

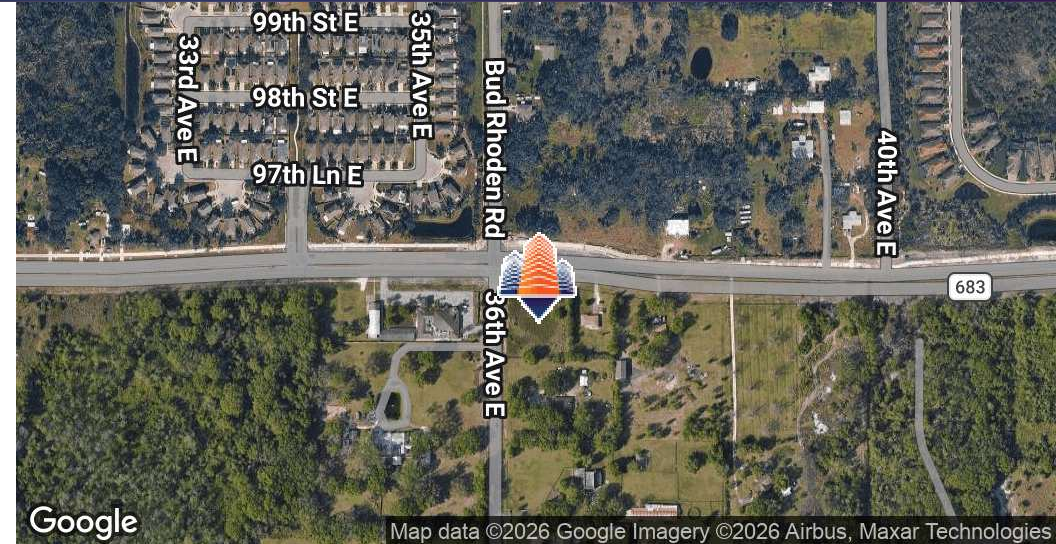
Signalized Corner - Moccasin Palmetto

9620 36th Ave E, Palmetto, FL 34221



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Signalized Corner Parcel
- Across from new Grocer expected 2027
- Close Proximity from I-75, US 41, and I-275
- Six Figure Avg Income in the Immediate area
- Zoning - NCM (Neighborhood Commercial)
- New Traffic Light for Immediate Growth
- Ideal Uses: QSR, Financial Institution, Coffee, Medical, and Auto Parts/Repair

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.35 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,257	7,483	18,994
Total Population	3,094	19,938	49,500
Average HH Income	\$103,068	\$99,629	\$96,308

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7575 Dr. Phillips Blvd, Ste 390

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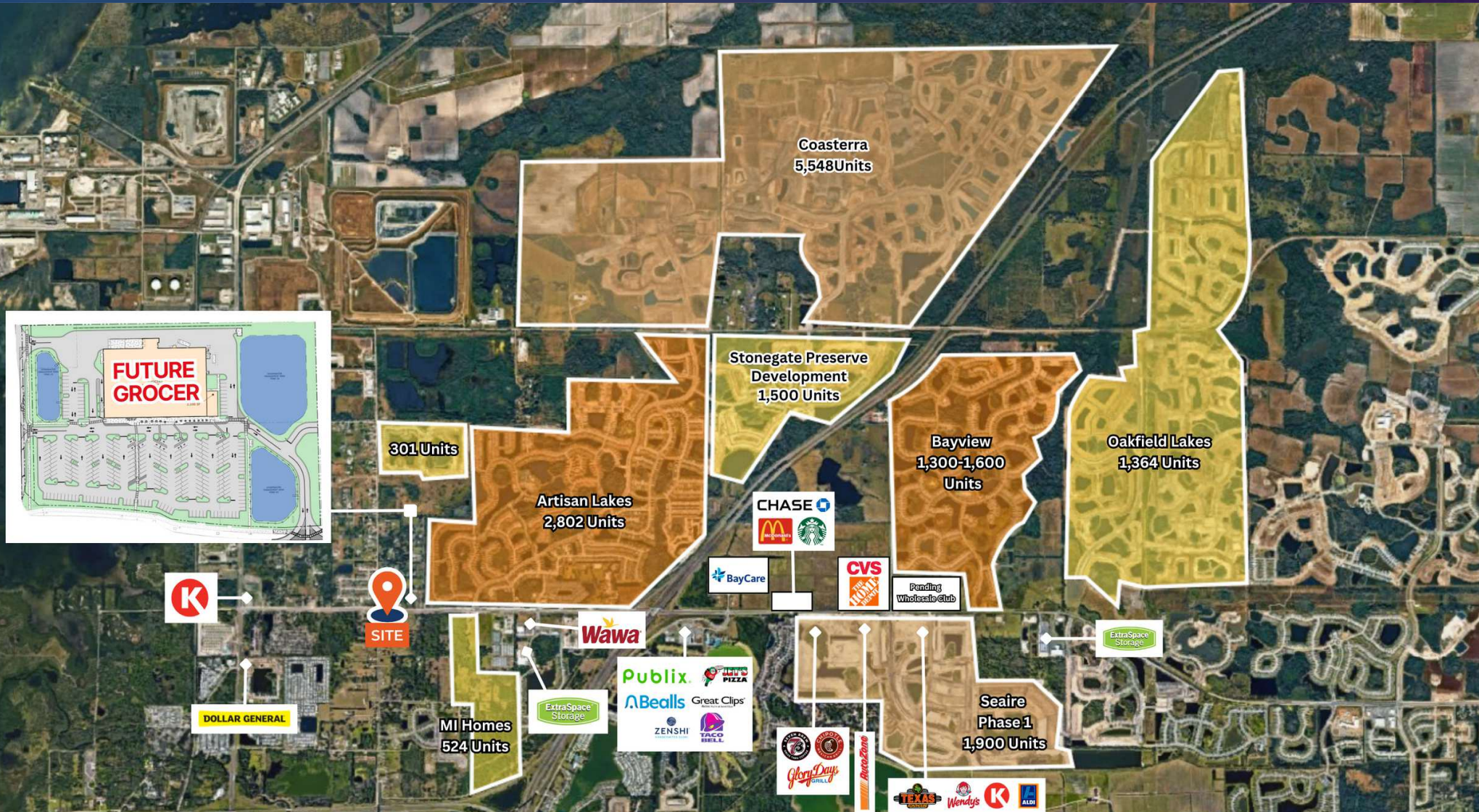
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RETAILER & DEVELOPMENT MAP



