



Executive Summary

1601 W REYNOLDS ST | MEDICAL BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate: \$25.00 PSF (MG)

Lot Size: 1.66 Acres

Year Built: 1959

Building Size: 15,581 SF

Zoning: C-1B

PROPERTY OVERVIEW

Prime medical office in Plant City, FL, across the street from South Florida Baptist Hospital. Situated on 1 acre of land with tons of parking, this 15,581 SF building offers many options for your office.

PROPERTY HIGHLIGHTS

- New roof 2018
- New exterior paint
- New parking lot
- Prime location
- Across street from Hospital
- Many floor plans available
- 4.2 per 1,000 sf parking

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Available Spaces

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LEASE RATE:	\$25 SF/YR	TOTAL SPACE:	1,390 - 1,591 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 201	\$25.00 SF/yr	Modified Gross	1,591 SF	Negotiable
Suite 202	\$25.00 SF/yr	Modified Gross	1,390 SF	Negotiable

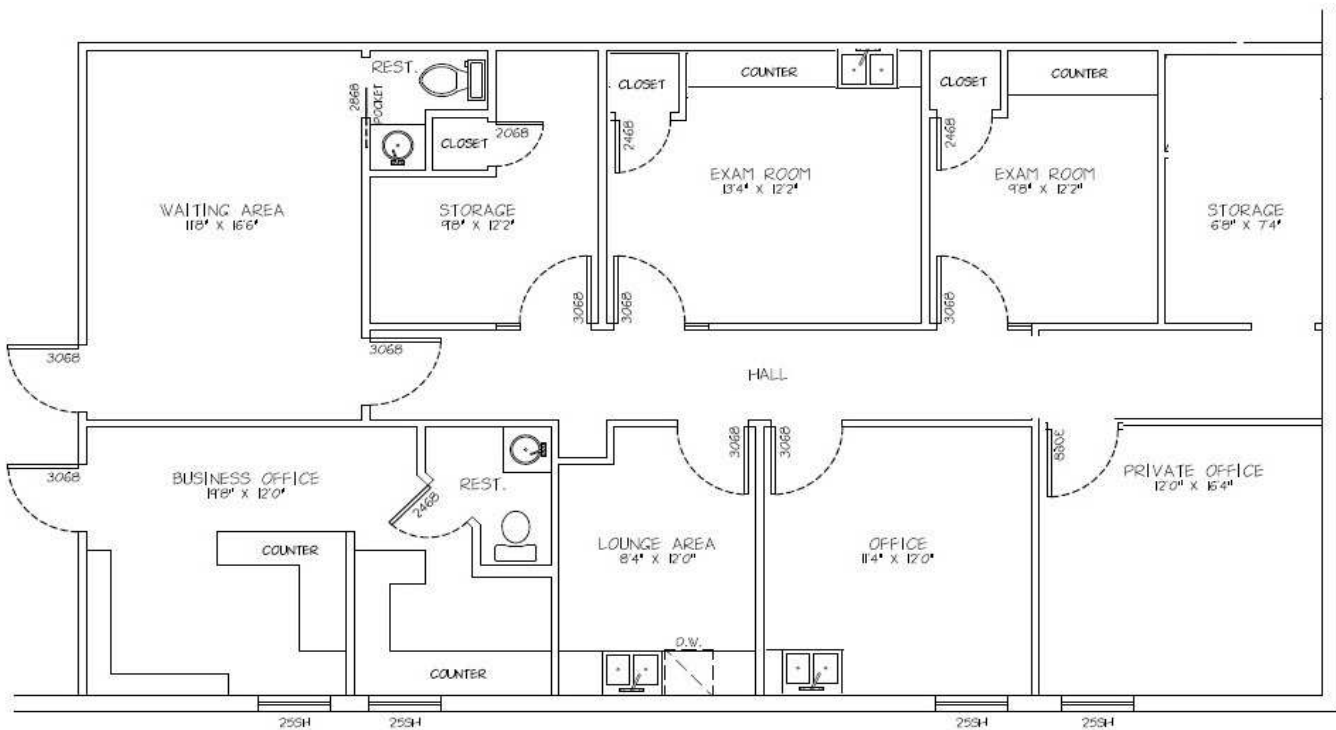
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Floor Plan - Suite 201

