



# Executive Summary

1501 & 1503 TURKEY CREEK RD | LAND FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$0.65 - \$1.25 PSF
Available:	2 - 5 acres
Lot Size:	18.74 Acres

## PROPERTY OVERVIEW

Prime industrial land opportunity located in Plant City, FL. The property consists of approximately 18.74 total acres of land zoned M-AP (Airport Industrial). Great location within 2.5 miles of I-4 just east of Tampa west of Lakeland and Orlando. Ideal for laydown yard, truck parking, or a build-to-suit. The site is in process of being cleared.

Parcel A: Approx. 5 acres (available immediately)  
Parcel C: Approx. 2 acres (available immediately)  
Landlord will consider Build-to-suit options



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# Lease Spaces

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2 -5 acres	Lease Rate:	\$0.65 - \$1.25 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Parcel A	Available	5 Acres	NNN	\$0.65 SF/yr
Parcel C	Available	2 Acres	NNN	\$1.25 SF/yr

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# Additional Photos

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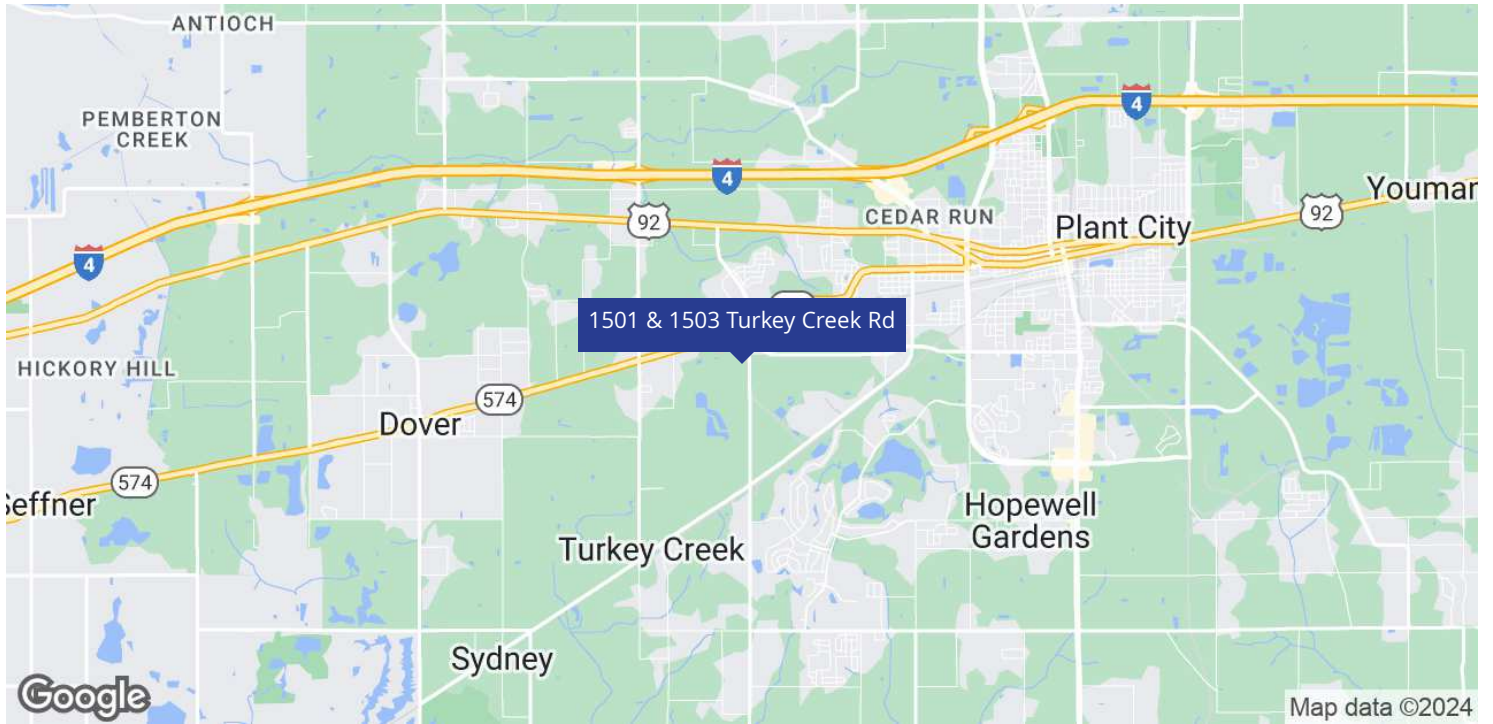
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# Location Map

