



# For Lease

## Courtyard Square

1001 E Baker St, Plant City, FL 33563

REYNOLDS ST. (+/-) 7,359

EAST BAKER ST. (+/-) 8,251

### PROPERTY SUMMARY

Elevate your business to new heights at 1001 E Baker St, Plant City, FL, 33563. This exceptional property offers a premier location for your office space needs. Boasting old Florida charm, ample parking, and convenient access, this property ensures a seamless and pleasant experience for tenants and clients alike. Inside, the charming interiors provide a versatile and inviting workspace. flexible floor plans, and an emphasis on comfort create an environment perfectly tailored to meet the demands of modern business. With its prime location and impressive features, this property is the ideal choice for companies

### PROPERTY HIGHLIGHTS

- Old Florida charm with brick façade with inviting courtyard and arched walkways
- Generous parking ratio (~57 spaces) with dual-access from Reynolds and Baker St
- Medical-approved configuration, with healthcare space becoming available soon in September 2025
- High-visibility location on a major traffic conduit (U.S. 92)
- Premier connectivity: 2 min to I-4, 15 min to I-75, 25 min to Tampa, 60 min to Orlando

<b>Lease Rate</b>	\$22.00 SF/yr (NNN)	<b>Unit Size</b>	2900 SF
<b>Site Size</b>	49,287 SF	<b>Available</b>	9/1/2025
<b>Building Size</b>	17,161 SF	<b>Location</b>	E Baker and E Reynolds
<b># of Floors</b>	1	<b>City</b>	Plant City



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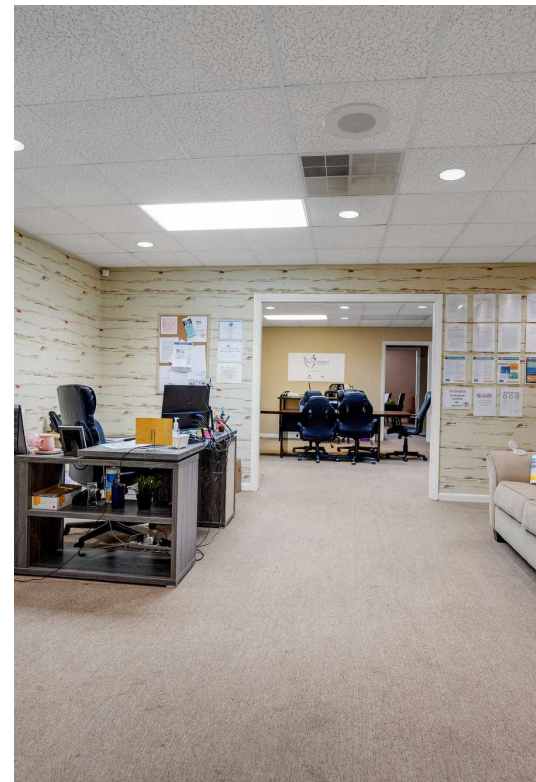
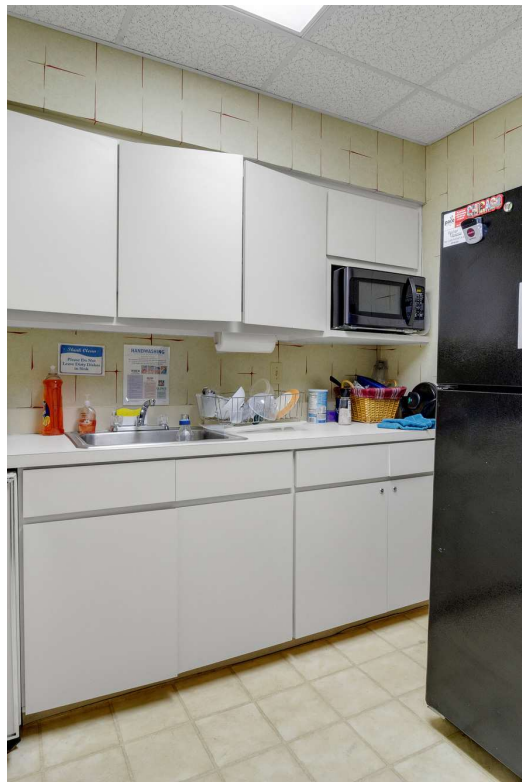
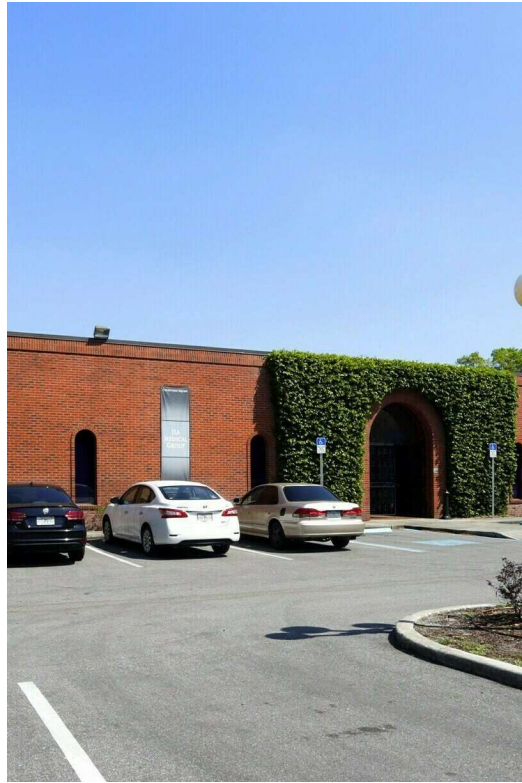