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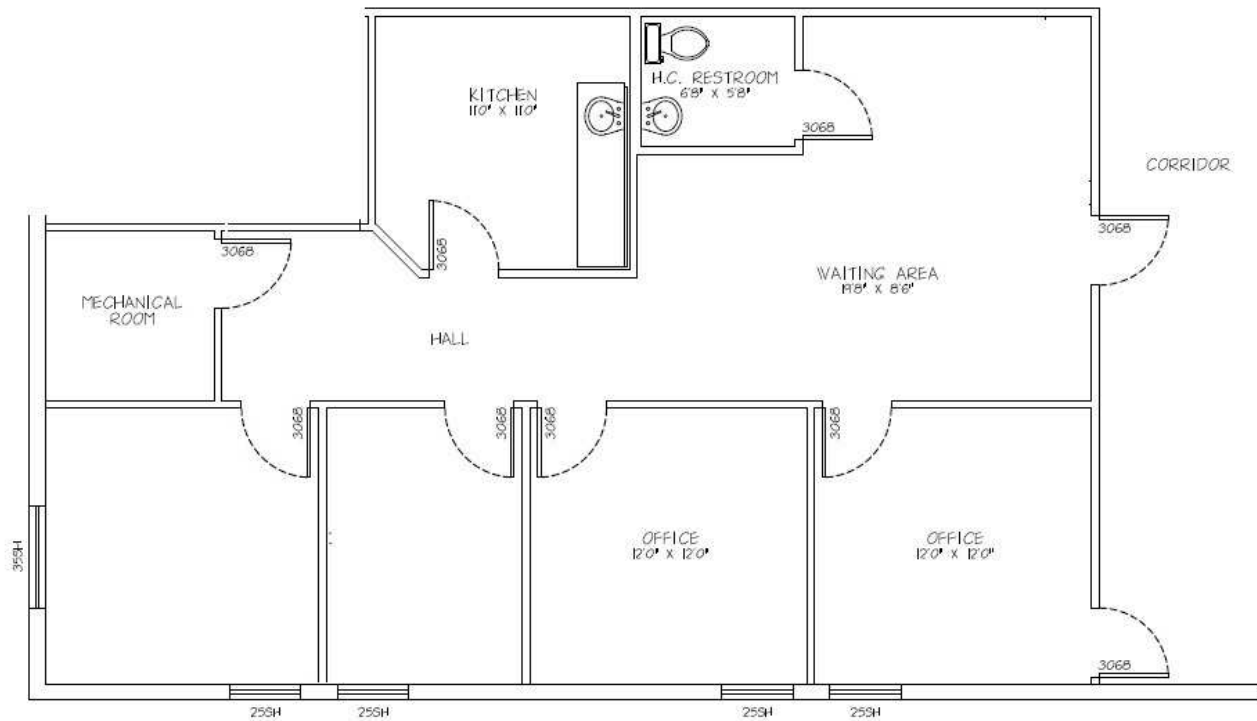
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Floor Plan - Suite 202

