



Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	4,322 SF
Number of Units:	3
Price / SF:	\$277.65
Cap Rate:	4.55%
Pro Forma Cap Rate:	7.92%
NOI:	\$54,562
Pro Forma NOI:	\$95,084

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of Plant City, FL. This impressive 4,322 square foot building is divided into three individual units, with an adaptable layout that caters to diverse business needs making it ideal for retail. Perfectly positioned for maximum exposure with close proximity to Interstate 4, direct access to Highway 60 and fronting the major arterial roadway leading into historic Downtown Plant City, this property offers a prime location and compelling prospect for retail investors looking to capitalize on the potential of this sought-after locale. Don't miss the chance to secure your stake in this thriving retail market.

PROPERTY HIGHLIGHTS

- 4,322 SF building
- 3 individual units (2 with upstairs lofts)
- Close proximity to Interstate 4
- Direct access to Highway 60
- High visibility and accessibility
- Ample parking
- Fronting major arterial roadway into Downtown Plant City

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RETAIL PROPERTY FOR SALE | 1309 SOUTH COLLINS STREET



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Additional Photos

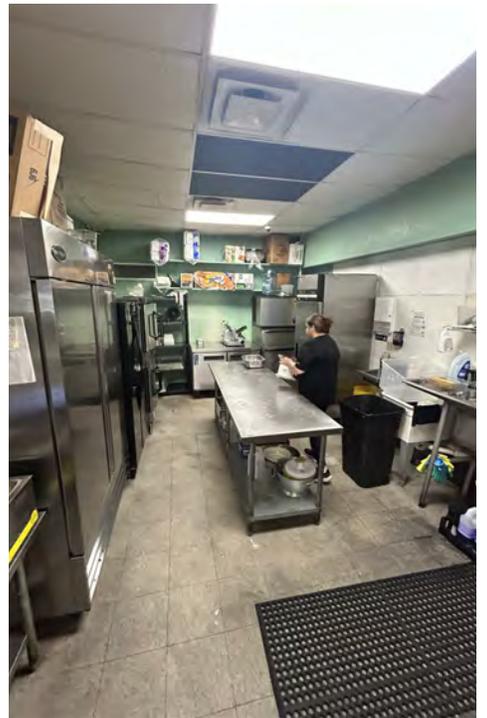


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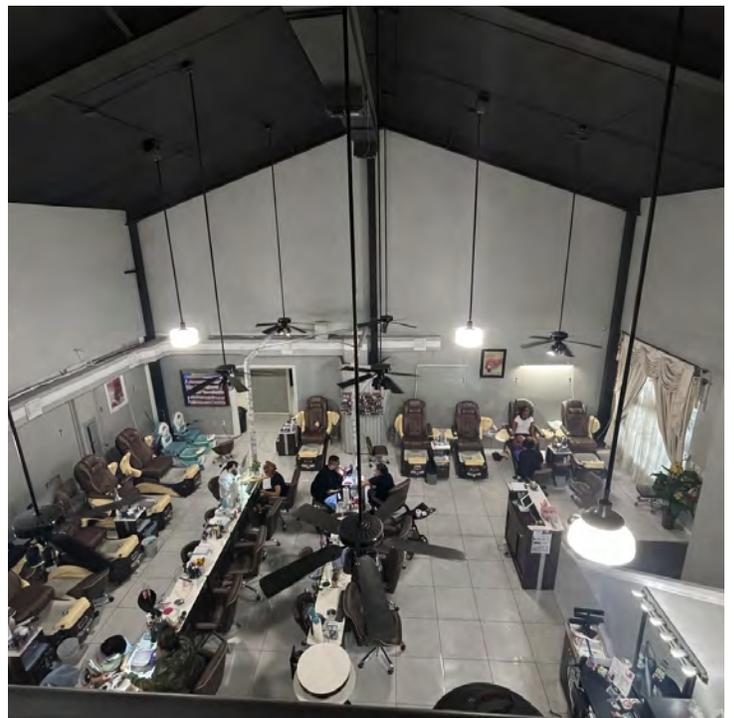
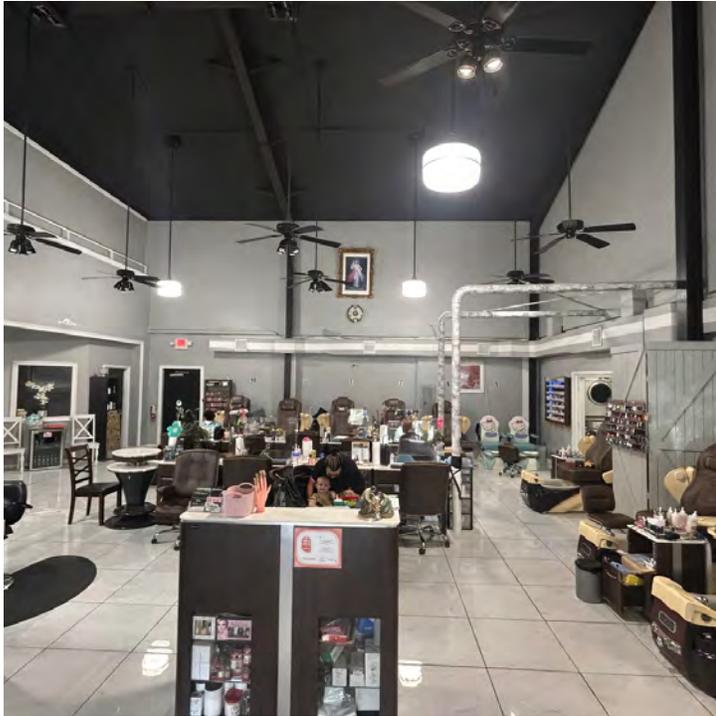


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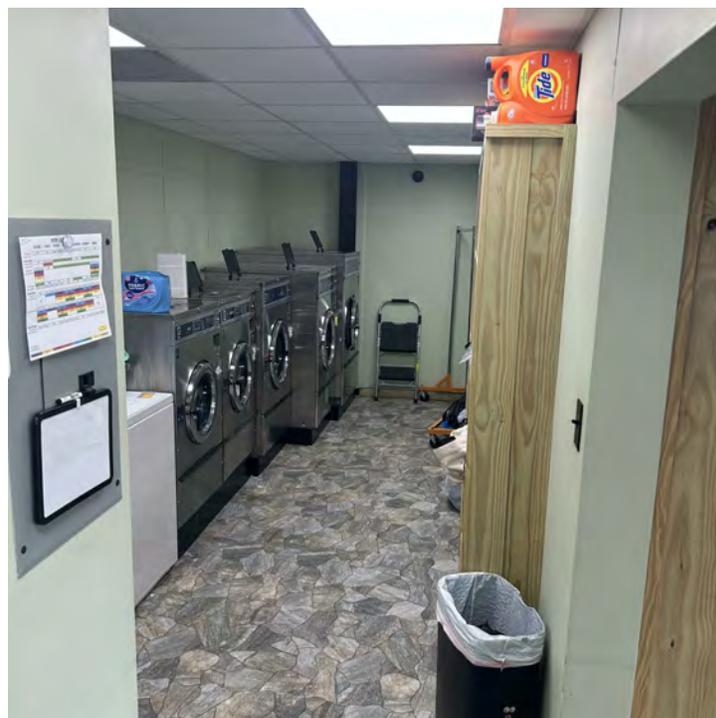
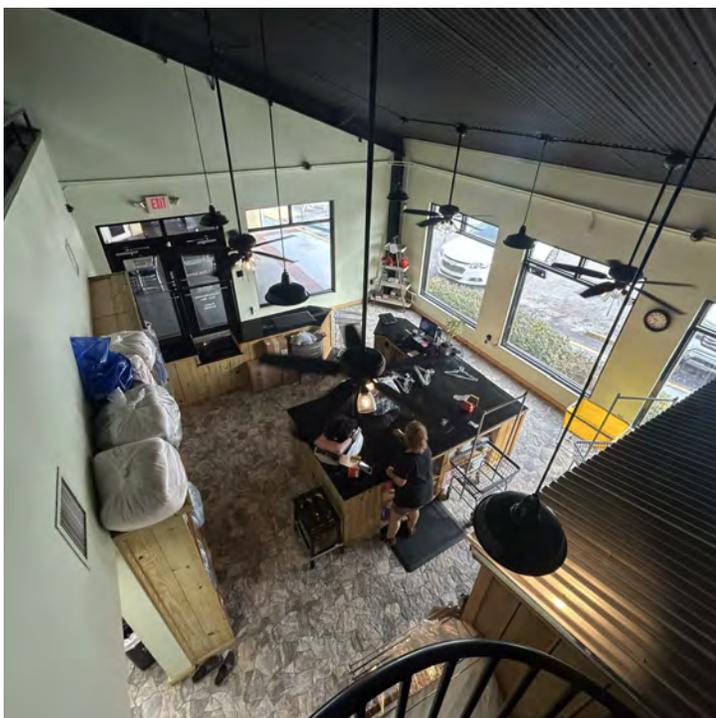


