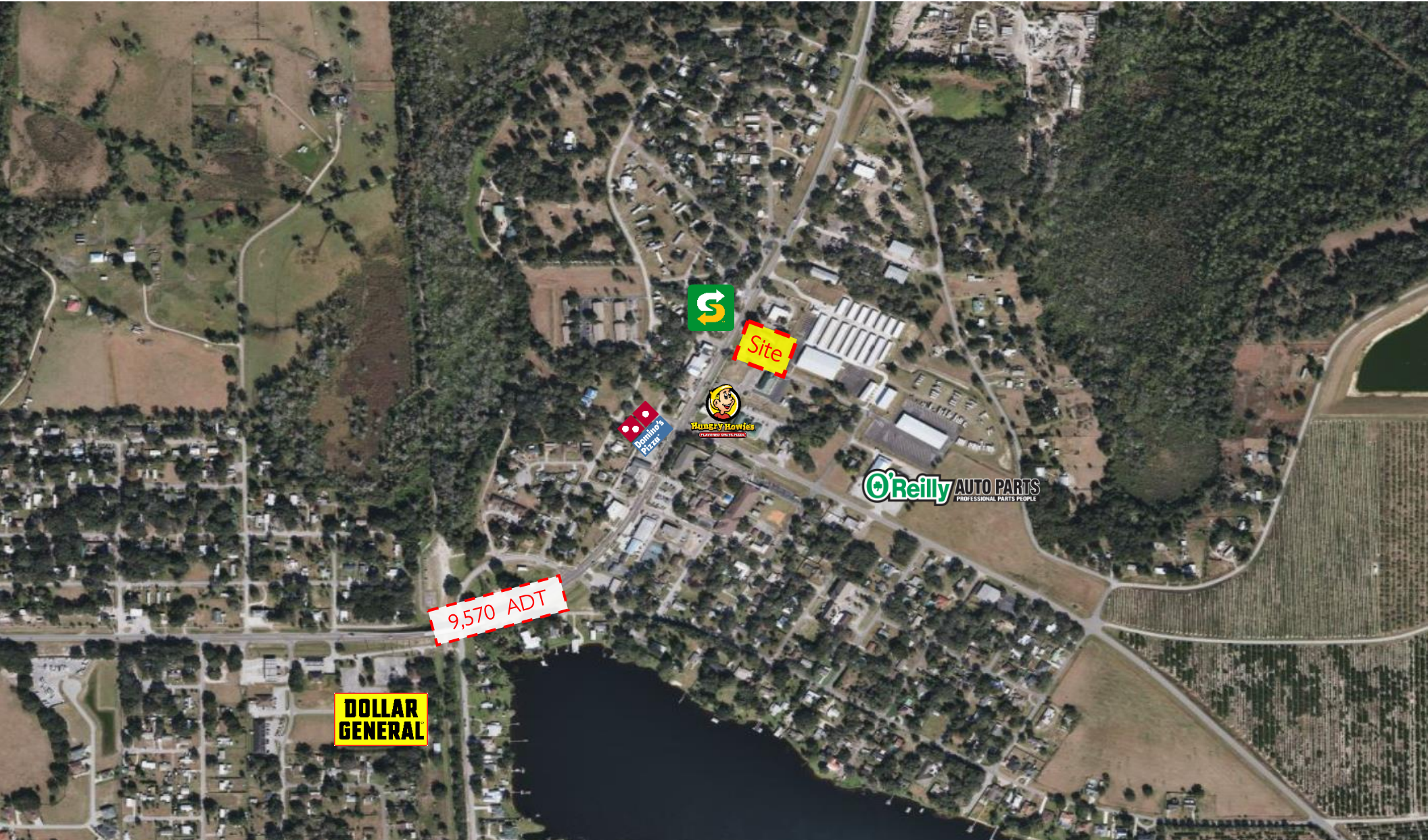


# FREESTANDING DRIVE-THRU BANK FOR LEASE

212 North Commonwealth Avenue, Polk City, FL



ALEX SCHEBOVITZ  
ASCHEBOVITZ@ARENAREI.COM  
(954) 599-3804

DRIVE THRU | 2,366 SF  
EXISTING BANK BUILDING

GEORGE SARKISIAN  
GEORGES@ARENAREI.COM  
(561) 322-8713








# PROPERTY HIGHLIGHTS



- Former 2,366 sf bank building w/ drive-thru sitting on a 0.95 AC hard corner
- Zoning C3
- Approximately 150' of frontage on Commonwealth Ave which boasts strong visibility to 9,570 vehicles per day.
- Site features three access points, with two full access points on Palmetto Ln

## DEMOGRAPHICS

	1 Mile	3 Mile
 <b>Population</b>	6,067	26,036
 <b>Households</b>	2,482	11,515
 <b>Median Age</b>	48.9	49
 <b>Median HH Income</b>	\$43,121	\$44,637
 <b>Daytime Employees</b>	6,291	15,819
<b>Population Growth '23 - '28</b>	1.7%	1.9%
<b>Household Growth '23 - '28</b>	1.8%	1.9%

