

Restaurant | Nightclub | Lounge | Retail

## HEART OF DOWNTOWN PLANT CITY



**OFFERED FOR LEASE AT:  
\$5,500/mo. NNN**

- **103 Palmer St. Plant City, FL. 33563**
- Freestanding **3,468** SF Restaurant Building, Zoned C-1
- Over **2,900** SF Patio area for Outside Seating
- Phenomenal Visibility and Signage
- Perfect for many uses like Restaurant, Retail, Nightclub, Deli. Office
- Turn Key Location & Minutes Interstate-4

**LISTING AGENT:** Tina Marie Eloian, CCIM • **P:** 813-997-4321 • **E:** Tina@FloridaCommercialGroup.com



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401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

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# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Vacant**  
Financing Available: **N/A**  
Lease Rate: **\$5,500 /month NNN**

## LOCATION

Street Number: **103**  
Street Name: **N Palmer**  
Street Suffix: **Street**  
Street City: **Plant city**  
County: **Hillsborough**  
Traffic Count/ Cross Streets:  
**8,300 Traffic Volume (Collins St. and Drane St.)**  
Market: **Tampa Bay**  
Sub- Market: **Plant City**

## THE PROPERTY

Folio# 208047-0000  
Site Improvements: **Freestanding**  
Improvement Size: **6,388 SF**  
Property Style: **Restaurant**  
AYB: **1947**  
Zoning: **C-1**  
Lot Size: **1.35 Acres Restaurant,**  
**0.94 Acre Lakefront Land**  
Lot Dimensions: **TBD**  
Front Footage in Feet: **TBD**  
Total Acreage: **0.16 acre**  
Parking: **Onsite/ street**  
Number of Parking Spaces: **35+**

## TAXES

Tax Year: 2022 Taxes: \$3,650.76

## UTILITIES

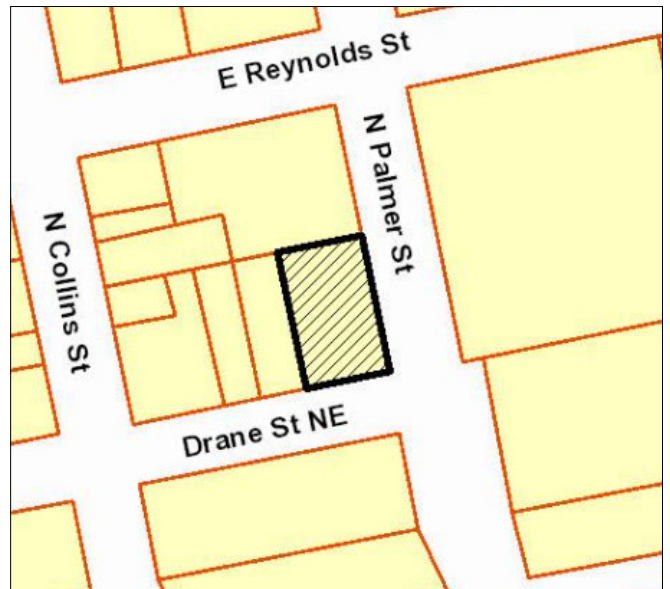
Electricity: Teco Electric  
Communications: Verizon/ Frontier/ Brighthouse

## DRIVING DIRECTIONS

From Interstate 4: Interstate 4 to Exit on N Alexander St., Turn left on N Baker St., Turn left on W Reynold St., Turn right on N Palmer St.

## THE COMMUNITY

Community/ Subdivision Name: **Plant City revised Map**  
Flood Zone Area: **X**  
Flood Zone Panel: **12057C0288H**



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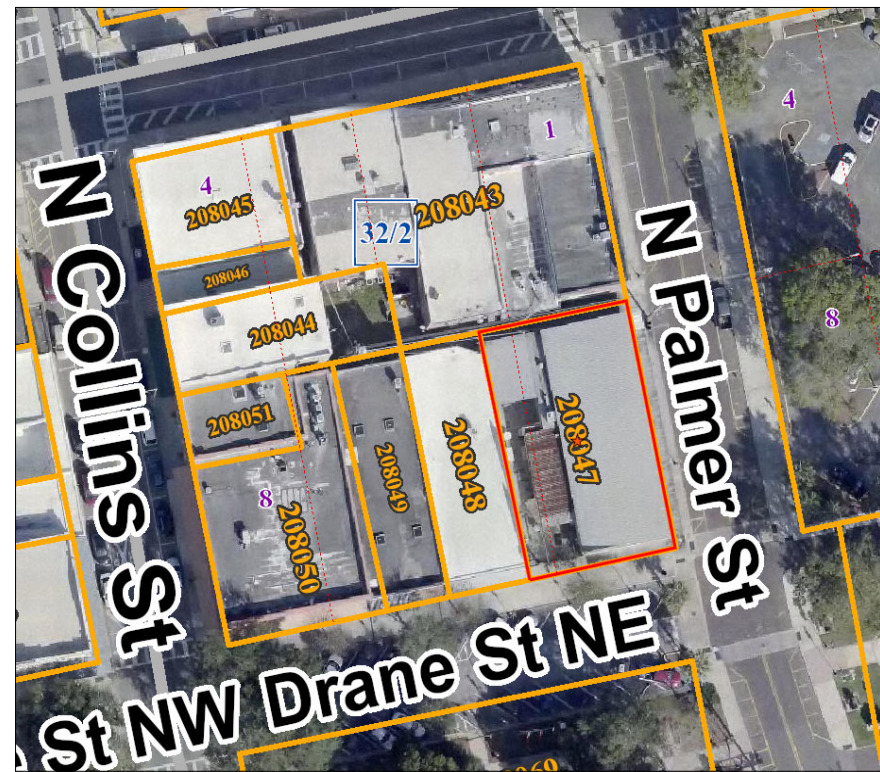


# LISTING FEATURES

**INVESTMENT HIGHLIGHTS**

INVESTMENT HIGHLIGHTS

- Heart of Plant City Downtown
- Excellent Location for a Lounge, Coffee Café, Deli
- Exterior Seating in Courtyard
- Corner Location and great visibility
- Near Park and Train Stop
- Very Unique Character - brick wall Exterior
- Sidewalk seating possible
- Plenty of City parking



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