

FOR SALE

5,800 SF RETAIL/OFFICE BUILDING IN PLANT CITY

2214 Thonotosassa Rd Plant City, FL 33563



PROPERTY DESCRIPTION

Beautiful 5,800 SF 2-story retail or office building approximately 1/2 mile from I-4 exit. Currently operating as a tea room/gift shop, this building is in the perfect location for your business/office. The first floor can be divided into separate office/retail spaces each with their own entry. There are 3 restrooms on the first floor as well as a kitchen. The screened porch area would be great for a relaxing lunch, or just a nice break with some fresh air. A beautiful staircase at the front double door entrance leads to the 2nd floor. The 2nd floor could be 5 offices with 2 restrooms. Lots of storage throughout. The side parking lot has marked spaces and an additional storage building. The front entry has a curved drive making the entry and exit easy for large vehicles or customer drop-offs. Showings by appointment only please. Owner requests a 24 hr. notice. Co-listed with The Golden Girl Group 813-763-1881 or 727-804-2776.

PROPERTY HIGHLIGHTS

- 5,800 SF Two Story Building
- Easy 1/2 mile Access to I-4

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	0.46 Acres
Building Size:	5,800 SF
Zoning:	C-1B
APN:	P-30-28-22-58k-000002-00008.0

DEMOGRAPHICS	1 MILE	3 MILES	6 MILES
Total Households	2,210	15,438	29,926
Total Population	5,753	38,844	80,384
Average HH Income	\$41,792	\$58,242	\$66,012

Sherry Clements
813 220 7532

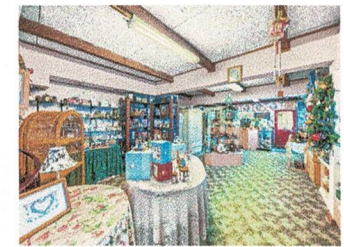
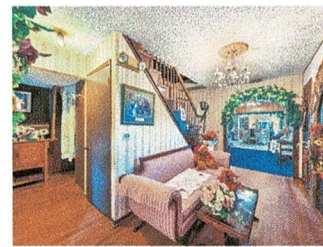
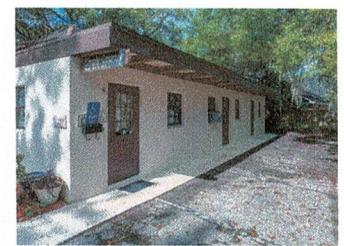
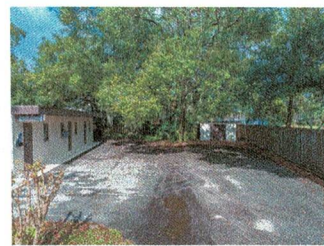
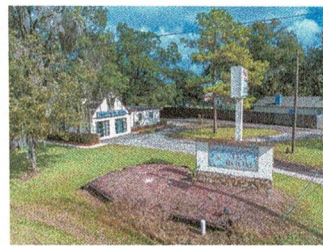
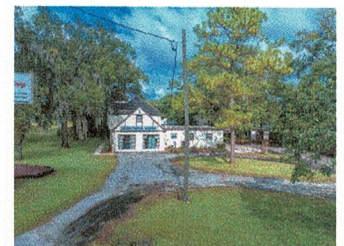


