



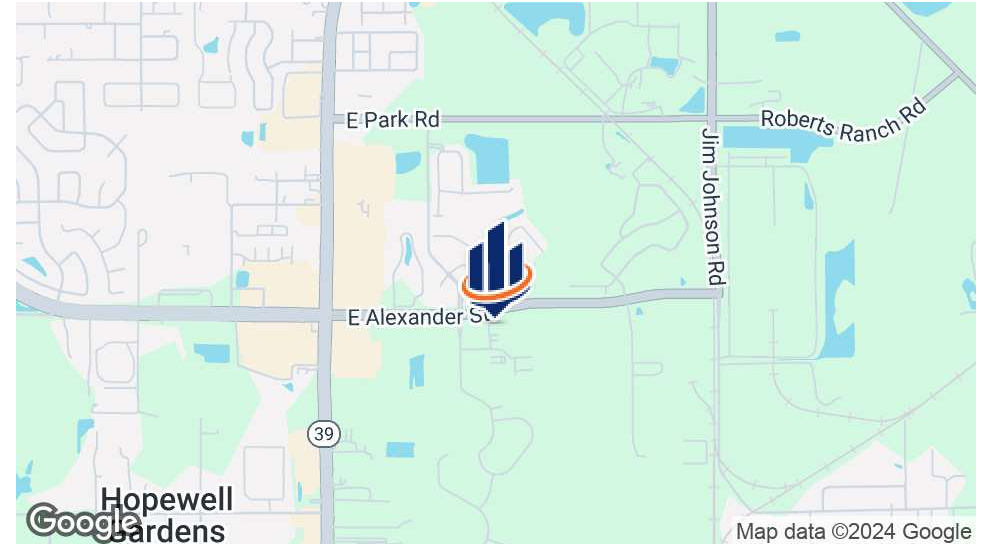
# PLANT CITY OFFICE FOR SALE OR LEASE

702 TILLMAN PL  
PLANT CITY, FL 33566

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,100,000</b>
<b>Lease Rate:</b>	<b>Negotiable</b>
Available SF:	7,826 SF*
Lot Size:	1.99 Acres
Price / SF:	\$268.34
Year Built:	1995
APN:	205160.2966
Virtual Tour:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Discover the perfect space for your business at 702 Tillman Place in Plant City, Florida. This property offers a location convenient to I-4 and customizable office spaces designed to elevate productivity and collaboration. With ample office and meeting rooms, this versatile floor plan offers an inviting and professional atmosphere for your team and clients. Interior amenities include a dedicated entrance with front desk, multiple conference rooms, a spacious breakroom with kitchen features and a peaceful pond view, interior storage areas, and a large bullpen area for cubicles. The exterior of the building features a shaded patio for employee use, abundant parking, a detached accessory workshop or storage building, lovely landscaping, and convenient access to major highways. Whether you're seeking a corporate headquarters or a creative workspace, this property provides the professional areas necessary to meet your business demands. Enhance your executive image and cultivate success in this exceptional office location.

\*660 SF of the available square footage is storage space

# Property Description



## LOCATION DESCRIPTION

This property is located in an ideal location near key transportation routes and local amenities. The office enjoys excellent connectivity to major roadways, including I-4 and SR-39, offering seamless access to Tampa, Lakeland, and surrounding areas. This proximity to I-4 also places the building within a highly accessible business corridor, linking it to central Florida's thriving commercial hubs.

The building is situated in a growing area with a variety of dining options nearby, including popular fast food chains like McDonald's, Wendy's, Starbucks, and Dunkin' Donuts. Additionally, nearby retail stores, gas stations, and service centers provide added convenience.

