

AVAILABLE FOR LEASE

PRIME DOWNTOWN ARCADIA RETAIL WAREHOUSE

14 W HICKORY ST, ARCADIA, FL 34266



LEASE \$8.40/SF NNN

This 15,555 SF building on 0.57 acres offers prime visibility at a signalized corner in downtown Arcadia, with over 22,000 vehicles passing daily. The property features a flexible open floorplan, rear bay door with dock-high loading, and 10+ on-site parking spaces, making it ideal for retail, warehouse, or service operations. Zoned C-1 Commercial, it accommodates a wide range of uses and is centrally located near shops, dining, and the SR-70 retail corridor, providing excellent accessibility and exposure in a market experiencing steady growth and revitalization.

PROPERTY HIGHLIGHTS

- 15,555 SF commercial building on 0.57 acres
- Signalized intersection with 22,000 vehicles per day (AADT)
- Open floorplan with flexible layout for multiple uses
- One rear bay door with covered dock-high loading platform
- 10+ on-site parking spaces

Lease Rate	\$8.40 SF/yr (NNN)
Site Size	0.57 Acres
Building Size	15,555 SF
# of Floors	1
CAM	\$1.85
Zoning	C-1
Market	Downtown Arcadia

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BUILDING NAME	Prime Downtown Arcadia Retail Warehouse
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
APN	253724001202400140
BUILDING SIZE	15,555 SF
LOT SIZE	0.57 Acres
BUILDING CLASS	C
YEAR BUILT	1962
NUMBER OF BUILDINGS	1

This 15,555-square-foot commercial building on 0.57 acres delivers exceptional exposure and operational efficiency in a high-traffic downtown corridor. Featuring a flexible open floorplan, the space is currently configured as a furniture showroom and includes a rear bay door with a covered dock-high loading platform, making it ideal for logistics, retail, or service operations. The property offers 10+ on-site parking spaces, ensuring convenience for customers, employees, and delivery operations.

With C-1 Commercial Zoning, the property accommodates a wide range of uses, from retail showrooms and distribution hubs to repair services, storage facilities, and heavy machinery or equipment sales. Its central location, combined with Arcadia's strong local base and consistent visitor traffic, makes it an excellent choice for businesses seeking a regional or metropolitan presence with superior visibility and accessibility.

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- 15,555 SF commercial building on 0.57 acres
- Signalized intersection with 22,000 vehicles per day (AADT)
- Open floorplan with flexible layout for multiple uses
- One rear bay door with covered dock-high loading platform
- 10+ on-site parking spaces
- C-1 Commercial Zoning – supports retail, showroom, warehouse, service, and equipment sales
- Walkable to downtown shops, boutiques, and restaurants
- Close to major retailers including Walmart, Tractor Supply, Harbor Freight, and Planet Fitness
- Area experiencing residential growth with multiple largescale communities planned or under construction
- Supported by public infrastructure investments, including park upgrades, stormwater projects, and a new wastewater facility

