

Reynolds Street Commercial Arcade

104 W Reynolds St, Plant City, Florida 33563

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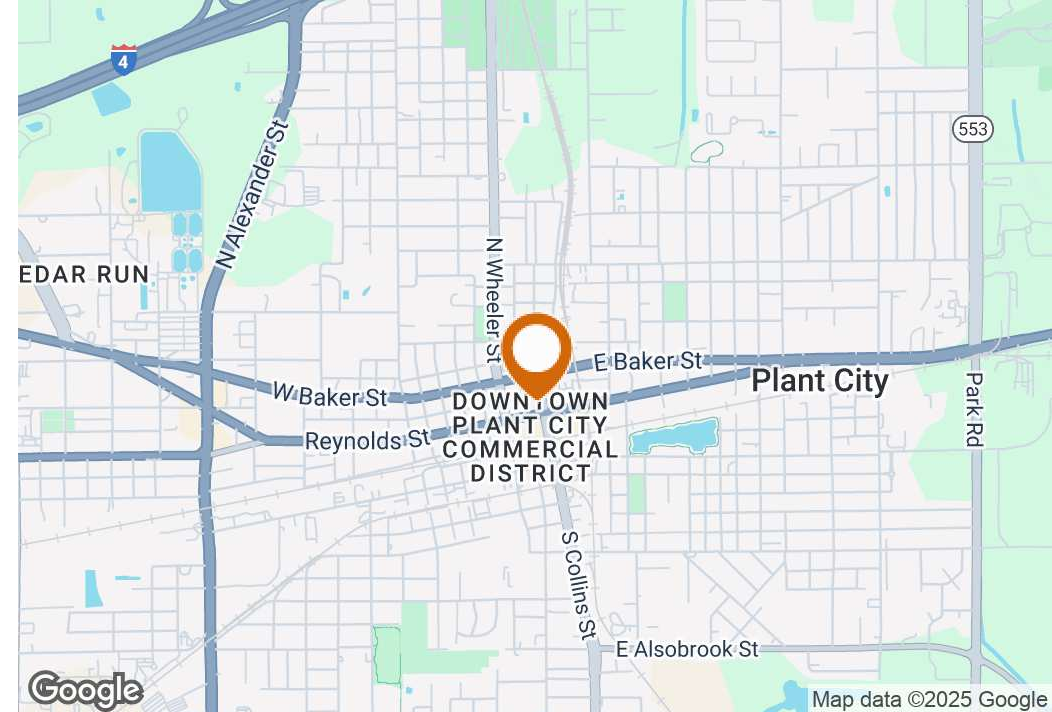


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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$900,000
Building Size:	8,301 SF
Lot Size:	0.2 Acres
Number of Units:	14
Price / SF:	\$108.42
Cap Rate:	5.96%
NOI:	\$53,657
Year Built:	1910
Renovated:	2015
Zoning:	C-1

Property Overview

Located in the heart of historic downtown Plant City, this arcade-style retail property offers a rare chance to acquire a stable, income-producing investment. Featuring two main interior hallways for easy navigation, the building is designed to maximize tenant visibility and customer flow. The property is currently near full occupancy with a diverse tenant mix, supported by a larger master meter for the building and three separate meters for anchor suites.

With strong rental income, high foot traffic, and prime downtown visibility, 104 W Reynolds St presents an excellent opportunity for investors seeking both immediate cash flow and long-term appreciation in one of Central Florida's fastest-growing markets.

Property Highlights

- Downtown Plant City retail investment
- Arcade-style layout with 2 main hallways
- Near full occupancy, diverse tenant mix
- Master meter + 3 separate anchor suite meters
- Strong visibility & steady foot traffic

PROPERTY DESCRIPTION



Location Description

Prominently positioned in historic downtown Plant City, 104 W Reynolds St showcases its 1910 arcade-style entrances with excellent street visibility and steady pedestrian traffic. Multiple access points lead into interior hallways, maximizing exposure for tenants. Surrounded by restaurants, shops, and community destinations, the property sits in a vibrant, walkable district.

