

OFFERING MEMORANDUM

**Corner Retail Site Off
SR-580**

3217 CORK ROAD

Plant City, FL 33565

PRESENTED BY:

BERLINTE HIRESH, CCIM, SIOR

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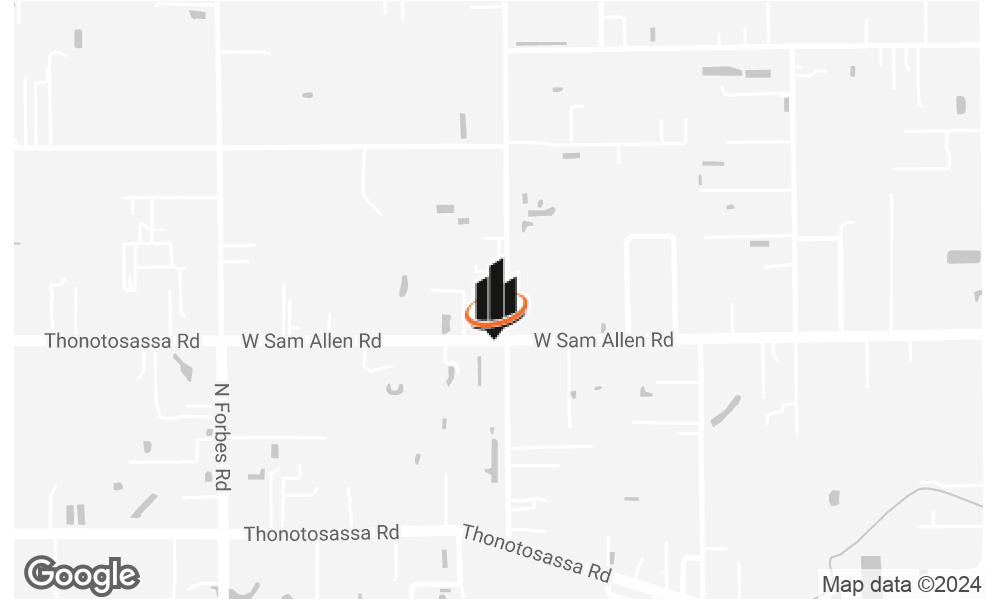
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$789,000
BUILDING SIZE:	2,400 ± SF
LOT SIZE:	0.59 ± Acres
PRICE / SF:	\$328.75
YEAR BUILT:	1974
ZONING:	CN
APN:	U-14-28-21-ZZZ-000003-57050.0
TRAFFIC COUNT:	4,500 ± (W Sam Allen)

