

# 1601 W Reynolds St

**1601 W REYNOLDS ST**  
**PLANT CITY, FL 33563**

*Presented By:*

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**bounat**

Boutique Firm | National Reach



# Executive Summary

1601 W REYNOLDS ST | MEDICAL BUILDING FOR LEASE



## OFFERING SUMMARY

Available SF:	1,356 - 2,775 SF
Lease Rate:	\$23.00 - \$25.00 PSF (MG)
Lot Size:	1.66 Acres
Year Built:	1959
Building Size:	15,581 SF
Zoning:	C-1B

## PROPERTY OVERVIEW

Prime medical office in Plant City, FL, across the street from South Florida Baptist Hospital. Situated on 1 acre of land with tons of parking, this 15,581 SF building offers many options for your office.

## PROPERTY HIGHLIGHTS

- New roof 2018
- New exterior paint
- New parking lot
- Prime location
- Across street from Hospital
- Many floor plans available
- 4.2 per 1,000 sf parking

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# Available Spaces

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**LEASE RATE:** \$23.00 - 25.00 SF/YR      **TOTAL SPACE:** 1,390 - 2,898 SF  
**LEASE TYPE:** MG      **LEASE TERM:** Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 100	\$25.00 SF/yr	Modified Gross	2,775 SF	Negotiable
Suite 201	\$23.00 SF/yr	Modified Gross	1,591 SF	Negotiable
Suite 202	\$23.00 SF/yr	Modified Gross	1,390 - 2,898 SF	Negotiable
Suite 204	\$23.00 SF/yr	Modified Gross	1,508 - 2,898 SF	Negotiable

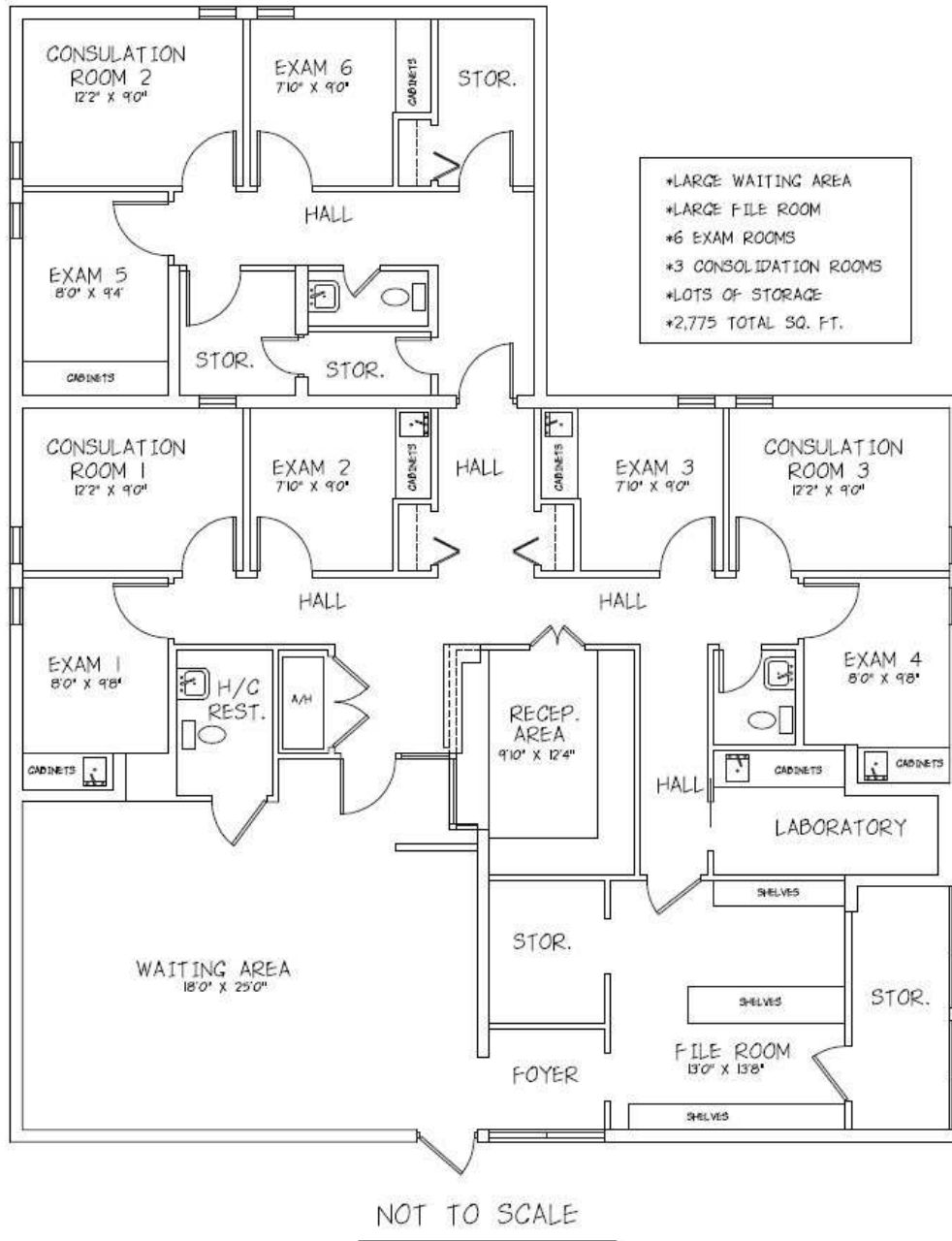
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# Floor Plan - Suite 100

