

Downtown Orlando
1 ± Hour

PLANT CITY I-4 BENNETT RD DEVELOPMENT ACREAGE

2515 BENNETT RD
PLANT CITY, FL 33565

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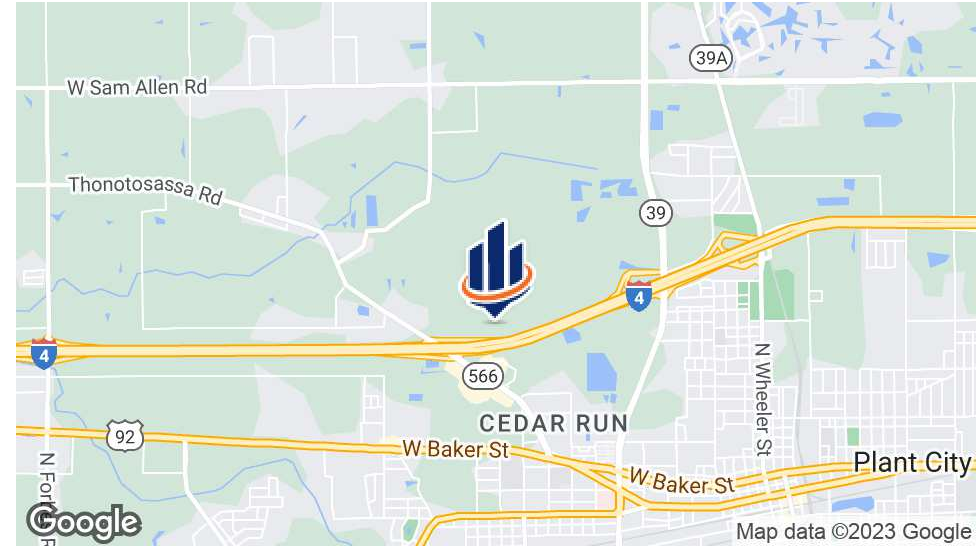
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1 PROPERTY INFORMATION

2515 Bennett Rd
Plant City, FL 33565

Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	9 ± Acres
Zoning:	Planned Development
Market:	Tampa
Submarket:	Plant City
APN:	P-19-28-22-ZZZ-000004-74670.0
Traffic Count:	135,000 Cars/Day
Road Frontage:	1,265 ± FT

PROPERTY OVERVIEW

This site of 9 acres of available land on Interstate 4 in Plant City, Florida is a prime commercial real estate development opportunity.

Accessibility: The site's position along Interstate 4 Corridor ensures excellent accessibility for transportation and distribution, making it an asset for US companies.

Visibility: Being located along the I-4 corridor, the property enjoys high visibility to passing traffic, which can be a significant advantage for businesses looking to attract customers or clients.

Use & Development: The commercial zoning regulations in Plant City allows this site to be suitable for a wide range of purposes, such as Grocery Anchor, Medical Office Complex, Hospitality, Logistics or Data Center Hub.

Location Description



LOCATION DESCRIPTION

The land is situated directly along Interstate 4, a major highway that connects Tampa and Orlando along Bennet Rd off Exit 19 on westbound direction.

It is highly accessible and visible to a large volume of daily commuters and travelers. Its location in Plant City, Florida, offers proximity to both metropolitan areas, providing a strategic advantage for businesses.

Near Exit 22- Park Road is North Park Isle, a new planned Residential Development of 8,000 households with an approved mix of single-family homes, townhomes and apartments. This development is on 200 acres with a community center, pool, walking trail and green space. Notable builders involved with this development are Lennar, DR Horton and Centex. Near Exit 19 is another planned multi-family development.