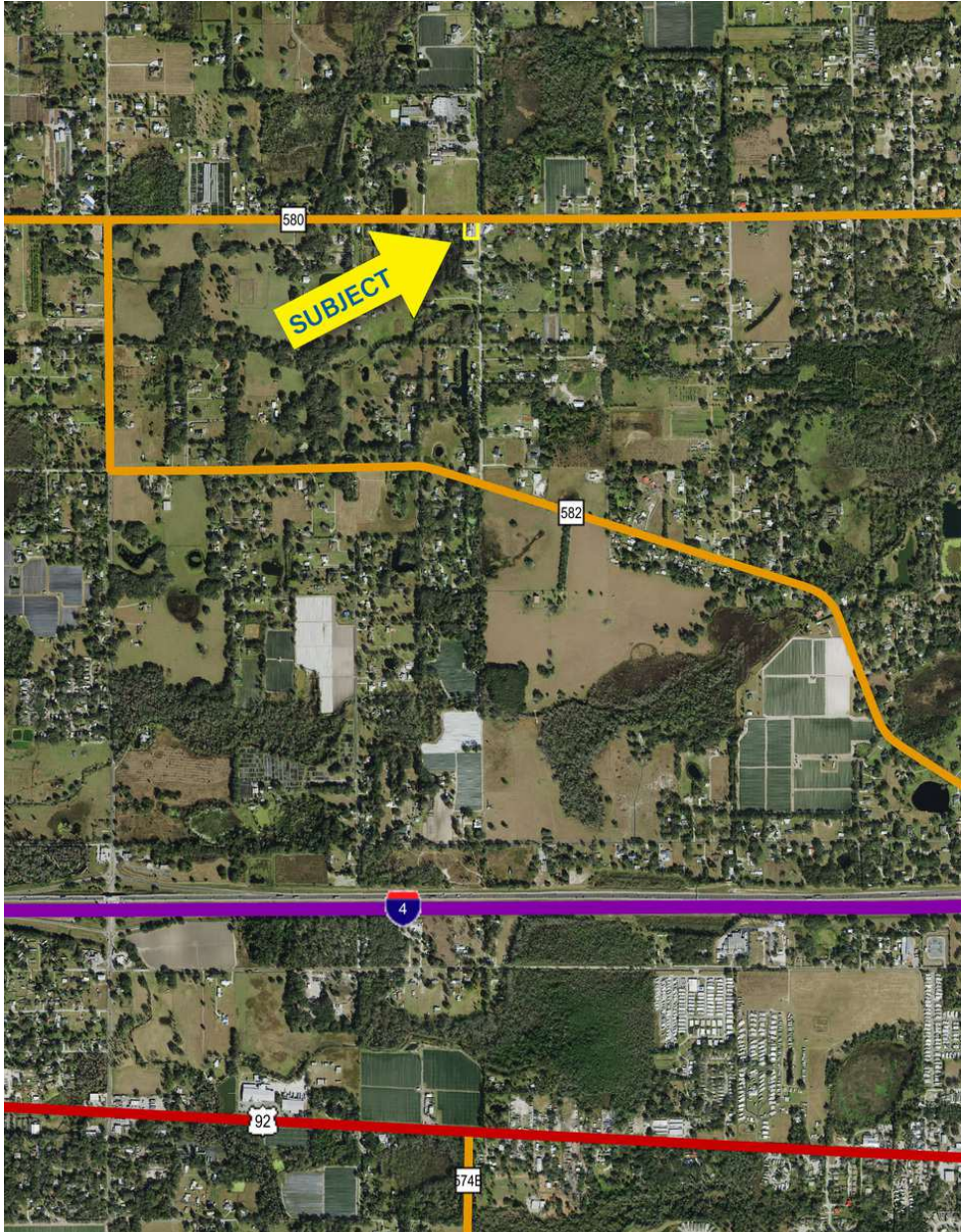
PROPERTY OVERVIEW

Excellent retail opportunity in Plant City, Florida. This retail site benefits from easy access to and from I-4, in the ever-expanding Hillsborough County in Plant City. The site offers a seamless ingress and egress at the crossroad of Cork Rd and W Sam Allen (State Road 580). A landmark for locals, this site provides an investment opportunity for property seekers, operators and investors alike.

PROPERTY HIGHLIGHTS

- 1.5 ± miles from I-4
- Corner lot
- CN Zoning
- 140 ± FT of frontage on State Road 580

LOCATION DESCRIPTION



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This property is located on the corner of Cork Road and W Sam Allen Road (State Road 580) in Plant City, Florida. It is located approximately 1.5 ± miles from Interstate 4. Cork Road connects State Road 580 and State Road 582 (Thonotosassa Road), which is located approximately 0.5 ± miles south of the property.

The property enjoys surrounding retailers and attractions which include Dinosaur World, Publix, Wawa, Marathon, Keel and Curley Winery, and others.