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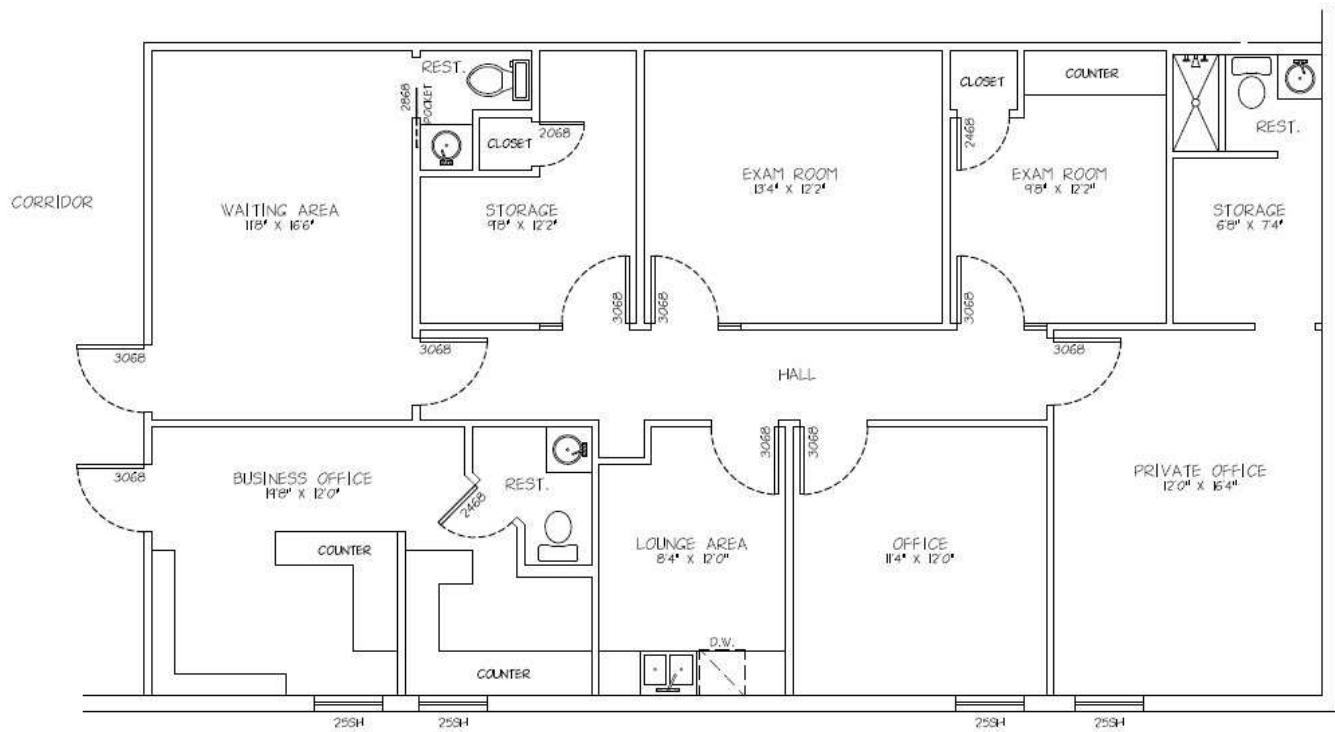
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# Floor Plan - Suite 201