Wetlands Map



1,3,5 Mile Infographics



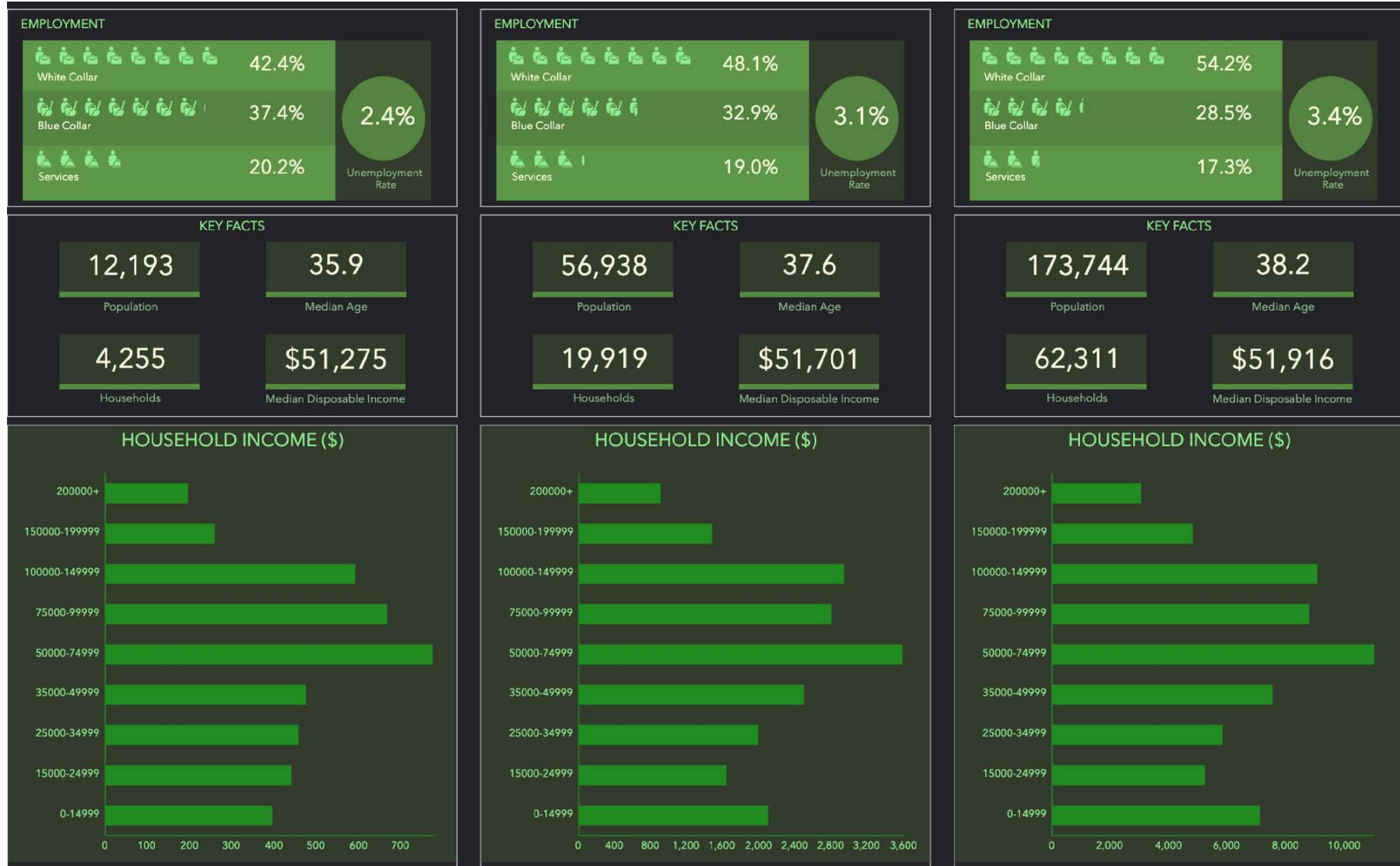
1,3,5 Mile Infographics



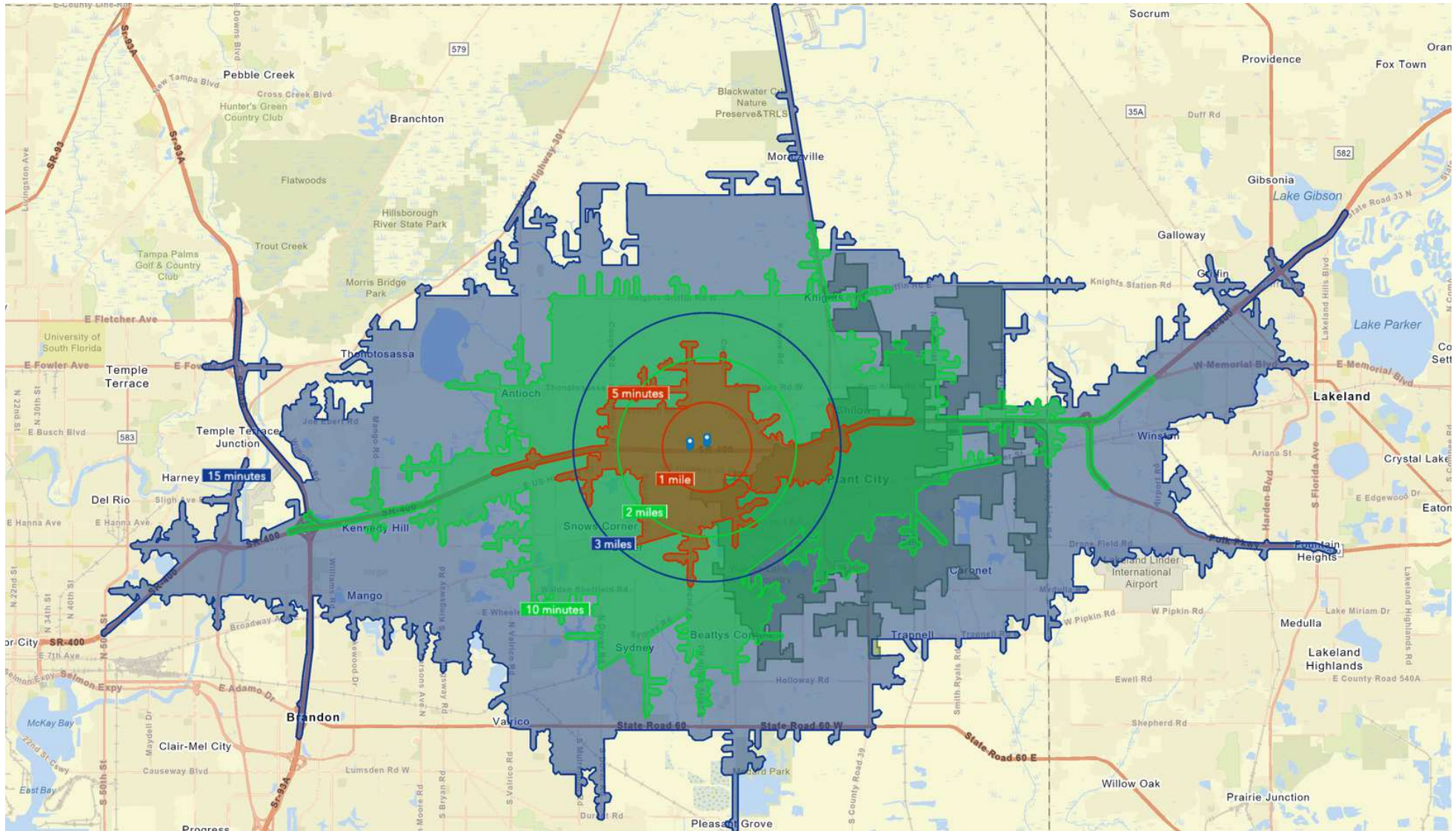
5,10,15 Minute Infographics



5,10,15 Minute Infographics



Mile Radius & Drive Time



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	Tampa-St. Petersburg MSA	FL	US
Population	2,307	11,831	22,056	12,193	56,938	173,744	40,864	1,521,410	3,288,270	22,381,338	337,470,185
Households	819	4,045	7,667	4,255	19,919	62,311	14,277	585,585	1,357,563	8,909,543	129,917,449
Families	568	2,988	5,575	2,981	14,371	43,961	10,055	371,116	833,937	5,732,103	83,890,180
Average Household Size	2.80	2.90	2.83	2.84	2.81	2.76	2.81	2.55	2.38	2.46	2.53
Owner Occupied Housing Units	612	2,779	4,863	2,591	13,660	42,800	8,874	353,708	905,742	5,917,802	84,286,498
Renter Occupied Housing Units	207	1,266	2,804	1,664	6,259	19,511	5,403	231,877	451,821	2,991,741	45,630,951
Median Age	42.6	36.0	36.2	35.9	37.6	38.2	35.6	37.8	43.2	42.9	39.1
Income											