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REALTY

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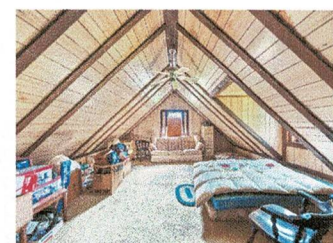
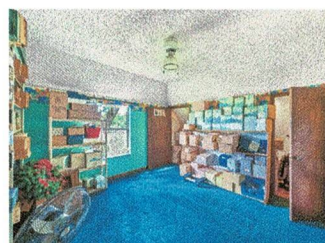
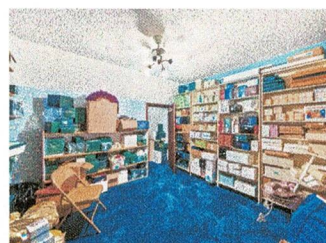
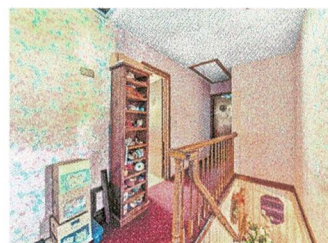
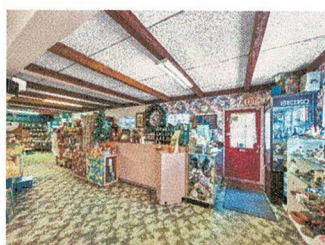
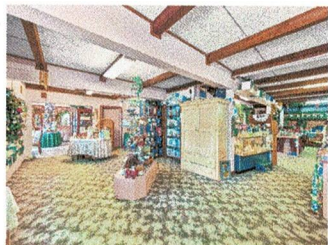


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BOUNDARY SURVEY

SCALE 1" = 30'
BEARINGS ARE BASED AS NOTED

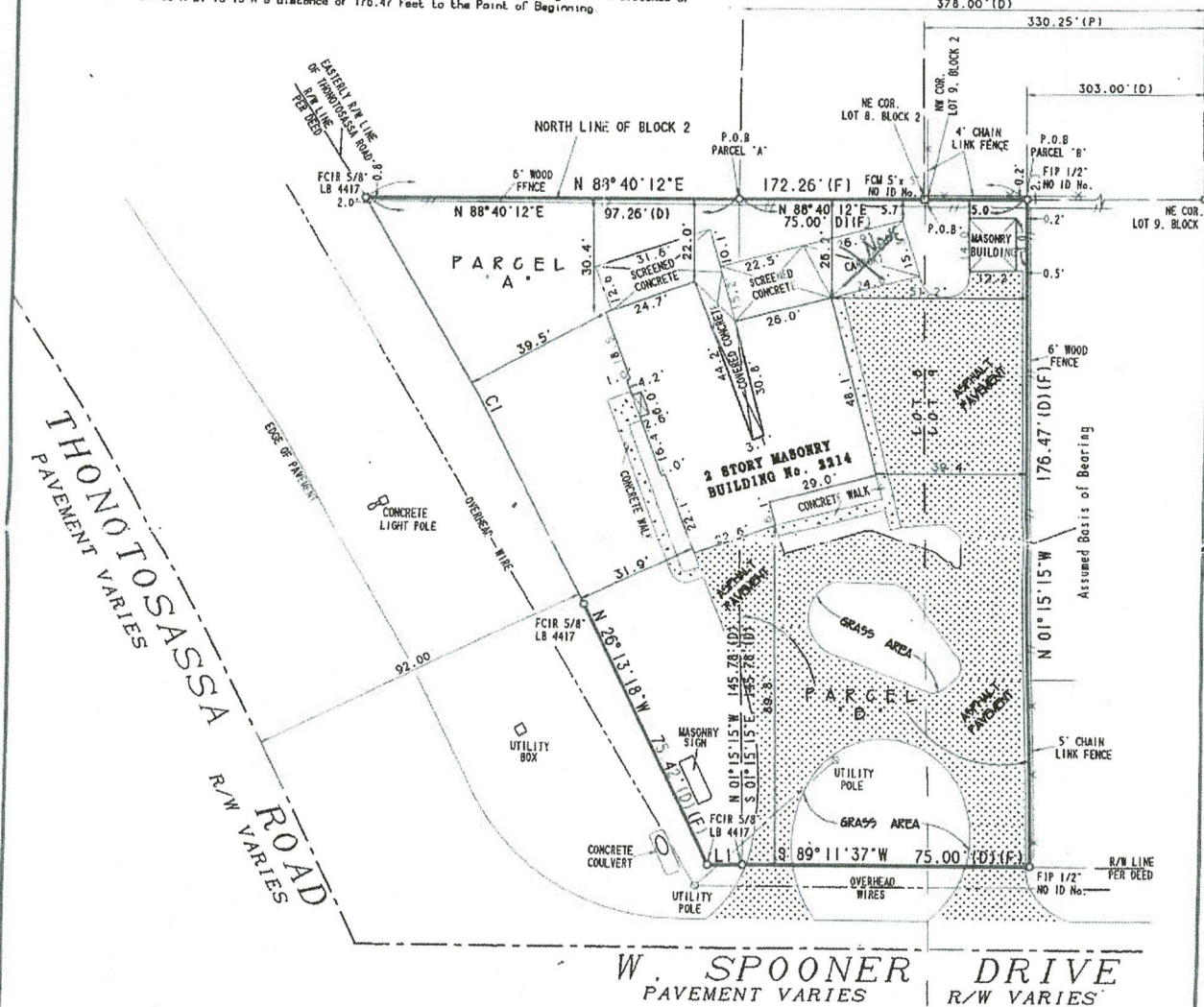
DESCRIPTION: PARCEL 'A'
For a point of reference commence at the Northeast corner of lot 9 in block 2, of MAP OF SMALL FARMS, as recorded in Plat Book 9, page 64 of the public Records of Hillsborough County, Florida and proceed S 88°40'12"W, (bearing reference to Thonotosassa Road State right of way map Section 18838-25811) along the North line of 378.88 feet for a Point of Beginning, thence continue S 88°40'12"W, along said North line, a distance of 97.26 feet to the Eastern right of line of Thonotosassa Road (as shown on State Road right of way map Section 18838-25811), thence along the arc of a curve, concave to the Southwest having a radius of 1237.92 feet, a chord of 121.17 feet which bears S 29°01'37"E, a distance of 75.42 feet to the point of tangency, thence continuing along said Eastern right of way line, S 26°13'18"E a distance of 75.42 feet to the North right (Field) N 88°41'42"E - State right of way Map, along said North right of way line, a distance of 8.98 feet to a point situated 378.88 feet Westerly of the East line of lot 9, Block 2 of said Map of Small Farms, thence N 81°15'15"W, parallel to said East line of lot 9, a distance of 175.78 feet to the Point of Beginning.