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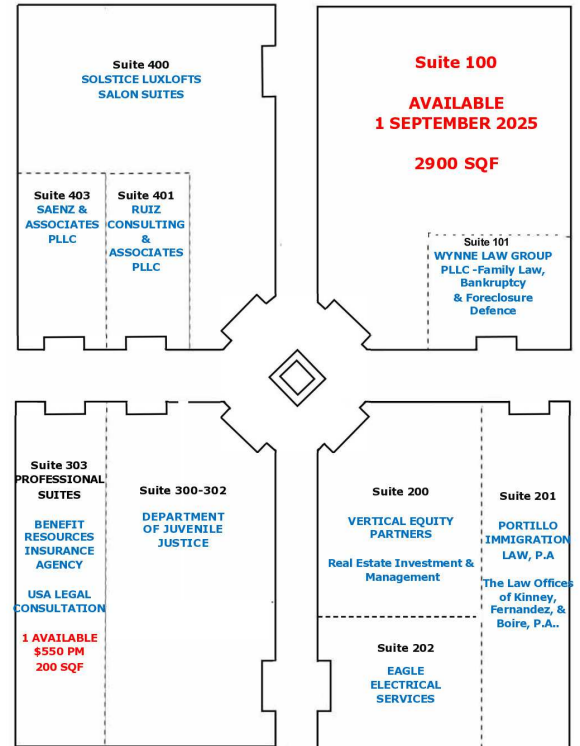
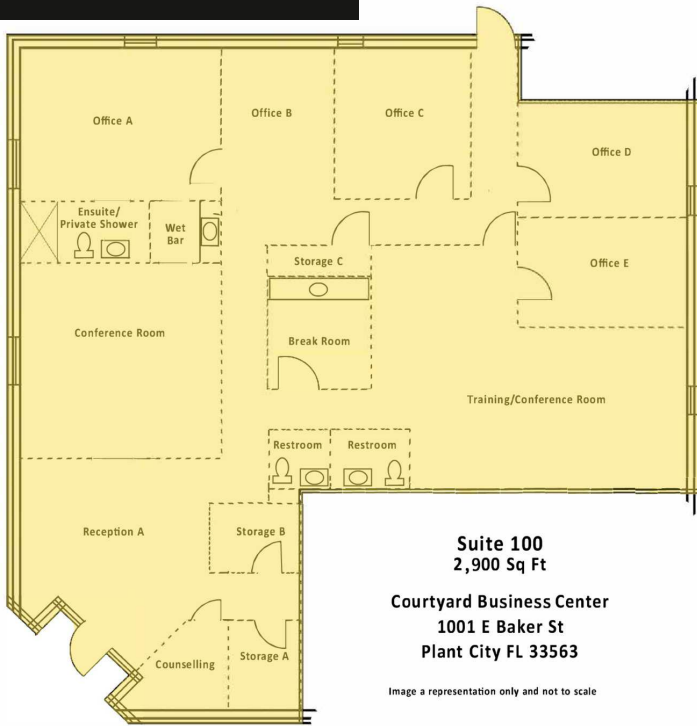




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### LEASE INFORMATION

**MONTHLY RENT** \$5,316.67

**MONTHLY CAM:** \$1,537.00

**LEASE TERM:** 60 months preferred

**MONTHLY RENT & CAM:** \$6,853.67

### AVAILABLE SPACES -&NBSP;

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1001 E Baker St, Plant City @ Courtyard Square	Available	2,900 SF	NNN	\$22.00 SF/yr	Professionally built out office with reception & waiting area, 6 private offices, 3 restrooms, large conference room, full kitchen, and two entrances.