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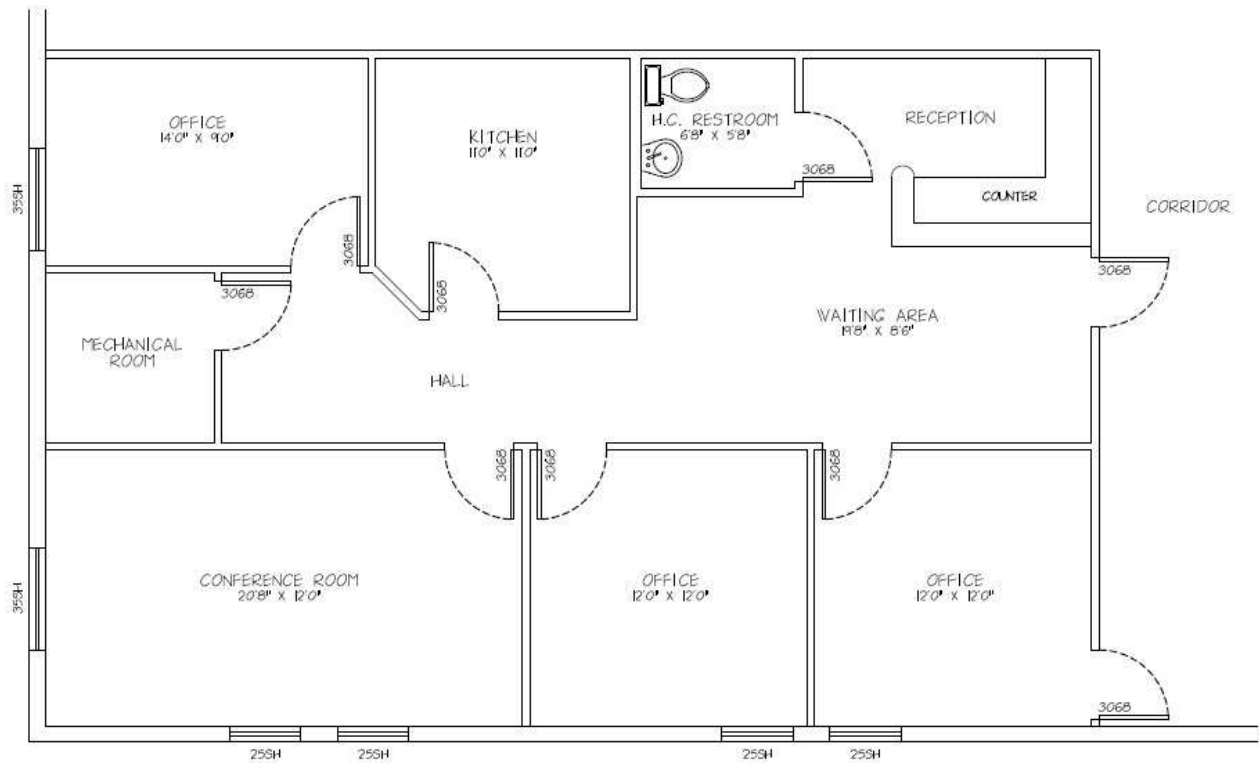
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# Floor Plan - Suite 202