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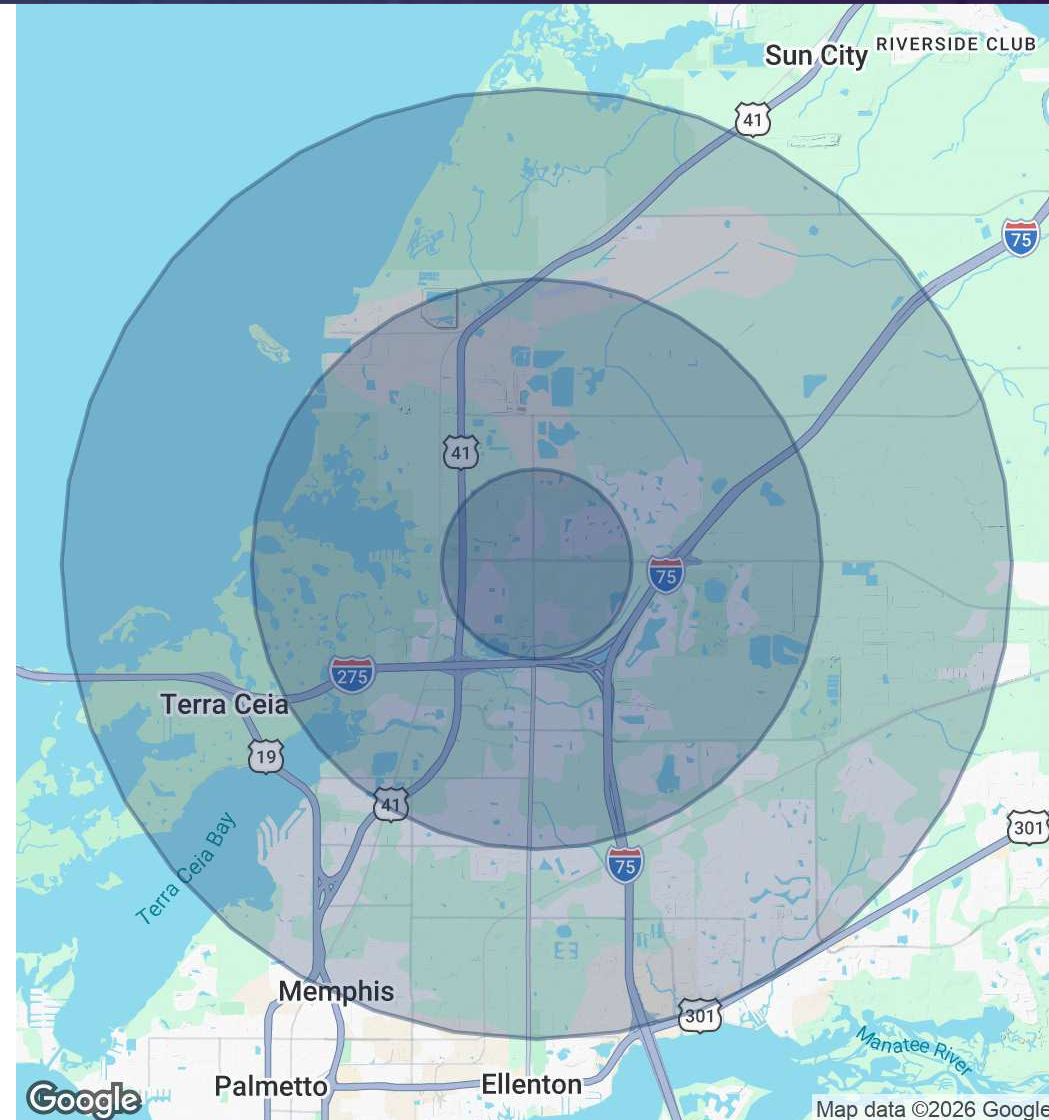
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,094	19,938	49,500
Average Age	52	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,257	7,483	18,994
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$103,068	\$99,629	\$96,308
Average House Value	\$362,713	\$355,825	\$357,188