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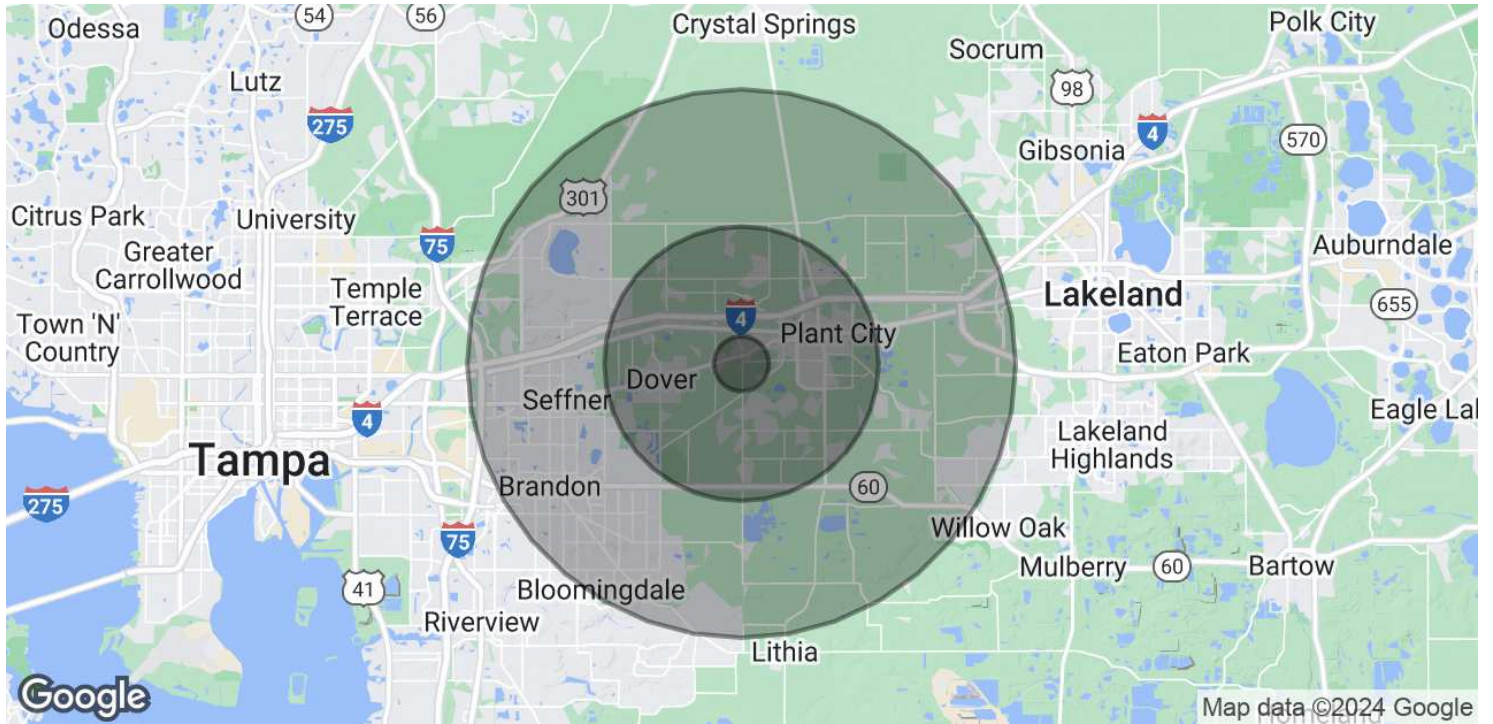
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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,257	73,581	265,284
Average Age	34.4	38.5	40.5
Average Age (Male)	32.9	37.2	38.8
Average Age (Female)	34.8	38.8	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,256	27,515	99,800
# of Persons per HH	3.4	2.7	2.7
Average HH Income	\$75,786	\$66,922	\$75,108
Average House Value	\$141,212	\$186,325	\$200,946

\* Demographic data derived from 2020 ACS - US Census

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