



SAUNDERS
COMMERCIAL

Plant City SR 39 Commercial Opportunity

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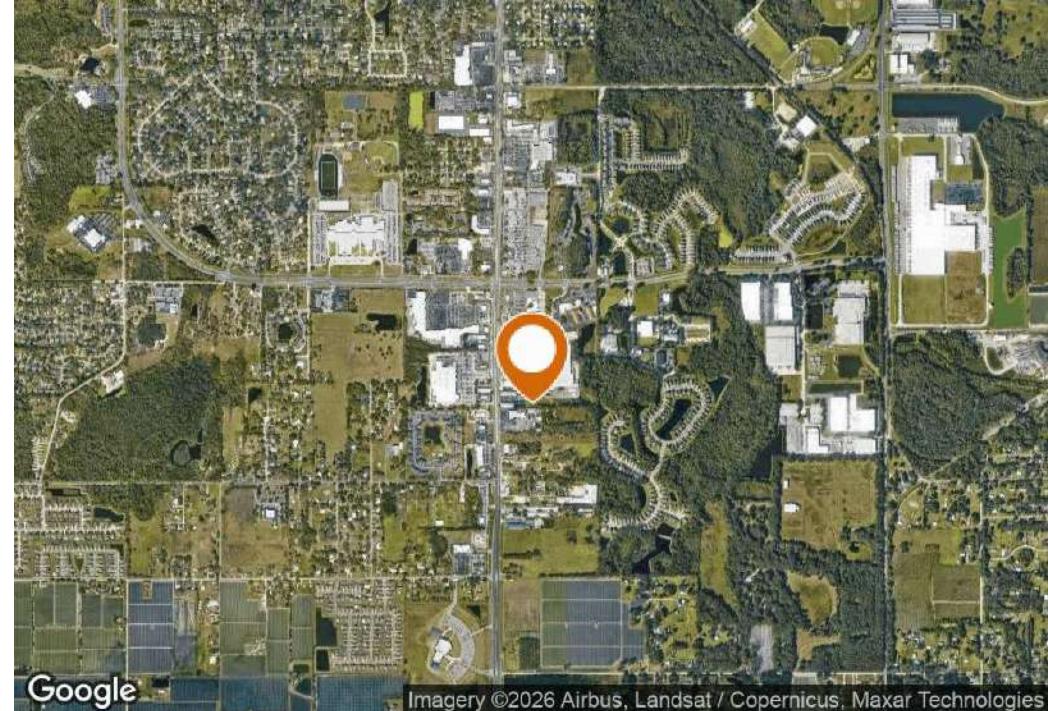
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$7,500,000
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	27,669 SF
Lot Size:	10.5 Acres
Year Built:	1972
Zoning:	C-1
City:	Plant City
County:	Polk
PIN:	205160.2870

Property Overview

Presenting a prime investment opportunity in Plant City, FL, this property boasts a 27,669 SF building, ideal for Retail and Street Retail investors. Built in 1972 and zoned C-1, this well-positioned property offers ample potential for a range of retail ventures along State Road 39 (James L Redman Pkwy). With a strategic location in the Plant City area, this property provides excellent visibility and access for businesses. Its versatile layout and zoning offer a wide array of possibilities for retail expansion and growth. Don't miss the chance to capitalize on this promising investment with significant potential for success in the thriving Plant City market.

There are two adjacent properties for sale, allowing for an assemblage opportunity of approximately 23 ± acres. Please refer to the assemblage map in the pages below. For more information, please reach out to the listing agent.

Property Highlights

- 27,669 ± SF retail building on State Road 39 (James L Redman Pkwy)
- Zoned C-1
- Strategic location in Plant City area
- Versatile layout ideal for street retail or redevelopment

LOCATION DESCRIPTION



Bustling Commercial Corridor Off SR 39

Situated in the heart of Plant City, FL, this vibrant area presents an exceptional opportunity for Retail and Street Retail investors. Known for its growing community and diverse attractions, the area is home to the popular Florida Strawberry Festival and offers a unique blend of historical charm and modern amenities. Nearby, the historic downtown district boasts an array of enticing shops and eateries. With a steadily increasing population and a thriving commercial scene, this location is perfect for investors seeking to capitalize on the area's ongoing growth and development.

