

SALE

503 AND 507 E PARK ROAD, PLANT CITY

503 and 507 E Park Rd Plant City, FL 33563



PROPERTY DESCRIPTION

3.65 acres with C-1A zoning vacant land. This lot is directly behind Walgreens. Directly across from Ditch Witch, with RaceTrac to the NW corner. With approximately 450' of Park Road frontage and only about 345' from the light at James L Redman PKWY, this is a great spot for your retail business, office space or service business. 2022 FDOT traffic count for the corner is 23,000! This property can be combined with adjacent property for a total of 3.65 acres and 450' of E Park frontage. Phase 1 Environmental Site Assessment performed in January 2000 and Subsoil Exploration and OVA Measurements performed in October 2004 are available.

PROPERTY HIGHLIGHTS

- Minutes from I-4 via Park Road
- 3.65 Acres with 450' MOL frontage
- C-1A zoning
- 2020 FDOT Count 23,000 at intersection

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	3.65 Acres
Zoning:	C-1A

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,758	21,777	67,119
Total Population	5,272	63,683	191,848
Average HH Income	\$50,867	\$60,229	\$65,256

Sherry Clements
813 220 7532



COLDWELL BANKER
COMMERCIAL
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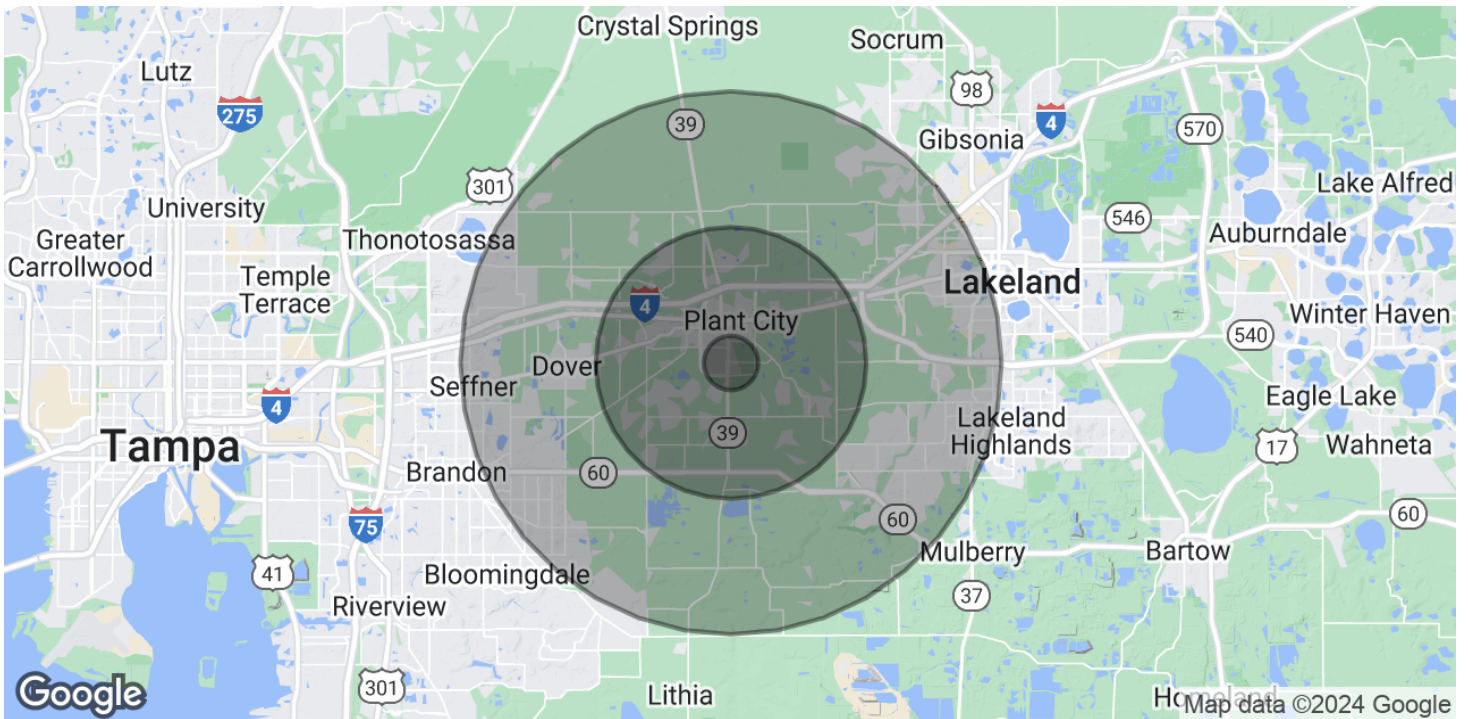


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,272	63,683	191,848
Average Age	30.3	34.6	36.6
Average Age (Male)	28.9	33.6	35.7
Average Age (Female)	32.5	36	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,758	21,777	67,119
# of Persons per HH	3	2.9	2.9
Average HH Income	\$50,867	\$60,229	\$65,256
Average House Value		\$211,136	\$210,695

* Demographic data derived from 2020 ACS - US Census

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