

JUST LISTED

WAUCHULA PLAZA | 1103 S 6TH AVE, WAUCHULA, FL 33873

OUTPARCEL - ASKING \$75,000/YR & \$750,000 FOR PURCHASE
UNITS 1103-101 & 1103-103 - ASKING \$11 PSF NNN



The subject property is located in Hardee County, Florida which has a total population of 26,937.

Wauchula Plaza is conveniently located on US Highway 17 South, at the intersection of Stenstrom Road in Wauchula- which is 35 miles south of Lakeland, and 50 miles southeast of Tampa. This updated and meticulously maintained center is anchored by national and regional tenants Winn Dixie, Beall's Outlet, Dollar Tree, and Tractor Supply Company. Hardee County is located in what is known as the "Bone Valley" which contains most of North America's phosphate deposits.

The Mosaic company currently owns all mining land in Hardee County with around 10,000 acres near Fort Green, which is located 5-10 miles west of Wauchula. They are proposing an expansion of around 27,000 acres in a new mine near Ona, FL, also within 10 miles of the subject.

Inland counties of the Southwest Florida region are notably rural, with the primary economic driver being agriculture. Important products grown in this area include tomatoes, beef, sugarcane, and citrus products including oranges. Agricultural harvesting in Southwest Florida employs approximately 16,000 seasonal workers.

CONTACT INFORMATION

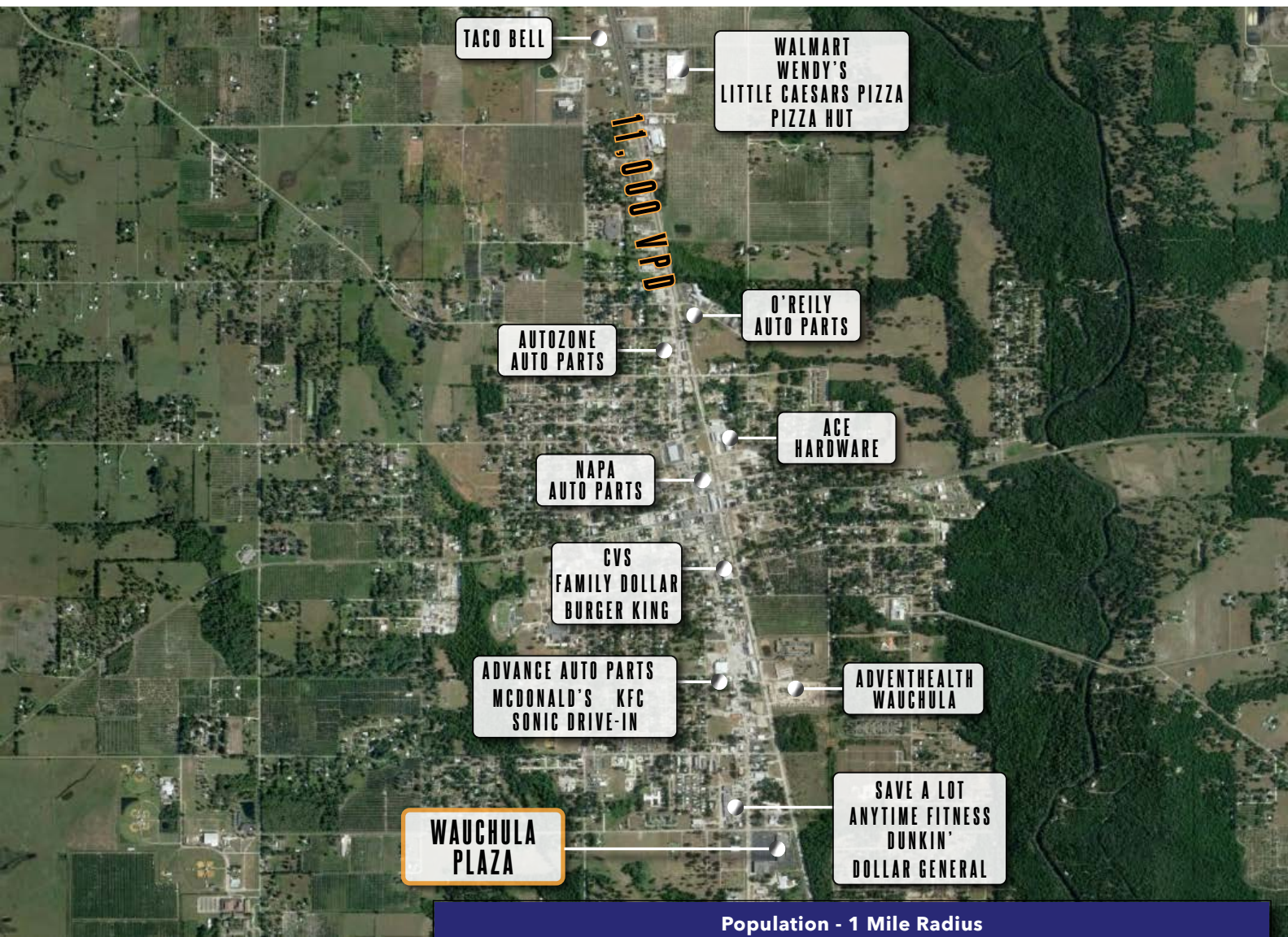
HENRY KERSON

Investment Advisor | Real Companies
(914) 384 - 2475
henry@real-cos.com



JUST LISTED

WAUCHULA PLAZA | 1103 S 6TH AVE, WAUCHULA, FL 33873



	Population - 1 Mile Radius		
	1-Mile	3-Mile	5-Mile
Population	3,359	11,272	16,092
Households	1,331	3,538	4,929
Families	627	2,361	3,468
Average Household Size	2.46	3.05	3.16
Owner Occupied Housing Units	583	1,904	2,905
Renter Occupied Housing Units	748	1,634	2,023
Median Age	32.3	32.3	32.3

CONTACT INFORMATION

HENRY KERSON

Investment Advisor | Real Companies

(914) 384 - 2475

henry@real-cos.com



JUST LISTED

WAUCHULA PLAZA | 1103 S 6TH AVE, WAUCHULA, FL 33873



CONTACT INFORMATION

HENRY KERSON

Investment Advisor | Real Companies

(914) 384 - 2475

henry@real-cos.com

