

OFFICE BUILDING
FOR SALE

Historic Downtown Plant City

106-109 N EVERS STREET • PLANT CITY, FL • 33563



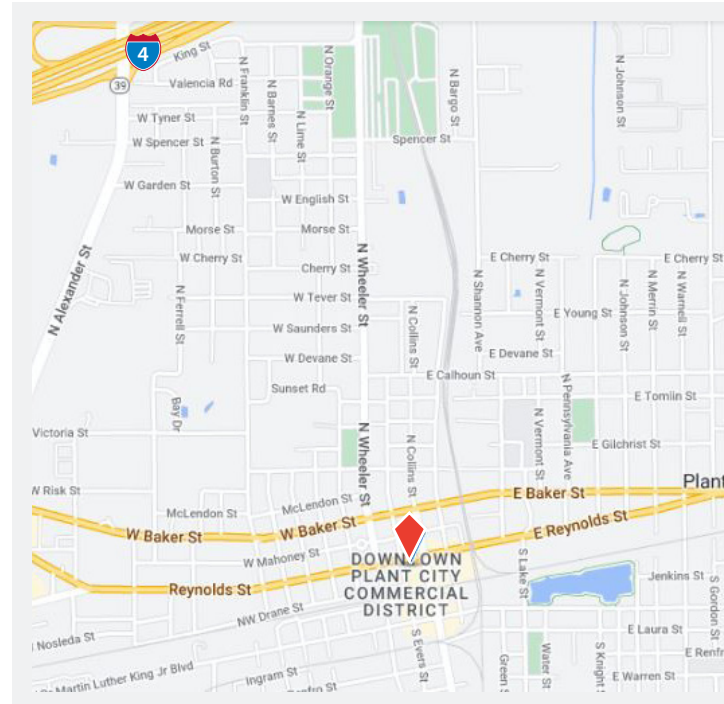
PROPERTY OVERVIEW

Property Type	Office
Property Size	2 stories totaling 11,183 sf
Land Size	6,023 ± sf (53' frontage)
Zoning / Flood Zone	C-1 / X
Year Built	1956

PROPERTY & LOCATION FEATURES

- + Over \$240K in improvements just completed, including the roof, interior, flooring, water and electrical systems, lighting, HVAC, the exterior (in progress), and much more
- + Owner user purchase with opportunity to lease separate floor for rental income
- + Ample surface parking for employees and visitors
- + Signage opportunity with great exposure
- + Located in historic Downtown Plant City
- + Steps from McCall Park, across from City Hall, and County Courthouse 2 blocks away
- + Coffee shops, restaurants, and shopping within walking distance

**OVER \$240,000 IN IMPROVEMENTS
JUST COMPLETED!**



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2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	10,401	42,685	70,020
Total Households	3,658	15,332	24,334
Median Age	36.0	37.6	38
Median HH Income	\$48,958	\$52,960	\$59,346

Source: CoStar Group



*Photos may not reflect the most recent improvements



2nd Floor



*Photos may not reflect current condition



2nd Floor



*Photo from previous occupancy; not reflective of current condition



2nd Floor



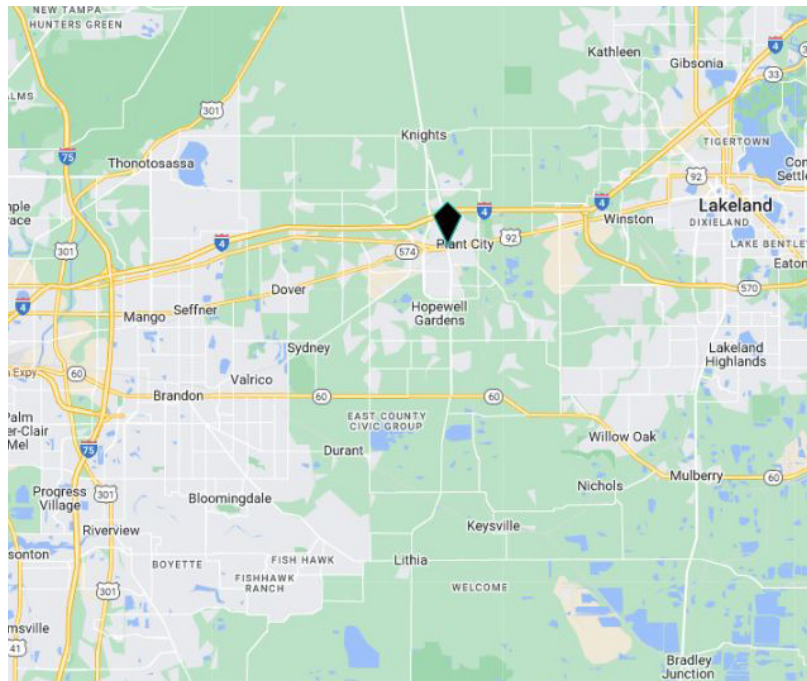
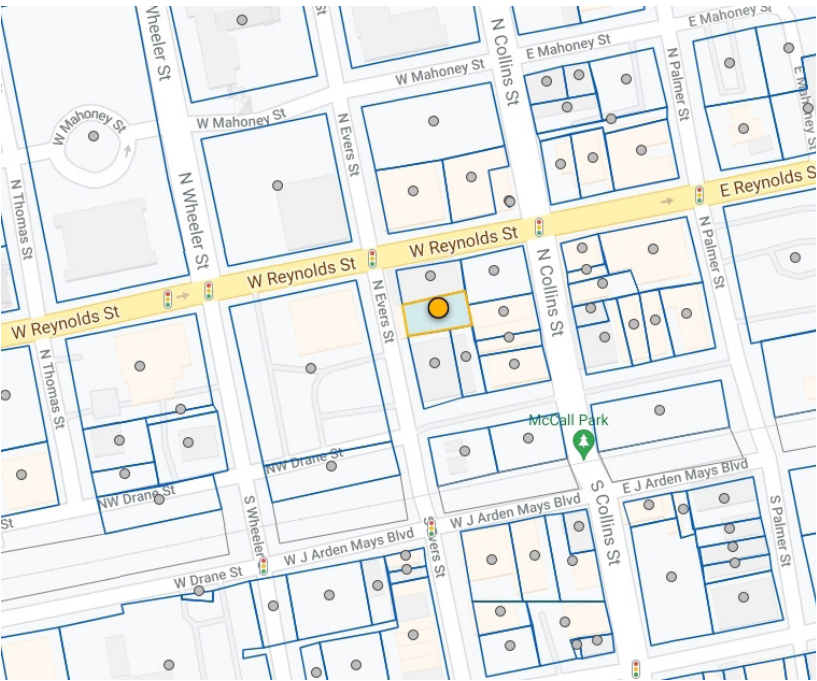
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