

FOR LEASE

# STRAWBERRY PLAZA

1808 JAMES L REDMAN PKWY, PLANT CITY, FL 33563



## PROPERTY DESCRIPTION

101,280 SF retail shopping center located on the main thoroughfare, James L. Redman Pkwy, in the Plant City, FL market. This site offers multiple leasing opportunities for operators to expand their brand into a growing sub-market within the Greater Tampa Bay market area. The property is located in between I-4 Highway and State Road 60 that lead directly Tampa, Orlando, Brandon, and other markets.

## PROPERTY HIGHLIGHTS

- Site receives 23,000 AADT and climbing
- Direct frontage on James L. Redman Pkwy in Plant City, FL
- Small bay retail leasing opportunities
- 10,900 SF Retail/Office leasing opportunity
- 0.96 AC Ground Lease opportunity prime for QSR, Automotive, Financial Institutions, Etc.
- In close proximity to strong national retailers such as Publix, Marshalls, Michaels, McDonalds, Starbucks, Chipotle, etc.
- Anchored by Michaels and Planet Fitness

## OFFERING SUMMARY

Available SF: 1,200 - 10,900 SF

Building Size: 126,636 SF

SPACES	LEASE RATE	SPACE SIZE
1834	Negotiable	10,900 SF
1914	Negotiable	0.96 Acres
1912	Negotiable	1,600 SF
1822	Negotiable	1,400 SF
1810	Negotiable	1,300 SF
1846	Negotiable	1,600 SF

**BRYAN COHEN**

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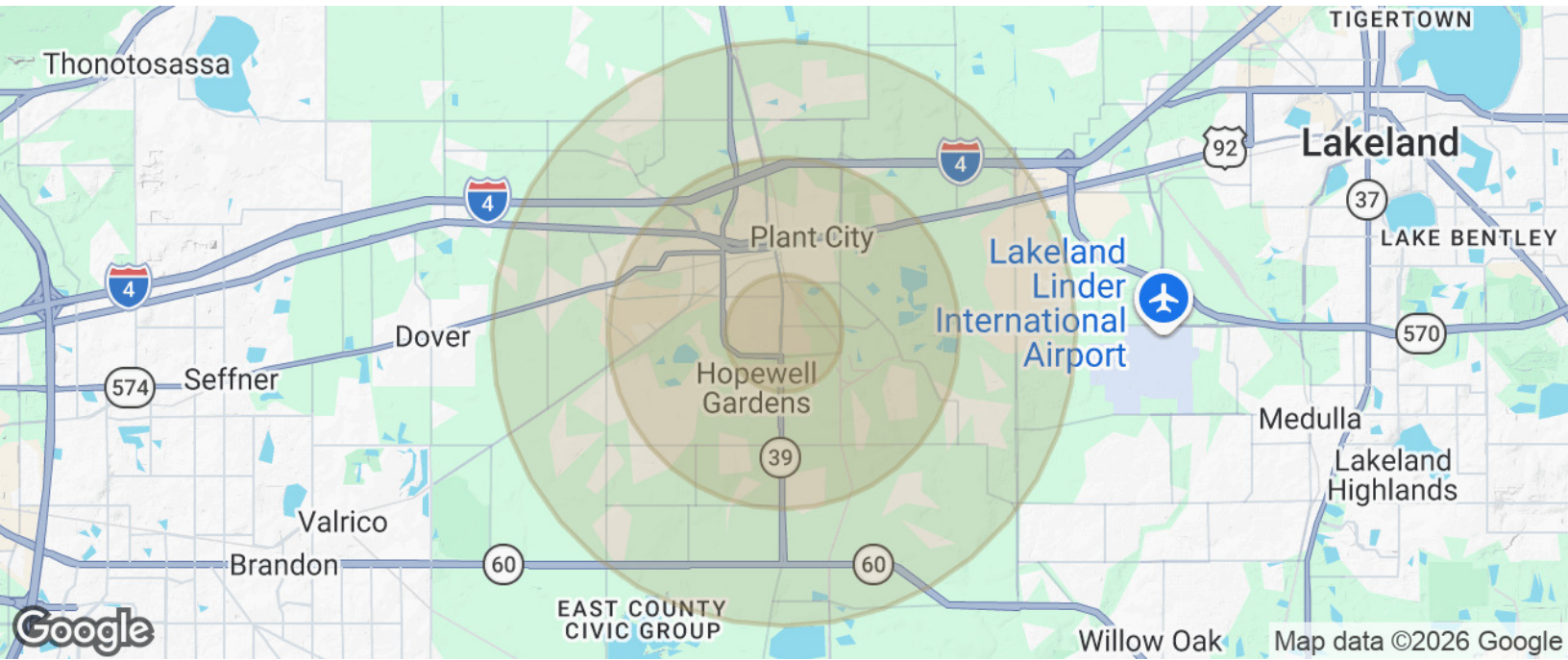
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,166	38,977	68,240
Average Age	38.3	38.7	39.3
Average Age (Male)	35.6	37.3	37.5
Average Age (Female)	41.7	39.7	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,344	14,003	24,027
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$83,273	\$81,189	\$86,261

