



# FOR SALE

## HARDEE CROSSING RETAIL CENTER

Highway 17, Wauchula, FL 33873

# HARDEE CROSSING RETAIL CENTER PROPERTY SUMMARY

## Highway 17, Wauchula, FL 33873



### PROPERTY DESCRIPTION

Hardee Crossing will become a major retail center in Wauchula. Located on US Highway 17, the major north south connector in Central Florida with a strong traffic count. Located just south of Advent Health Hospital and Central Florida Health Care, Hardee Crossing offers prime opportunities for retail and medical development.

Located at a major signalized intersection at Hwy 17 and Carlton Street. Infrastructure is in place with access, internal roads and utilities.

1- 6 acre outparcels available with excellent visibility and access in Phase 1. Phase 2 offers 1 to 17 acres for redevelopment.

Perfect location for RETAIL, RESTUARANTS, GROCER, MEDICAL, HOTEL

### PROPERTY HIGHLIGHTS

- Centrally located RETAIL CENTER
- Selling 1 - 6 acre outparcels
- Total of 27 acres to be developed into a major retail complex for Wauchula.
- Great opportunity for RETAIL, RESTAURANTS, MEDICAL, HOTEL

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	635	1,757	2,237
Total Population	2,020	5,379	6,756
Average HH Income	\$54,697	\$58,669	\$60,202



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# HARDEE CROSSING RETAIL CENTER ARIEL

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Information deemed reliable but not guaranteed. Prices subject to change without notice.



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PARCEL NUMBER	SIZE AC	TOTAL
Parcel 1	1.27	Sold
Parcel 2	1.27	Sold
Parcel 3	1.25	\$816,750
Parcel 4	1.22	\$850,291
Parcel 5	1.39	\$726,581
Parcel 6	1.80	\$940,896
Parcel 7	1.97	Sold
Parcel 8	1.40	\$975,744
Parcel 9	1.20	\$784,080
Parcel 10	1.00	\$653,400
Parcel 11	2.00	\$1,132,560
Parcel 12	0.62	\$324,086
Parcel Back Property	4.30	\$1,873,080
Parcel 19	1.40	\$731,808
<b>TOTAL</b>	<b>22.1</b>	<b>\$9,809,276</b>



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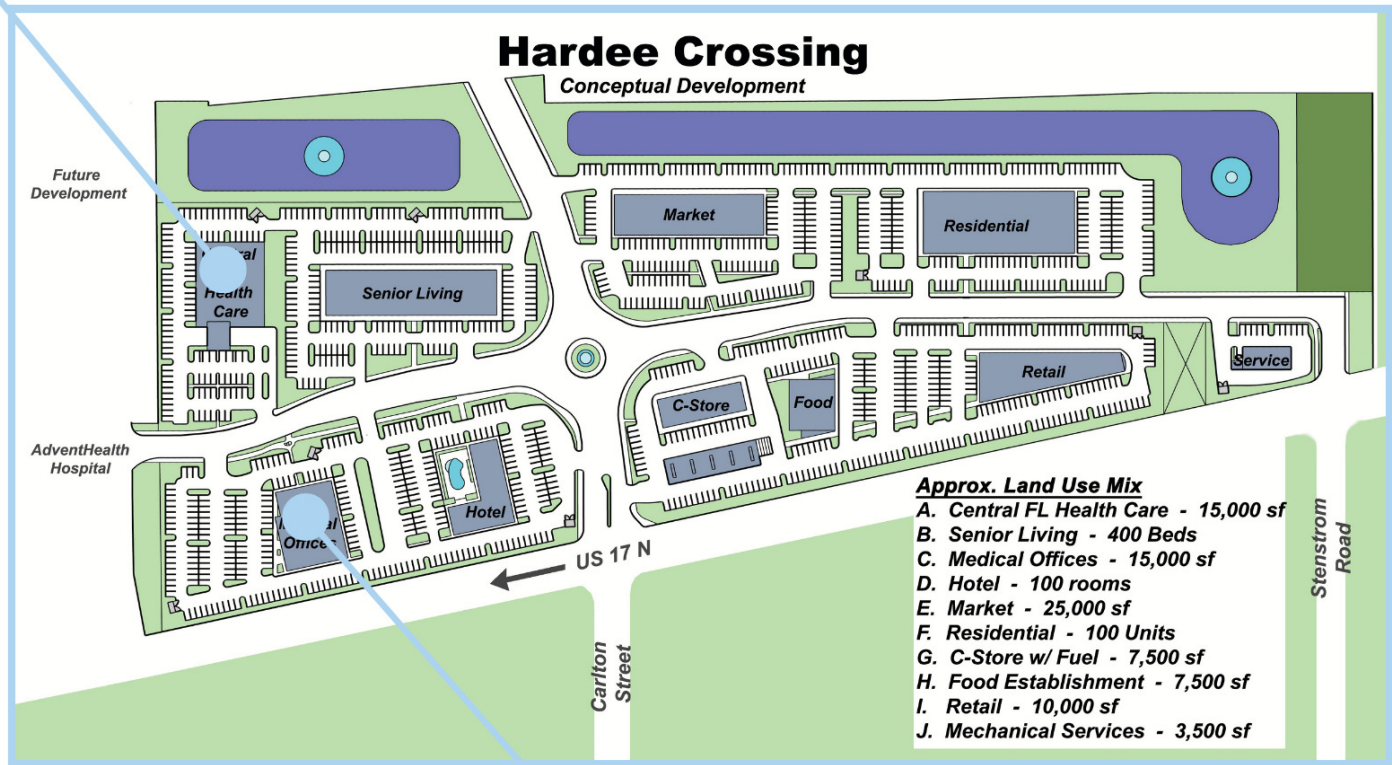