Median Household Income	\$54,865	\$65,358	\$59,268	\$59,268	\$59,808	\$60,182	\$60,631	\$69,968	\$65,621	\$65,081	\$72,603
Average Household Income	\$82,047	\$88,005	\$81,992	\$81,992	\$83,308	\$84,021	\$81,285	\$102,006	\$97,348	\$97,191	\$107,008
Per Capita Income	\$31,363	\$30,280	\$28,917	\$28,917	\$29,446	\$30,300	\$28,432	\$39,347	\$40,263	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate											
Population	-0.08%	-0.08%	-0.07%	-0.15%	0.68%	0.73%	0.51%	0.46%	0.50%	0.63%	0.30%
Households	0.00%	0.02%	0.04%	-0.07%	0.92%	0.82%	0.63%	0.54%	0.58%	0.77%	0.49%
Families	0.00%	-0.02%	0.01%	-0.10%	0.75%	0.71%	0.58%	0.49%	0.55%	0.74%	0.44%
Owner HHs	0.61%	0.57%	0.61%	0.57%	1.74%	1.38%	1.32%	0.82%	0.85%	0.93%	0.66%
Median Household Income	5.40%	3.50%	3.82%	3.59%	3.45%	3.47%	3.19%	3.19%	3.36%	3.34%	2.57%

Over 173,000 people with a median age of 38.2 within a 15-minute drive from the property.

Median household income of over \$65,000 within a 2-mile radius from the property.

Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Plant City	Hillsborough County	Tampa-St. Petersburg MSA	FL	US
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Households by Income

<\$15,000	9.20%	7.00%	9.27%	9.30%	10.50%	11.40%	11.70%	10.30%	10.20%	9.70%	9.50%
\$15,000 - \$24,999	14.30%	10.90%	8.27%	10.30%	8.20%	8.40%	7.20%	6.90%	7.60%	7.80%	7.10%
\$25,000 - \$34,999	14.50%	10.10%	9.36%	10.70%	10.00%	9.30%	8.40%	7.60%	8.00%	8.40%	7.40%
\$35,000 - \$49,999	8.40%	9.40%	11.27%	11.20%	12.50%	12.10%	13.00%	10.70%	11.60%	11.80%	10.80%
\$50,000 - \$74,999	14.00%	18.10%	15.45%	18.20%	18.00%	17.60%	18.60%	17.00%	17.80%	17.80%	16.50%
\$75,000 - \$99,999	13.90%	16.90%	13.09%	15.70%	14.00%	14.10%	13.60%	13.00%	12.90%	13.10%	12.80%
\$100,000 - \$149,999	13.20%	14.40%	12.45%	13.90%	14.80%	14.50%	16.00%	16.60%	15.90%	15.90%	16.90%
\$150,000 - \$199,999	7.20%	8.20%	7.18%	6.10%	7.40%	7.70%	8.00%	8.40%	7.50%	7.00%	8.60%
\$200,000+	5.30%	5.10%	4.55%	4.60%	4.60%	4.90%	3.60%	9.50%	8.40%	8.40%	10.60%