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Aerial Map

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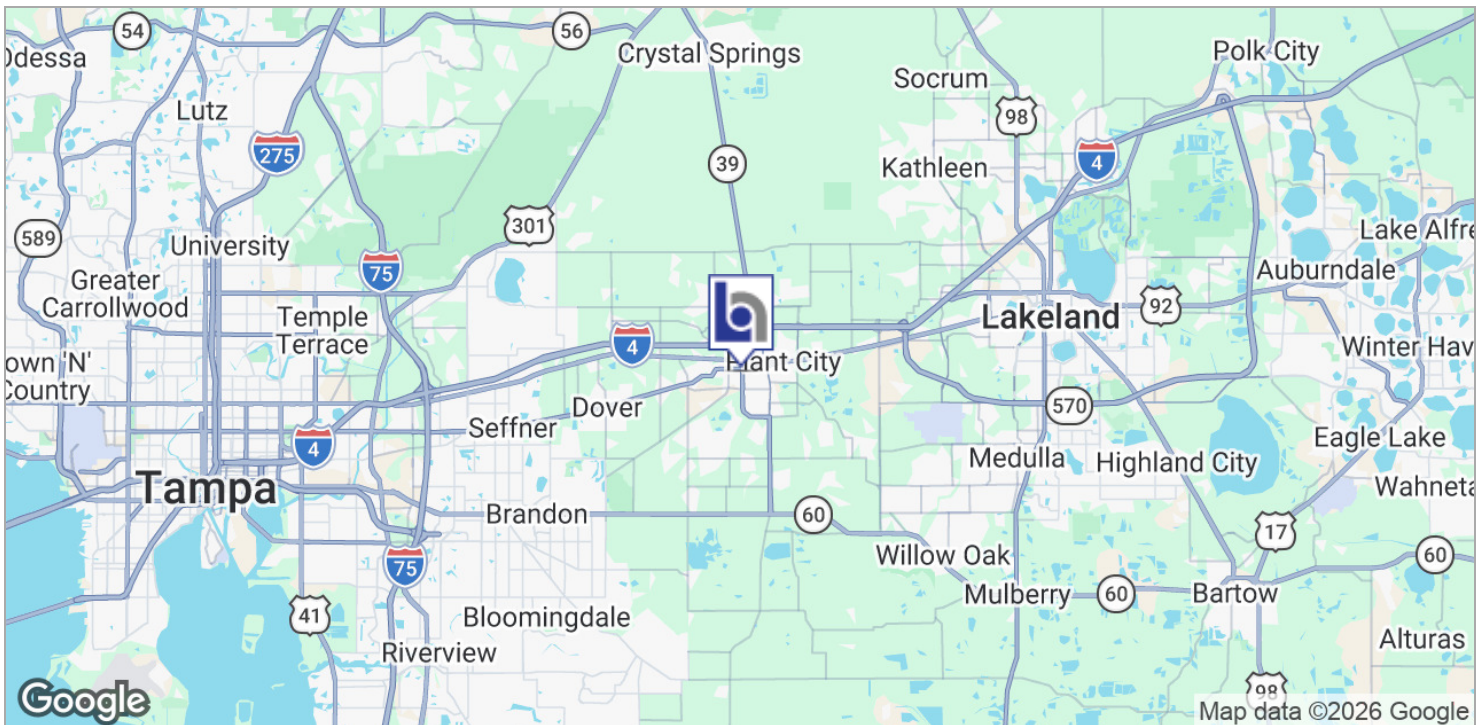
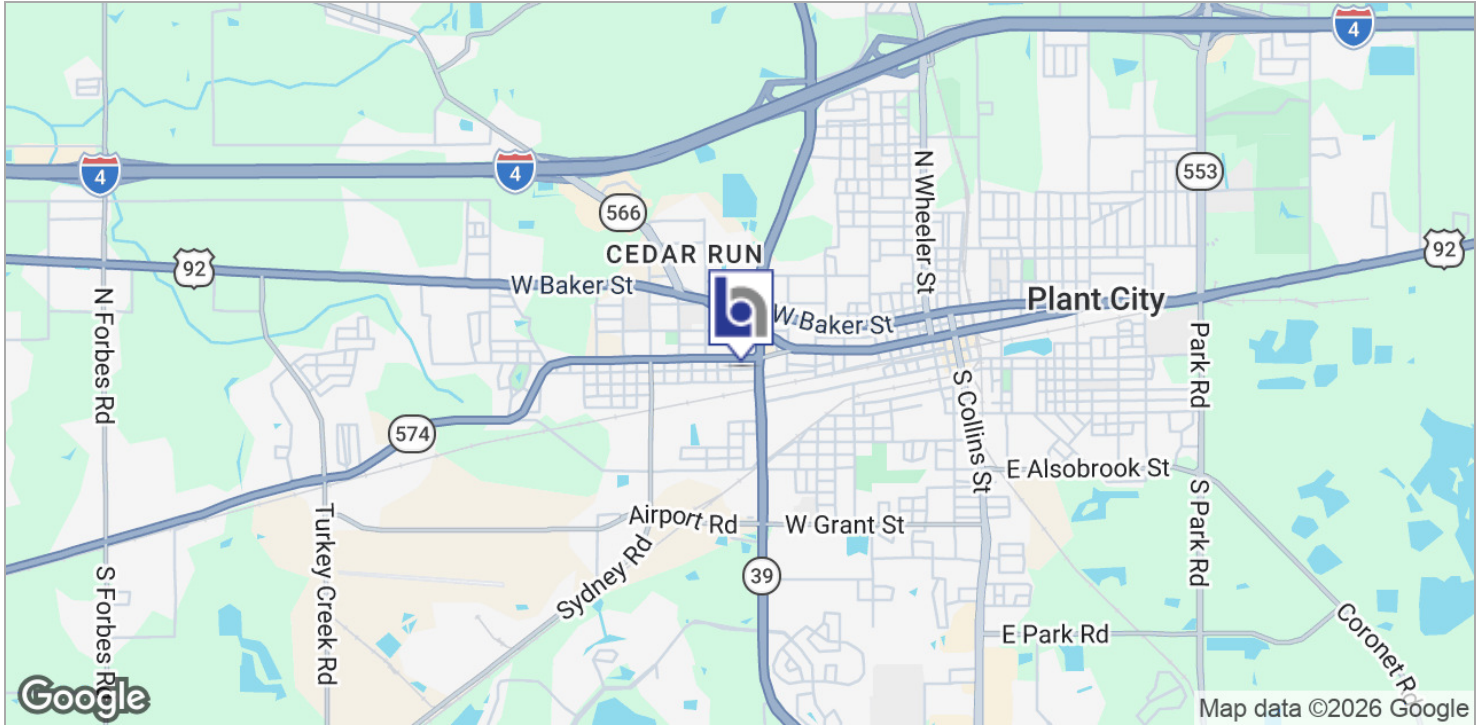
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Location Maps

