

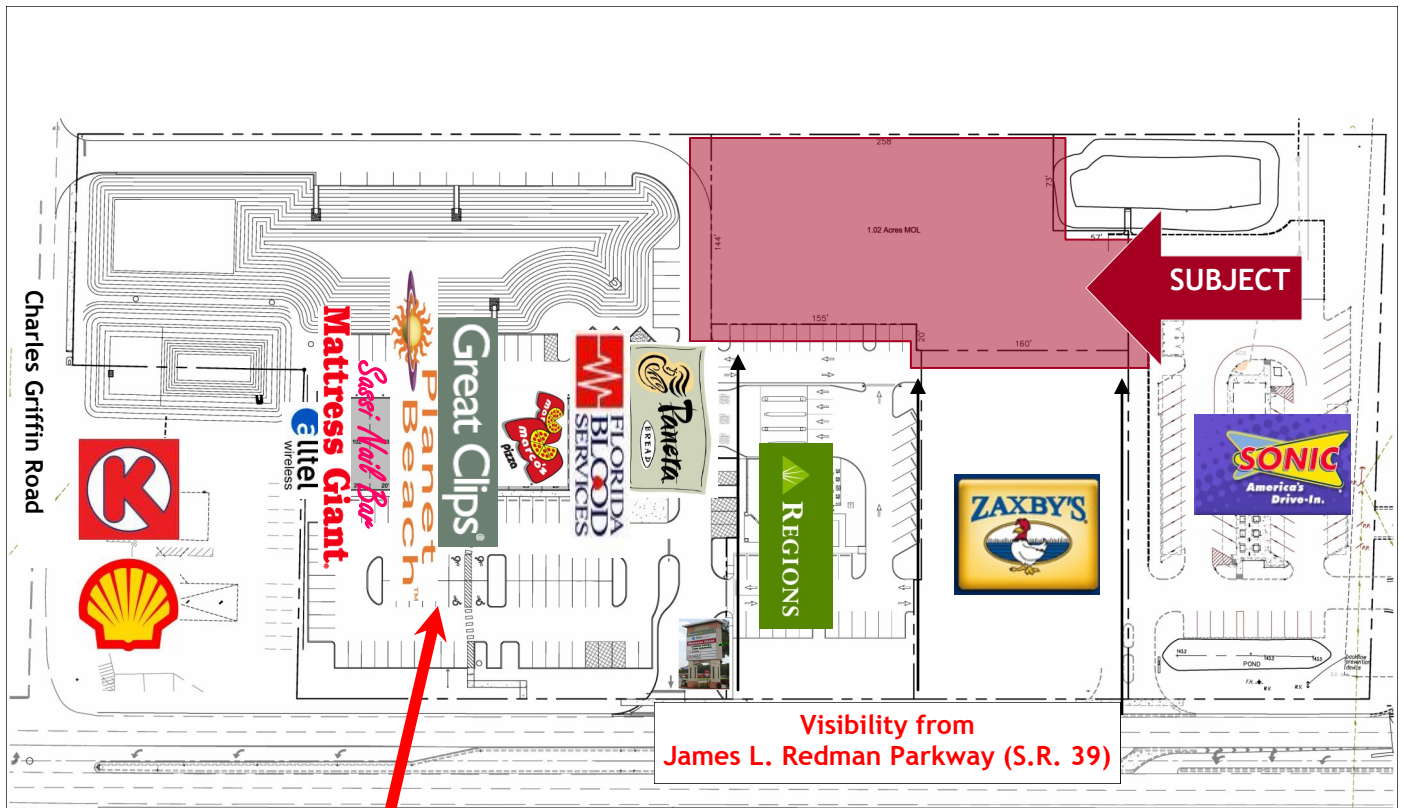
# 1.02 acre (mol) OUTPARCEL AVAILABLE City Crossings Shopping Center PLANT CITY, FLORIDA



- ❖ Out-parcel of highly successful *City Crossings Shopping Center*, mixed use project located on J. Redman Parkway in Plant City, Florida
- ❖ Site has 3 curb cuts & 1 median cut from J. Redman with 1 curb cut from Charlie Griffin
- ❖ 28,000 AADT traffic counts on J. Redman in 2007
- ❖ Cross-easement with adjacent Lowe's & located across from Wal-Mart Supercenter
- ❖ Nearby residential and shopping; close proximity to office/industrial district
- ❖ Current site approval for up to 12,500 SF office, multiple building or Office/Condos
- ❖ Build-to-Suit and Lease-to-Own options
- ❖ Master drainage & retention and utilities
- ❖ Zoned C-1, General Commercial - office, daycare, automotive & many other uses
- ❖ Within 9 minute drive time of entire Plant City marketplace



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Visibility from James L. Redman Parkway (S.R. 39)



**GREAT OPPORTUNITY ON BUSY J. REDMAN IN PLANT CITY**

**2010 DEMOGRAPHIC HIGHLIGHTS**  
**within 5 mile ring of Site**  
**Population 58,824**  
**Median Age 35**  
**Average Household Income \$58,141**  
**Households 20,586**

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