

FOR SALE / LEASE



±4.3 AC RETAIL DEVELOPMENT

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28100 US-27, DUNDEE, FL 33838 (POLK COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST
RETAIL ADVISORS

PROPERTY SUMMARY

AVAILABLE SPACE

PARCEL 1	±0.78 AC USABLE (PENDING – NATIONAL COFFEE QSR)
PARCEL 2	±0.97 AC USABLE (AVAILABLE)
PARCEL 3	±0.43 AC USABLE (PENDING – NATIONAL OIL CHANGE)
PARCEL 4	±1.04 AC (PENDING – ±4,890 SF RETAIL USER)

PRICING

SALE PRICE	CONTACT BROKER
LEASE RATE	CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS	21800 US-27 DUNDEE, FL 33838
ACREAGE	±4.3 AC
PROPERTY TYPE	VACANT LAND
PROPERTY USE	RETAIL
ZONING	C-2
CITY	DUNDEE
COUNTY	POLK COUNTY
PARCEL ID	

PROPERTY HIGHLIGHTS

- ±4.3 AC DEVELOPMENT PARCEL
- LOCATED AT THE TRAFFIC LIGHTED INTERSECTION OF US-27 & DUNDEE RD
- LOCATED ACROSS FROM WINN-DIXIE (FUTURE ALDI) ANCHORED SHOPPING CENTER
- PLANNED WAWA ON NEC OF INTERSECTION
- ZONED C-2
- PARCELS CAN BE DELIVERED TO SUIT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,872	21,685	62,953
HOUSEHOLDS	1,576	8,584	24,881
AVG HH INCOME	\$64,605	\$71,184	\$77,535

TRAFFIC COUNTS

40,500 AADT – US 27

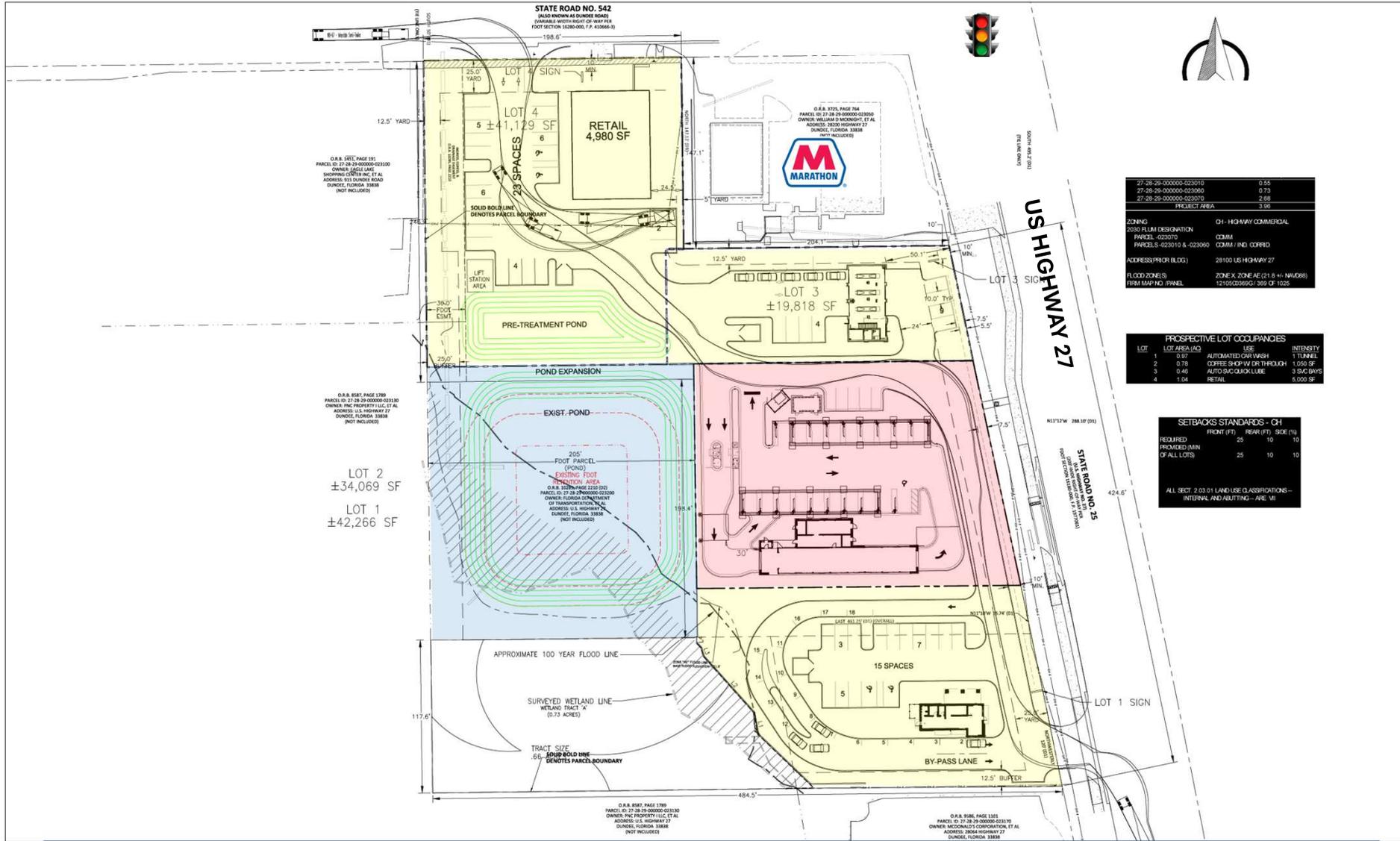
19,800 AADT – DUNDEE RD

TENANTS IN IMMEDIATE AREA



PROPOSED SITE PLAN

DUNDEE RD



27-28-29-00000-023010	0.55
27-28-29-00000-023060	0.73
27-28-29-00000-023070	2.56
PROJECT AREA	
ZONING	CH - HIGHWAY COMMERCIAL
2020 PLUM DESIGNATION	COMM
PARCEL - 023070	COMM / IND / CORRID
PARCELS - 023010 & 023060	COMM / IND / CORRID
ADDRESS(PRIOR BLDG)	28100 US HIGHWAY 27
FLOOD ZONE(S)	ZONE X, ZONE AE (21.8 ft NAVD83)
FIRM MAP NO. / PANEL	12102(02269) / 369 OF 1026

LOT	LOT AREA (AC)	USE	INTENSITY
1	0.67	AUTOMATED CAR WASH	1 TUNNEL
2	0.78	CORP SHOP W/ CAR REPAIR	1,000 SF
3	0.46	AUTO S/W-C/CLICK LUBE	3 S/W BAYS
4	1.04	RETAIL	5,000 SF

SETBACKS STANDARDS - CH				
REQUIRED	FRONT (FT)	REAR (FT)	SIDE (FT)	MIN
FRONTED (MIN OF ALL LOTS)	25	10	10	10
	25	10	10	10

ALL SECT. 2.03.01 LAND USE CLASSIFICATIONS - INTERNAL AND ADJUTING - ARE MI

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