Population by Age

0 - 4	6.20%	7.10%	7.00%	7.20%	6.70%	6.50%	7.00%	5.70%	5.00%	5.00%	5.70%
5 - 9	6.50%	7.40%	7.20%	7.30%	6.90%	6.70%	7.20%	6.00%	5.30%	5.30%	6.10%
10 - 14	6.00%	7.20%	7.00%	7.00%	6.90%	6.70%	7.00%	6.20%	5.50%	5.50%	6.30%
15 - 19	5.20%	6.60%	6.60%	6.60%	6.20%	6.10%	6.60%	6.30%	5.50%	5.60%	6.30%
20 - 24	4.90%	6.10%	6.20%	6.20%	5.80%	5.80%	6.40%	7.10%	5.80%	5.90%	6.40%
25 - 34	12.20%	14.20%	14.50%	14.50%	14.20%	14.10%	15.00%	14.80%	12.80%	13.10%	13.70%
35 - 44	11.90%	13.10%	12.90%	13.00%	12.70%	12.90%	12.80%	13.50%	12.30%	12.10%	13.10%
45 - 54	10.30%	11.40%	11.20%	11.20%	11.10%	11.50%	11.10%	12.10%	12.10%	11.70%	11.90%
55 - 64	12.30%	11.10%	11.60%	11.00%	11.90%	12.30%	11.10%	12.00%	13.50%	13.30%	12.70%
65 - 74	12.70%	9.20%	9.20%	9.20%	10.10%	10.40%	9.10%	9.60%	12.50%	12.60%	10.60%
75 - 84	9.30%	5.10%	5.00%	5.20%	5.70%	5.50%	4.90%	4.90%	7.10%	7.30%	5.30%
85+	2.60%	1.40%	1.60%	1.50%	2.00%	1.60%	1.80%	1.80%	2.70%	2.70%	1.90%

