



Executive Summary

2930 SOUTH COUNTY LINE ROAD | LAND FOR LEASE OR SALE



OFFERING SUMMARY

Sale Price:	\$4,899,000
Lease Rate:	\$2.50 PSF (\$108,900/acre/yr)
Available Size:	1 - 5.77 Acres
Lot Size:	5.77 Acres
Zoning:	C-1

PROPERTY OVERVIEW

Prime development site in rapidly growing Plant City/Lakeland FL market available For Sale or For Lease. The subject site can offer ground lease pads ranging from 1 acre to entire 5.77 acre pad. Located on the south west corner of Medulla Rd and South County Line Rd at a lighted intersection. Just north of a brand new Publix development site.

PROPERTY HIGHLIGHTS

- Located on a hard lighted corner
- Ground lease pads available
- AADT Approx. 30,000

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Aerial

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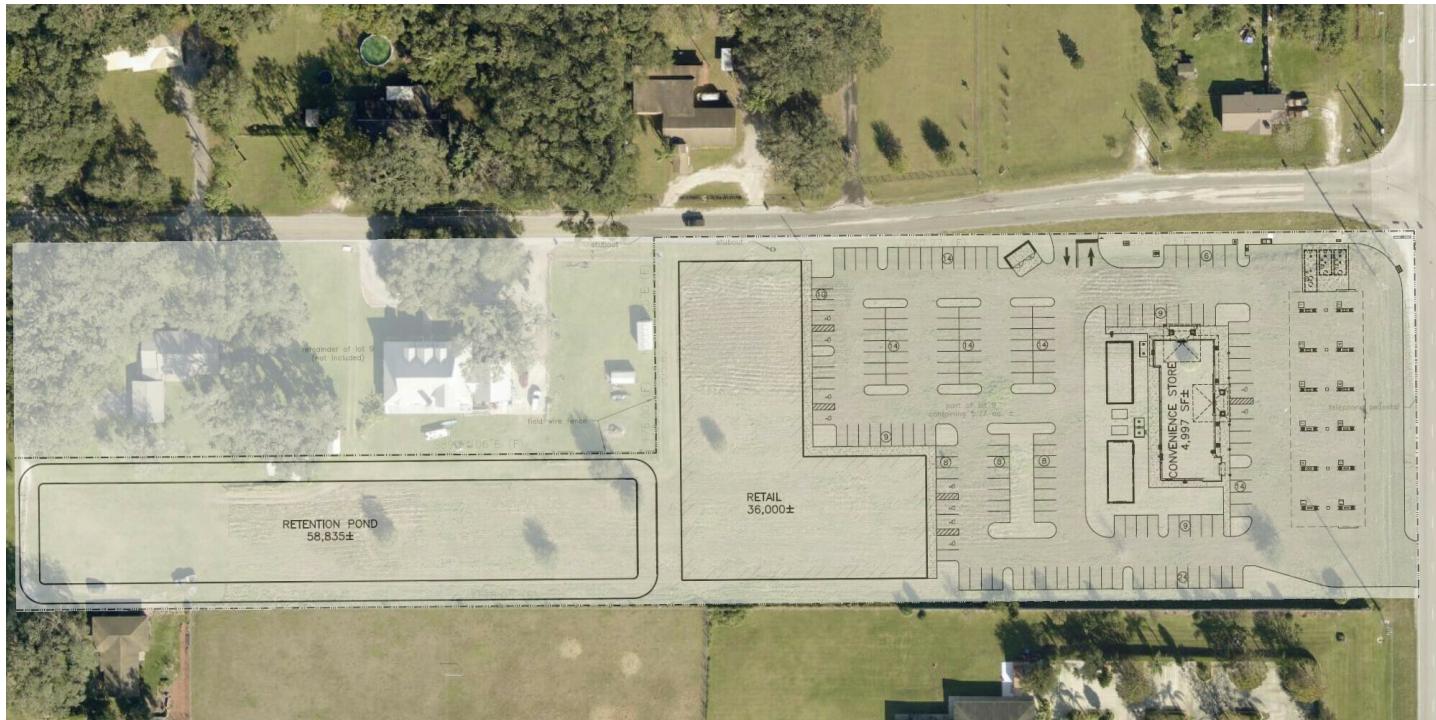
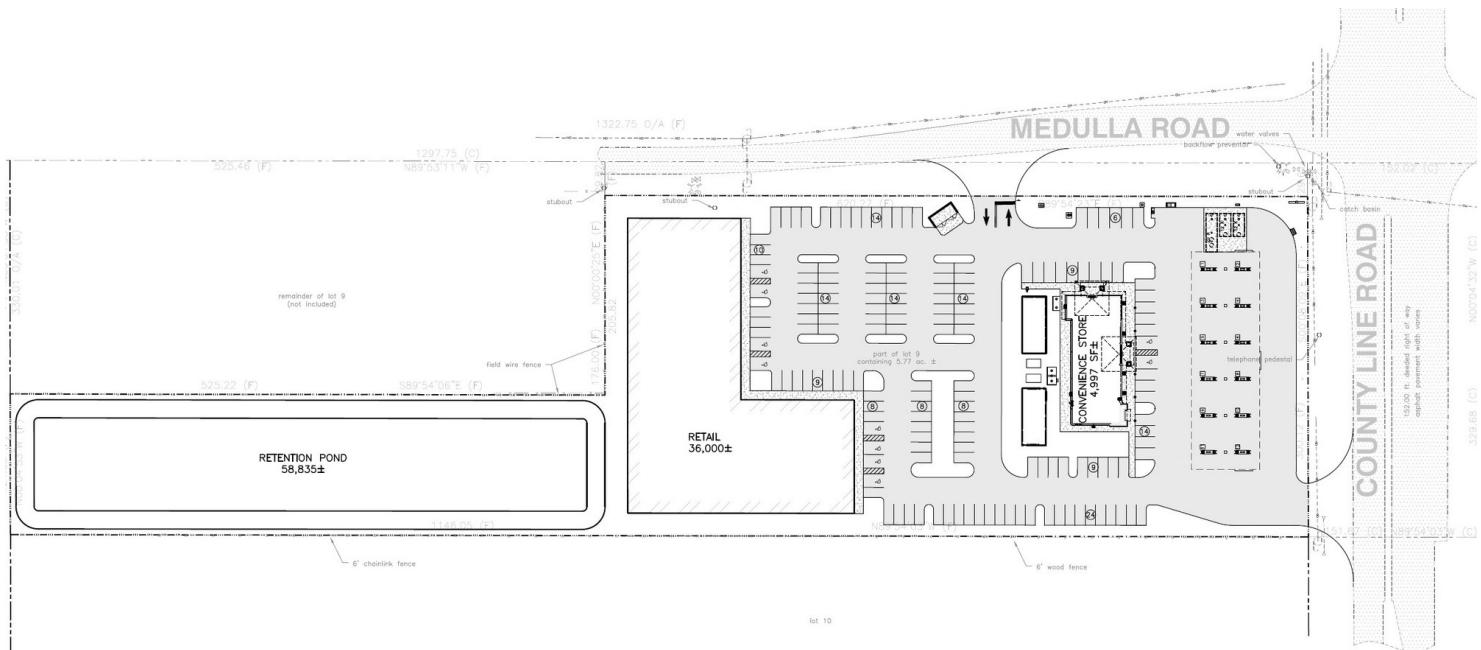
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Site Plan Concept

