



Industrial Property For Lease

Plant City Warehouse w/ Paved Lay-down Yard
510 Turkey Creek Rd, Plant City , FL 33563

For More Information:
813-254-6756 | EXT 41
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$10.95 SF/yr (MG)
Lot Size:	0.7 Acres
Building Size:	10,000 SF
Zoning:	C-1A - Neighborhood Business - Plant City
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	17,000

PROPERTY OVERVIEW

10,000 SF warehouse space for lease with approximately .7 acres of paved lay-down yard located on Turkey Creek Rd in Plant City. The warehouse is approximately 100 x 100 with dock high loading and a concrete ramp for roll up access. The former cold storage facility is fully insulated but cooling equipment is currently inoperable. The paved lay-down yard is clear with excellent truck accessibility just minutes south of Interstate-4 via the Branch Forbes Road exit at the corner of 574 (E. Dr Martin Luther King).

Initial estimated monthly rent: \$9,125 MG (base rate) plus applicable sales tax

LOCATION OVERVIEW

Located in Plant City south of I-4 and close to 574 (E Martin Luther King Jr Blvd) offering easy access to surrounding areas.

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Additional Photos

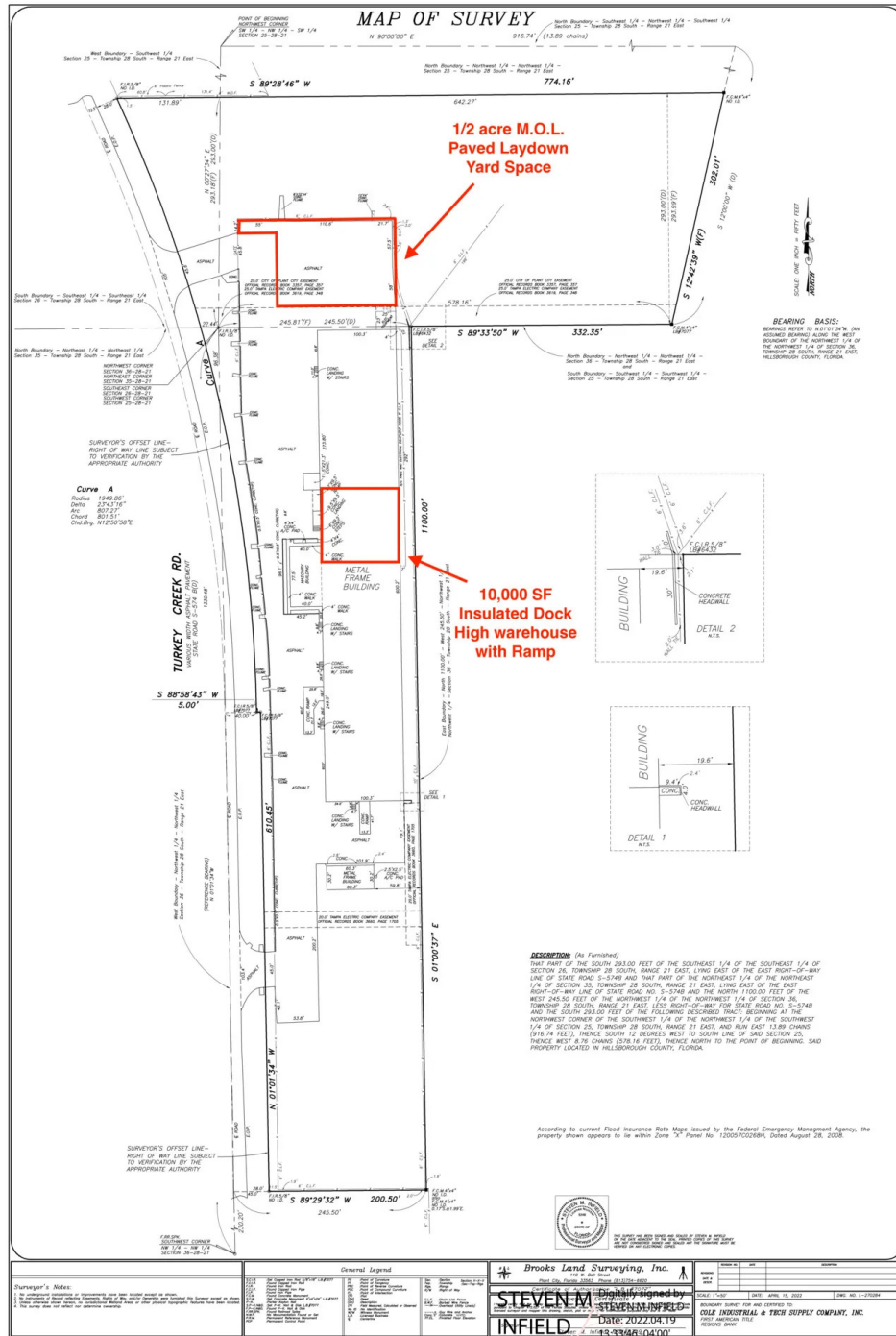




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Site Plans

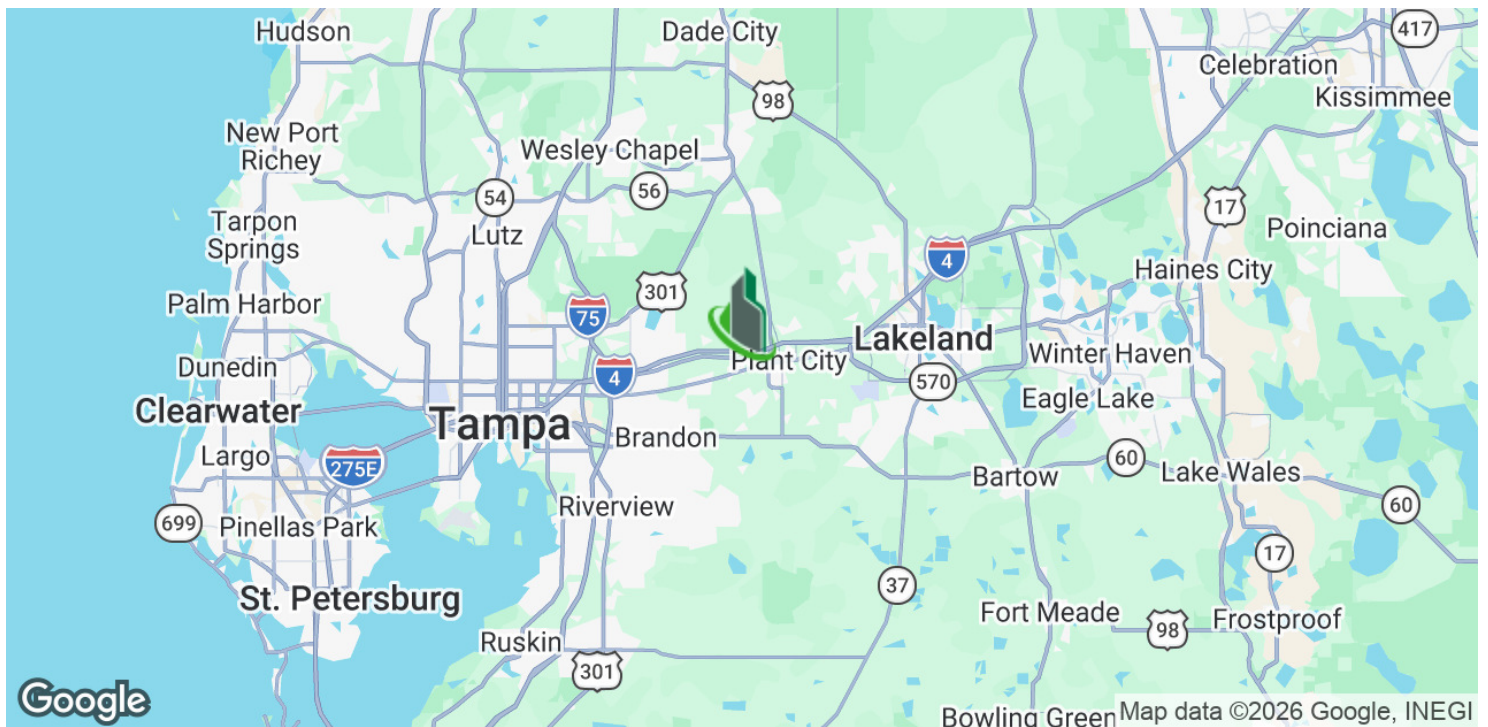
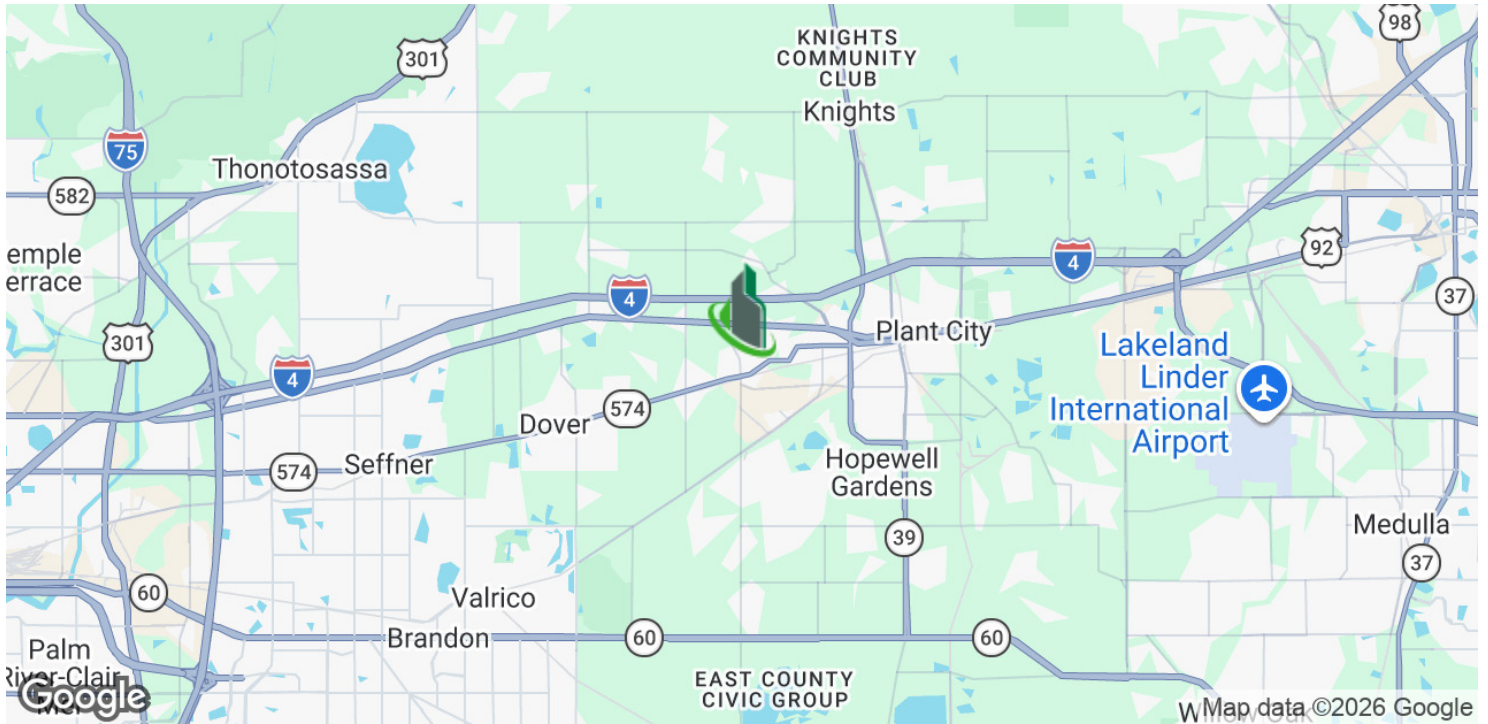




