



**COLDWELL
BANKER
COMMERCIAL**

NRT

FOR SALE

14,710 SF BUILDING ON 1.8 ACRES ZONED MANUFACTURING IN PLANT CITY

\$1,250,000

2250 E 92 HWY
Plant City, FL 33563

AVAILABLE SPACE
14,710 SF

FEATURES

- Easy Access to I-4
- Wide entry to large parking lot
- 14,710 SQ FT building
- 1.8 acre lot
- Manufacturing Zoning

AREA

From I-4 take either the Park Rd exit and turn left (East) on HWY 92 or the County Line Rd exit and turn right (west) on to HWY 92. The property is on the north side of HWY 92.



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OFFICE

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2803 James L Redman Pkwy Ste 4, Plant City, FL 33566
813.754.3586



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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.8 Acres
Year Built:	1958
Building Size:	14,710 SF
Zoning:	M
Price / SF:	-

PROPERTY OVERVIEW

With easy access to I-4, this property would be great for a new business. The building is 14,710 square feet and the parking area is paved. Industrial, manufacturing, distribution, commercial and retail properties surround the 1.8 acres. The building is currently home to a family bowling alley but could easily be converted. The FDOT Traffic count in front of the building is 10,200. On the cross street (Park Road) the traffic count ranges from 19,000 to 25,000. With Manufacturing Zoning, this 1.8 acres with almost 15,000 square feet of heated space has a lot of options! It is currently a bowling alley but has great flex space potential if the lanes, game room and kitchen areas are removed. Owner will consider selling the property as the bowling alley which also has a liquor license. P&L is available with signed non-disclosure. The property is already set up with 3 phase electric and 1 ground level bay roll-up, offices, 2 restrooms and storage areas.