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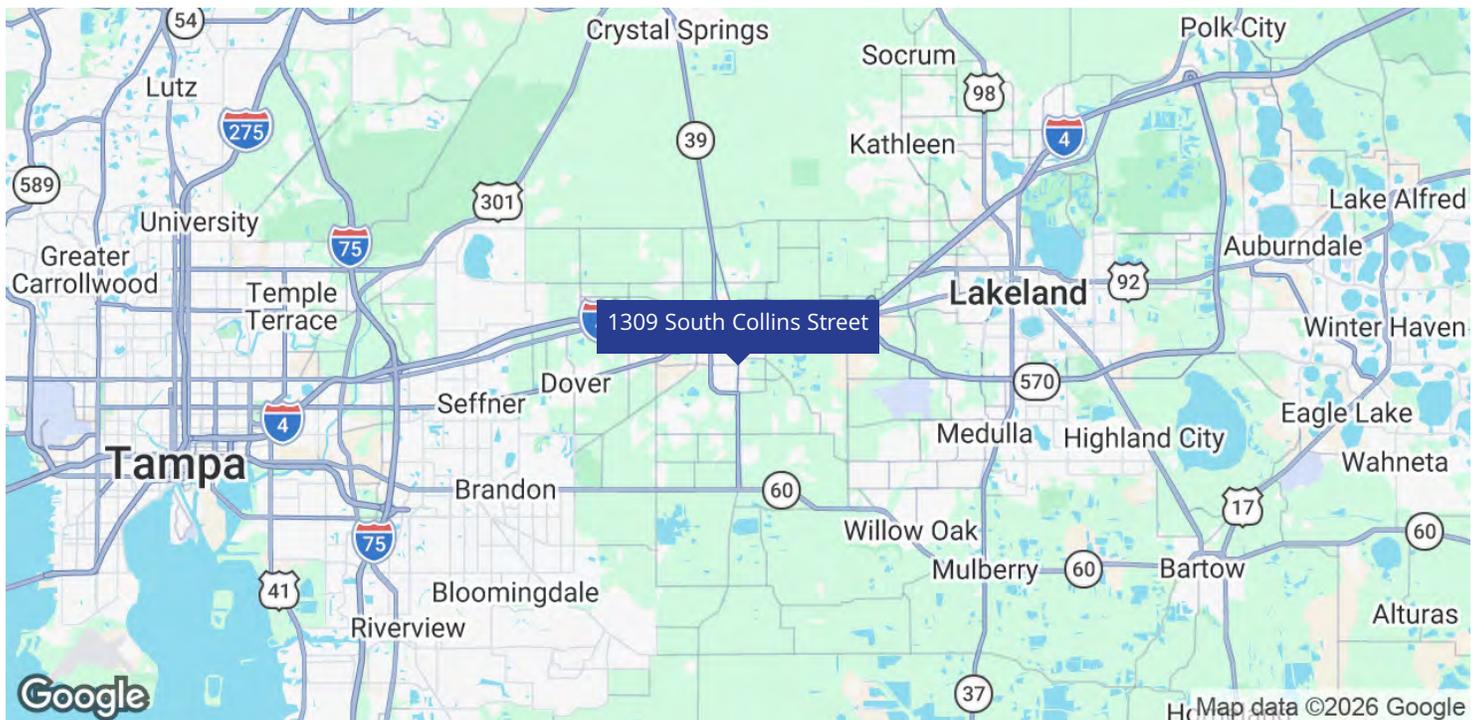
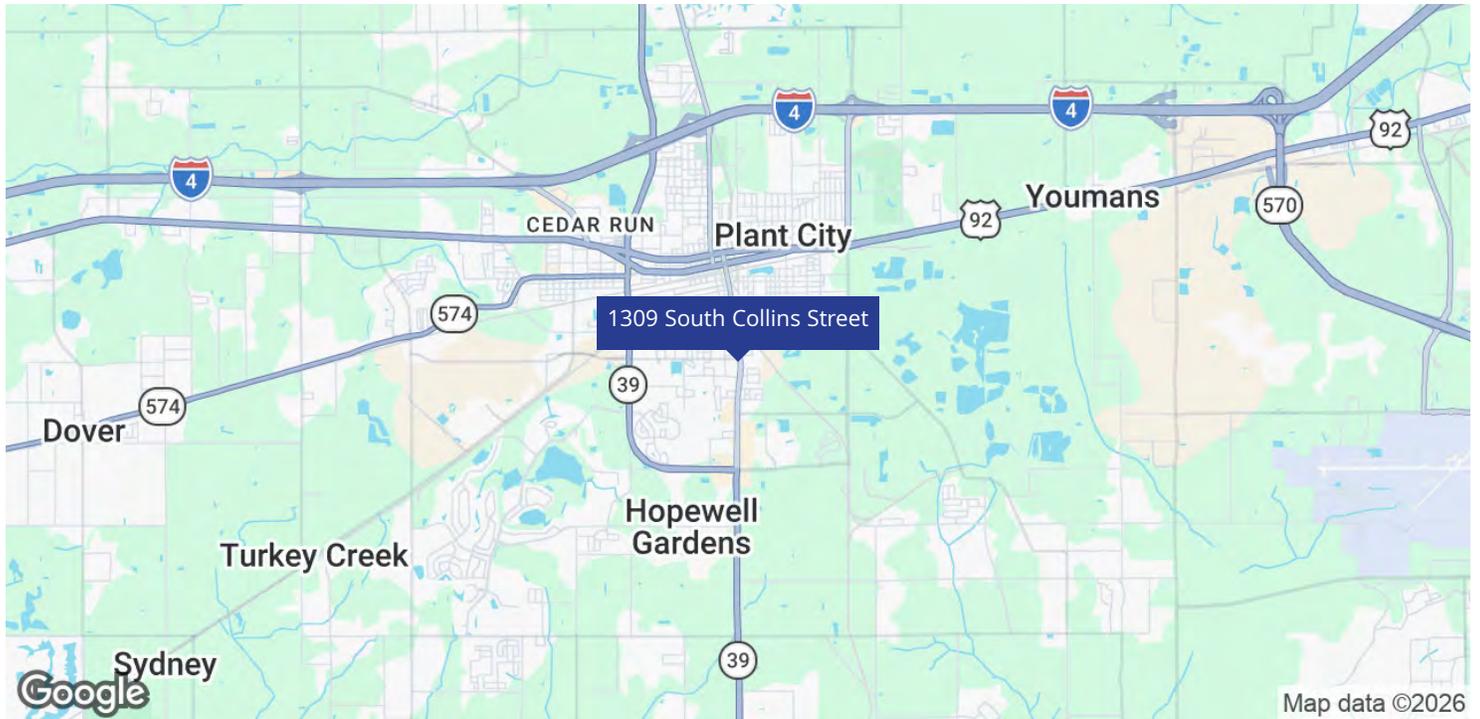


