

FOR SALE / LEASE



CALOOSA COVE

180 SINGLE FAMILY HOMES ON 40 AC
(UNDER DEVELOPMENT)

±1.5 AC RETAIL PARCEL

±10 AC RETAIL DEVELOPMENT

STATE RD 80 & BEN MOORE DR, LABELLE, FL 33935 (HENDRY COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST
RETAIL ADVISORS

PROPERTY SUMMARY

AVAILABLE SPACE	
OP-1	±1.48 AC (NATIONAL AUTOMOTIVE USER)
OP-2	±3.48 AC (RACETRAC GAS STATION)
OP-3	±1.50 AC

PRICING	
SALE PRICE	CONTACT BROKER
LEASE RATE	CONTACT BROKER

PROPERTY SPECIFICATIONS	
ADDRESS	STATE RD 80 & BEN MOORE DR LABELLE, FL 33935
ACREAGE	±3.1 AC
PROPERTY TYPE	VACANT LAND
PROPERTY USE	RETAIL
ZONING	COMMERCIAL
CITY	LAKELAND
COUNTY	POLK COUNTY
PARCEL ID	1-29-43-18-A00-0007-0500

PROPERTY HIGHLIGHTS	
<input type="checkbox"/>	±10 AC RETAIL DEVELOPMENT
<input type="checkbox"/>	LOCATED AT THE INTERSECTION OF SR 80 & BEN MOORE DR
<input type="checkbox"/>	TRAFFIC LIGHTED INTERSECTION
<input type="checkbox"/>	RACETRAC GAS STATION, TRUCK-STOP AND C-STORE IS PLANNED FOR OP-2
<input type="checkbox"/>	LOCATED ACROSS FROM WALMART AND ADJACENT TO TRACTOR SUPPLY
<input type="checkbox"/>	PLANNED RESIDENTIAL EXPANSION WITHIN THE IMMEDIATE AREA CONSISTING OF 1000'S OF NEW HOMES
<input type="checkbox"/>	PARCELS CAN ACCOMMODATE MANY RETAIL USES

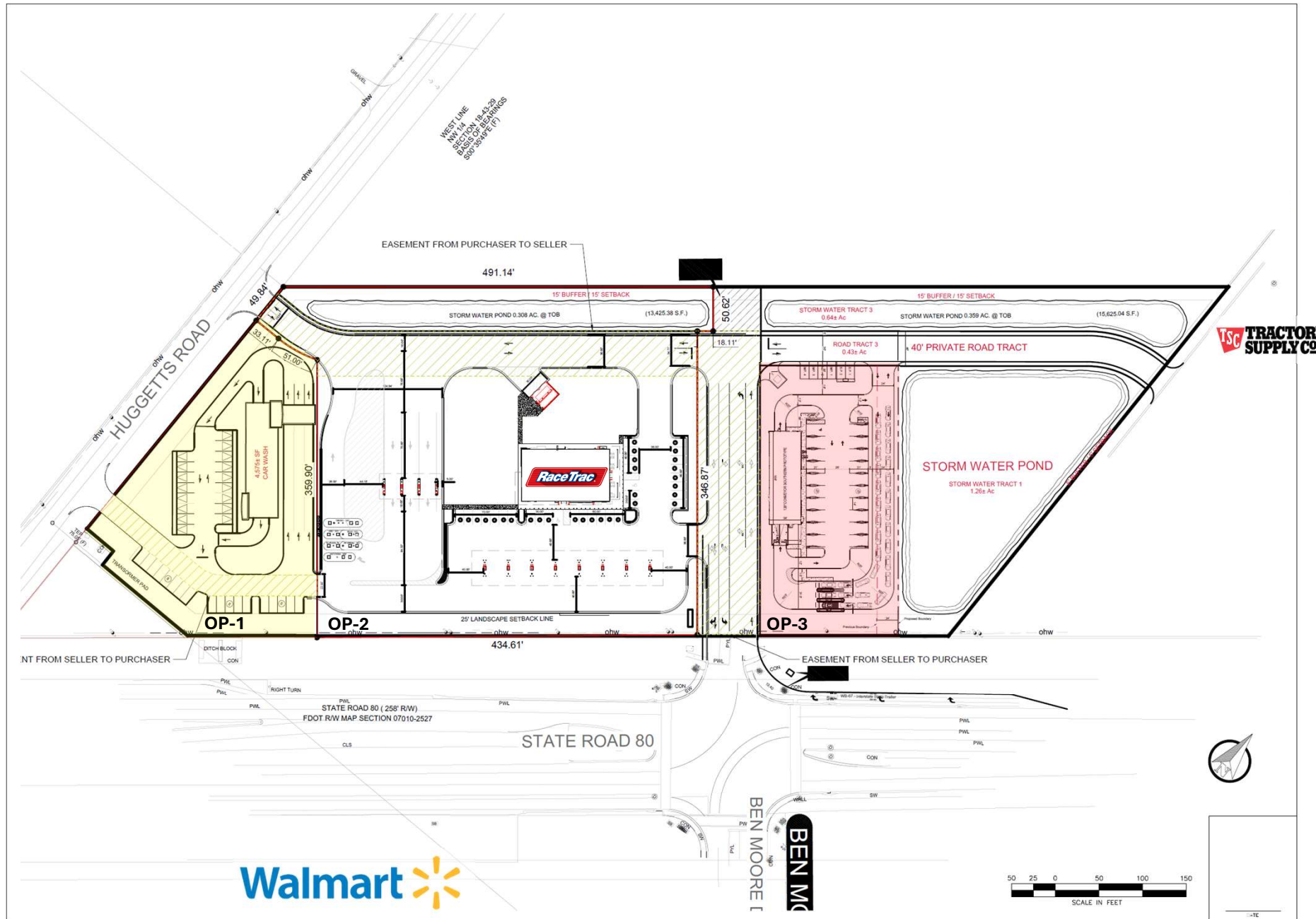
DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
POPULATION	307	10,871	19,72
HOUSEHOLDS	134	3,360	6,151
AVG HH INCOME	\$75,158	\$63,490	\$63,745

TRAFFIC COUNTS	
20,000 AADT – SR 80	

TENANTS IN IMMEDIATE AREA	
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PROPOSED SITE PLAN



TSC TRACTOR SUPPLY CO



1"=100'

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PLANNED RESIDENTIAL

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SR 80 – 28,000 AADT

BEN MOORE DR

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LINKEDIN.COM/COMPANY/SOUTHEAST-RETAIL-ADVISORS-INC

INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

Walmart

PLANNED RESIDENTIAL

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

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