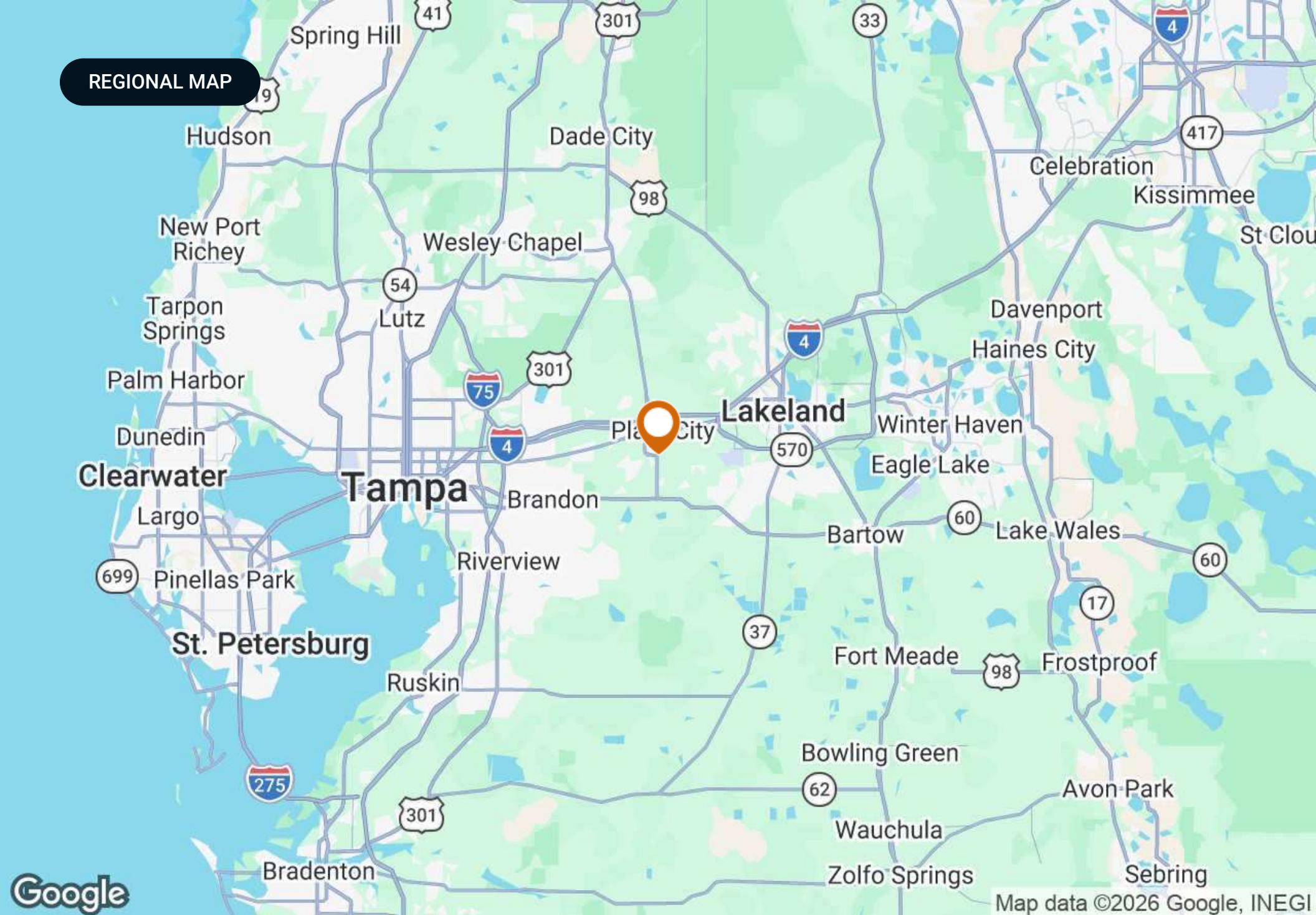
The property sits along a bustling commercial corridor, home to a variety of national and regional retailers. Nearby establishments include Lowe's Home Improvement, Walmart Supercenter, and Publix, providing a steady flow of consumer traffic. Additionally, the property is in close proximity to other retail centers and dining options, enhancing its appeal for commercial use. The property's frontage on State Road 39 (James L Redman Pkwy) ensures high exposure, and its location within a vibrant retail hub makes it an attractive site for businesses seeking to capitalize on the area's commercial activity.



