



**124  
Bushnell  
Plaza,  
Bushnell**

**\$499,000**

- **Central  
Business  
District**
- **City  
limits of  
Bushnell**



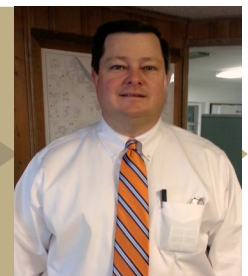
Commercial building consisting of approximately 5,340 SF located in the City of Bushnell's downtown central business district. The Bushnell downtown central district include only a few buildings and this property borders the city park with abundant parking and adjacent to the park you will find professional offices, a large Bank, Bushnell City Hall, and the Sumter Judicial Center. This location is ideal to house services to support the downtown and surrounding areas and the property is large enough to accommodate multiple uses. The uses could include a restaurant and office space for professionals who engage with the public, the court system, and local government. The Central Business District zoning classification includes many permitted uses and offers flexibility. The City of Bushnell, Sumter County's longtime county seat, is located in Central Florida and is flanked by Interstate 75 (I75) and the Florida Turnpike is a few miles east of the City. These major transportation corridors allow convenient commutes to both Tampa and Orlando. Sumter County is home to the Villages who are undertaking major expansions. Recent acquisitions and planning place the Villages development in very close proximity to the City of Bushnell. If you are a developer of commercial space or an end user who desires a downtown location in close proximity to the court house and local government, then this property justifies further evaluation.

**Kelly Rice, Broker**

**352-279-7528**

**Century 21**

**Prime Property Resources Inc.**



**G5021808**

**KR-2781**



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## AERIAL MAP



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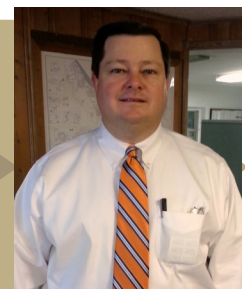
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**DEMOGRAPHICS FOR  
SUMTER COUNTY, FL**

Population —118,891

Population per Square Mile—170.8

Households —45,868

Owner Occupied Housing Unit Rate—90.3 %

Total Employer Establishments - 1,319

Median Household Income - \$49,874

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**G5021808 124 BUSHNELL PLZ, BUSHNELL, FL 33513**

**County:** Sumter  
**Property Style:** Retail  
**Ownership:** Sole Proprietor  
**Year Built:** 1915  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**

**Status:** Active  
**List Price:** \$499,000  
**LP/SqFt:** \$93.45  
**Special Sale:** None  
**ADOM:** 854 **CDOM:** 854

**Heated Area:**  
**Total Area:** 5,340 SqFt / 496 SqM

**Total Annual Fees:** 0.00  
**New Construction:** No  
**Flood Zone Code:** C  
**Number of Tenants:**

Commercial building consisting of approximately 5,340 sq.ft. located in the City of Bushnell's downtown central business district. The Bushnell downtown central district include only a few buildings and this property borders the city park with abundant parking and adjacent to the park you will find professional offices, a large Bank, Bushnell City Hall, and the Sumter Judicial Center. This location is ideal to house services to support the downtown and surrounding areas and the property is large enough to accommodate multiple uses. The uses could include a restaurant and office space for professionals who engage with the public, the court system, and local government. The Central Business District zoning classification includes many permitted uses and offers flexibility. The City of Bushnell, Sumter County's longtime county seat, is located in Central Florida and is flanked by Interstate 75 (I75) and the Florida Turnpike is a few miles east of the City. These major transportation corridors allow convenient commutes to both Tampa and Orlando. Sumter County is home to the Villages who are undertaking major expansions. Recent acquisitions and planning place the Villages development in very close proximity to the City of Bushnell. If you are a developer of commercial space or an end user who desires a downtown location in close proximity to the court house and local government, then this property justifies further evaluation.

**Land, Site, and Tax Information****SE/TP/RG:** 16-21S-22E**Zoning:****Section #:** 16**Subdivision #:****Future Land Use:****Block/Parcel:** N/A**Tax ID:** [N16C026](#)**Tax Year:** 2021**Lot #:** 13**Taxes:** \$2,555.09**Book/Page:** 1552/36**Alt Key/Folio #:****Complex/Comm Name:****Legal Desc:** LOTS 13 14 19 & BEG SE COR OF LOT 12 RUNW 22 1/2 IN N 60 1/2 FT E 21 IN S 60 1/2 FT TO