I-4
1.5 ± Miles

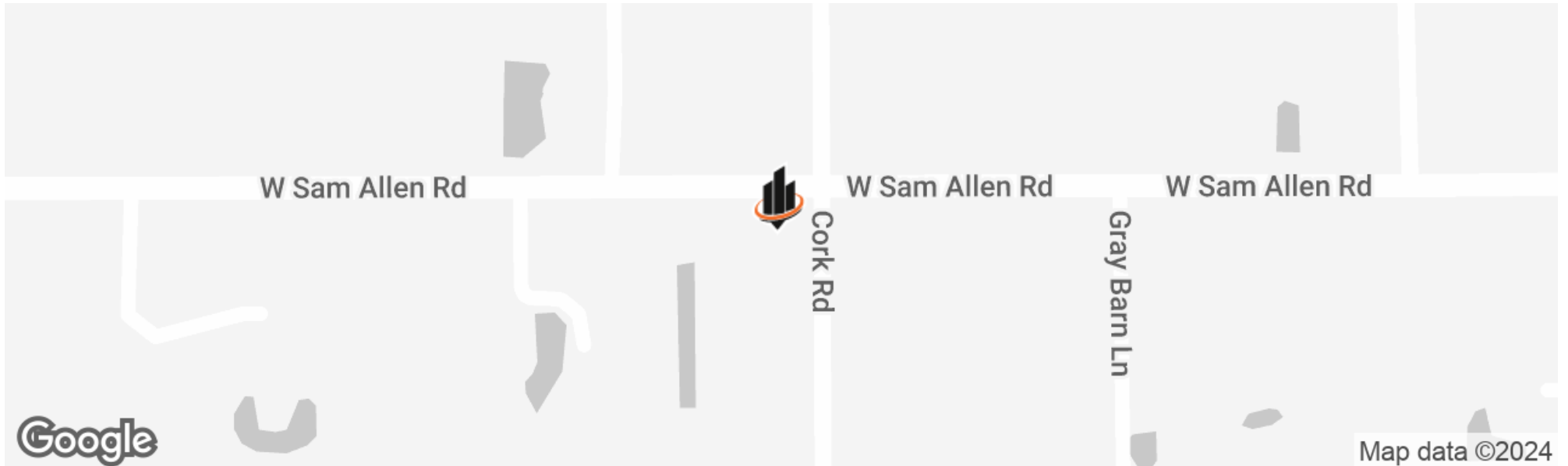
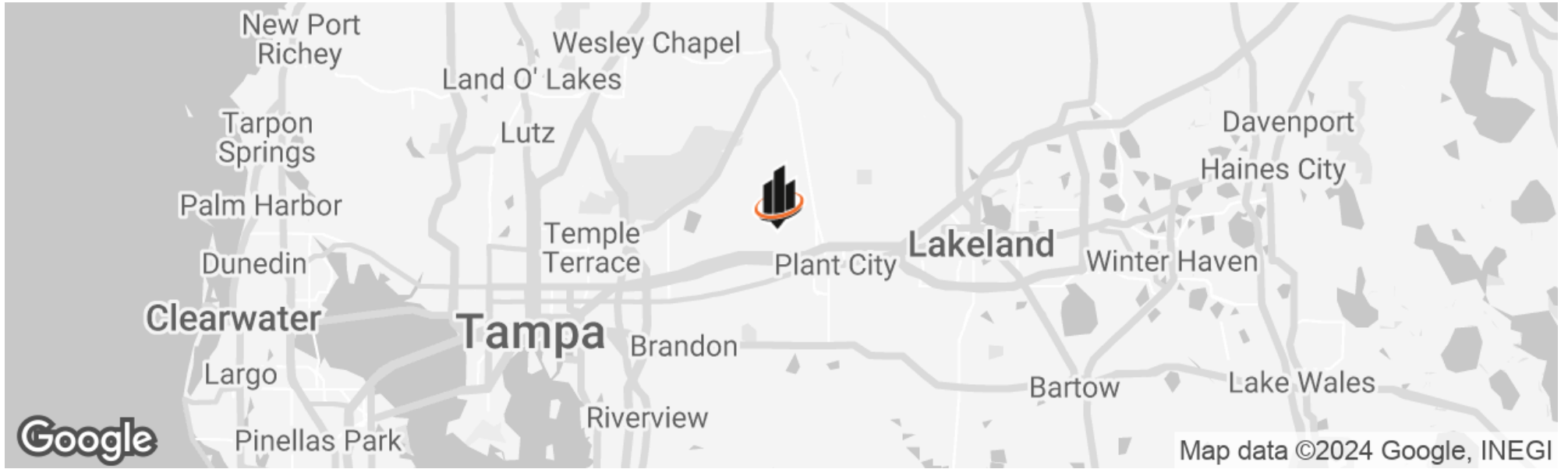