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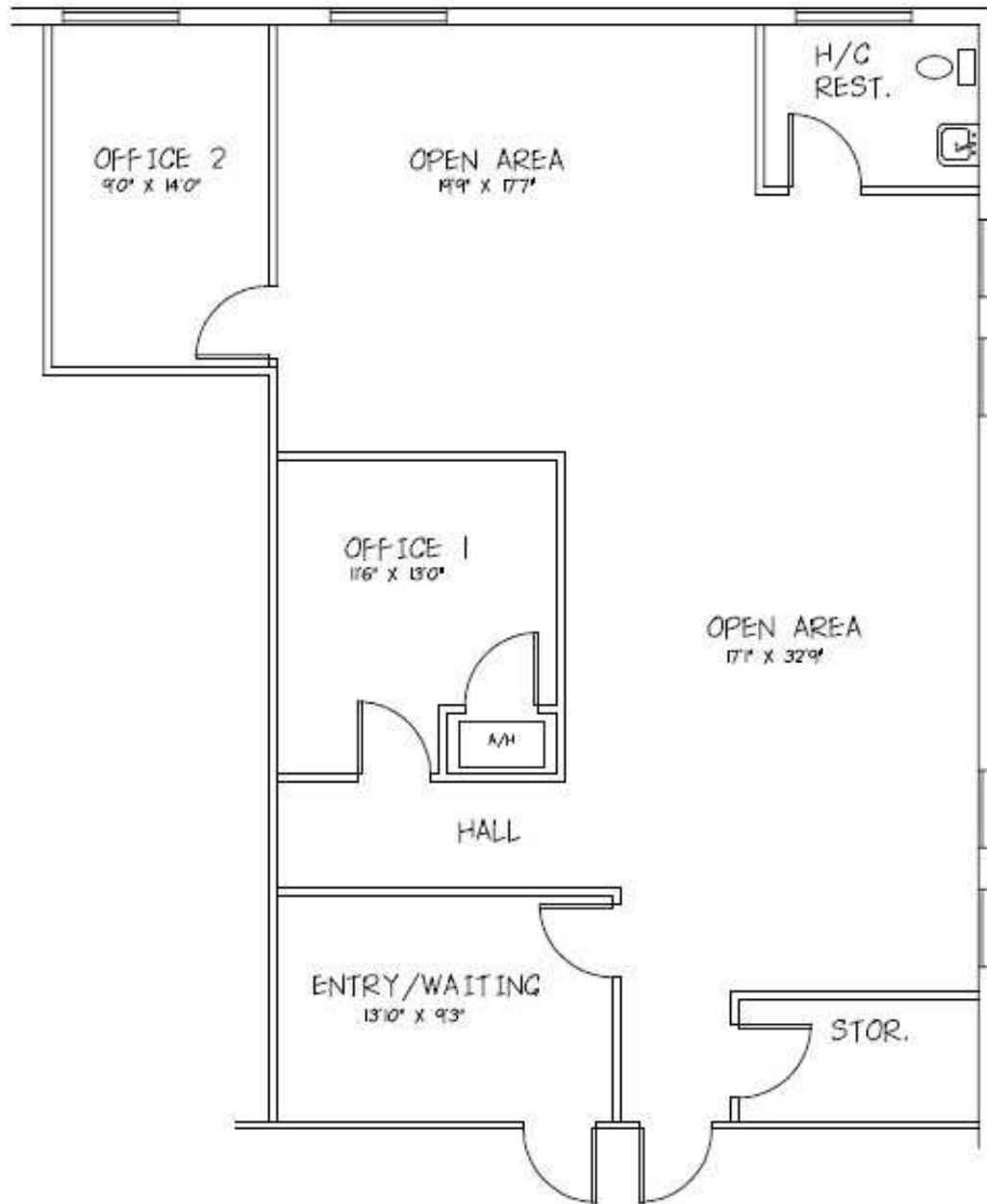
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# Floor Plan - Suite 204