DESCRIPTION: PARCEL 'B'
For a point of reference commence at the Northeast corner of lot 9 in block 2, of MAP OF SMALL FARMS, as recorded in Plat Book 9, page 64 of the public Records of Hillsborough County, Florida and proceed S 88°40'12"W, (bearing reference to Thonotosassa Road State right of way map Section 18838-25811) along the North line of 303.00 feet for a Point of Beginning, thence continue S 88°40'12"W, along the North line of lot 8 and 9 in said block 2, a distance of 75.88 feet, thence S 81°15'15"E, parallel to the East line of said lot 9, in Block 2, a distance of 175.78 feet to the North right of way line of the Intersection Right of Way for Spooner Drive (as shown on Thonotosassa Road State right of way map Section 18838-25811), thence N 89°11'37"E (Field) IN 88°41'42"E - State right of way map, along said North right of way line, a distance of 75.88 feet, thence N 81°15'15"W a distance of 176.47 feet to the Point of Beginning.

CERTIFIED To:
RICKY N. LEWIS
SUSAN L. LEWIS
DONALD MONTGOMERY
SHERRY MONTGOMERY
TRINKLE, REDKEN, SWANSON, BYRD, & COTTON P.A.
ATTORNEYS TITLE INSURANCE FUND

CURVE	DELTA ANGLE	RADIUS	ABC	TANGENT	CHORD	CHORD BEARING
C 1	05°36'38"	1237.92'	121.22'	60.69'	121.17'	S 29°01'37"E (D)
C 1	05°36'40"	1237.92'	121.28'	60.69'	121.24'	S 29°00'07"E (F)

LINE	BEARING	DISTANCE
L 1	N 88°41'42"E	8.98' (D)
L 1	N 88°37'01"E	9.11' (F)



SURVEYOR'S NOTES:

- NO UNDERGROUND IMPROVEMENTS (SEWERLINES, TELEPHONE LINES, CONCRETE FOUNDATIONS AND GAS TANKS) HAVE BEEN LOCATED, EXCEPT AS SHOWN
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENT, RIGHT OF WAYS AND / OR OWNERSHIPS WERE LOCATED EXCEPTED AS SHOWN.
- THIS SURVEY MAYBE SUBJECT TO FACTS THAT MAYBE REVEALED IN A UP TO DATE TITLE SEARCH

FLOOD ZONE DESIGNATION:
THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "C", AS PER F.I.R.M. No. 12013-0005B, OF HILLSBOROUGH, POLK PASCO, COUNTY, FLORIDA AND IS TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY/III THIS DESIGNATION MAKES NO GUARANTEE THIS PROPERTY WILL OR WILL NOT FLOOD.

