



Retail Property For Sale

Plant City Retail Strip Center
3402 W Baker St, Plant City, FL 33563

For More Information:
813-254-6756 | EXT 87
Michael Braccia, P.A. | mike@baystreetcommercial.com





Plant City Retail Strip Center

3402 W Baker St, Plant City, FL 33563

Executive Summary



OFFERING SUMMARY

Sale Price:	Call For Price
Price / SF:	-
Lot Size:	2.71 Acres
Year Built:	1961
Building Size:	40,919 SF
Renovated:	1981
Zoning:	C-1A
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	10,800

PROPERTY OVERVIEW

This 40,919 SF fully leased Plant City retail strip center is located on a 2.71 acre C-1A commercial zoned lot with over 130 parking spaces on busy Baker Street in the the heart of Plant City's most dense residential corridor. Anchored by a Latin grocery store, this stabilized center features a host of symbiotic businesses which serve the greater Plant City market. Other tenants include; two restaurants, barber shop, billiards hall, auction house, cell phone store, a tortilleria, and a laundromat. Also includes an additional parcel to the rear with a small home. Pricing and financial information available upon request. Tours by appointment only. Please respect the privacy and quiet enjoyment of all tenants.

* Includes 2nd parcel with small residential structure

** 4.38 acre adjacent development parcel also available separately (3309 Gloria Ave - outlined in green on aerials)

LOCATION OVERVIEW

Located in Plant City just south of I-4, offering easy access to surrounding areas.

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Property Webpage: www.properties.baystreetcommercial.com/1480884-sale

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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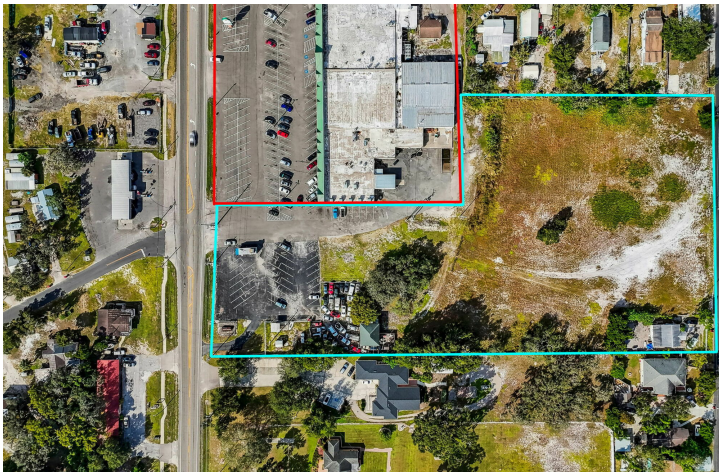