BEG BEVILLES ADD PB 1 PG 57

**Road Frontage:** Business District**Flood Zone:** C**Front Footage:****Add Parcel:** No**# of Parcels:****Additional Tax IDs:****Lot Dimensions:****Lot Size Acres:** 0.16**Lot Size:** 6,962 SqFt / 647 SqM**Water Frontage:** No**Waterfront Ft:** 0**Water Access:** No**Water Name:****Water View:** No**Water Extras:** No**Interior Information****Floors:****Total Number of Buildings:** 1**# Offices:****A/C:** Other**Ceiling Height:****Freezer Space YN:****Exterior Information****Ext Construction:** Block**# of Bays:****Building Features:** Bathrooms**Signage:****Green Features****Income and Expense****Realtor Information****List Agent:** [Kelly Rice](#)**List Agent ID:** 260562492**List Agent Direct:** 352-279-7528**List Agent E-mail:** [kelly.rice@century21.com](mailto:kelly.rice@century21.com)**List Agent Fax:** 352-793-8701**List Agent Cell:** 352-279-7528**List 2 Agent:** [Robert Southern, Jr.](#)**List Agent 2 ID:** 260500268**List Agent 2 Phone:** 352-206-4494**List Agent 2 Email:** [RSouthern21@yahoo.com](mailto:RSouthern21@yahoo.com)**List Office:** [CENTURY 21 PRIME PROPERTY RESOURCES INC](#)**List Office ID:** 81600054**List Office 2:** [CENTURY 21 PRIME PROPERTY RESOURCES INC](#)**List Office 2 ID:** 81600054**Original Price:** \$347,100**List Office Fax:** 352-793-8701**List Office Phone:** 352-793-6911**On Market Date:** 10/16/2019**Price Change:** 04/26/2021**LP/SqFt:** \$93.45**Previous Price:** \$347,100**Owner Phone:****Expiration Date:** 04/17/2022**Owner:** J EVANS, CARYL**Bonus:** No**Listing Type:** Exclusive Right To Sell**Spec List Type:** Exclusive Right To Sell**Non-Rep:** 3%**Bonus Exp Date:****Single Agent:** 3%**Trans Broker:** 3%**Dual Variable Compensation YN:** No**Realtor Info:****Confidential Info:** Vacant**Showing Instructions:** Call Before Showing, Call Listing Agent, Call Listing Office, Key In Office, Listing Agent Must Accompany**Driving Directions:** From intersection of C-475 and C-48 (CVS situated on SW quadrant) turn south on C-475 and continue to Bushnell Plaza and turn left. Property on left.**Realtor Remarks:** Sold As-Is. Key in Listing Office.**Seller's Preferred Closing Agent****Closing Agent Name:****Phone:****Email:****Fax:****Address:****Closing Company Name:**

**CBD "Central Business District"** This district is established to implement comprehensive plan policies to encourage economic activity, living quarters and local employment opportunities within the historic downtown.

1) Permitted uses.

- A) Offices.
- B) Personal services.
- C) Laundromat and dry cleaning retail stores.
- D) Licensed day care centers.
- E) Adult congregate living facilities/skilled nursing.
- F) Single-family conventional detached dwelling units.
- G) Two-family (duplex) dwellings.
- H) Licensed community residential homes with more than six (6) residents provided that a minimum of one thousand feet (1,000') separation is maintained from any other community residential home.  
F.S.419.001 (1)(a) F.S. 419.001(2)
- I) Licensed day care center.
- J) Financial services.
- K) Compound use.
- L) Office supplies.
- M) Retail sales and services.
- N) Business services.
- O) Bed and breakfast inns.
- P) Bars and lounges associated with restaurant use.
- Q) Restaurants.
- R) Medical offices/clinics.
- S) Bakery/deli.
- T) Banks.
- U) Game/indoor recreation facilities.
- V) Health/exercise clubs.
- W) Hotels, motels.
- X) Convenience stores without fuel service.
- Y) Churches -parsonage.
- Z) Theaters.
- AA)Clubs, lodges and fraternal organizations.
- BB)Parking garages.
- CC)Repair shops except paint and body.
- DD)Ambulance stations.
- EE) Commercial portable or temporary structure.
- FF) Commercial Pole barns or sheds.
- GG) Strip stores under 20,000 square feet.
- HH) Outdoor display.
- II) Tents.

2) Uses expressly prohibited.

- A) Wholesale commercial uses.
- B) Industrial land uses.
- C) Any use prohibited by city, state or federal law.

3) Site Plan Approval.

- A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.

4) Design standards.

- A) There is no minimum lot area.
- B) There is no minimum lot width.
- C) The maximum building height shall be forty (40) feet.

- D) Minimum setback requirements:
  - 1. Front yard setback: None.
  - 2. Side yard setback: None.
  - 3. Rear yard setback: None; however, a use must have exits on two different sides. Otherwise, the setback is ten (10) feet.
- E) The maximum impervious surface ratio (which includes building coverage) shall not exceed one hundred (100) percent.
- F) The maximum floor area ratio (FAR) shall not exceed three hundred (300) percent.
- G) Residential uses may be permitted as a secondary use at 2<sup>nd</sup> floor or above. Residential density shall not exceed 15 units/acre.
- H) Loading areas as required per Chapter 60 will be provided except where such areas are determined by the Zoning Administrator to be infeasible for existing buildings.



**Century 21, Prime Property Resources, Inc.**  
**Kelly Rice, Broker**  
**1034 W C 48**  
**Bushnell, FL 33513**  
**(352) 793-6911**

**Subject:** Parcel ID: N16C026  
124 Bushnell Plaza  
Bushnell, FL 33513

**Parcel size:** Frontage @ 90'  
Depth @ 76'

**Characteristics:**

- \* 5,340 sq. ft building
- \* Bushnell downtown central business district
- \* Adjacent to City park with ample parking
- \* Downtown includes: Bushnell City Hall, Sumter Judicial Complex and other commercial / professional space.

**Jurisdiction:** The property is located within the City Limits of the City of Bushnell, Florida.

**Zoning:** The property is currently CBD "Central Business District. CBD is established to implement comprehensive plan policies to encourage economic activity, living quarters and local employment opportunities within the historic downtown. The zoning classification is governed by the following;

1. **Setbacks:** Front @none, Side @ none and Rear @ none
2. **Max. impervious:** 100% which includes building coverage
3. **Maximum floor area ratio (FAR) @ 300%**
4. Residential use may be permitted as a secondary use on the 2<sup>nd</sup> floor and above.

**Access:** Bushnell Plaza

**LoopNet:** <https://listingmanager.costar.com/listing/17471480>

**MLS #:** G5021808

**Contact:** Kelly S. Rice, Broker  
(352) 279-7528 cell

The information above, and contained elsewhere in this attachment, has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation as to the accuracy of the information. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.