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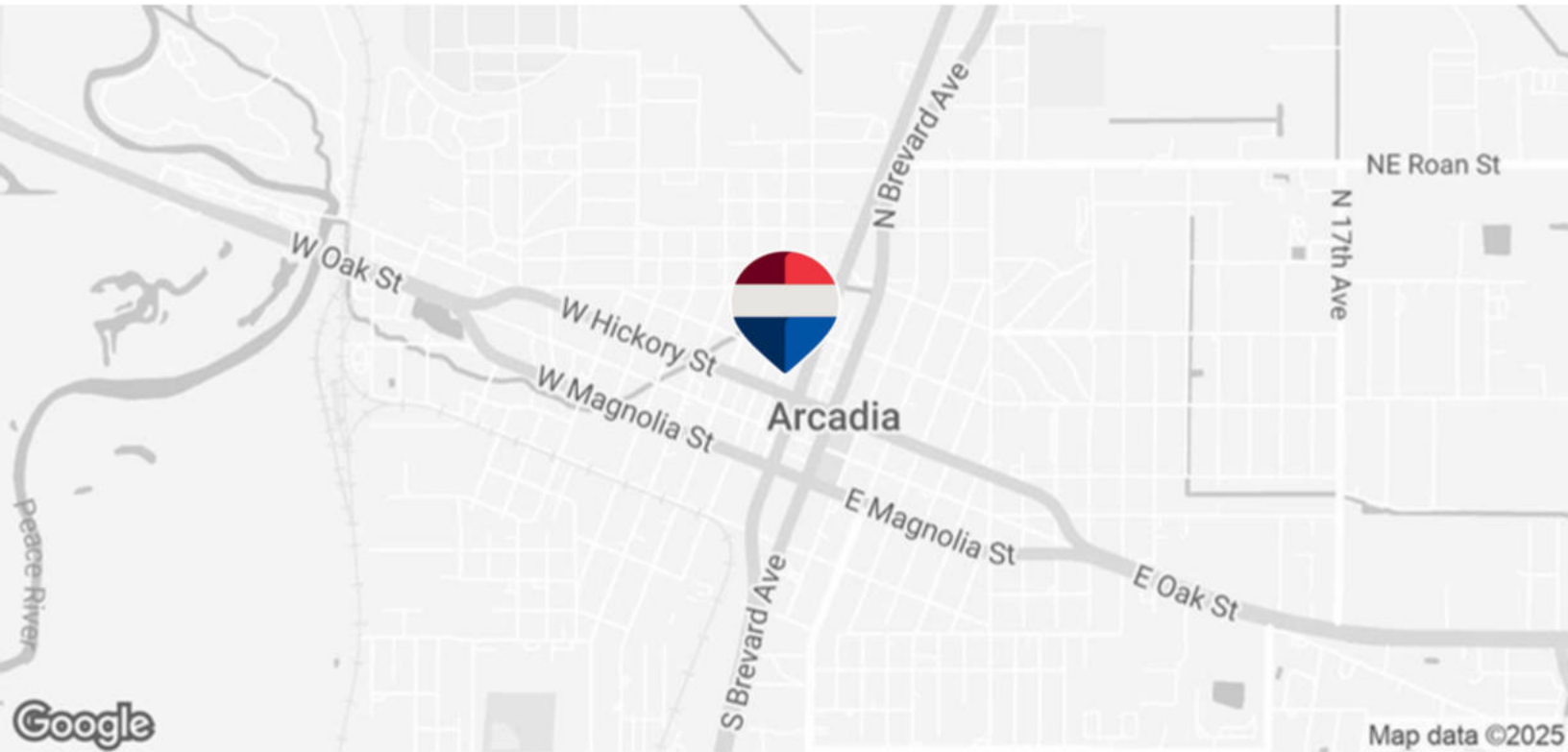
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LOCATION DESCRIPTION

Located at the signalized intersection of N DeSoto Avenue (US-17) and W Hickory Street, this property is in the heart of Historic Downtown Arcadia. It offers unmatched visibility and easy access, with approximately 22,000 vehicles passing daily. The surrounding area is a thriving hub of activity, featuring a walkable downtown filled with antique shops, boutique stores, and popular dining spots like Wheeler's Café and Magnolia Street Seafood & Grill. Just minutes away, the SR-70 retail corridor expands customer draw with national retailers including Walmart Supercenter, Harbor Freight Tools, Tractor Supply Co., and Planet Fitness, making this a versatile location for businesses of all sizes. The city is actively investing in revitalization efforts with infrastructure upgrades, enhanced sidewalks, modern lighting, and signage improvements. Coupled with multiple residential projects—such as Harbour Lakes, Cayman Lakes, Oakstone, and Bridlewood of Arcadia—that will deliver hundreds of new homes, the area is positioned for long-term commercial and residential growth. Public investments in stormwater improvements, new wastewater facilities, and traffic safety projects further enhance the property's strategic position in this rapidly growing market.

