

## Prime Retail Pad Available – Ground Lease Opportunity

1699 W. County Road 48, Bushnell, FL 33513



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.63+/- Acres
<b>PARCEL NO:</b>	N17-118
<b>TRAFFIC COUNT:</b>	13,100 AADT - CR 48 57,353 AADT - I-75
<b>ZONING:</b>	C-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	799	2,908	4,282
<b>TOTAL POPULATION</b>	1,582	6,743	11,375
<b>AVERAGE HH INCOME</b>	\$54,622	\$65,557	\$79,571

### PROPERTY DESCRIPTION

Prime Retail Pad Available – Ground Lease Opportunity in the heart of Bushnell, FL.

165' x 165.5' retail pad with excellent visibility, access, and cross access with Taco Bell and KFC.

Located on County Road 48, the site sits just 0.4 miles east of I-75.

Join Walmart Supercenter, KFC, Taco Bell, Starbucks, Wendy's, Culver's, WAWA, and Big Dan's Car Wash.

Location provides outstanding regional connectivity, drawing from both local residents and interstate travelers with its proximity to major roadways and established national brands.

Ideal for fast food, retail, or automotive service users looking to capture steady demand in a growing market.

### LOCATION DESCRIPTION

Located on the south side of County Road 48, adjacent to KFC and approximately 0.4 miles east of I-75.