Interior Description

Arcade-style retail space with two main hallways, offering excellent visibility, easy navigation, and strong customer flow for tenants.

Utilities Description

The property is serviced by one larger master meter for the main building, plus three separate meters for the anchor suites, providing flexibility and straightforward utility management for tenants.

Plumbing Description

The property contains a double restroom facility, and no other plumbing is present within the building.

Collins St

RENT ROLL

Suite	Tenant Name	Size SF	Rent / SF / Year	Annual Rent	Lease Start	Lease End
1-3	Rachel Rayne Photography	800 SF	\$20.00	\$16,000	6/1/2020	5/31/2026
11	Ashdale Construction Company LLC	100 SF	\$20.50	\$2,050	06/15/2025	05/31/2028
12	Body Works Massage and Wellness, LLC	320 SF	\$25.75	\$8,240	6/15/2024	5/31/2026
13, 2-4	Ashdale Construction Company LLC	1,000 SF	\$20.45	\$20,450	6/15/2025	5/31/2028
203-1	Rhodes Realty Group, LLC	150 SF	\$32.96	\$4,944	6/1/2024	5/31/2026
203-6, 6	Blue Thumb I	680 SF	\$21.72	\$14,766	8/1/2020	7/31/2026
205	The Device Clinic	600 SF	\$20.36	\$12,215	1/1/2016	12/31/2027
5	Johnathon Dupree	400 SF	\$18.90	\$7,558	2/1/2020	1/31/2027
7, 9	k.e. Beauty and Esthetics	800 SF	\$15.92	\$12,735	3/1/2017	2/28/2027
8	VIVA Pilates	400 SF	\$17.61	\$7,043	4/15/2021	3/31/2026
10	Nieuw Era Financial	300 SF	\$25.00	\$7,500	10/16/2025	09/30/2026
Totals				\$113,501		

FLOOR PLAN





Tampa
(35 ± Minutes)



11,000 ±
Cars/Day

12,500 ±
Cars/Day

SUBJECT

8,500 ±
Cars/Day

W Reynolds St

N Collins St

W Baker St

E Mahoney St

Lakeland (25 ± Minutes)



