

ALEXANDER OAKS

1507 SOUTH ALEXANDER STREET | PLANT CITY, FL 33563

PLANT CITY OFFICE PARK FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the bustling Tampa Bay area. This professional office complex comprises 7 well-maintained buildings, in a serene office campus with prominent visibility along Alexander Street. Currently boasting an impressive 95% occupancy rate, the property is anchored by esteemed tenants including Keller Williams, Hillsborough Title, Acrisure and Bay Area Legal Services. Positioned just 1.8 mi. from downtown Plant City and 2.2 mi. from I-4, this established location offers convenience and accessibility in a thriving commercial environment.

PROPERTY HIGHLIGHTS

- ±39,000 SF of professional office in 7 buildings that is 95% occupied with an average unit size of 1,516 SF
- Well maintained, park-like campus with high visibility on South Alexander Street
- Anchored by strong local and national tenants in Keller Williams, Acrisure and Bay Area Legal Services
- HQ for Florida Agency Network, largest independent title operation in Florida, parent company of Hillsborough Title

OFFERING SUMMARY

Sale Price:	Contact Broker for Guidance
Number of Units:	22
Building Size:	39,339 SF
NOI:	\$640,946.52
Cap Rate:	7.8%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,843	15,612	25,289
Total Population	7,766	45,261	73,659
Average HH Income	\$70,209	\$82,489	\$84,516