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Retailer Map

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Lease Spaces

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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	1 - 5.77 Acres	Lease Rate:	\$2.50 PSF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ground Lease Pads	Available	43,560 - 251,341 SF	Ground Lease	\$2.50 SF/yr

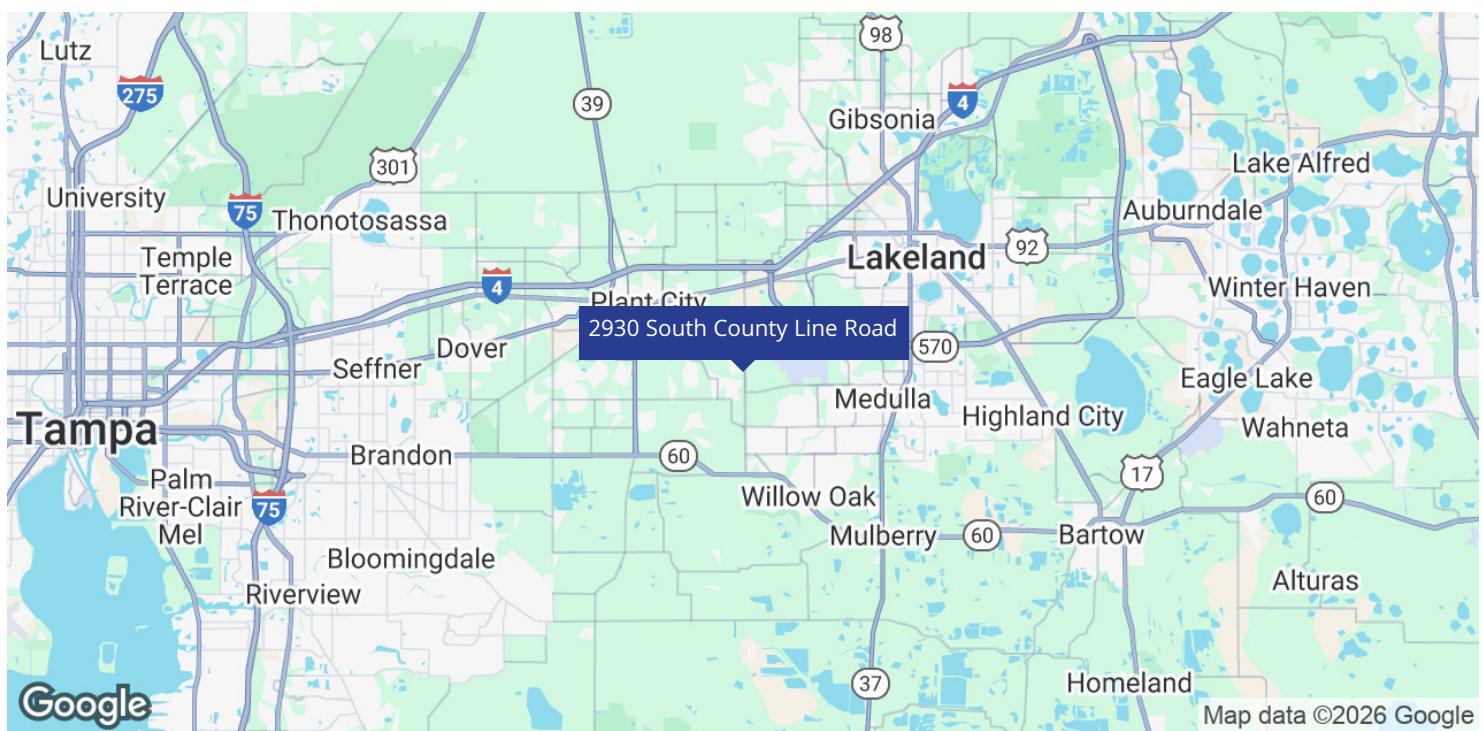
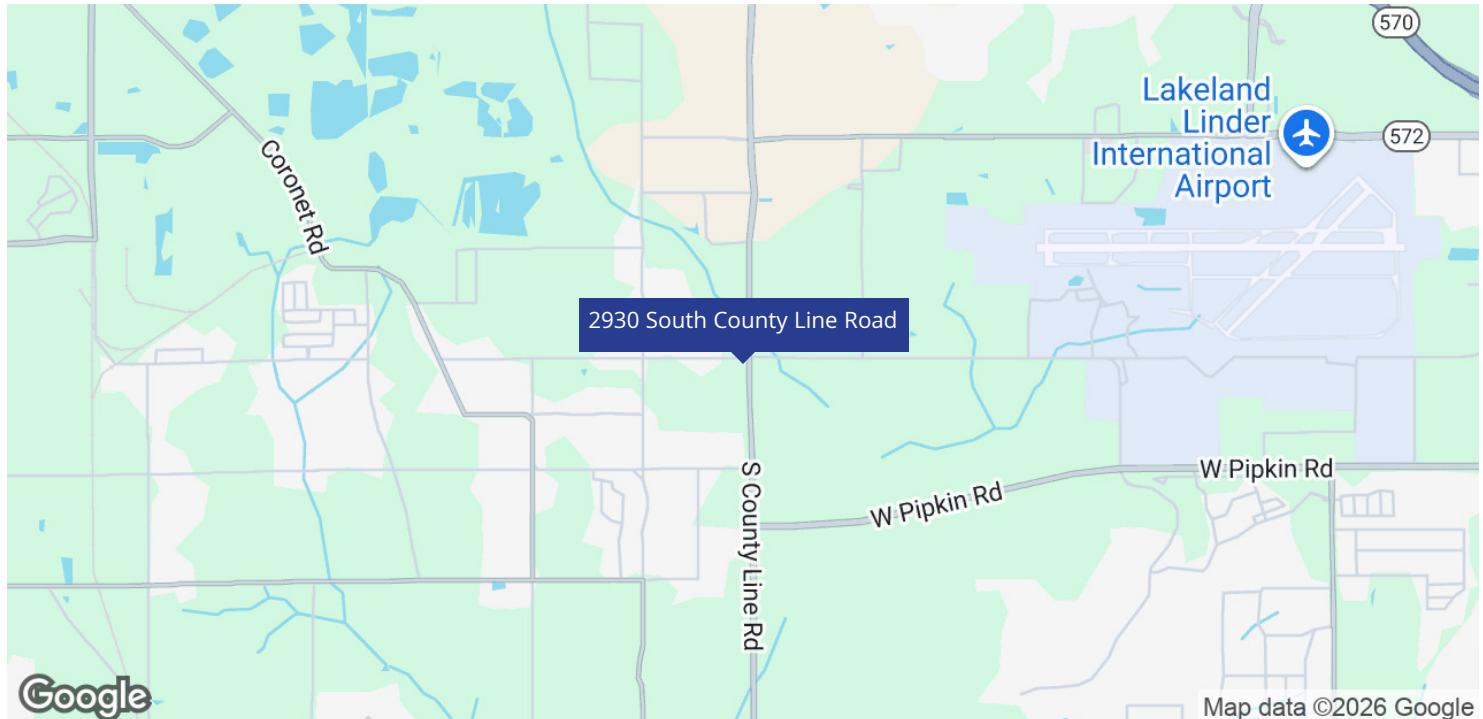
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Location Map