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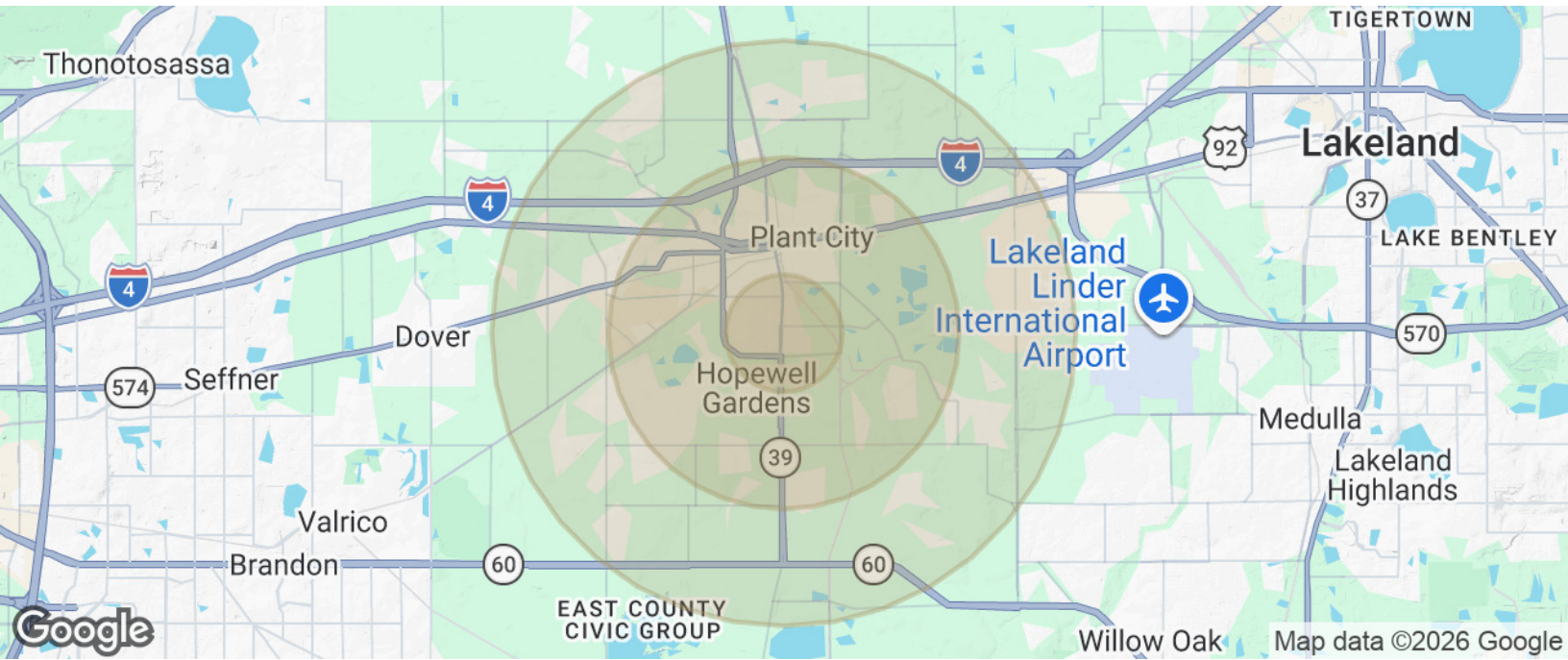
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Average House Value	\$236,376	\$255,025	\$246,929
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2023 American Community Survey (ACS)

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