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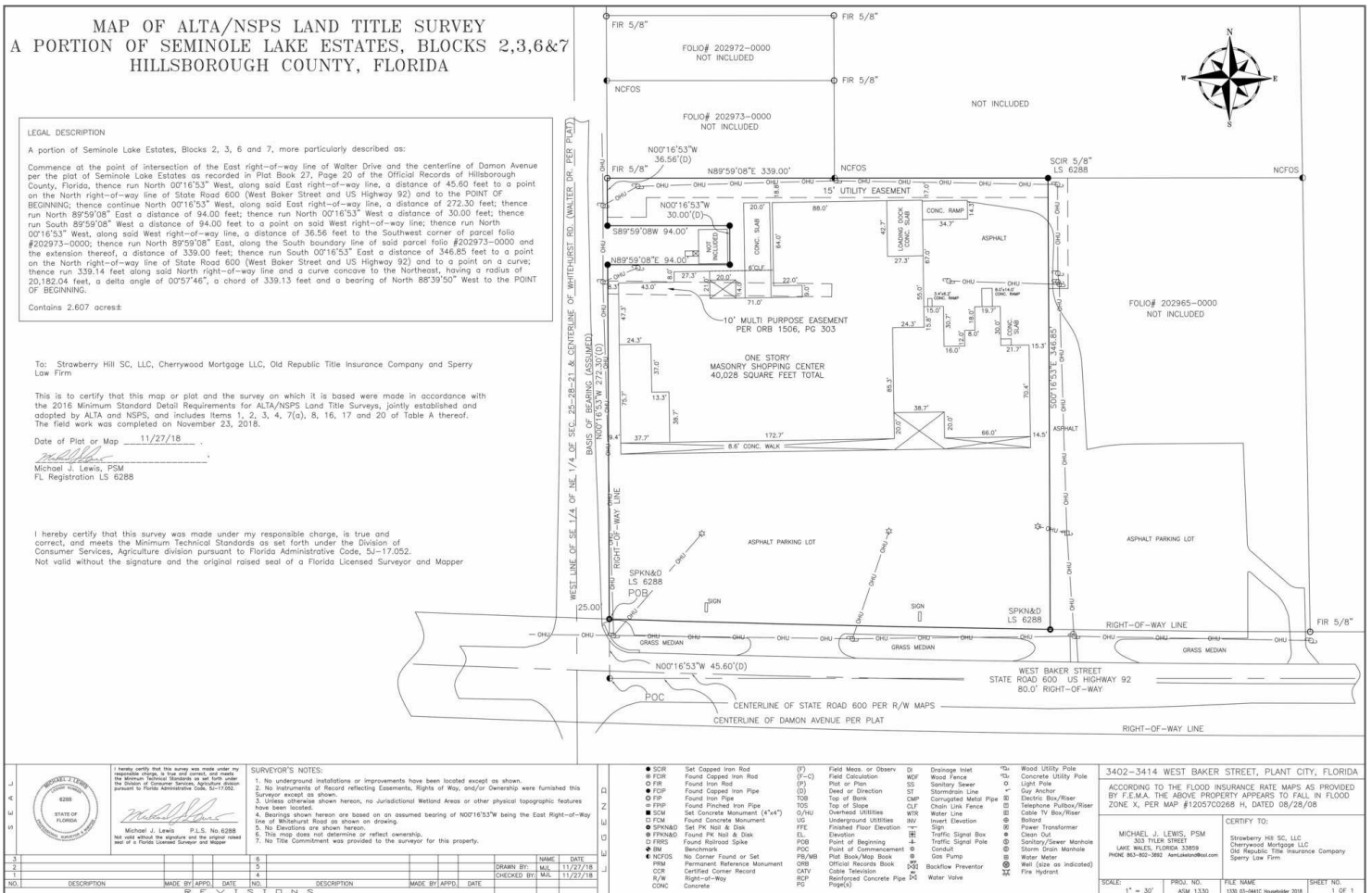




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Site Plan



MAP OF ALTA/NSPVS LAND TITLE SURVEY
A PORTION OF SEMINOLE LAKE ESTATES, BLOCKS 2,3,6&7
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION
A portion of Seminole Lake Estates, Blocks 2, 3, 6 and 7, more particularly described as:
Commence at the point of intersection of the East right-of-way line of Water Drive and the centerline of Damon Avenue per the plot of Seminole Lake Estates as recorded in Plat Book 27, Page 20 of the Official Records of Hillsborough County, Florida, thence run North 00°16'53" West, along said East right-of-way line, a distance of 45.60 feet to a point on the North right-of-way line of State Road 600 (West Baker Street and US Highway 92) and to the POINT OF BEGINNING; thence continue North 00°16'53" West, along said East right-of-way line, a distance of 272.30 feet; thence run North 89°59'08" East a distance of 94.00 feet; thence run North 00°16'53" West a distance of 30.00 feet; thence run South 89°59'08" West a distance of 94.00 feet to a point on said West right-of-way line; thence run North 00°16'53" West, along said West right-of-way line, a distance of 36.56 feet to the Southwest corner of parcel folio #202973-0000; thence run North 89°59'08" East, along the South boundary line of said parcel folio #202973-0000 and the extension thereof, a distance of 339.00 feet; thence run South 00°16'53" East a distance of 346.83 feet to a point on the North right-of-way line of State Road 600 (West Baker Street and US Highway 92) and to a point on a curve; thence run 339.14 feet along said North right-of-way line and a curve concave to the Northeast, having a radius of 20,182.04 feet, a delta angle of 00°57'46", a chord of 339.13 feet and a bearing of North 88°39'50" West to the POINT OF BEGINNING.

Contains 2.607 acres

To: Strawberry Hill SC, LLC, Cherrywood Mortgage LLC, Old Republic Title Insurance Company and Sperry Law Firm

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPVS Land Title Surveys, jointly established and adopted by ALTA and NSPVS, and includes Items 1, 2, 3, 4, 7(6), 8, 16, 17 and 20 of Table A thereof. The field work was completed on November 23, 2016.