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# HARDEE CROSSING RETAIL CONCEPTUAL PLAN

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# HARDEE CROSSING RETAIL CENTER RETAILER MAP

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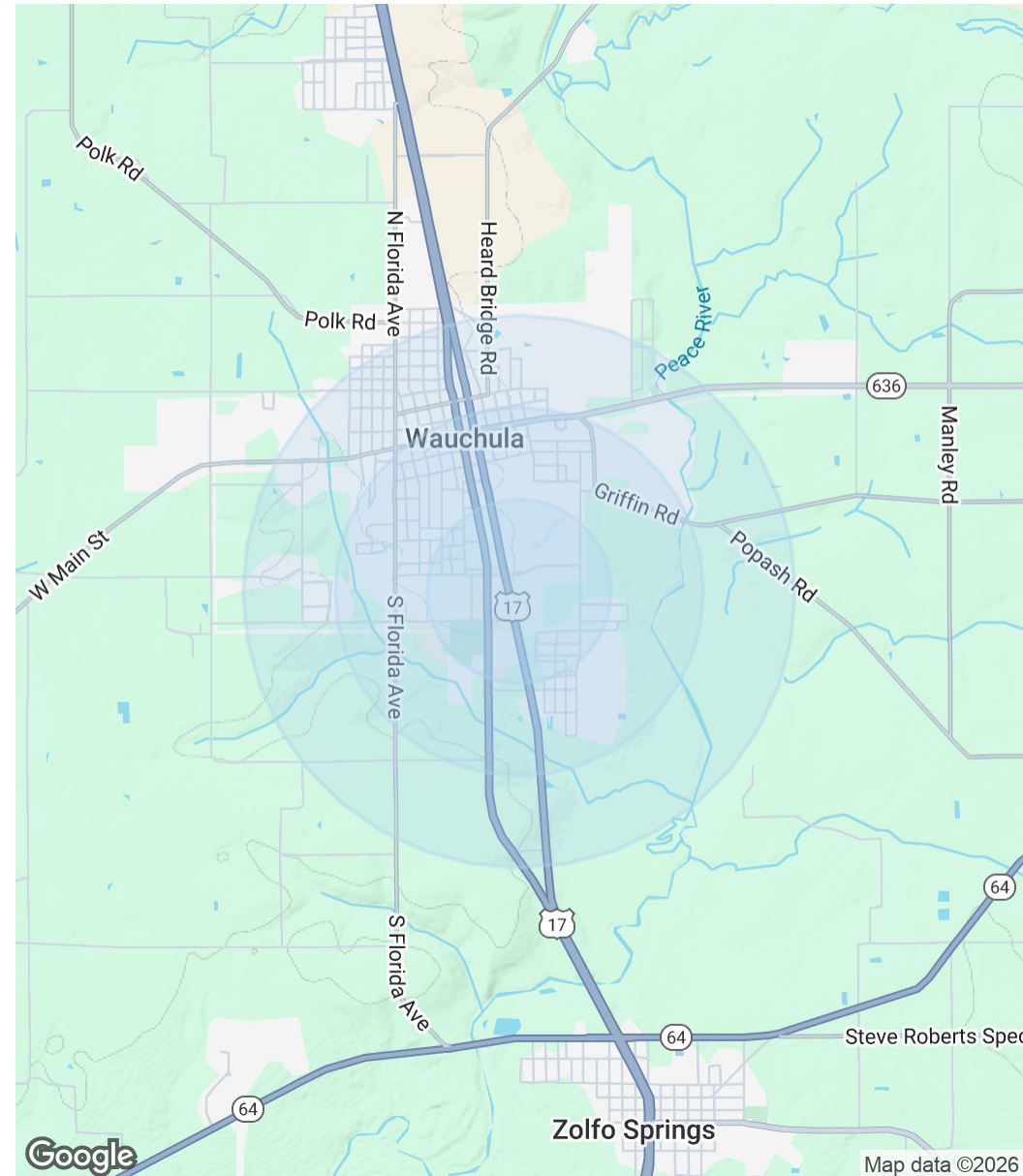
### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,020	5,379	6,756
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	37