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RETAIL WAREHOUSE**

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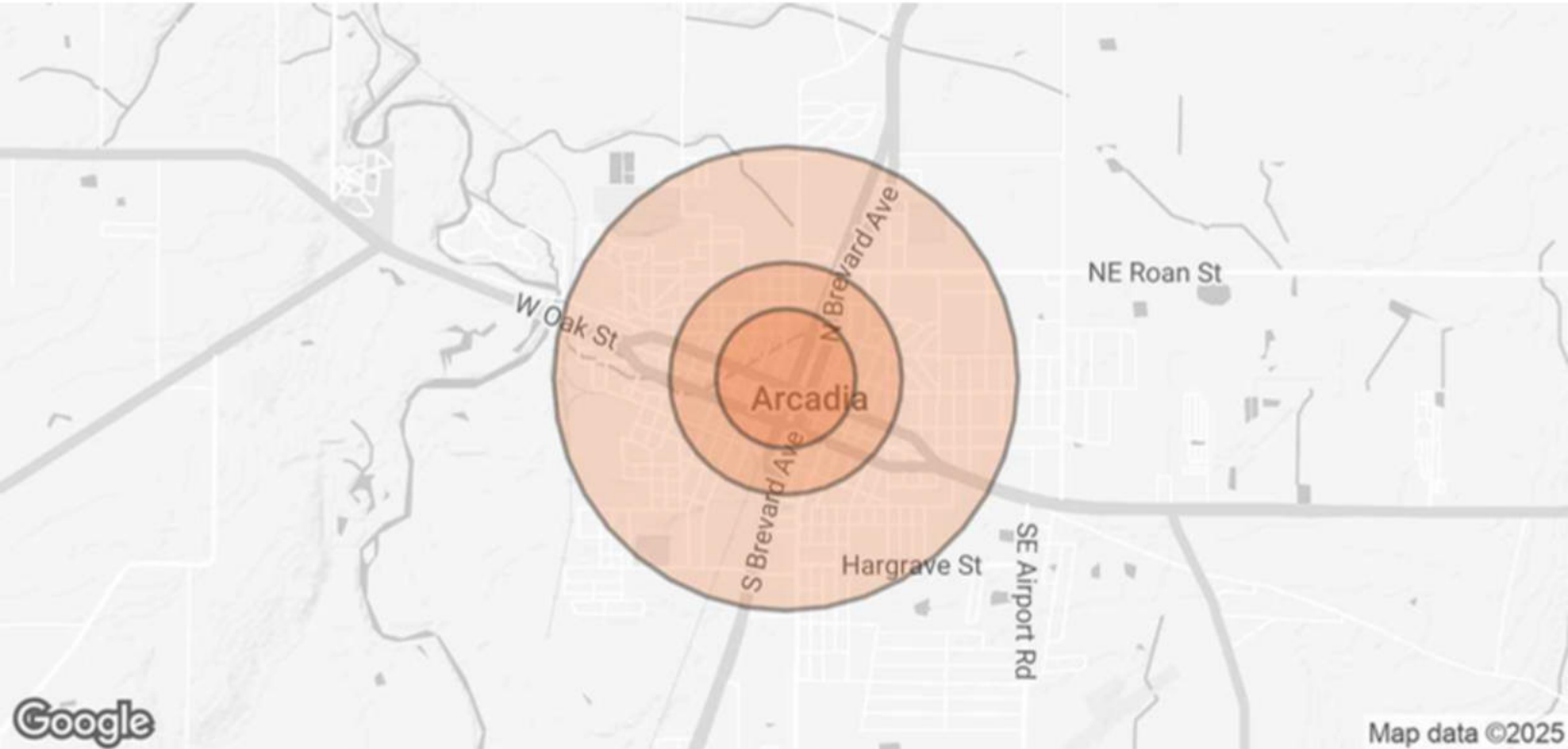
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	571	1,715	7,184
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	35	36	36
AVERAGE AGE (FEMALE)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSE HOLDS	187	563	2,492
# OF PERSONS PER HH	3.1	3	2.9
AVERAGE AGE (MALE)HH	\$45,397	\$47,211	\$46,154
AVERAGE HOUSE VALUE	\$173,103	\$175,442	\$168,015

Demographics data derived from AlphaMap

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