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Location Map



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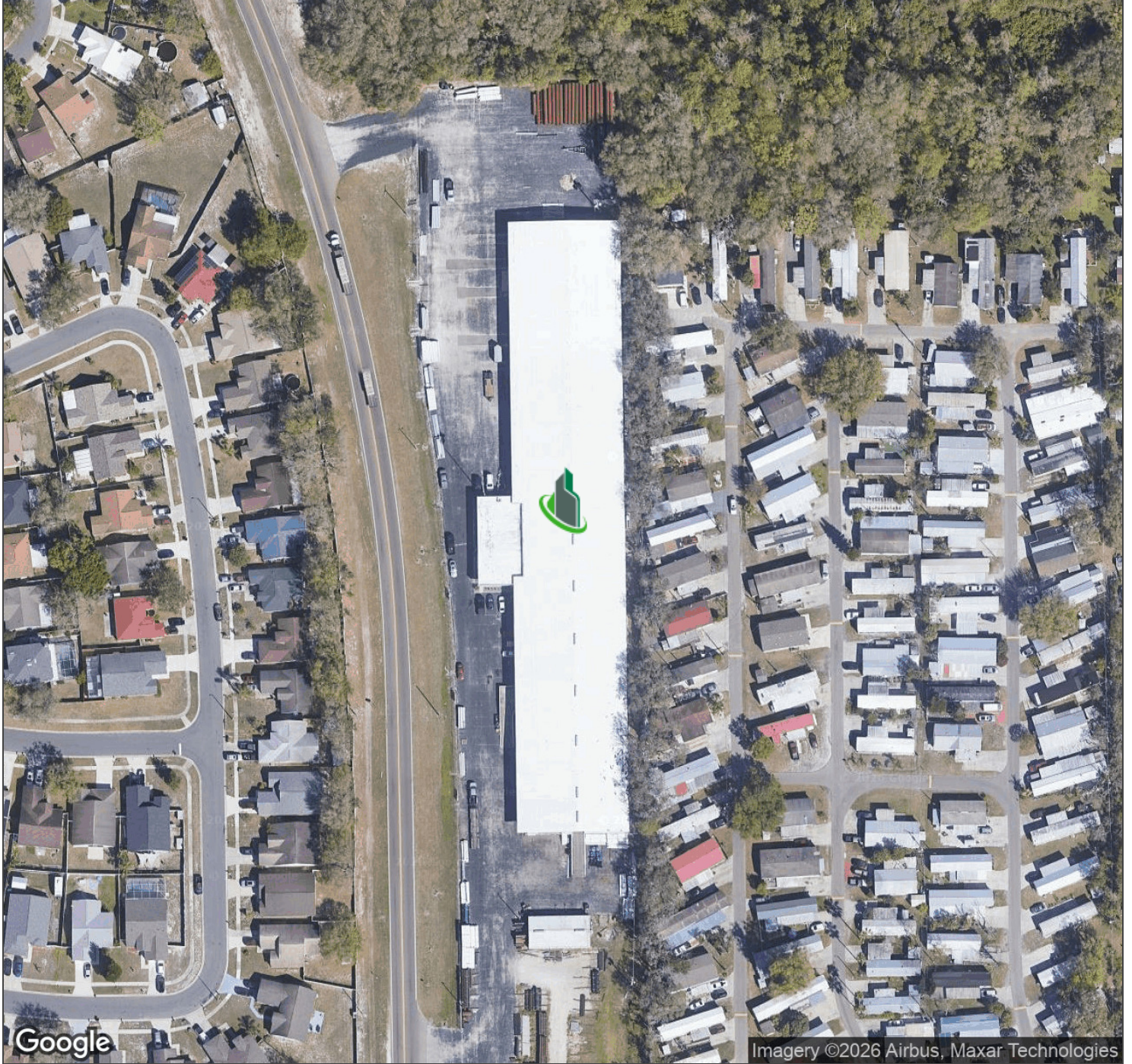
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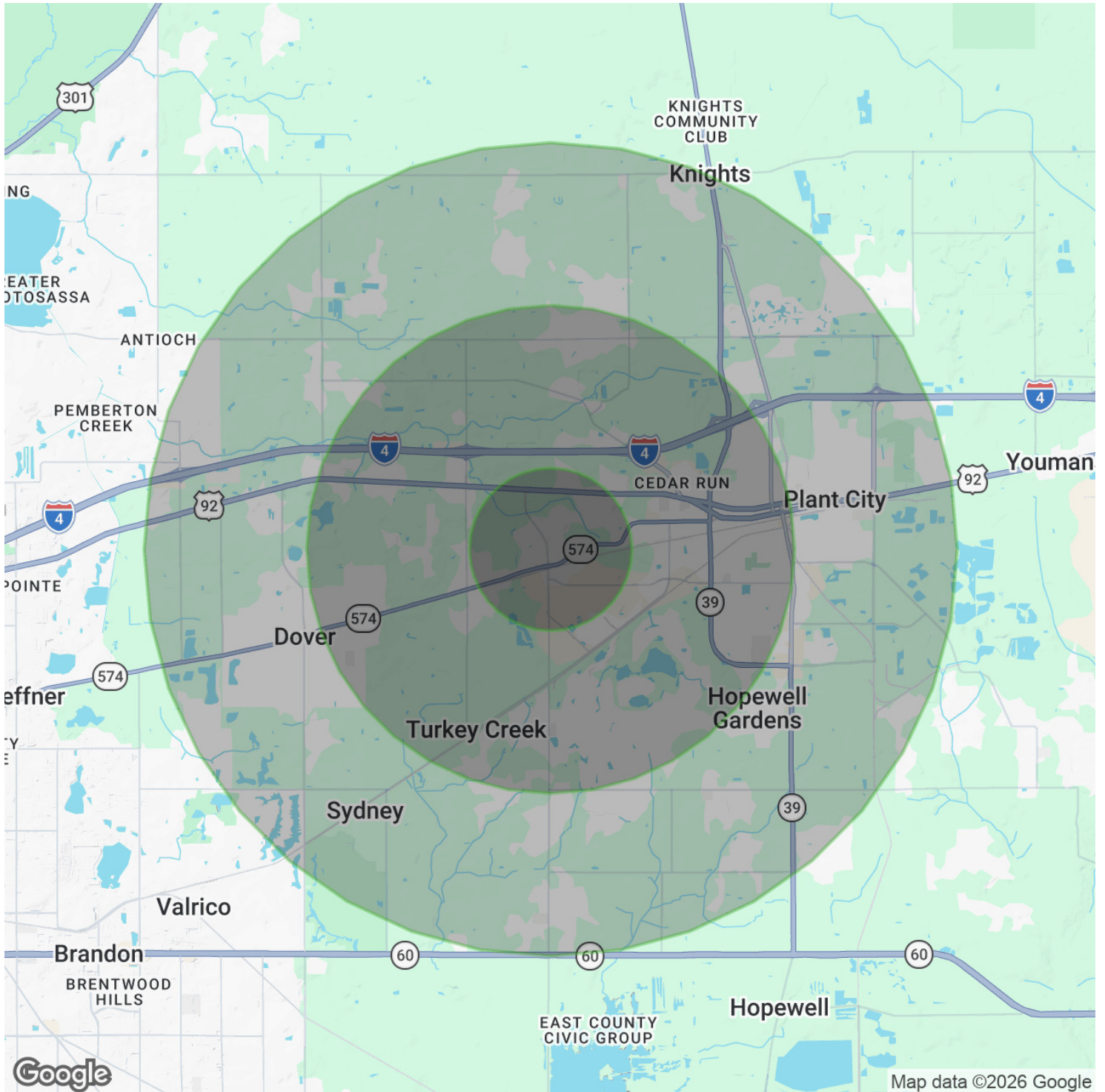
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,645	34,794	72,199
Average Age	41.0	39.6	39.8
Average Age (Male)	40.3	37.8	37.9
Average Age (Female)	36.1	39.3	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,555	12,318	25,495
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$78,154	\$89,671	\$86,950
Average House Value	\$214,544	\$281,032	\$268,962

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	59.0%	38.6%	36.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	3,238	21,372	44,843
% White	69.7%	61.4%	62.1%
Total Population - Black	187	3,587	7,179
% Black	4.0%	10.3%	9.9%
Total Population - Asian	31	449	970
% Asian	0.7%	1.3%	1.3%
Total Population - Hawaiian	0	0	12
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	18	605	838
% American Indian	0.4%	1.7%	1.2%
Total Population - Other	535	3,751	8,153
% Other	11.5%	10.8%	11.3%

TRAFFIC COUNTS

Turkey Creek Rd & E Martin Luther King Jr Blvd 17,000/day

2023 American Community Survey (ACS)

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