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Regional Map

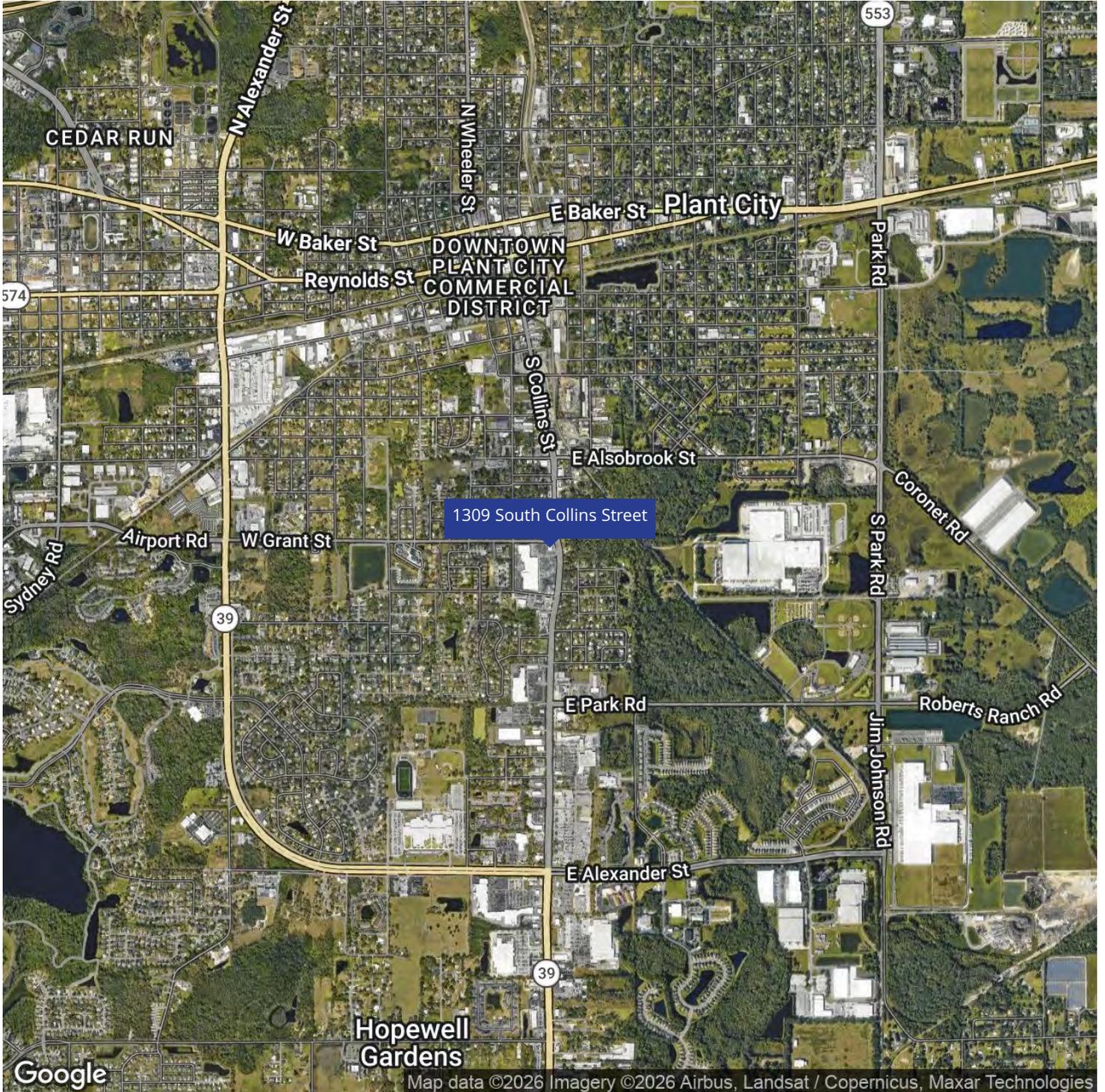


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Aerial Map



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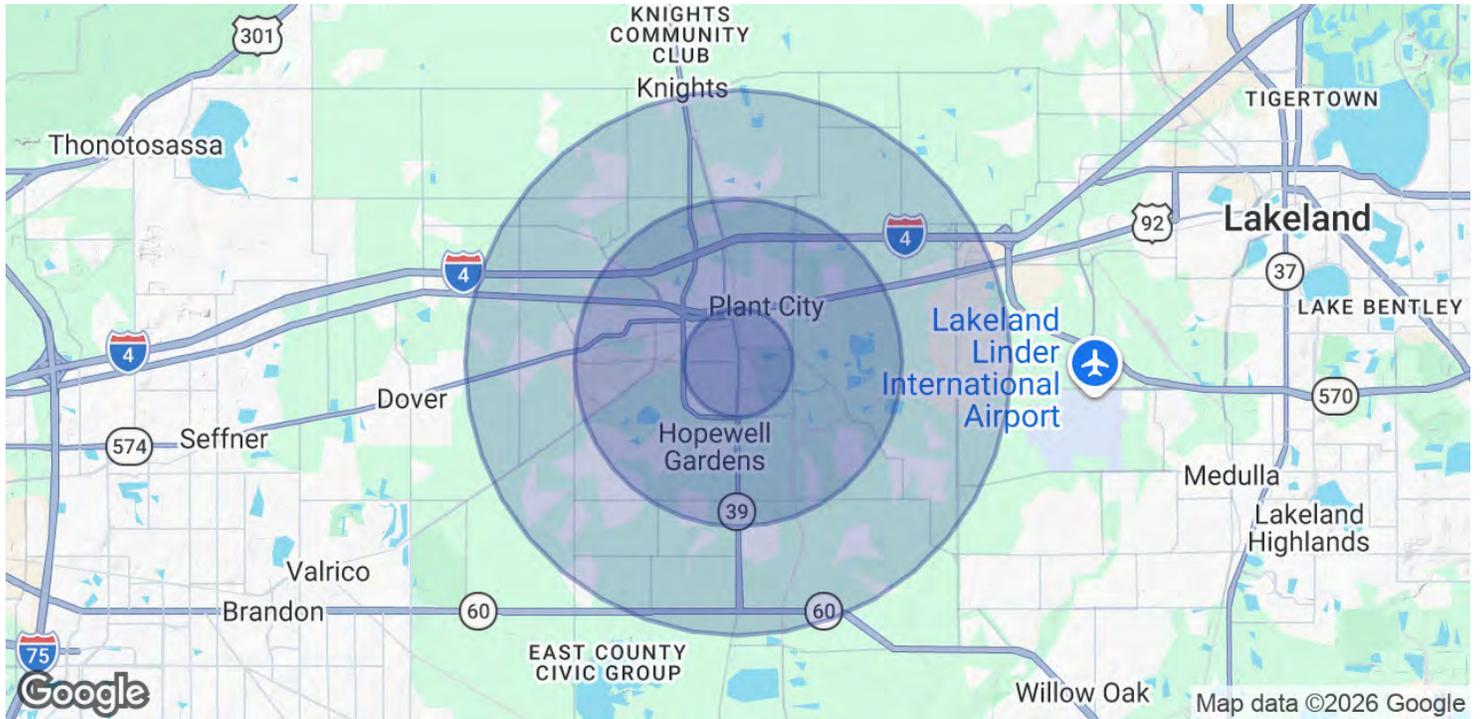


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,590	40,694	71,961
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,952	14,052	24,985
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$67,901	\$78,304	\$85,765
Average House Value	\$238,599	\$309,573	\$318,960

Demographics data derived from AlphaMap

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