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# Aerial Map

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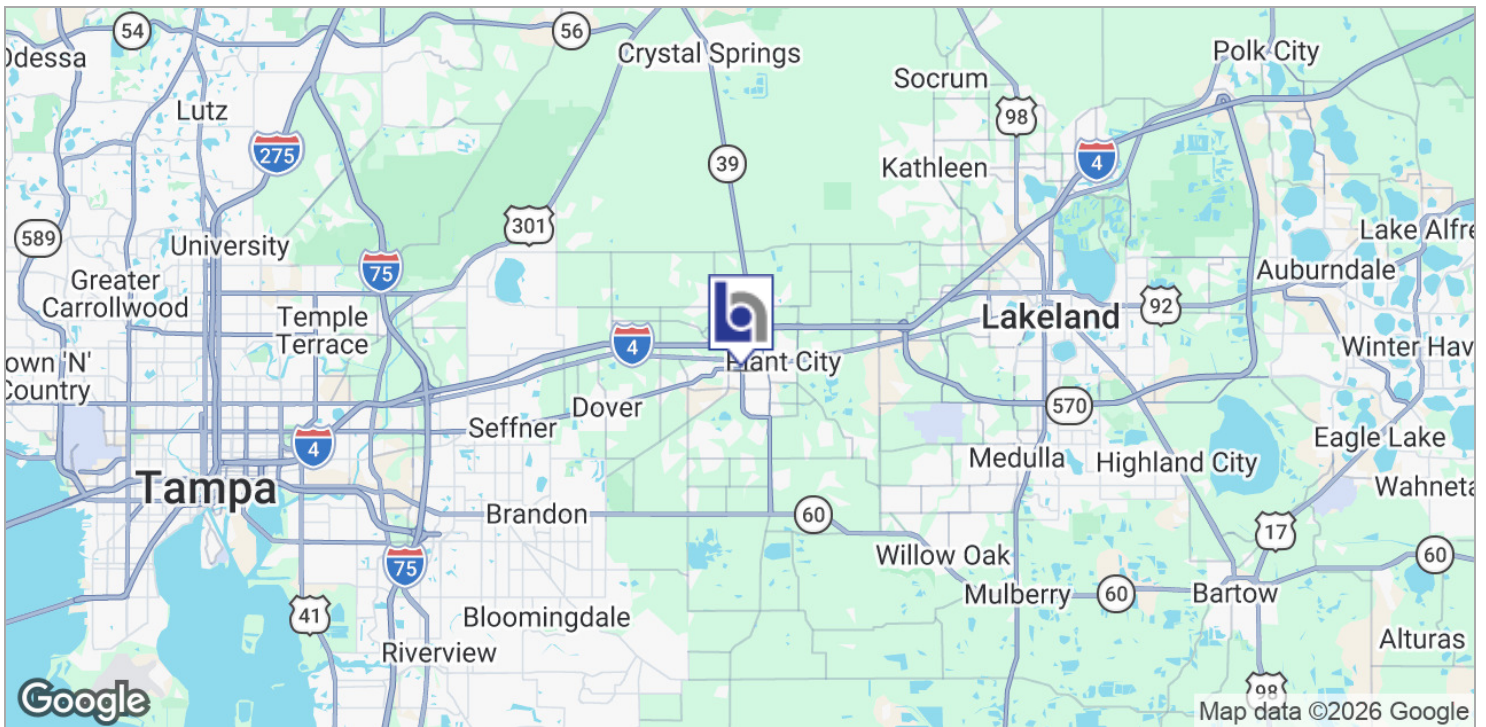
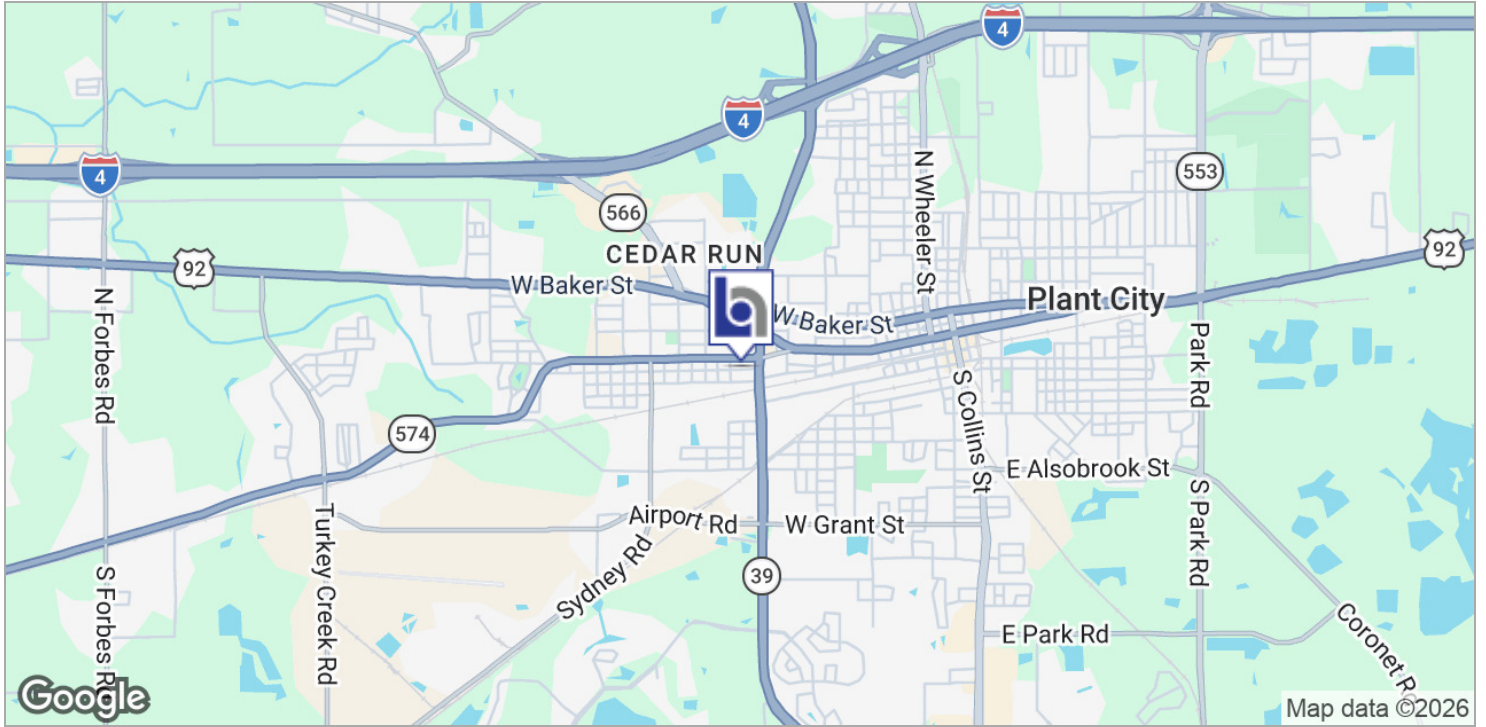
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# Location Maps