12,500 ±
Cars/Day

W Baker St

N Collins St

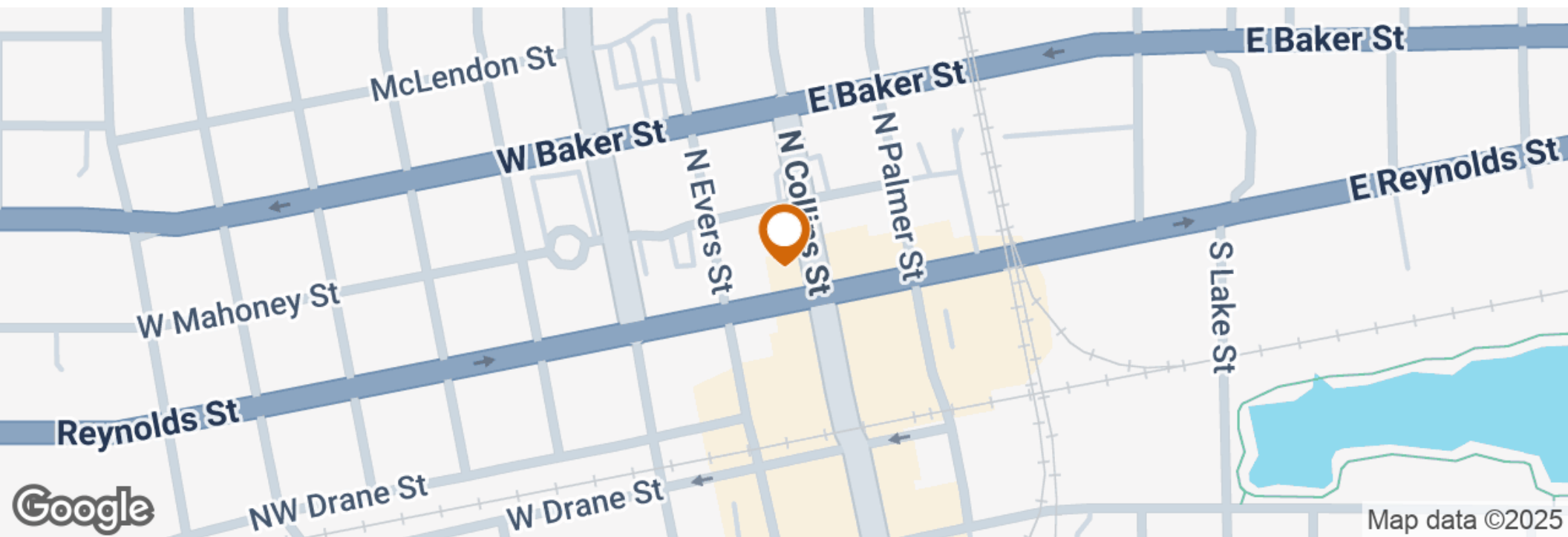
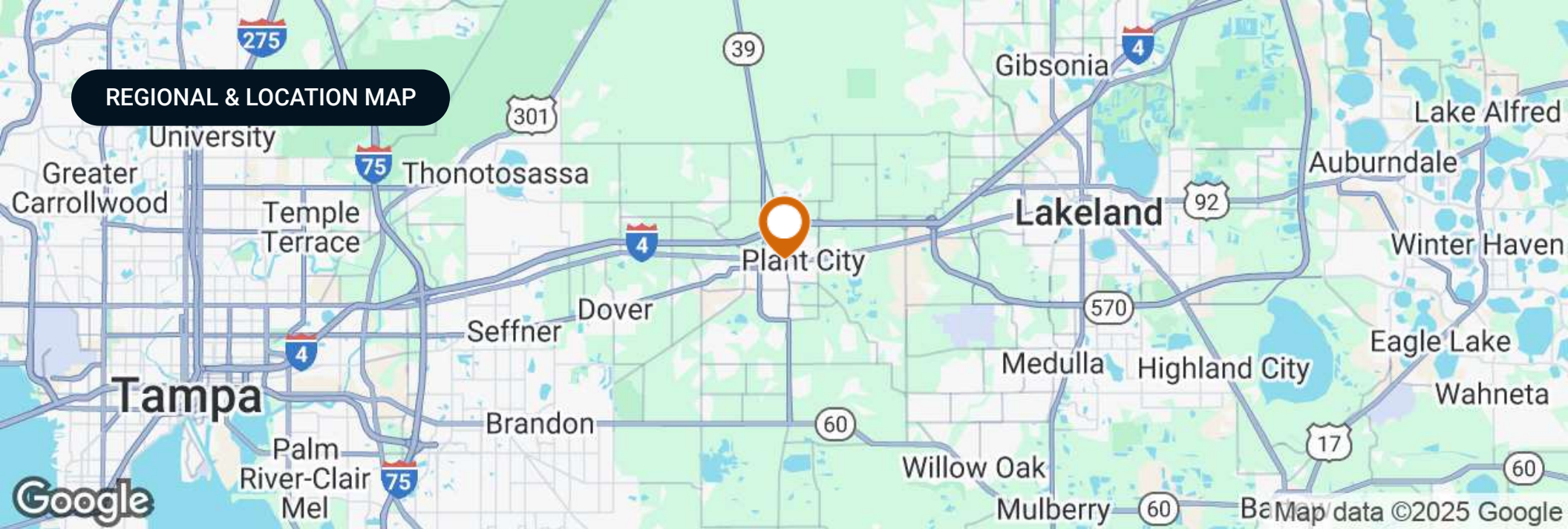
8,500 ±
Cars/Day