Race and Ethnicity

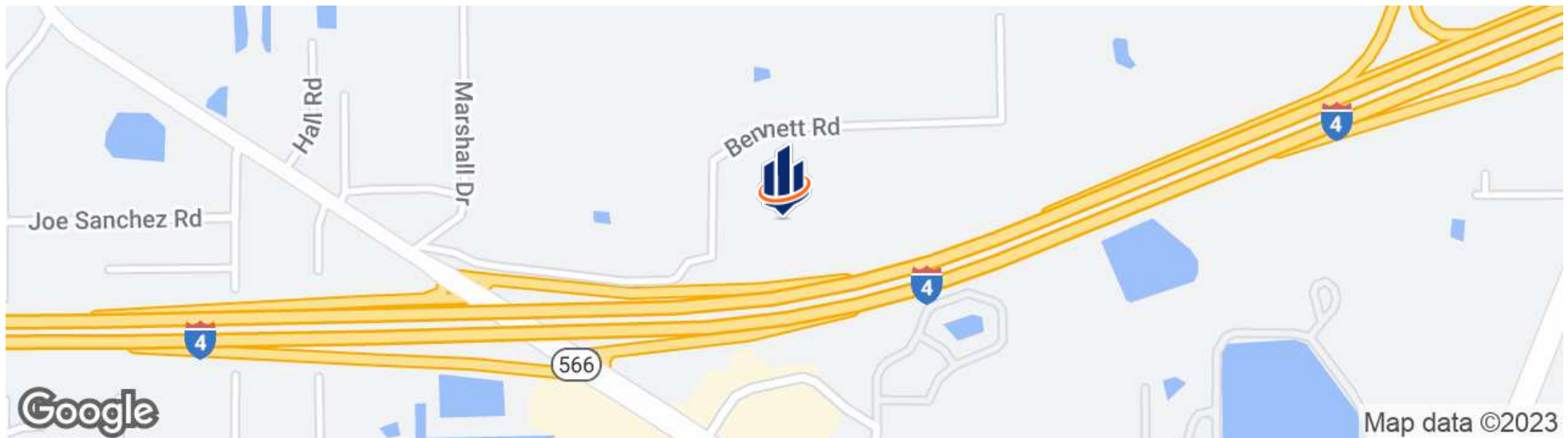
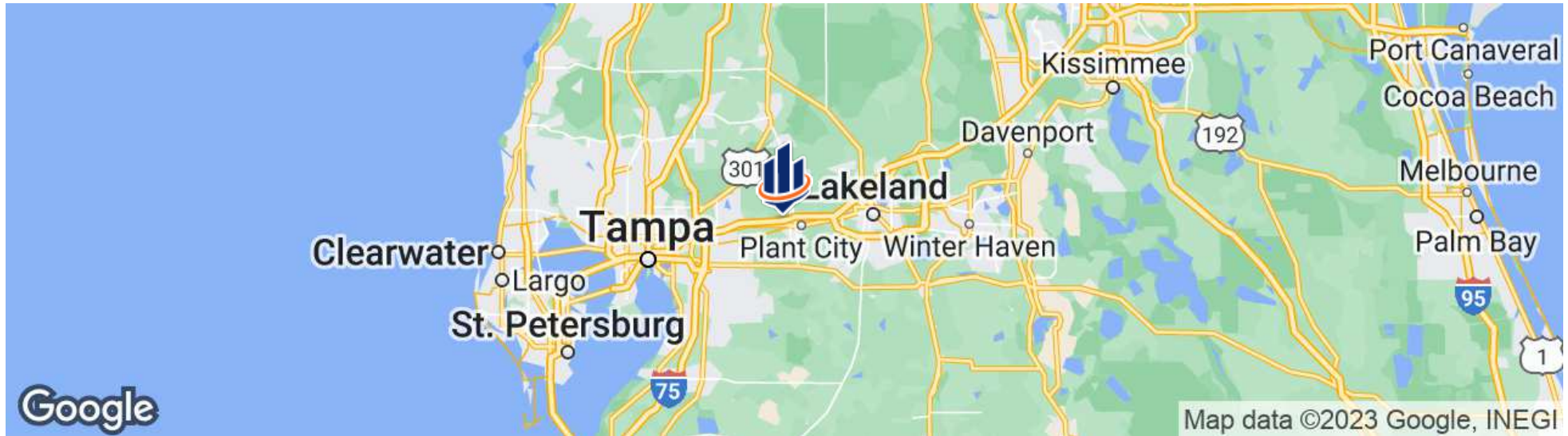
White Alone	65.10%	54.20%	56.00%	54.20%	57.50%	55.40%	53.90%	51.60%	63.50%	57.10%	60.60%
Black Alone	2.50%	5.30%	5.00%	5.30%	8.70%	13.60%	12.50%	16.30%	11.90%	15.00%	12.50%
American Indian Alone	1.10%	1.50%	1.60%	1.50%	1.50%	1.00%	0.80%	0.50%	0.50%	0.50%	1.10%
Asian Alone	1.50%	1.50%	1.40%	1.50%	1.40%	2.90%	1.60%	5.10%	4.10%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	15.10%	19.20%	18.60%	19.20%	15.10%	11.60%	14.10%	9.20%	6.50%	7.60%	8.70%
Two or More Races	14.60%	18.30%	17.40%	18.30%	15.80%	15.40%	17.00%	17.20%	13.50%	16.70%	10.60%
Hispanic Origin (Any Race)	35.40%	45.10%	43.60%	45.10%	37.20%	31.40%	36.70%	30.10%	21.30%	27.00%	19.40%



2 LOCATION INFORMATION

2515 Bennett Rd
Plant City, FL 33565

Regional & Location Map





HILLSBOROUGH COUNTY

FLORIDA

Founded	1834	Density	1,400.5 [2019]
County Seat	Tampa	Population	1,513,301 [2022]
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2022 estimate, the population of Hillsborough County has now grown to 1,513,301, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



3 MAPS

2515 Bennett Rd
Plant City, FL 33565



Retailer Map



4 AGENT AND COMPANY INFO

2515 Bennett Rd
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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor. Adjunct Faculty

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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