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,448	14,804	34,635
Total Population - Black	230	1,768	5,741
Total Population - Asian	45	427	1,032
Total Population - Hawaiian	2	6	23
Total Population - American Indian	9	69	218
Total Population - Other	151	947	2,806



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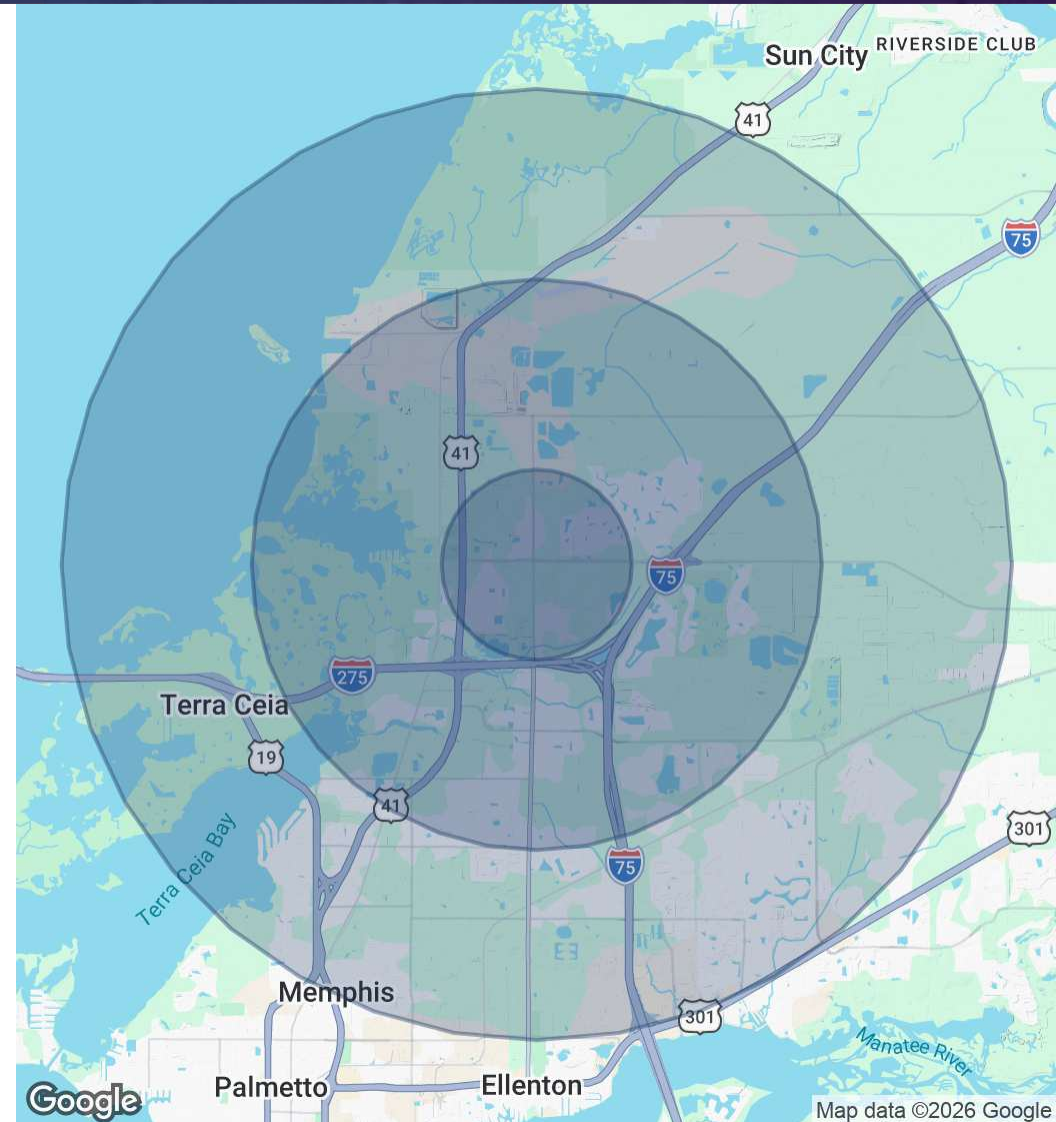
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	104	889	2,426
5 - 9	96	882	2,544
10 - 14	92	949	2,810
15 - 17	70	662	1,770
18 - 20	75	668	1,730
21 - 24	100	856	2,117
25 - 34	284	2,034	4,865
35 - 44	327	2,444	6,018
45 - 54	309	2,318	5,560
55 - 64	435	2,595	6,273
65 - 74	624	3,090	7,434
75 - 84	454	2,048	4,762
85+	125	503	1,191



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