SUBJECT

11,000 ±
Cars/Day

W Reynolds St



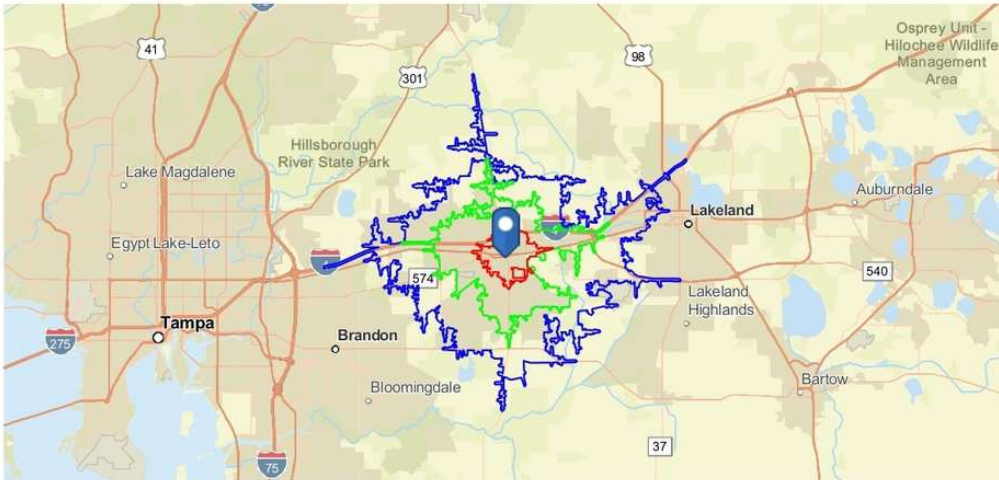


BENCHMARK DEMOGRAPHICS

Benchmark Demographics

104 W Reynolds St, Plant City, Florida, 33563

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes	County	Florida	United States
Population Age 0-4	6.57%	6.18%	6.07%	6.46%	5.34%	4.69%	5.39%
Population Age 5 to 9	6.64%	6.25%	6.25%	6.57%	5.69%	5.03%	5.75%
Population Age 10 to 14	7.43%	6.67%	6.72%	7.14%	5.99%	5.34%	5.98%
Population Age 15 to 19	7.25%	6.99%	6.93%	7.23%	6.67%	5.84%	6.47%
Population Age 20 to 34	20.82%	20.63%	20.05%	20.80%	21.46%	18.43%	20.33%
Population Age 35 to 54	24.91%	24.21%	24.15%	25.17%	26.30%	24.41%	25.20%
Population Age 55 to 74	19.45%	21.10%	22.05%	19.48%	21.36%	25.55%	22.82%
Population Age 75+	6.94%	7.98%	7.78%	7.17%	7.24%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
<\$15,000	11.6%	9.0%	8.6%	8.7%	8.0%	8.3%
\$15,000-\$24,999	7.0%	8.1%	7.3%	5.5%	5.8%	5.9%
\$25,000-\$34,999	7.8%	8.4%	7.6%	6.0%	6.7%	6.3%
\$35,000-\$49,999	12.9%	12.3%	11.5%	9.2%	10.5%	9.8%
\$50,000-\$74,999	22.1%	19.0%	17.9%	16.5%	16.9%	15.6%
\$75,000-\$99,999	13.0%	12.6%	12.7%	12.8%	12.9%	12.5%
\$100,000-\$149,999	18.3%	18.6%	19.0%	18.4%	18.4%	17.8%
\$150,000-\$199,999	5.3%	7.5%	8.4%	8.9%	8.7%	9.8%
\$200,000+	2.0%	4.4%	7.0%	14.1%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Population	17,045	50,153	94,941	1,569,833	23,027,836	339,887,819
Daytime Population	18,917	52,252	96,147	1,620,635	22,846,618	338,218,372
Employees	8,300	23,927	44,386	794,459	10,832,721	167,630,539
Households	5,789	18,028	33,789	605,715	9,263,074	132,422,916
Average HH Size	2.89	2.73	2.76	2.54	2.43	2.50
Median Age	35.9	37.4	38.0	38.5	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Median Home Value	299,505	310,270	346,245	427,559	416,969	370,578
Owner Occupied %	58.9%	66.4%	69.9%	61.3%	67.2%	64.2%
Renter Occupied %	41.1%	33.6%	30.1%	38.8%	32.8%	35.8%
Total Housing Units	6,196	19,524	37,179	648,302	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	County	Florida	United States
Median HH Income	\$62,489	\$65,236	\$70,260	\$81,652	\$78,205	\$81,624
Per Capita Income	\$25,809	\$30,050	\$32,782	\$44,836	\$44,891	\$45,360
Median Net Worth	\$100,498	\$152,506	\$191,128	\$201,691	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -
Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus,
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MARKET AREA MAP