PROPERTY HIGHLIGHTS

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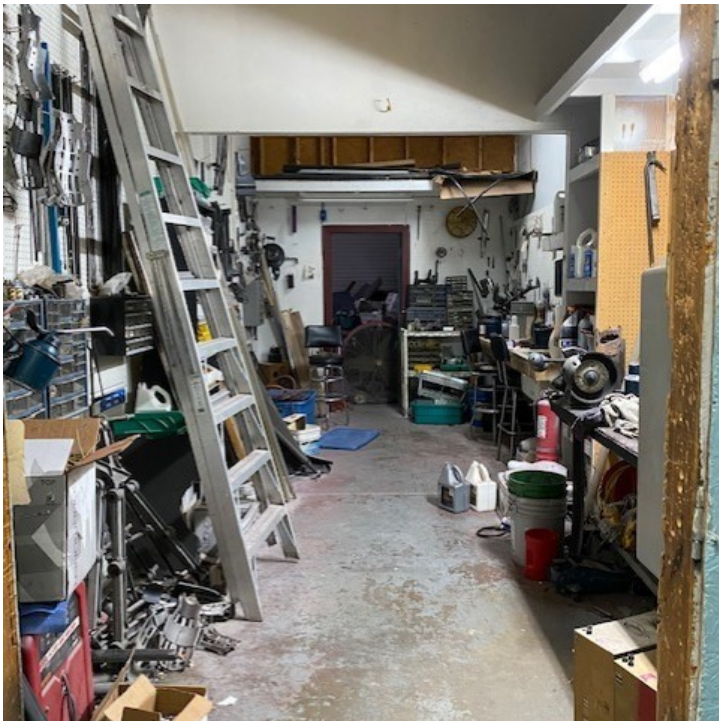
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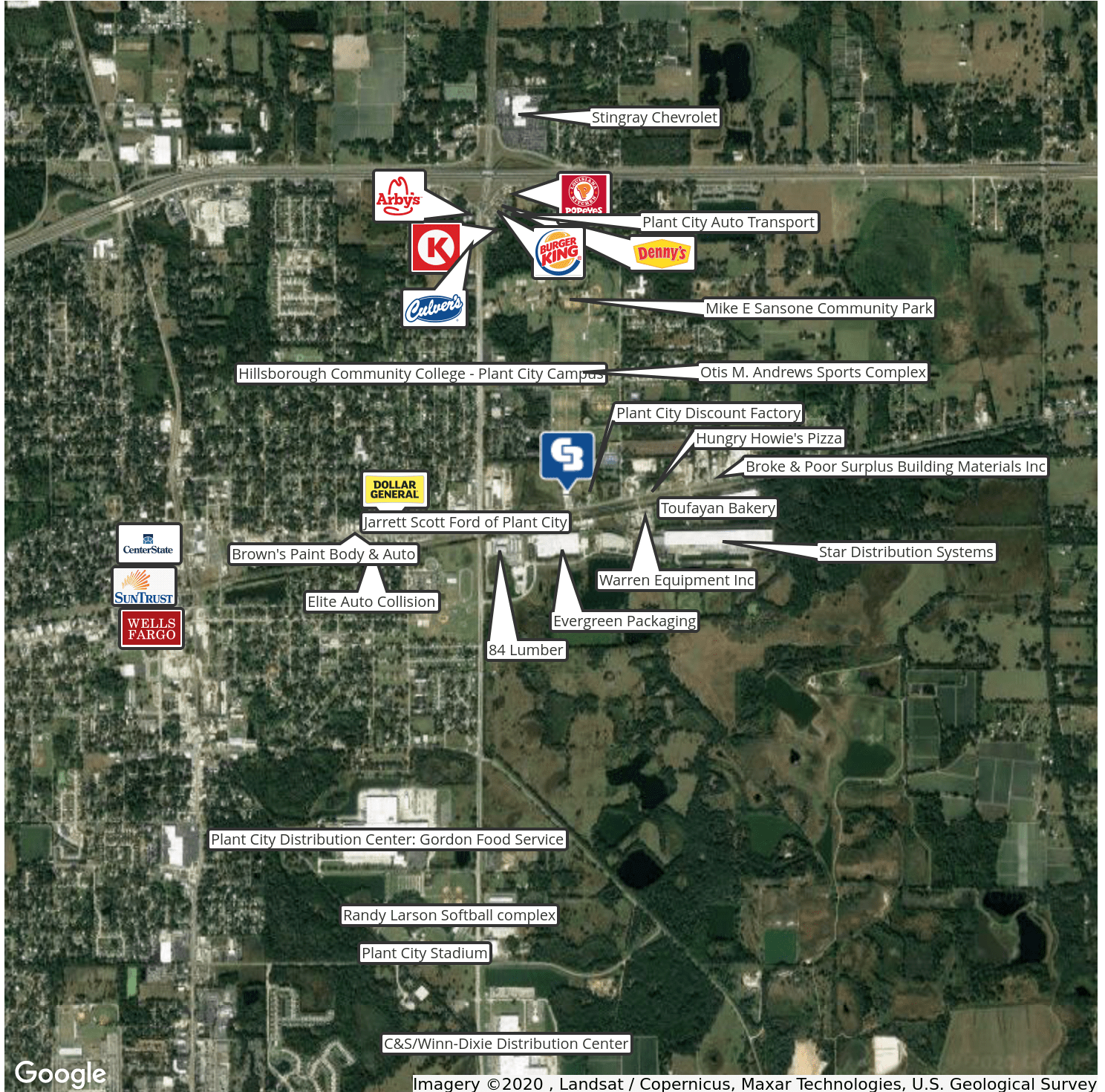
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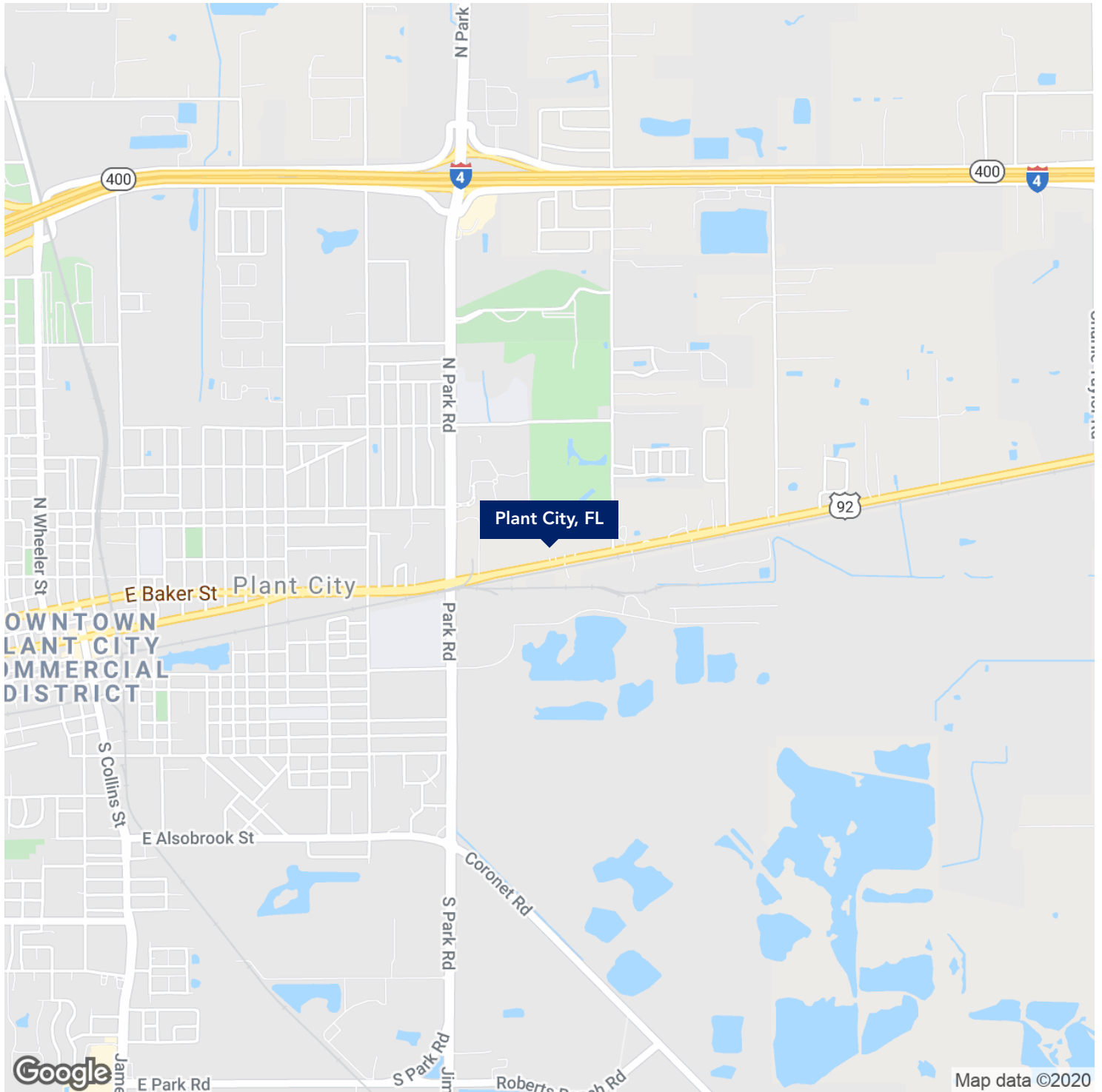
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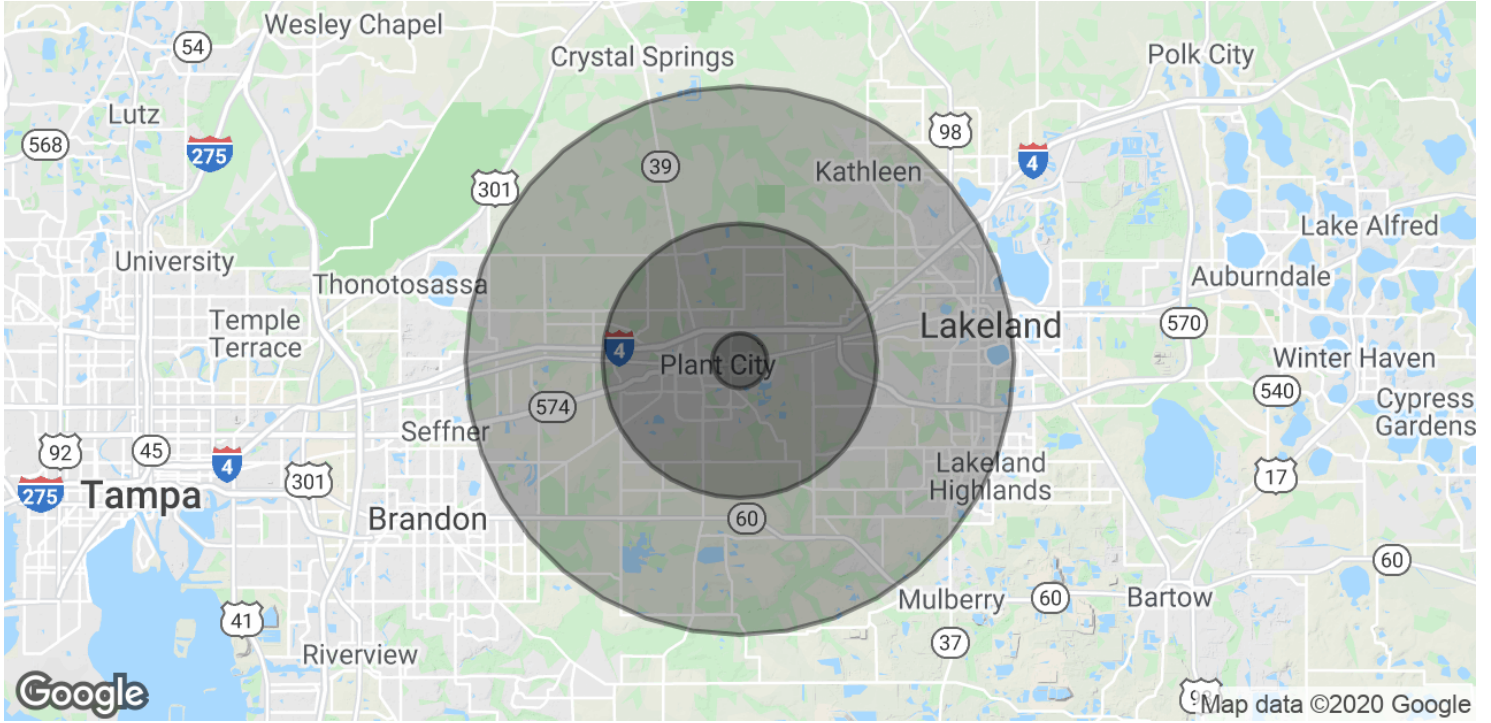
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,847	57,390	204,968
Average age	33.3	35.0	36.8
Average age (Male)	29.6	33.8	35.6
Average age (Female)	36.7	36.1	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	947	19,913	73,890
# of persons per HH	3.0	2.9	2.8
Average HH income	\$54,856	\$58,196	\$58,502
Average house value	\$182,431	\$172,690	\$176,270

* Demographic data derived from 2010 US Census

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