



Extended Reach

US-41 FRONTING DEVELOPMENT

1.73 AC | DEVELOPMENT SITE

1850 US 41 N | Palmetto, FL 34221



**CALL FOR
PRICE**

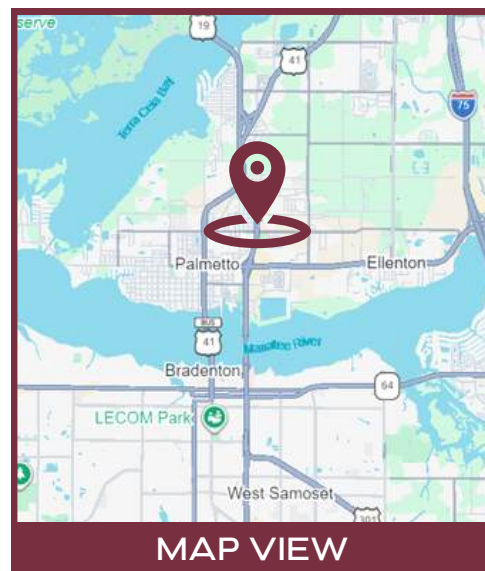


**TRAFFIC COUNT
39,000 VPD**



**PAD SIZE
1.73 AC**

- 1.73 AC site fronting US-41 (39,000 VPD).
- Off main thoroughfare with high traffic counts.
- Growing population base and consumer market
- Proximity to nearby leading retailers such as RaceTrac, Walmart, ALDI, and Detwiler's Farm Market.
- Large site with great potential for any automotive, medical, or self-storage user.



VIDEO TOUR



**5-MI POPULATION
146,717**



**5-YEAR POP. INCREASE
2.6%**



**5-MI AVG HH INCOME
\$90,306**

EXTEND YOUR REACH WITH PAUL'S PORTFOLIO, MARKET UPDATES, EXPERT INSIGHT & MORE

VIEW PROPERTY ON [EXTENDEDREACHUSA.COM](https://www.extendedreachusa.com)



PAUL RUTLEDGE

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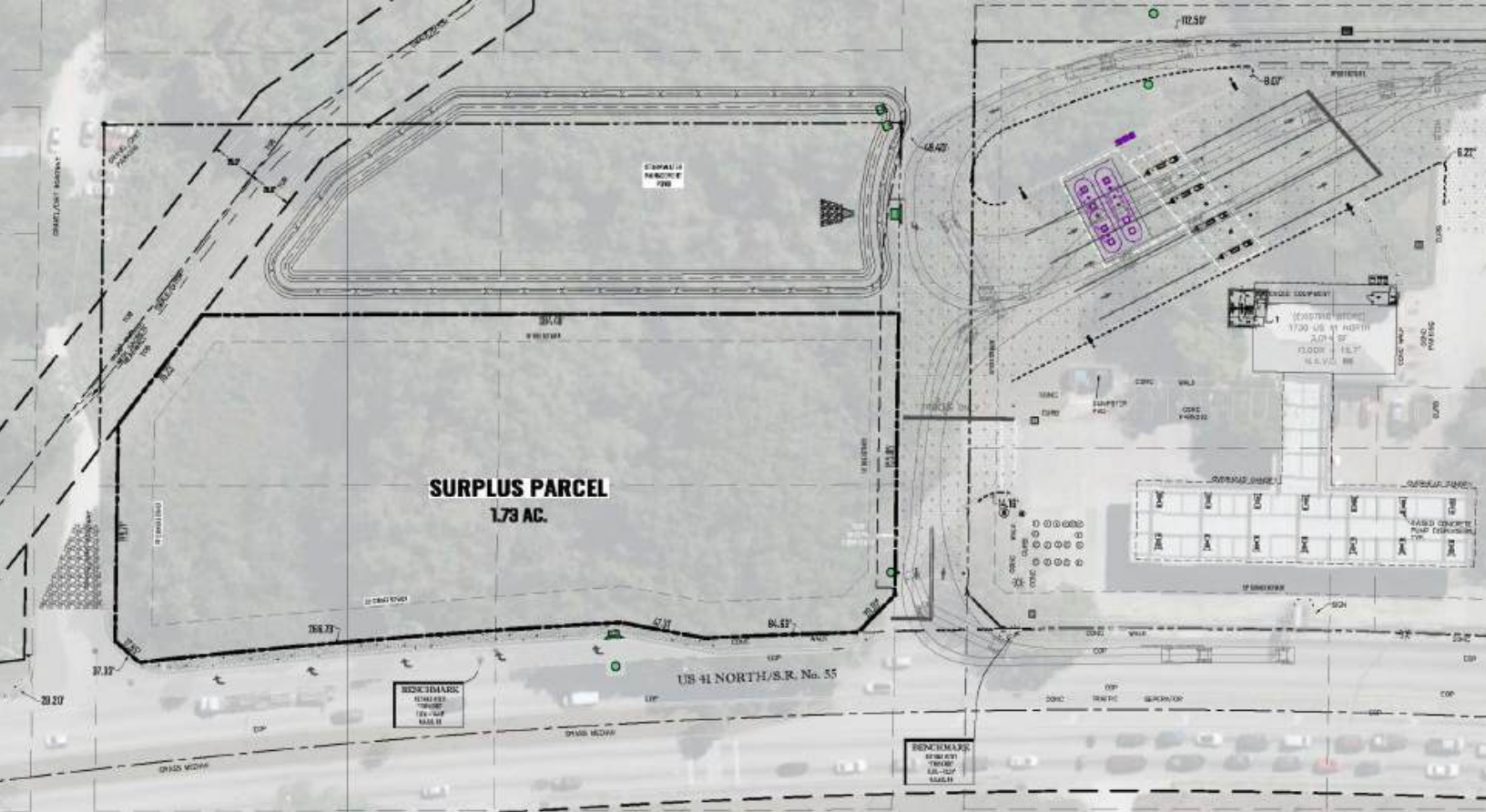


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