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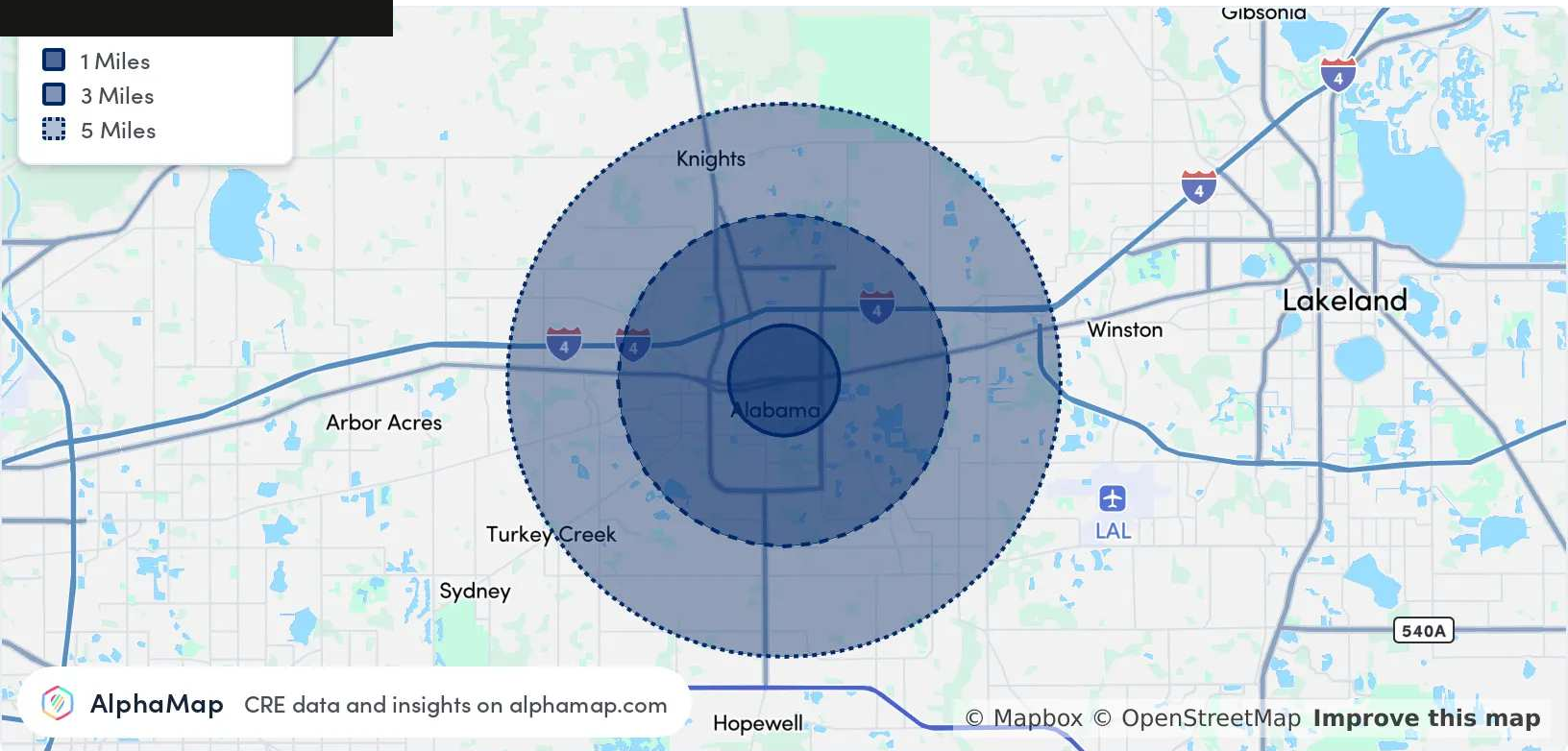




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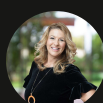


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,936	36,970	67,726
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	36	38	39
AVERAGE AGE (FEMALE)	39	41	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,053	13,382	23,783
PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$71,825	\$72,359	\$84,029
AVERAGE HOUSE VALUE	\$253,763	\$293,076	\$316,888
PER CAPITA INCOME	\$24,767	\$25,842	\$30,010

Map and demographics data derived from AlphaMap



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