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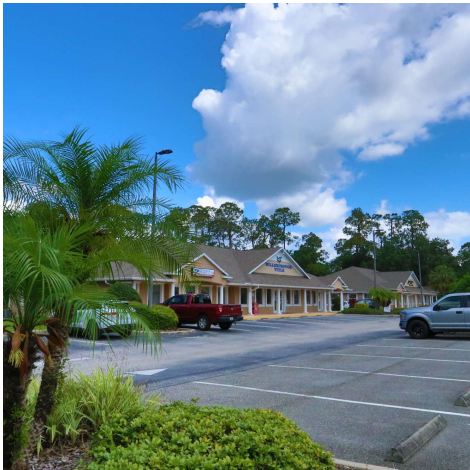
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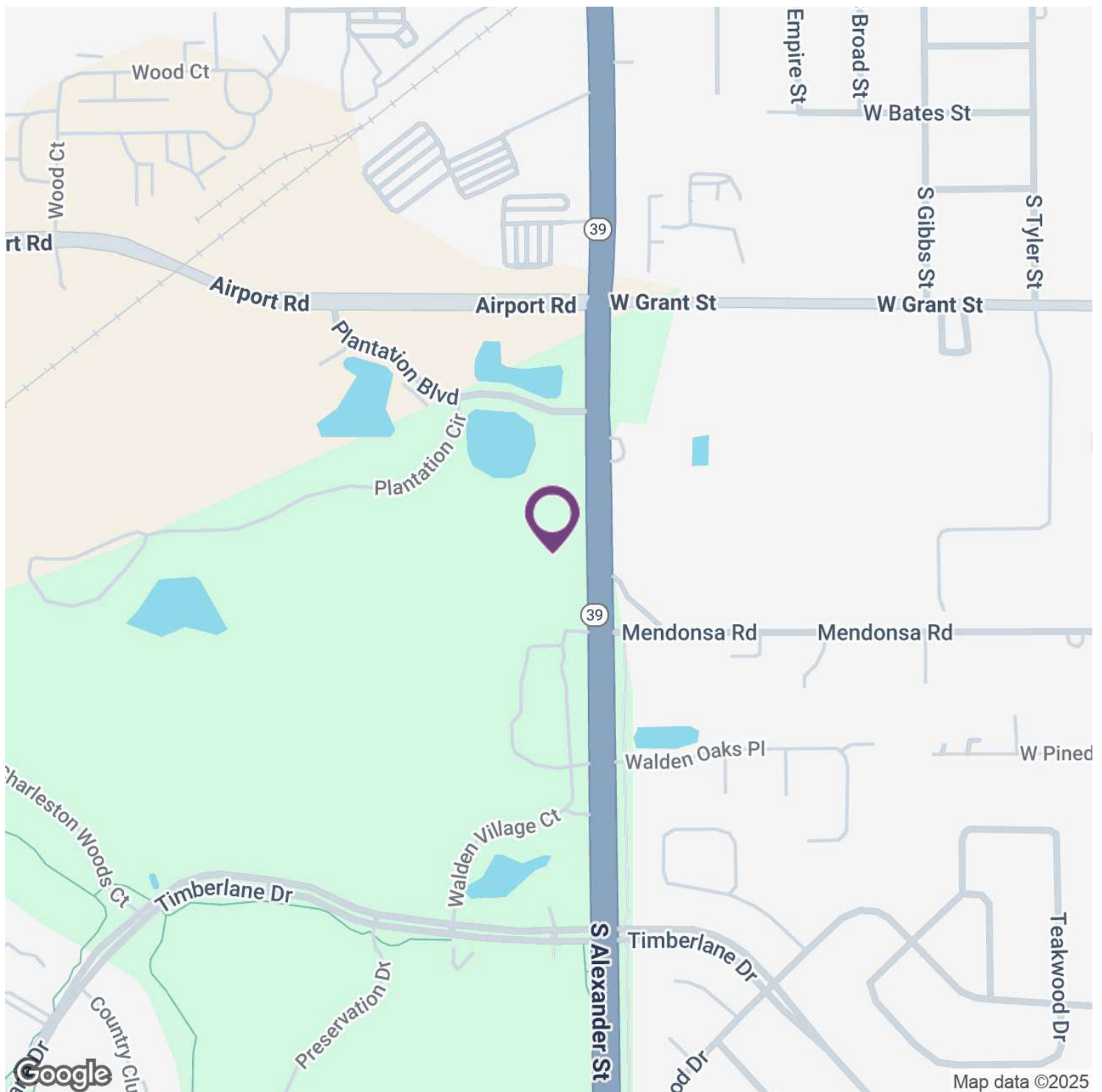
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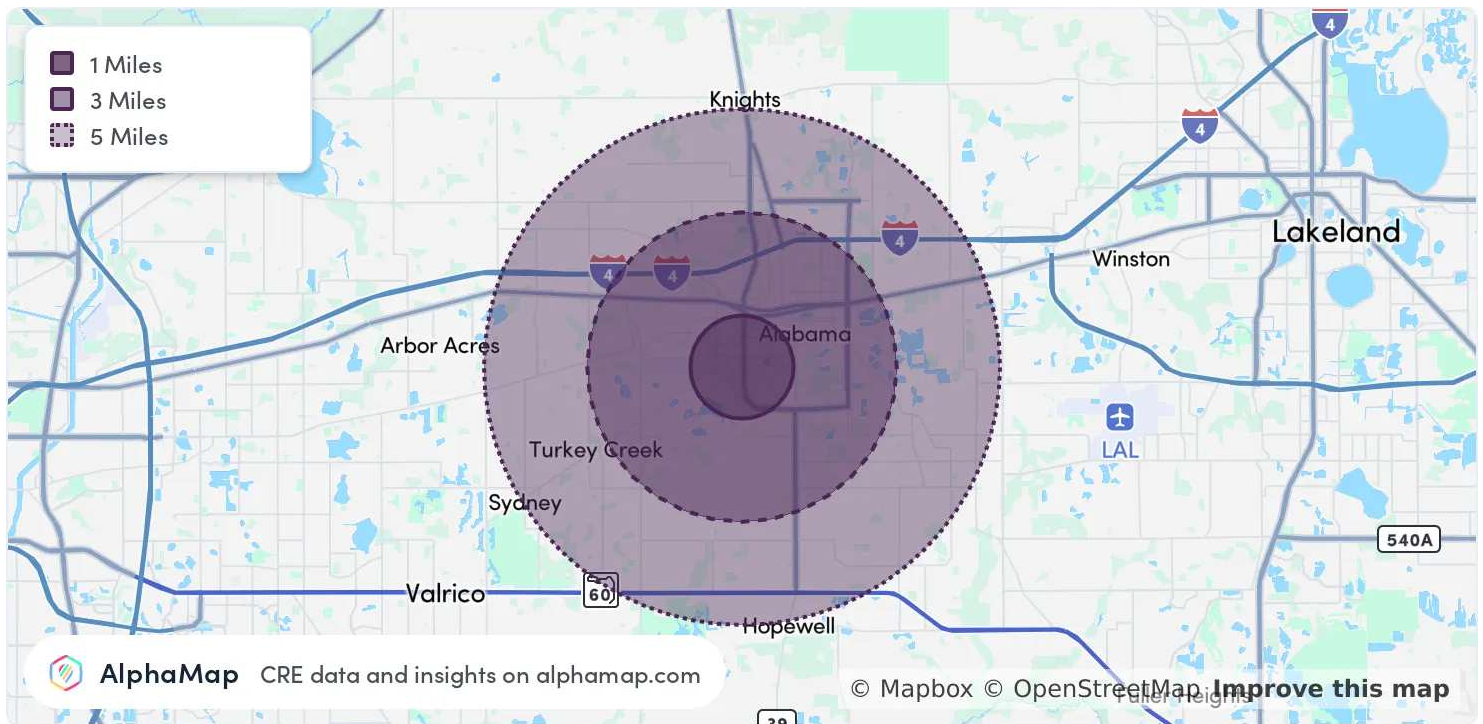


FORTRESS
COMMERCIAL REAL ESTATE

ALEXANDER OAKS

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PLANT CITY OFFICE PARK FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,766	45,261	73,659
Average Age	39	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,843	15,612	25,289
Persons per HH	2.7	2.9	2.9
Average HH Income	\$70,209	\$82,489	\$84,516
Average House Value	\$295,931	\$314,160	\$322,198
Per Capita Income	\$26,003	\$28,444	\$29,143

Map and demographics data derived from AlphaMap

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