CREW: JWS : JWT
FIELDBOOK SEE FILE PAGE
JOB No. 990347-7

ALUM - ALUM INMM	(DESC) - DESCRIPTION	N.C.F - NO CORNER FOUND	FRRS - FOUND RAIL ROAD SPIKE	ID - IDENTIFICATION	RES - RESIDENCE
BLX - BLOCK	EL - ELEVATION	FND - FOUND	L.S. - LAND SURVEYOR	P.B. - PLAT BOOK	SEC - SECTION/TOWNSHIP/RANGE
(C) - CALCULATION	(F) - FIELD MEAS.	F.C.M - FOUND CONCRETE MONUMENT	L.B - LICENSED BUSINESS	PG. - PAGE	SN&D - SET NAIL AND DISK LB. 6582
COR. - CORNER	F.C.I.P - FOUND CAPPED IRON PIPE	F-N - FOUND NAIL	M.U.B - METAL UTILITY BUILDING	P.C. - POINT OF CURVATURE	SCIR - SET CAP IRON ROD LB 6582
CONC. - CONCRETE	F.C.I.R. - FOUND CAPPED IRON ROD	FF.EL - FINISHED FLOOR ELEVATION	NO - NO MONUMENTATION FOUND	(P) - PLAT (MEASUREMENT)	T.B.M - TEMPORARY BENCHMARK
C/B - CONCRETE BLOCK	F.I.P - FOUND IRON PIPE	F.D.O.T - FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B - POINT OF BEGINNING	PRM - PERMANENT REFERENCE MONUMENT	S.C.M - SET CONCRETE MONUMENT
(D) - DEED	I.S.I - SET		P.O.C - POINT OF COMMENCEMENT	R/W - RIGHT OF WAY	4" x 4" LB 6582
W/C - WITNESS CORNER					

TIMOTHY W. TBW
DATE: MAY 20, 1999

FLORIDA PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 5285

HILLSBOROUGH SURVEYING, INC
LICENSED BUSINESS No. 6582
1709 - C THONOTOSASSA ROAD, PLANT CITY, FL 33566
PHONE (813) 707-9086 FAX (813) 717-9017
FAX 707-9017