SECTION 2

Location Information

REGIONAL MAP



39

LOCATION MAP

Hopewell
Gardens

E Park Rd

Roberts Ranch Rd

Jim Johnson Rd

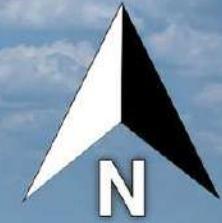
E Alexander St

39

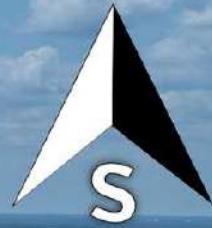
Map data ©2026 Google

Google

AERIAL



AERIAL



Pointe Grand Apartments
252 Multifamily Units
(Completed in 2024)

HCA Florida
Healthcare



25,500 ±
Cars/Day

Panera
BREAD

MARCO'S
PIZZA

Great Clips Verizon

MIDFLORIDA

ZAXBY'S

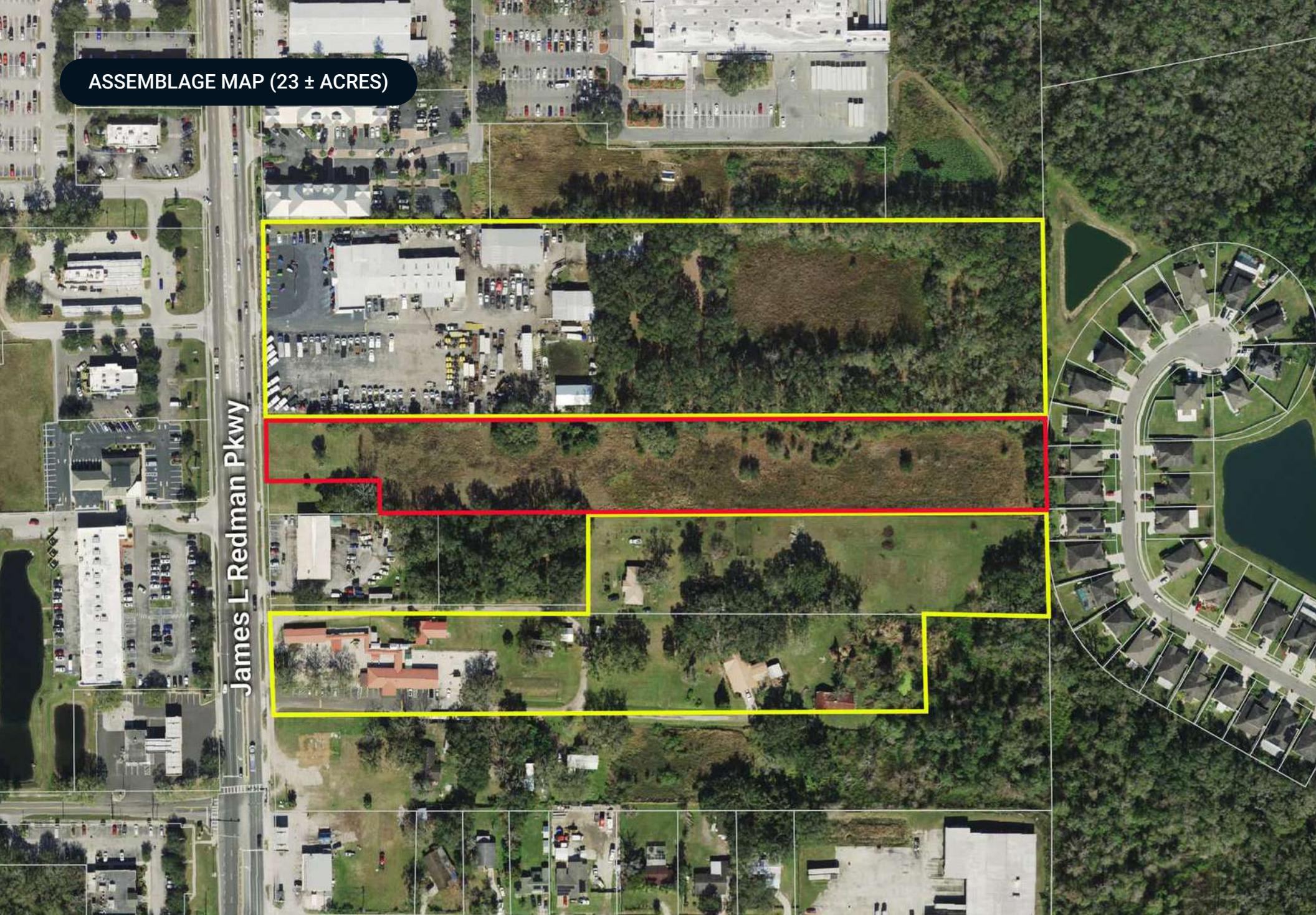


SONIC
America's
Drive-In

James L Redman Pkwy



ASSEMBLAGE MAP (23 ± ACRES)