## PROPERTY HIGHLIGHTS

### Features:

- Highly Visible With Road Signage
- Solid Brick Building With New Roof
- Ample Parking With Carport
- Mature Landscaping Offering Shade
- Exterior Patio With Pond View
- Small Detached Workshop With Rollup Door

### Interior:

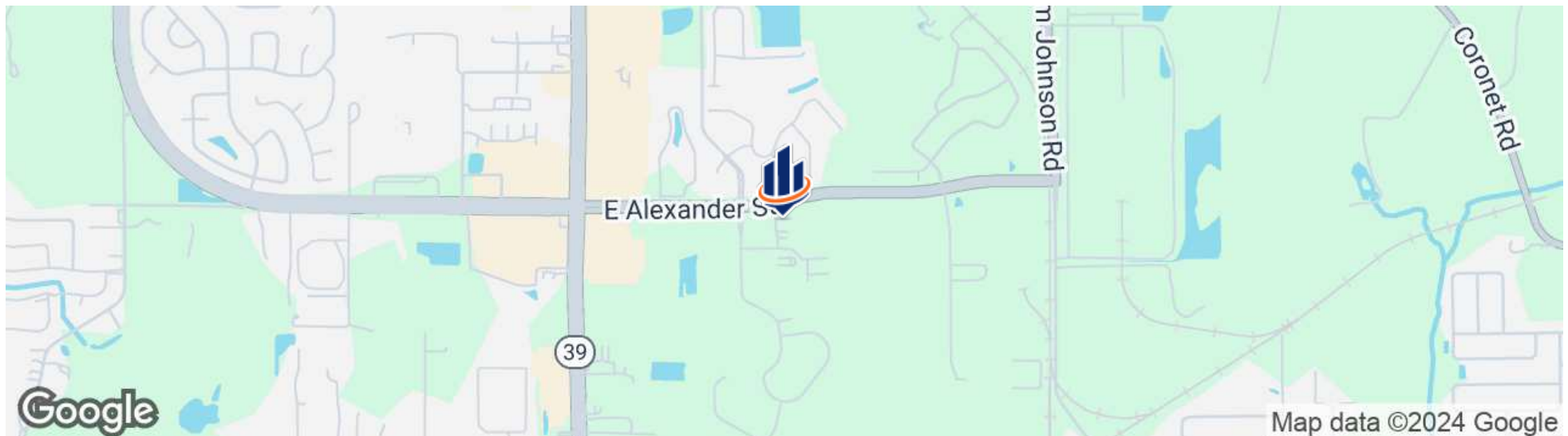
- Brand New HVAC
- Large Entrance Lobby
- Three Large Conference and/or Training Rooms
- Large Breakroom
- Lots of Storage
- Several Executive Offices
- 11 Offices Total
- Large Bullpen for Cubicles