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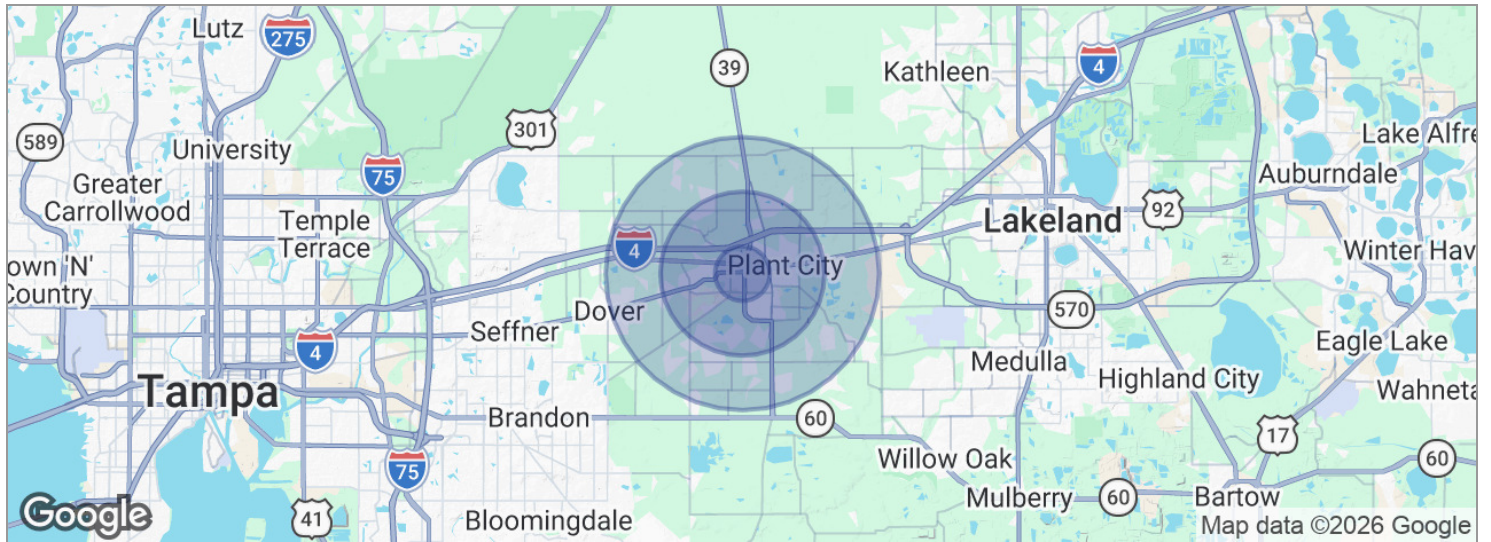
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# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,016	39,670	65,002
Median age	31.0	33.5	35.1
Median age (Male)	31.0	33.1	34.4
Median age (Female)	31.1	34.5	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,703	13,645	22,369
# of persons per HH	3.0	2.9	2.9
Average HH income	\$50,848	\$57,368	\$60,168
Average house value		\$195,536	\$185,509

\* Demographic data derived from 2020 ACS - US Census

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