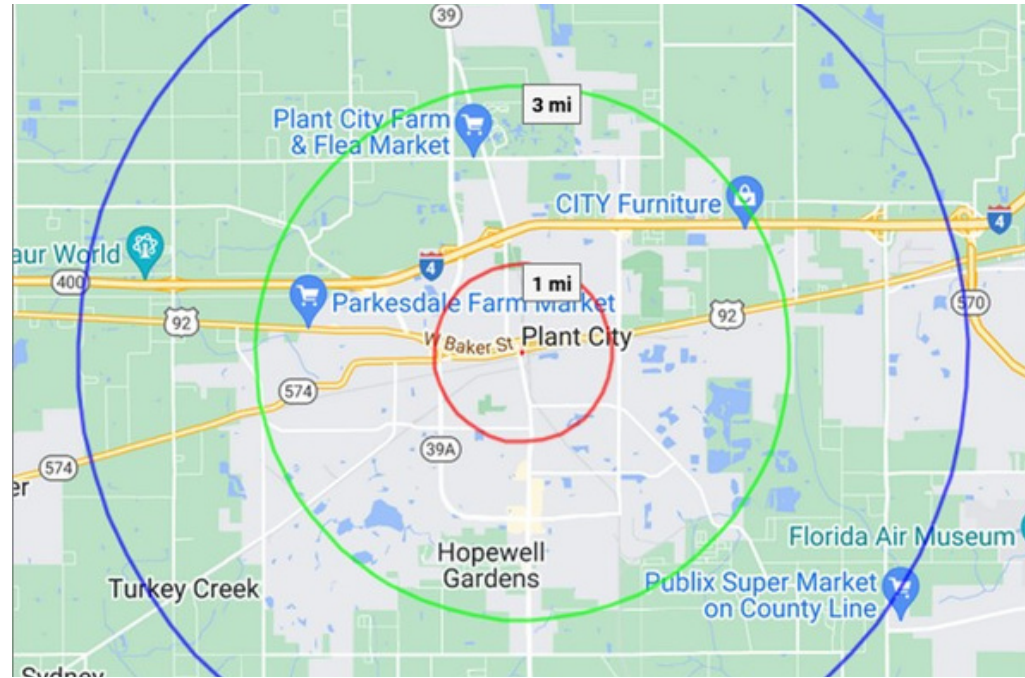
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PROPERTY HIGHLIGHTS | DEMOGRAPHICS

PRIME INVESTMENT OPPORTUNITY

Florida Commercial Group presents an opportunity to purchase a 1,720 SF freestanding building in the heart of growing Plant City. A great location, this site directly fronts Baker Street right at the E. Baker Street/ Reynolds Street merger- Gordon Street and Warnell Street. Previously used as a Yoga studio and print shop this property boasts endless possibilities and opportunities for a start-up or relocation site or an expansion location! The front entry of this building is welcoming to your clients and customers, while the remainder of the building boasts a large open layout that can be divided for additional offices or set up as a workstation/showroom. Subject site is minutes east of the Downtown Plant City area and is also a short commute to Interstate 4. An upcoming area with prices increasing as the area is changing. Call for additional property details and get in on the expansion of Plant City today.



POPULATION	1 Mile	3 Miles	5 Miles
Total population	8,604	38,429	66,157
Median age	37.2	37.5	38.4
Median age (Male)	36	36.3	36.5
Median age (Female)	37.9	37.7	38.7

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	3,465	15,105	24,984
# of persons per HH	2.5	2.5	2.6
Average HH income	46,059	56,790	66,039
Average house value	149,586	156,379	176,364

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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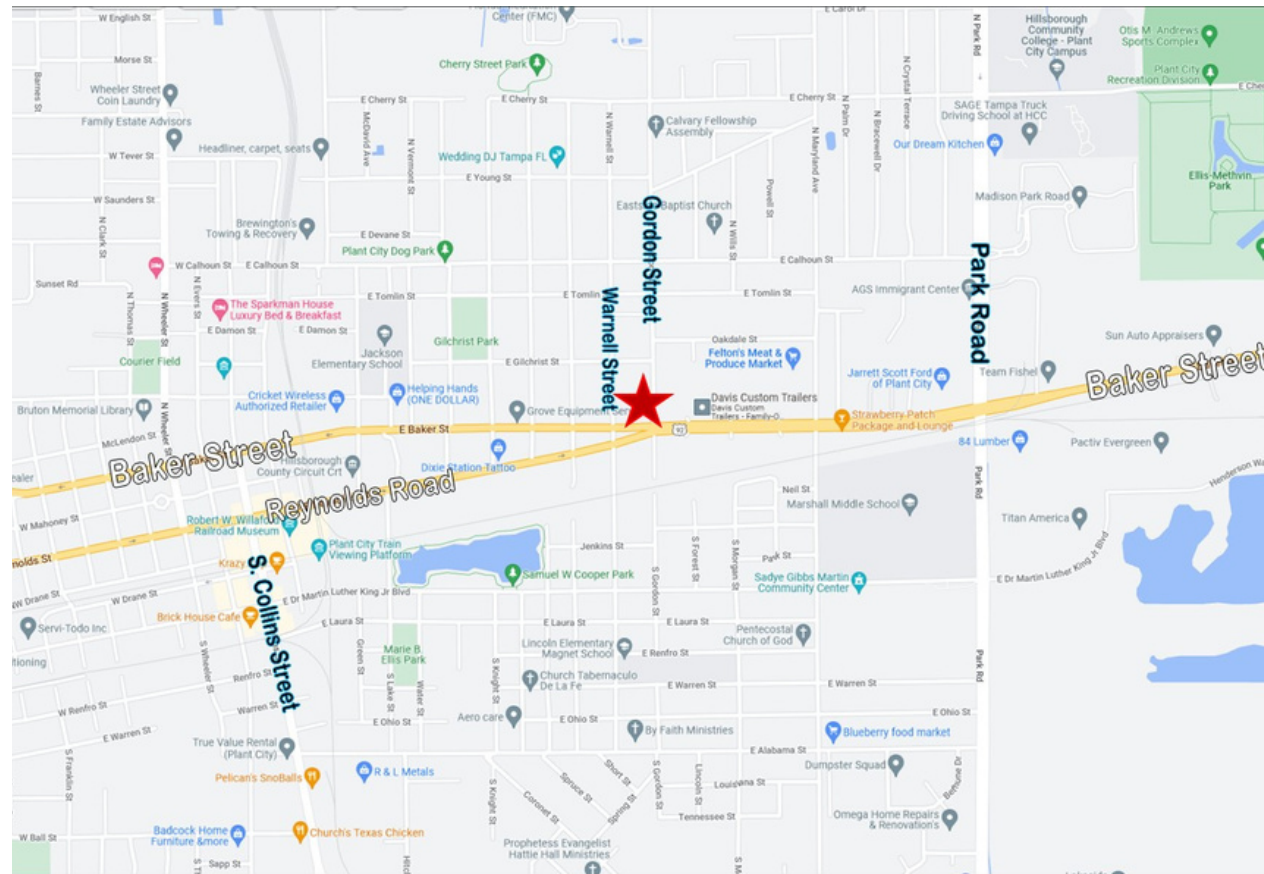
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MAPS & DIRECTIONS

DIRECTIONS

From Park Road, head west on SR92/ E. Baker Street- 7/10ths mile. Property is on the right. Arrive at property at 1206 E. Baker Street.



PROPERTY STORAGE



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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

CALL OUR TEAM TODAY!
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