Cork Rd

4,500 ±
Cars/Day



REGIONAL & LOCATION MAP



NEIGHBORHOOD MAP



MARKET AREA MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

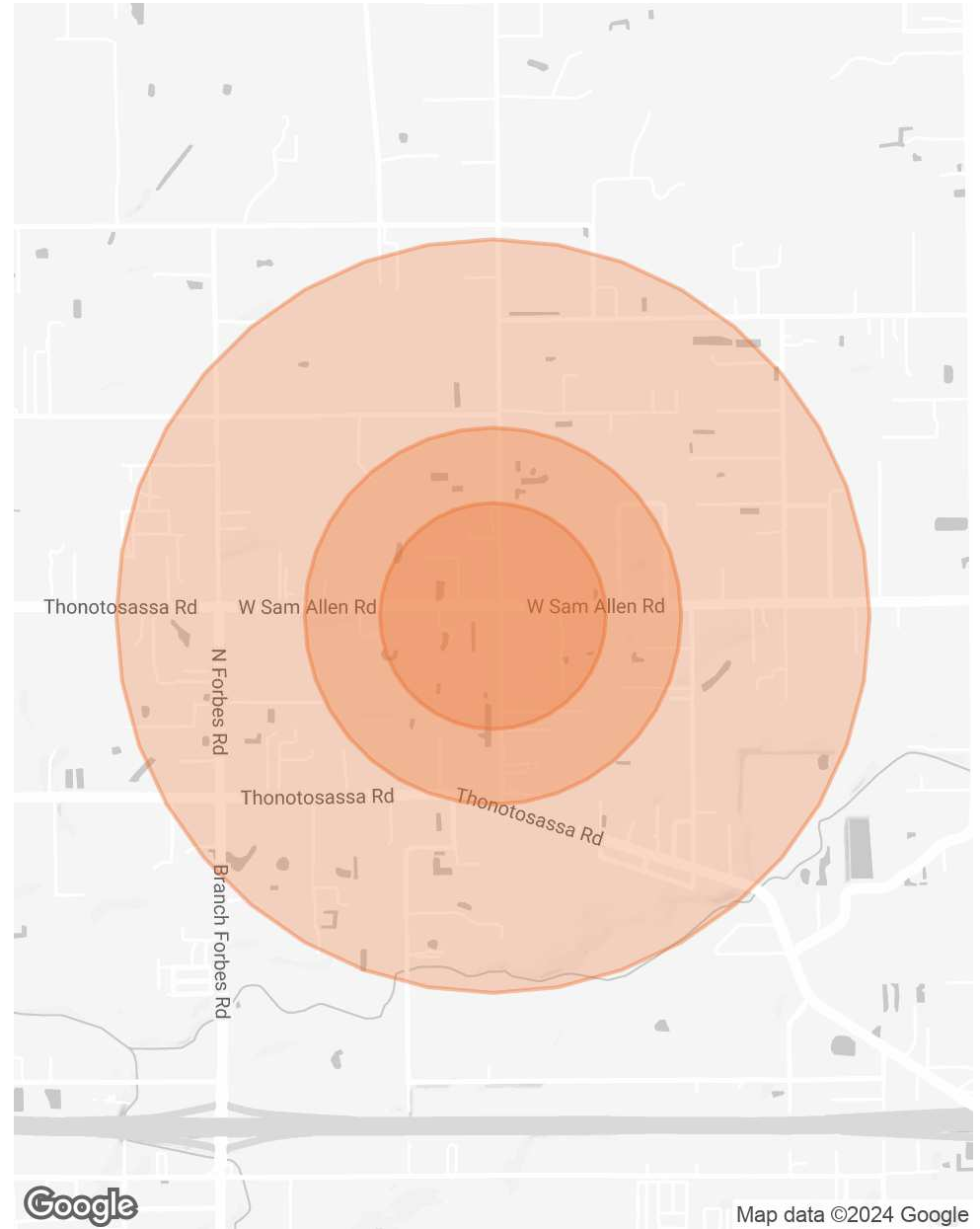
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	159	457	1,702
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	56	162	591
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$91,303	\$91,815	\$89,099
AVERAGE HOUSE VALUE	\$362,787	\$370,826	\$370,549

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS





4,500 ±
Cars/Day

Cork Rd



ADVISOR BIOGRAPHY



BERLINTE HIRESH, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Berlinte Hires, CCIM, SIOR is a licensed real estate broker in Florida and a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

A seasoned commercial broker, Berlinte brings over twenty years of experience in commercial real estate. Berlinte has an impressive record of multi-million-dollar sales transactions and has represented clients from across the industrial spectrum, such as national and international players in the food processing, cold storage, warehousing, distribution, and logistics markets as well as real estate developers.

A dynamic and resilient expert, Berlinte is a performance-driven professional. She focuses on delivering outstanding results to her highly diverse client base. With her expertise and powerful negotiating skills, Berlinte aims to tap into Orlando's market to drive growth and offer unparalleled services to her clients. Berlinte is perfectly bilingual in English and French.

Berlinte specializes in:

- Investments sales
- Industrial
- Hospitality
- Retail
- Multi-residential
- Land



For more information visit www.SVNsaunders.com

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