Date of Plat or Map: 11/27/18

Michael J. Lewis, PSM
FL Registration LS 6288

I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth under the Division of Consumer Services, Agriculture division pursuant to Florida Administrative Code, 5A-17.052.
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper



SURVEYOR'S NOTES:
1. No underground installations or improvements have been located except as shown. Surveyor noted as shown.
2. No instruments or records reflecting Easements, Rights of Way, and/or Ownership were furnished this survey except as shown.
3. Details otherwise shown herein, no Jurisdictional Wetland Areas or other physical topographic features have been located.
4. Bearings shown herein are based on an assumed bearing of N00°16'53"W being the East Right-of-Way line of Whitehurst Road as shown on drawing.
5. No Easements are shown herein.
6. This map does not determine or reflect ownership.
7. No Title Commitment was provided to the surveyor for this property.

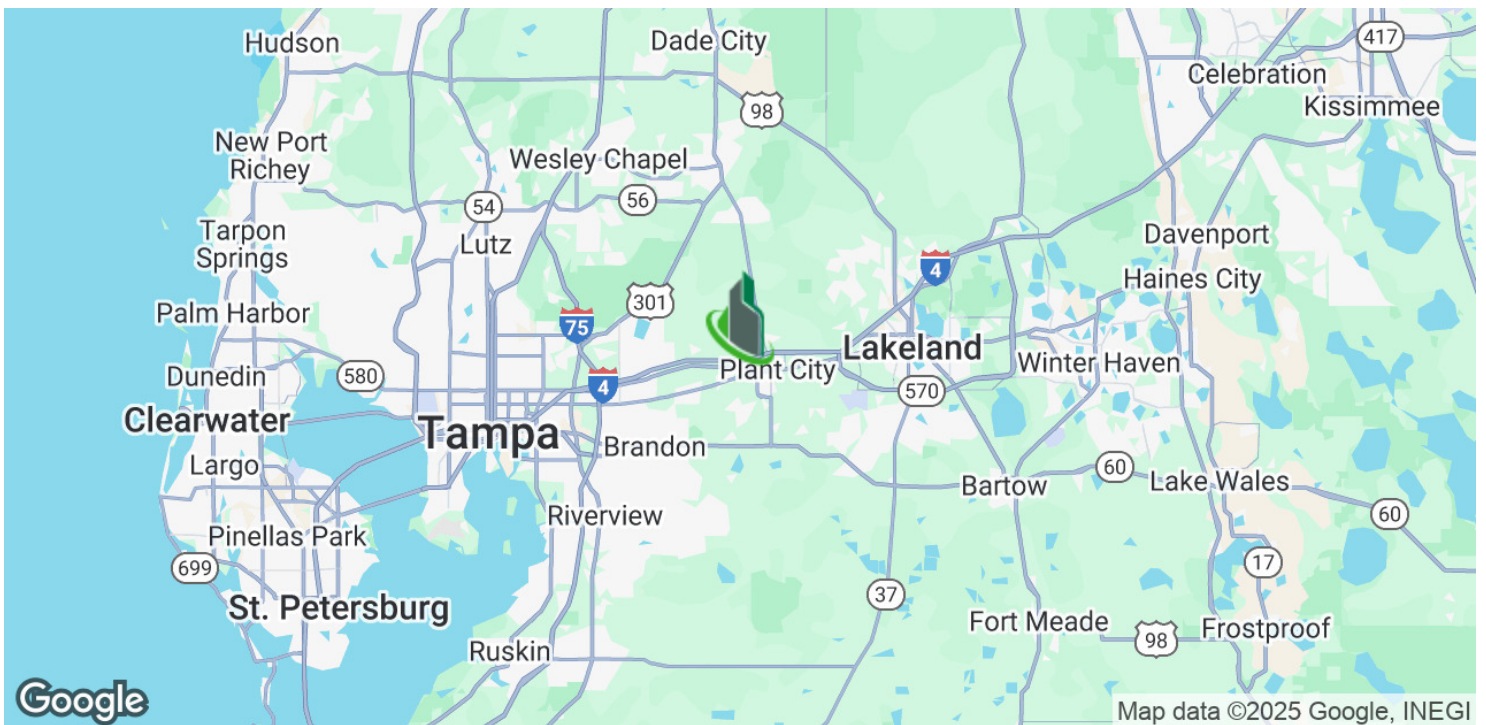
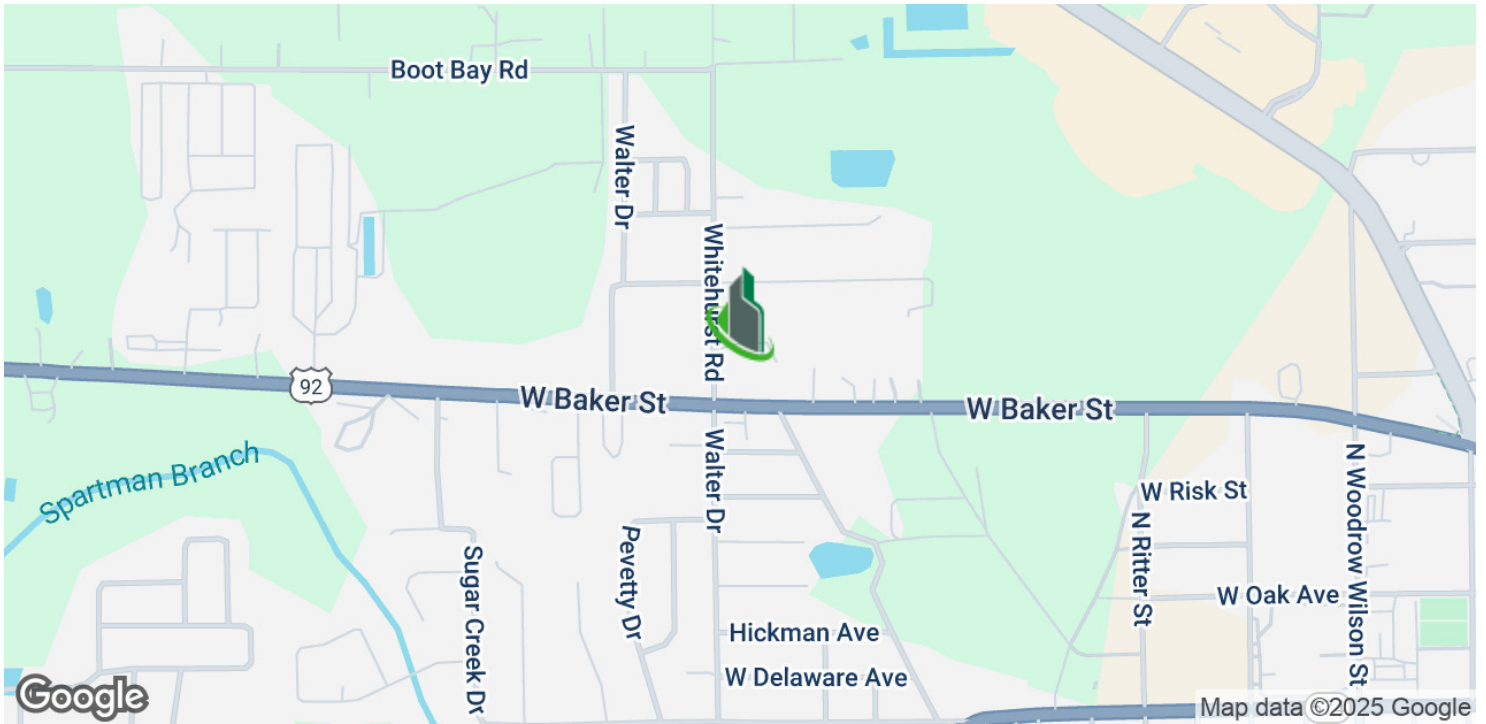
● SCOR	Set Copper Iron Rod	(7)	Field Misc. or Observ	⊘	Drainage Inlet	⊘	Wood Utility Pole
○ FIR	Found Copper Iron Rod	(F-C)	Field Calculation	⊘	WOF	⊘	Concrete Utility Pole