ASSEMBLAGE AERIAL



DEMOGRAPHICS MAP & REPORT

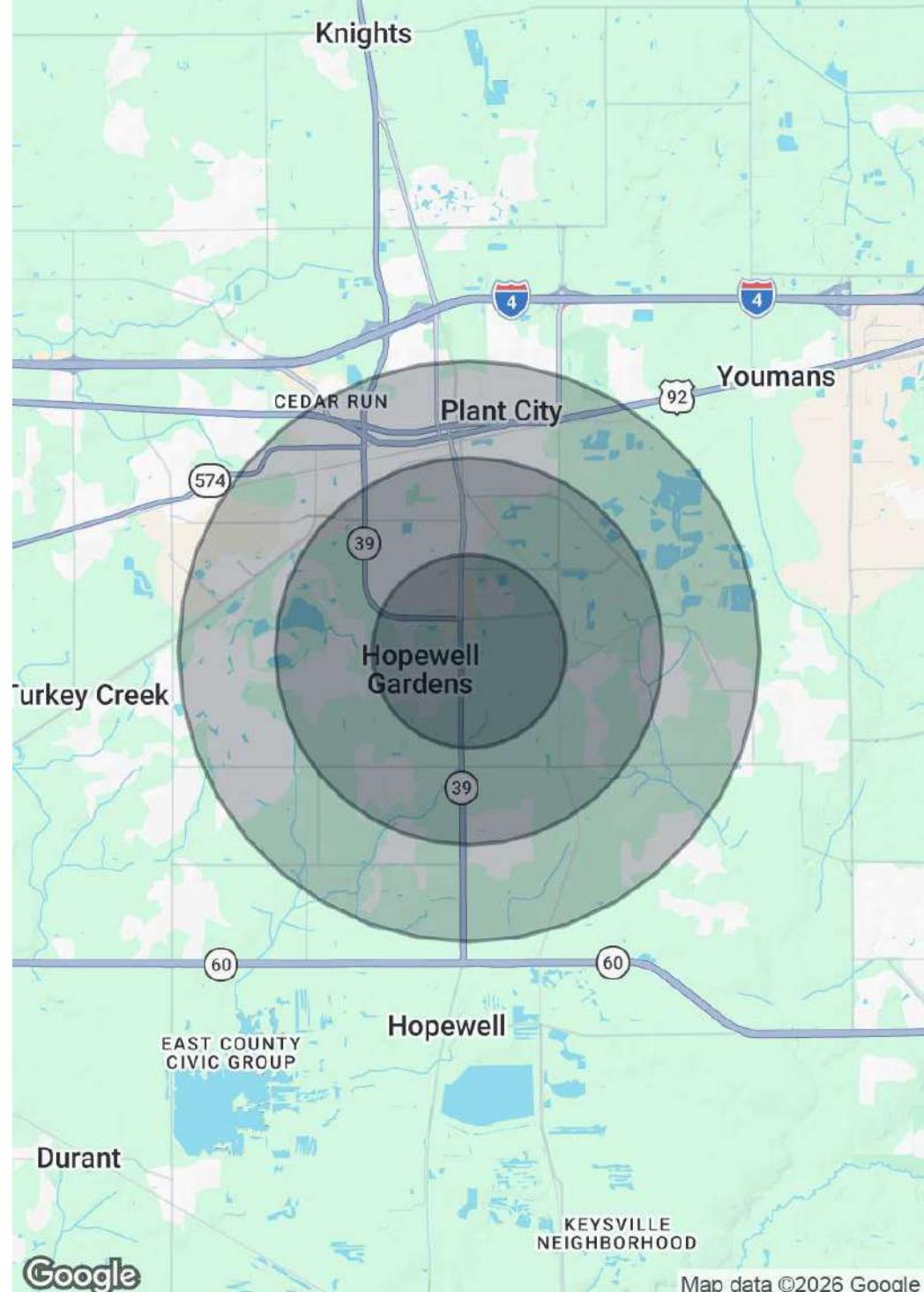
Population

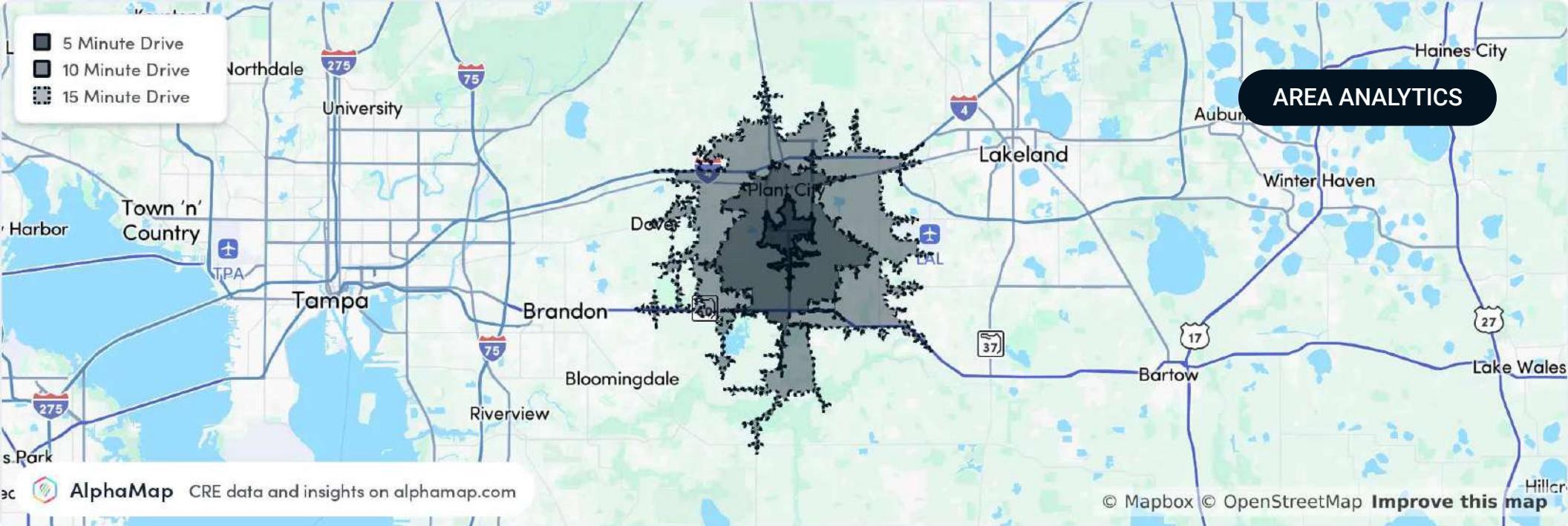
	1 Mile	2 Miles	3 Miles
Total Population	5,276	18,575	39,093
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,729	6,316	13,254
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$74,318	\$79,504	\$83,791
Average House Value	\$327,272	\$304,847	\$313,518

Demographics data derived from AlphaMap





Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	2,208	28,693	55,614
Average Age	35	38	38
Average Age (Male)	33	37	37
Average Age (Female)	36	39	39

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	670	9,599	18,403
Persons per HH	3.3	3	3
Average HH Income	\$80,887	\$92,373	\$91,531
Average House Value	\$363,872	\$334,892	\$327,260
Per Capita Income	\$24,511	\$30,791	\$30,510

Map and demographics data derived from AlphaMap



Hillsborough County FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

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.



SECTION 3

Maps And Photos

NEIGHBORHOOD MAP



MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



GROUND PHOTOS



GROUND PHOTOS





Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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