

FOR SALE / LEASE



±1.5 AC RETAIL PARCEL

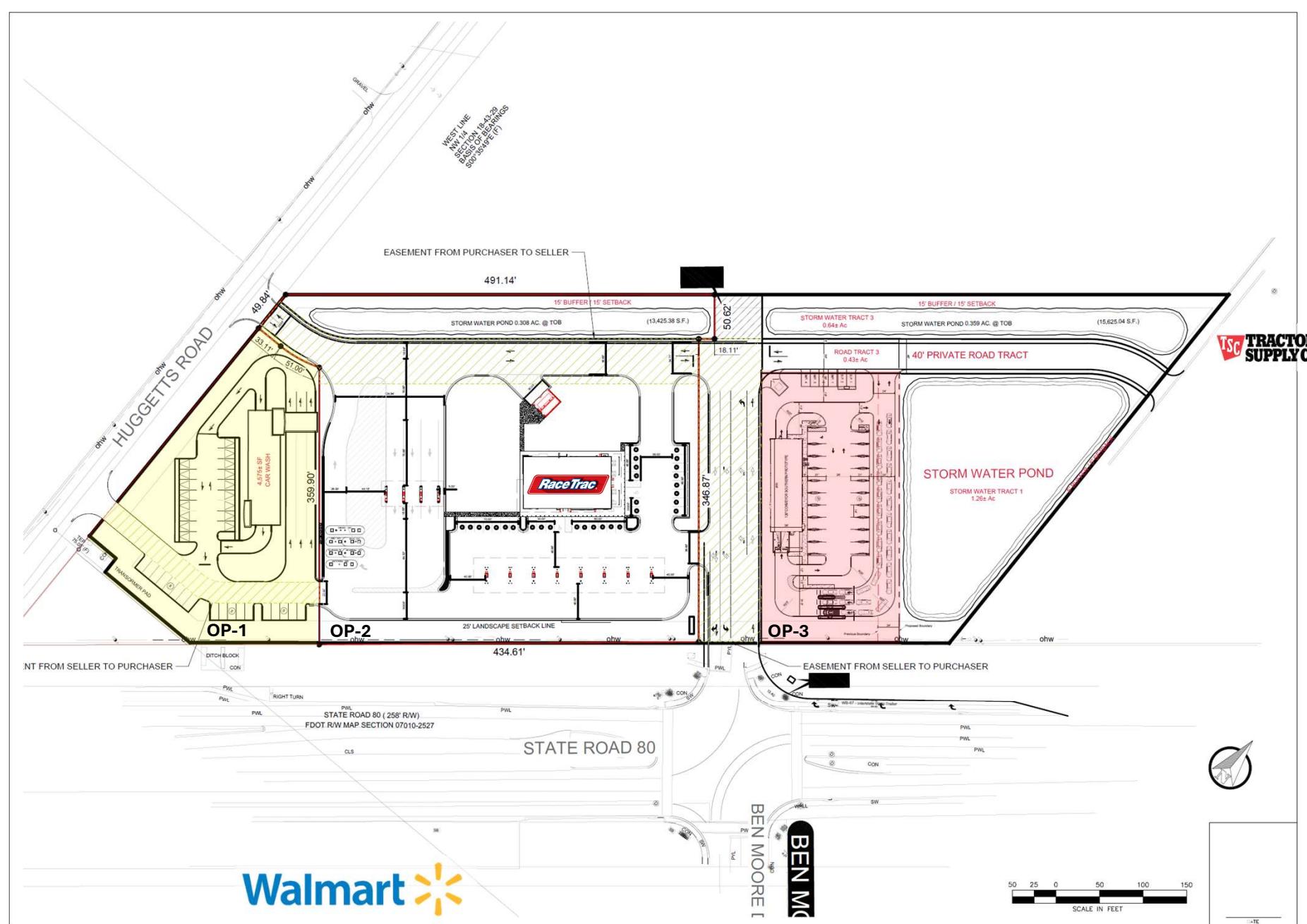
±10 AC RETAIL DEVELOPMENT

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

PROPERTY SUMMARY

AVAILABLE SPACE		PROPERTY HIGHLIGHTS																		
OP-1	±1.48 AC (NATIONAL AUTOMOTIVE USER)	<ul style="list-style-type: none"> <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 																		
PRICING		DEMOGRAPHICS																		
SALE PRICE	CONTACT BROKER	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th><th>1 MILE</th><th>3 MILE</th><th>5 MILE</th></tr> </thead> <tbody> <tr> <td>POPULATION</td><td>307</td><td>10,871</td><td>19,72</td></tr> <tr> <td>HOUSEHOLDS</td><td>134</td><td>3,360</td><td>6,151</td></tr> <tr> <td>AVG HH INCOME</td><td>\$75,158</td><td>\$63,490</td><td>\$63,745</td></tr> </tbody> </table>				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
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HOUSEHOLDS	134	3,360	6,151																	
AVG HH INCOME	\$75,158	\$63,490	\$63,745																	
PROPERTY SPECIFICATIONS		TRAFFIC COUNTS																		
ADDRESS	STATE RD 80 & BEN MOORE DR LABELLE, FL 33935	20,000 AADT – SR 80																		
ACREAGE	±3.1 AC	TENANTS IN IMMEDIATE AREA																		
PROPERTY TYPE	VACANT LAND	   																		
PROPERTY USE	RETAIL	   																		
ZONING	COMMERCIAL																			
CITY	LAKELAND																			
COUNTY	POLK COUNTY																			
PARCEL ID	1-29-43-18-A00-0007-0500																			

PROPOSED SITE PLAN



±10 AC RETAIL DEVELOPMENT

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

CONTACT US

PLANNED RESIDENTIAL

±10 AC RETAIL DEVELOPMENT

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

LINDSEY MEYERS

PRINCIPAL | BROKER

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SR 80 – 28,000 AADT

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PLANNED RESIDENTIAL

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

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information.
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