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	635	1,757	2,237
# of Persons per HH	3.2	3.1	3
Average HH Income	\$54,697	\$58,669	\$60,202
Average House Value	\$143,326	\$147,577	\$155,220

Demographics data derived from AlphaMap



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### **MICHELE FULLER**

**Partner**



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### **Professional Background**

Michele Fuller joined Ian Black Real Estate in 2009 bringing her extensive expertise and market savvy to one of the most reputable commercial real estate firms in Florida. In 2016 Michele was invited to become a partner of the firm. Her commercial real estate career began in 1999 with Coldwell Banker Commercial where she quickly became one of the most successful commercial agents. Her real estate experience encompasses office, retail, industrial and land sectors of the commercial market. Michele is involved in a variety of development and investment transactions and exhibits the market knowledge and tenacity required to guide challenging transactions to successful closure.

Michele is a CCIM Candidate and a member of ICSC. She is a Founding Board Member of CREW Sarasota Manatee- a chapter of the global Commercial Real Estate Women's Network. She's a graduate of Leadership Sarasota, a Chamber of Commerce member, and devotes time to a variety of community activities.

Michele grew up in Asia and later moved to the United States. She lived on Martha's Vineyard where she owned and operate a boutique hotel on Martha's Vineyard for eight years. In 2000, drawn by the area's dynamic community and natural beauty she relocated to Sarasota and established her career in commercial real estate. Michele has two children and enjoys traveling, skiing, and engaging in the city's diverse cultural and artistic offerings.

### **Memberships & Affiliations**

National, Florida and Sarasota/Manatee Associations of Realtors  
ICSC  
Sarasota Commercial Investment Division  
Sarasota & Manatee Chambers of Commerce

### **Education**

CCIM Candidate



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## MATT KEZAR Broker Associate



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### Professional Background

Matt Kezar joined Ian Black Real Estate in May 2016 as a Broker Associate with extensive experience in commercial real estate acquisition, entitlement, development, sales, and leasing.

A Tampa Bay native, Matt enjoyed a military education and career before actively pursuing real estate development. Through his involvement as Vice President at MBK Real Estate Services, Inc., Executive Vice President at Corvus International, a Partner of The Bennett Group, and Principal of Blackrock Development Holdings, Matt honed a wide range of skills and the ability to perform on complex projects.

Matt was recognized by the Gulf Coast Business Review as a 'Top 40, Under 40 Business Leader' in the Tampa Bay area.

### Memberships & Affiliations

National, Florida and Sarasota/Manatee Associations of Realtors  
Sarasota/Manatee Chambers of Commerce  
Director - Open Doors Foundation  
Former Board member - Boys & Girls Club of Manatee County  
Bradenton Yacht Club  
Our Daily Bread Soup Kitchen

Matt was also selected to the President's Council of the Manatee County Economic Development Council

### Education

Matt is a West Point Graduate who earned a BS Degree in Engineering & Management, was a Commissioned Officer and Brigade Environmental Officer in the United States Army and completed training in the US Army Airborne and Nuclear, Biological & Chemical Warfare Schools.



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