Plant City Hall

Hillsborough County Circuit Crt

DOWNTOWN
PLANT CITY
COMMERCIAL
DISTRICT

Snellgrove's Restaurant

Church's Texas Chicken

Gordon
FOOD SERVICE

DOLLAR
GENERAL

SOUTH
STATE
BANK

WELLS
FARGO

BRICKHOUSE Cafe

CVS

Wendy's

DQ

Florida Strawberry Festival

TAKE
5
OIL CHANGE

JOHNSON
BARBEQUE
SMOKIN' SINCE 1954

FRED'S
MARKET
RESTAURANT

Walgreens

PUBLIX
SUPER MARKETS

Chick-fil& Applebee's

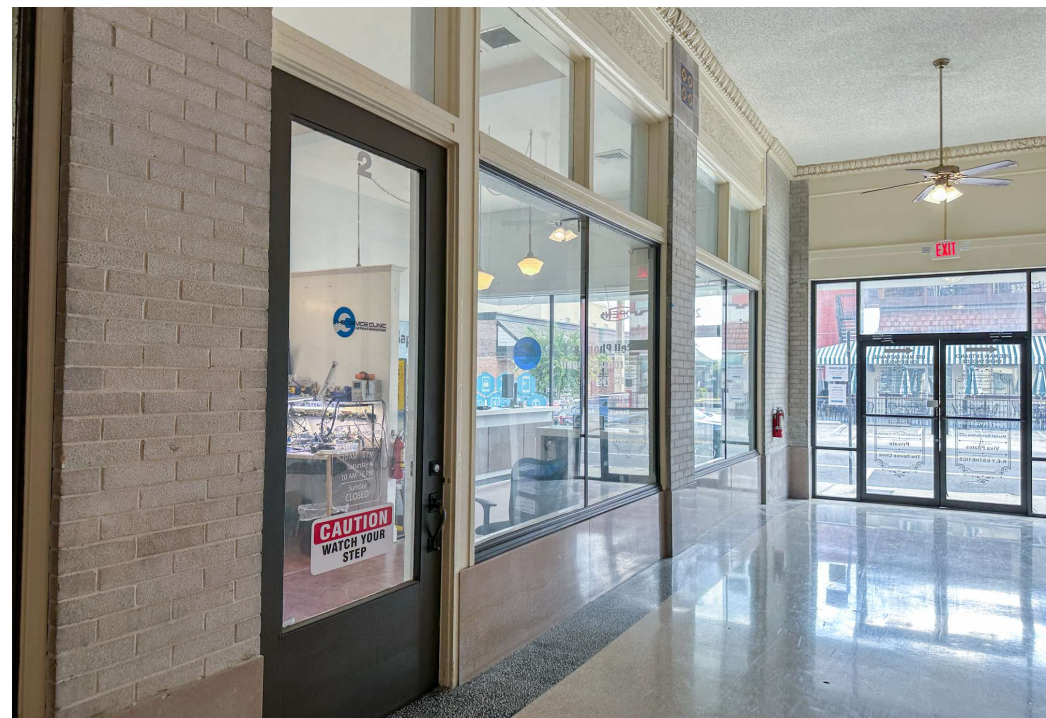
Hampton
Inn & Suites
by HILTON

Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



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Professional Background

David A. Goffe, CCIM is a Senior Advisor at Saunders Real Estate.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” (site selection) as well as “site seeking use” (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection

ADVISOR BIOGRAPHY



Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

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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 at Saunders Real Estate.

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



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REAL ESTATE



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LAND



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Serving the Southeast

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