○ FIR	Found Iron Rod	(F)	Field on Plan	⊘	WOF	⊘	Light Pole
○ FIP	Found Capped Iron Pipe	(F)	Dead or Direction	⊘	ST	⊘	Safety Fence
○ FIP	Found Capped Iron Pipe	(F)	Top of Bench	⊘	ST	⊘	Skidmark Line
○ FIP	Found Iron Pipe	(F)	Top of Bench	⊘	CMP	⊘	Compacted Metal Pipe
○ FIP	Found Iron Pipe	(F)	Top of Slope	⊘	CLF	⊘	Chain Link Fence
○ FIP	Found Iron Pipe	(F)	Overhead Utilities	⊘	WFL	⊘	Water Line
○ FIP	Found Concrete Monument ("x4")	(C4)	Underground Utilities	⊘	WFL	⊘	Water Line
○ FIP	Found Concrete Monument	(C4)	Finished Floor Elevation	⊘	WFL	⊘	Water Line
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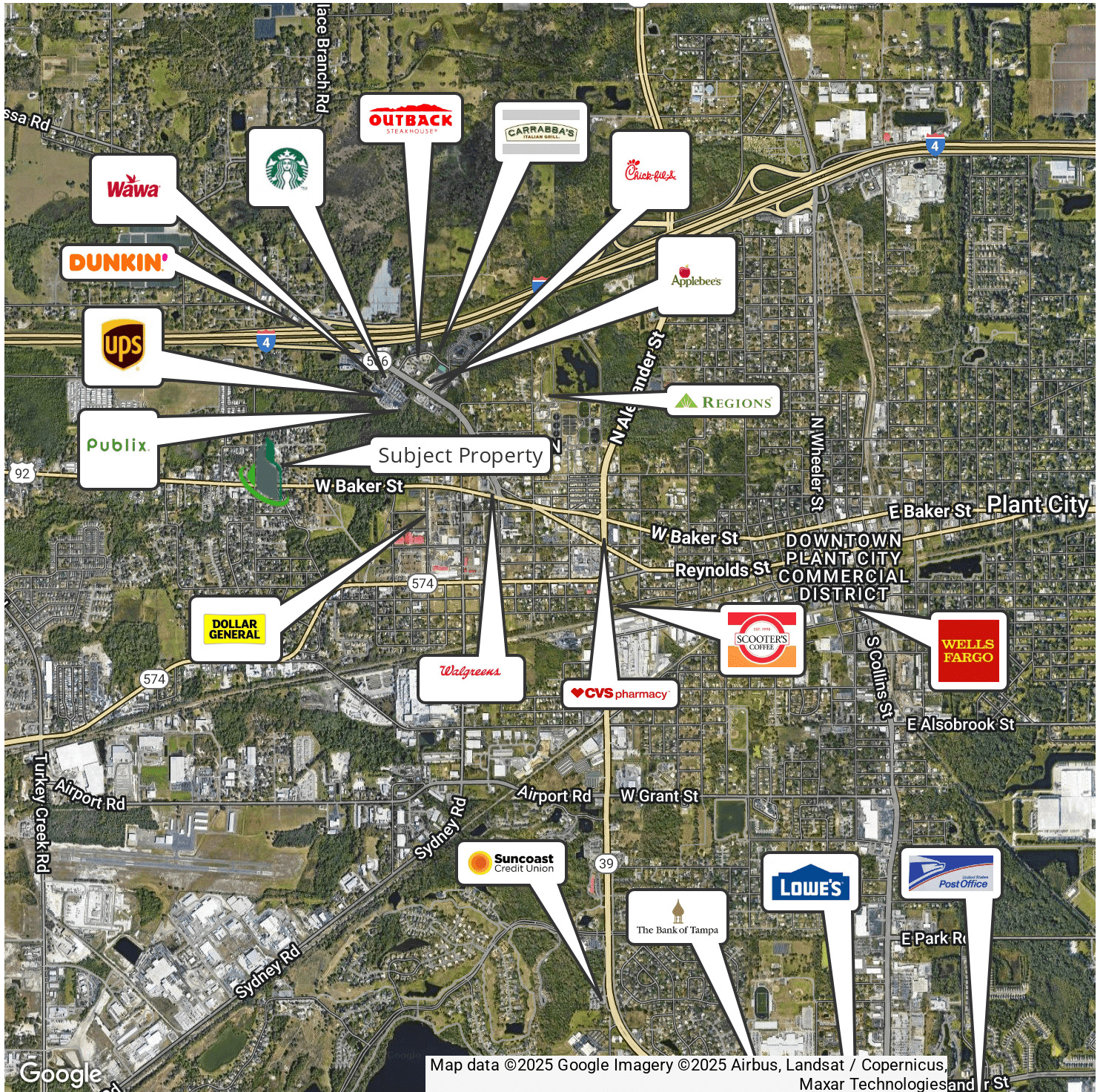