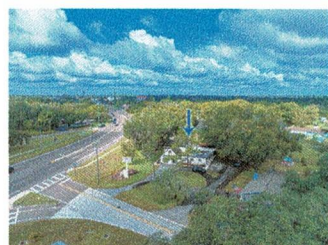
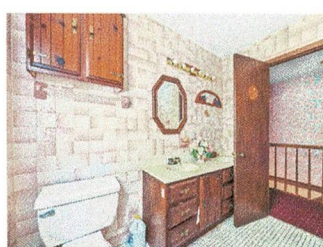
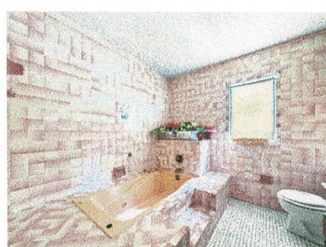
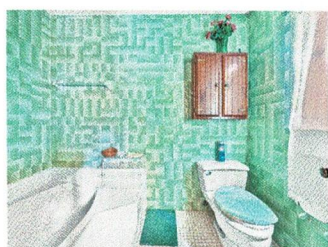
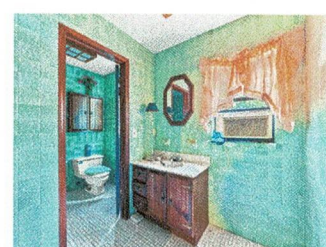
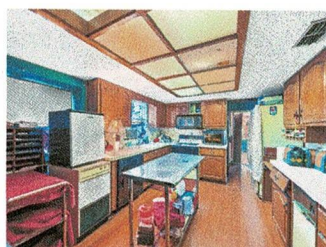
I HERBY CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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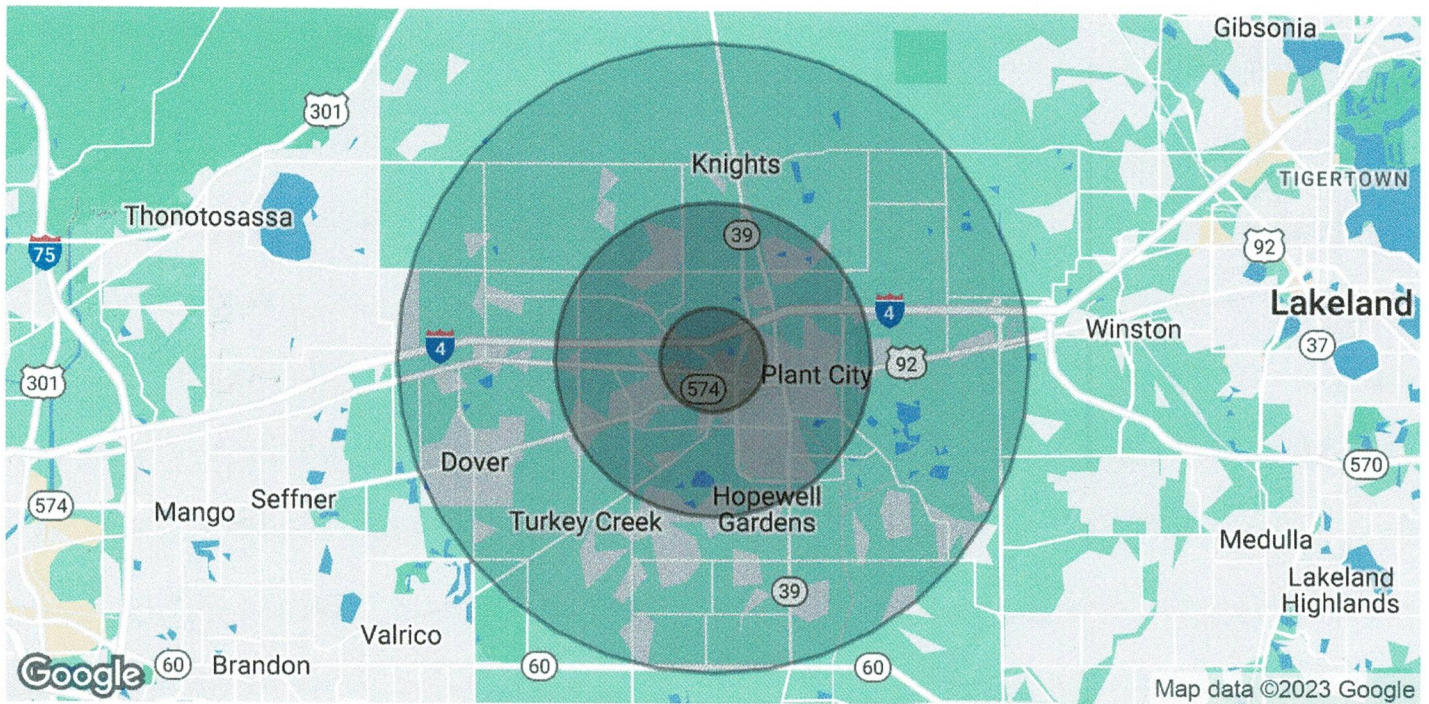


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POPULATION

	1 MILE	3 MILES	6 MILES
Total Population	5,753	38,844	80,384
Average Age	32.7	38.6	38.3
Average Age (Male)	32.5	37.8	36.9
Average Age (Female)	31.1	38.5	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	6 MILES
Total Households	2,210	15,438	29,926
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$41,792	\$58,242	\$66,012
Average House Value	\$118,265	\$159,553	\$180,367

* Demographic data derived from 2020 ACS - US Census

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