# Floor Plan

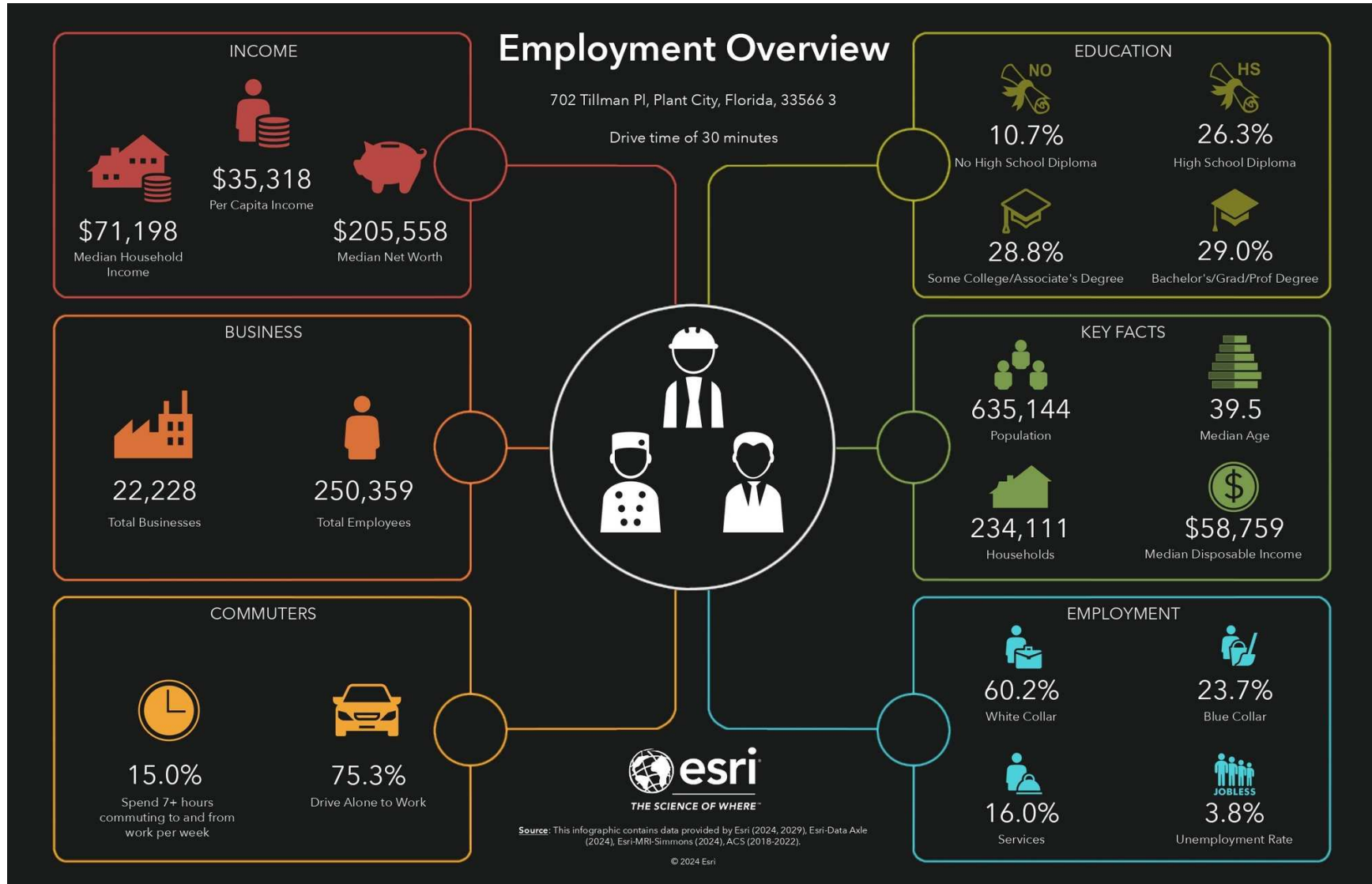


FLOOR PLAN

# Regional & Location Map



# Employment Overview

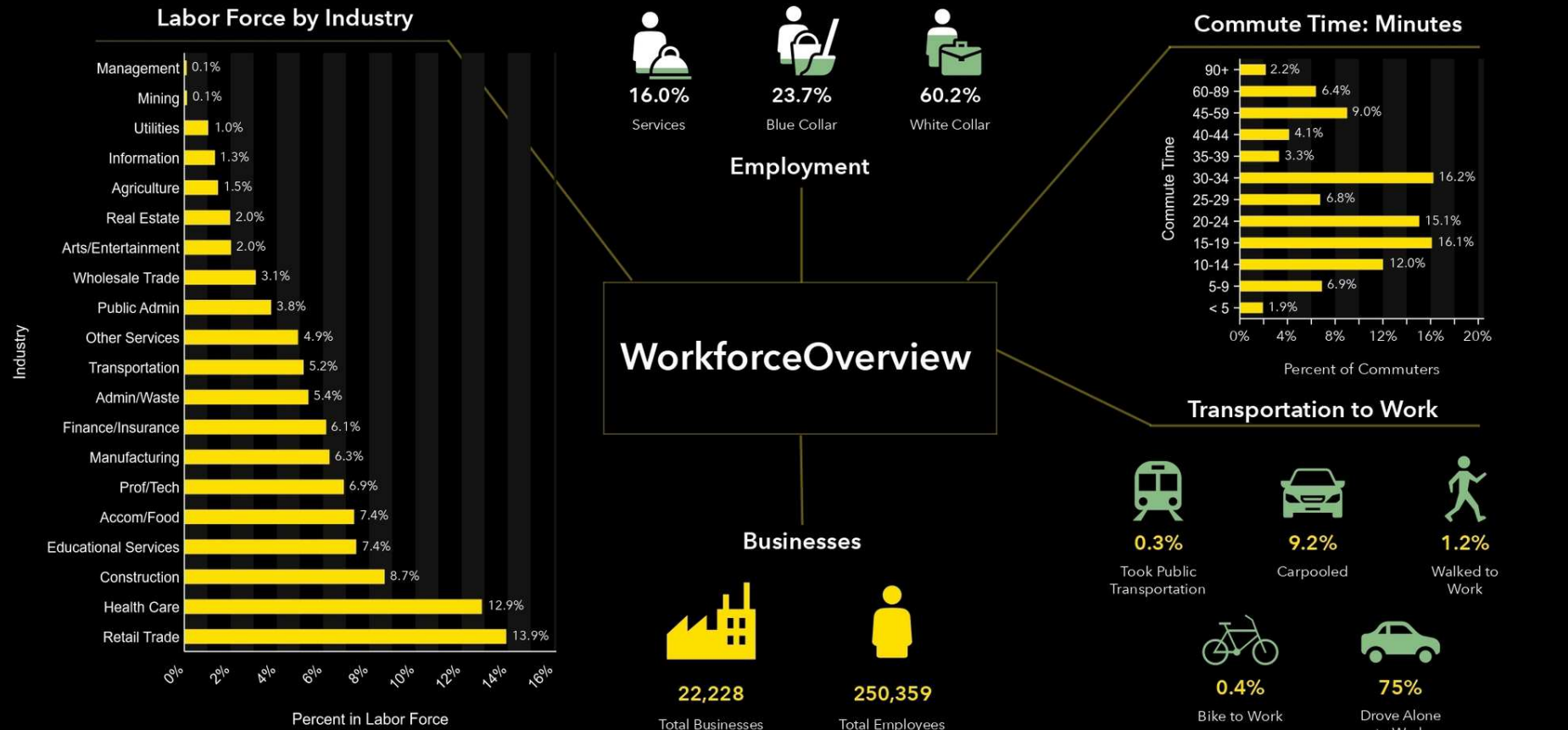


# Economic Development Profile

## Economic Development Profile

702 Tillman Pl, Plant City, Florida, 33566 3

Drive time of 30 minutes



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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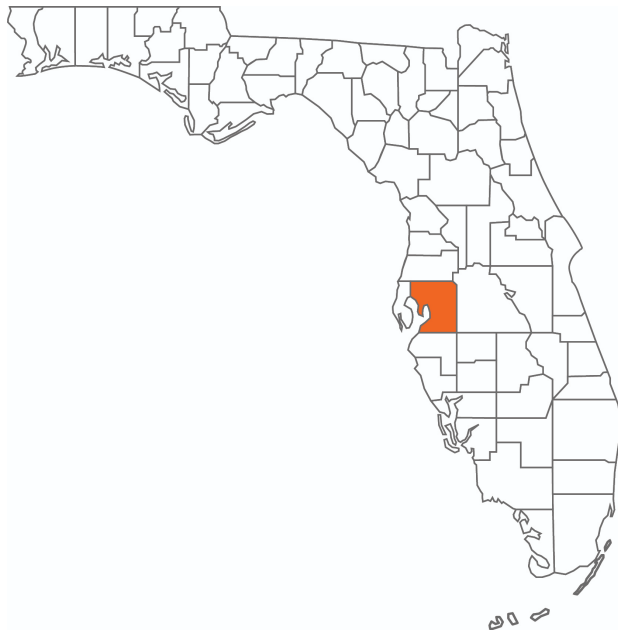


## HILLSBOROUGH COUNTY

### FLORIDA

Founded	1834	Density	1,400.5 [2019]
County Seat	Tampa	Population	1,521,410 [2023]
Area	1,051 sq. mi.	Website	<a href="https://hillsboroughcounty.org">hillsboroughcounty.org</a>

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 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, 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.





# Neighborhood Map



# Market Area Map



# Additional Photos



# Additional Photos





**LAUREN RALSTON SMITH, CCIM, CPM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

She works with clients to increase the value and performance of their real estate investments. Lauren believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing [Landlord & Tenant Representation]
- Site Selection
- Property Management
- Development



## CARLY POWELL

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### PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member [CCIM] candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development

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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.



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**ARKANSAS**

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