



Ground Lease or B-T-S

SWC I-4 & Thonotosassa Rd
2709 Thonotosassa Rd, Plant City, FL 33563

Contact:
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Property Highlights:

- ◆ Total of 7.48 acres with 2.19 usable acres as depicted in the aerial
- ◆ Clear site-line to I-4 with one of the highest traffic counts between Tampa and Orlando: 130,000 at the Thonotosassa Exit
- ◆ Interchange shared by Publix, Wawa, Starbucks, Outback, Carrabba's, Burger King, Applebee's, McDonalds, Regions Bank and Racetrac and Hampton Inn
- ◆ Shared access with Starbucks, Wawa and McDonald's
- ◆ Exclusive 25' pylon sign fronting Thonotosassa Rd
- ◆ Rough graded pad delivery with water, sewer and storm water to the site.

	1 Mile	3 Mile	5 Mile
Population	4,501	37,516	73,803
Average HH Income	\$45,553	\$58,728	\$62,989
Daytime Population	2,088	13,749	22,034

No warranty of any kind is made by Owner, Insite Real Estate, Inc., or its affiliates as to the accuracy or completeness of the information contained herein. All information is subject to change without notice.



Active I-4 interchange Site

Available for Ground Lease or B-T-S

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