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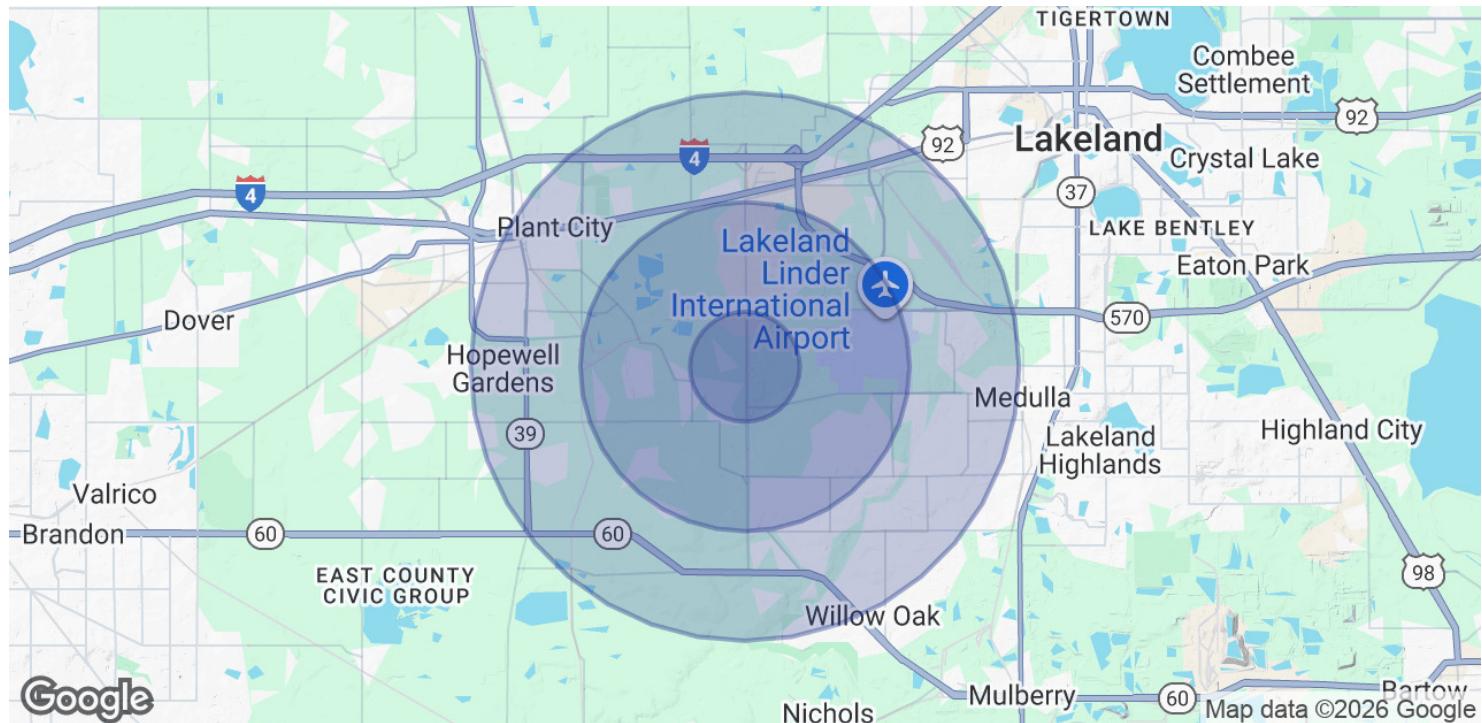
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,295	10,906	60,358
Average Age	39.7	38.6	39.6
Average Age (Male)	31.3	34.4	36.7
Average Age (Female)	44.0	40.2	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	492	4,362	25,514
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$95,943	\$71,314	\$55,060
Average House Value	\$197,909	\$168,535	\$136,605

2020 American Community Survey (ACS)

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