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Aerial Map



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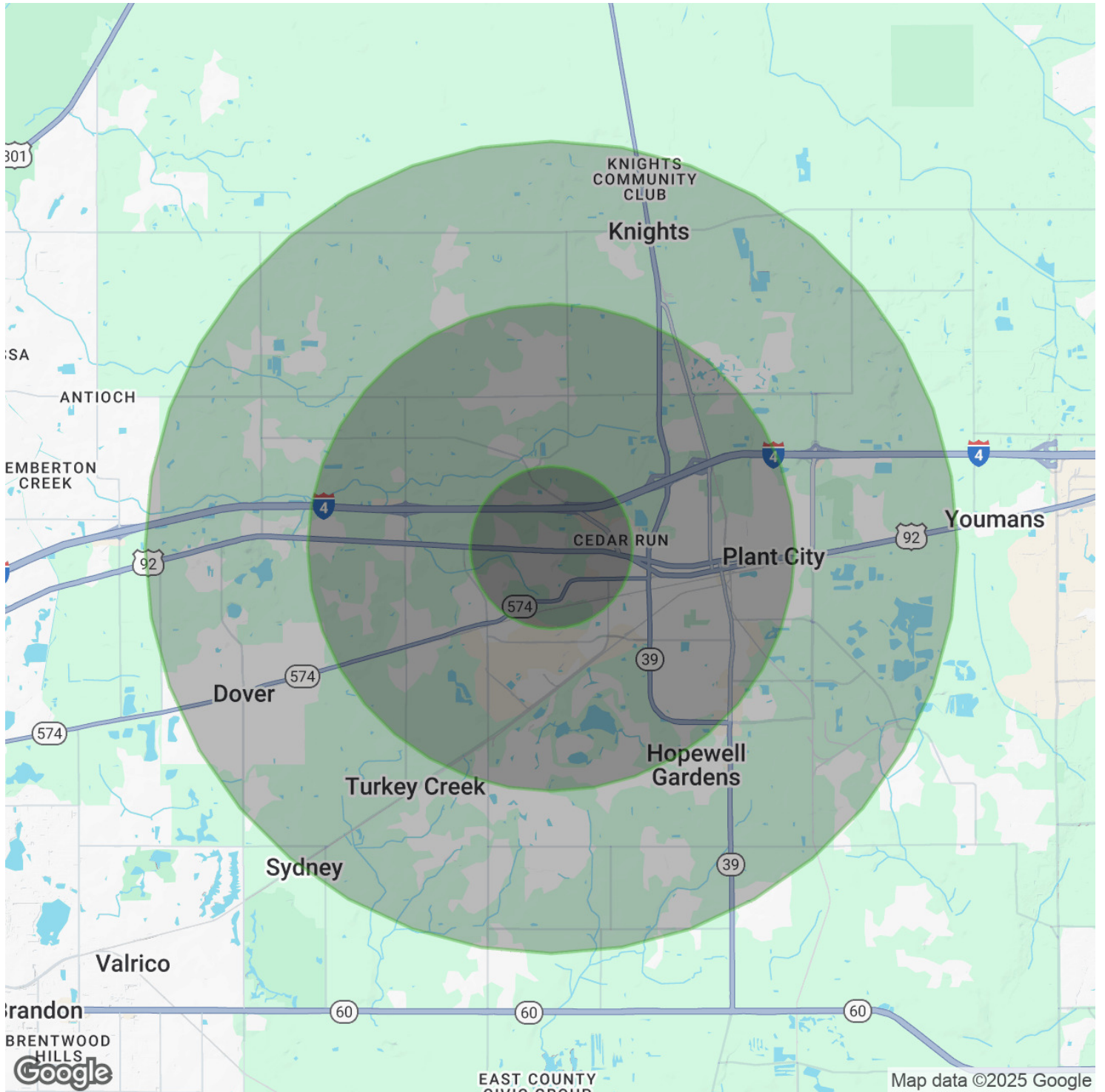
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,306	38,099	71,814
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,190	13,746	24,847
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$69,956	\$80,986	\$83,604
Average House Value	\$350,049	\$316,199	\$327,299

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	56.7%	36.7%	37.0%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,789	21,492	41,445
% White	44.2%	56.4%	57.7%
Total Population - Black	446	3,980	6,322
% Black	7.1%	10.4%	8.8%
Total Population - Asian	61	526	1,004
% Asian	1.0%	1.4%	1.4%
Total Population - Hawaiian	1	22	40
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	89	343	935
% American Indian	1.4%	0.9%	1.3%
Total Population - Other	1,443	5,305	9,777
% Other	22.9%	13.9%	13.6%

TRAFFIC COUNTS

W Baker St & Whitehurst Rd 10,800/day

Demographics data derived from AlphaMap

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