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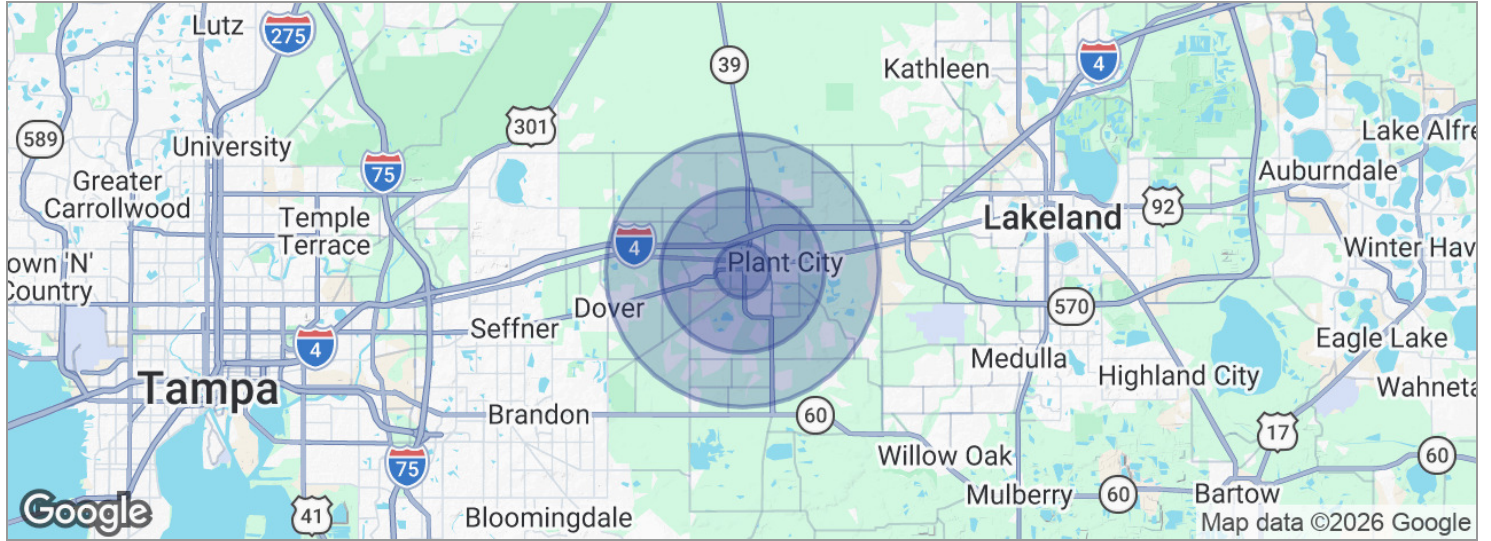
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Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,275	39,770	68,352
Median age	39.2	40.5	39.5
Median age (Male)	36.8	38.8	37.7
Median age (Female)	40.6	41.3	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,694	14,918	24,097
# of persons per HH	2.7	2.7	2.8
Average HH income	\$64,640	\$80,002	\$84,370
Average house value	\$209,606	\$225,417	\$245,976

* Demographic data derived from 2020 ACS - US Census

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