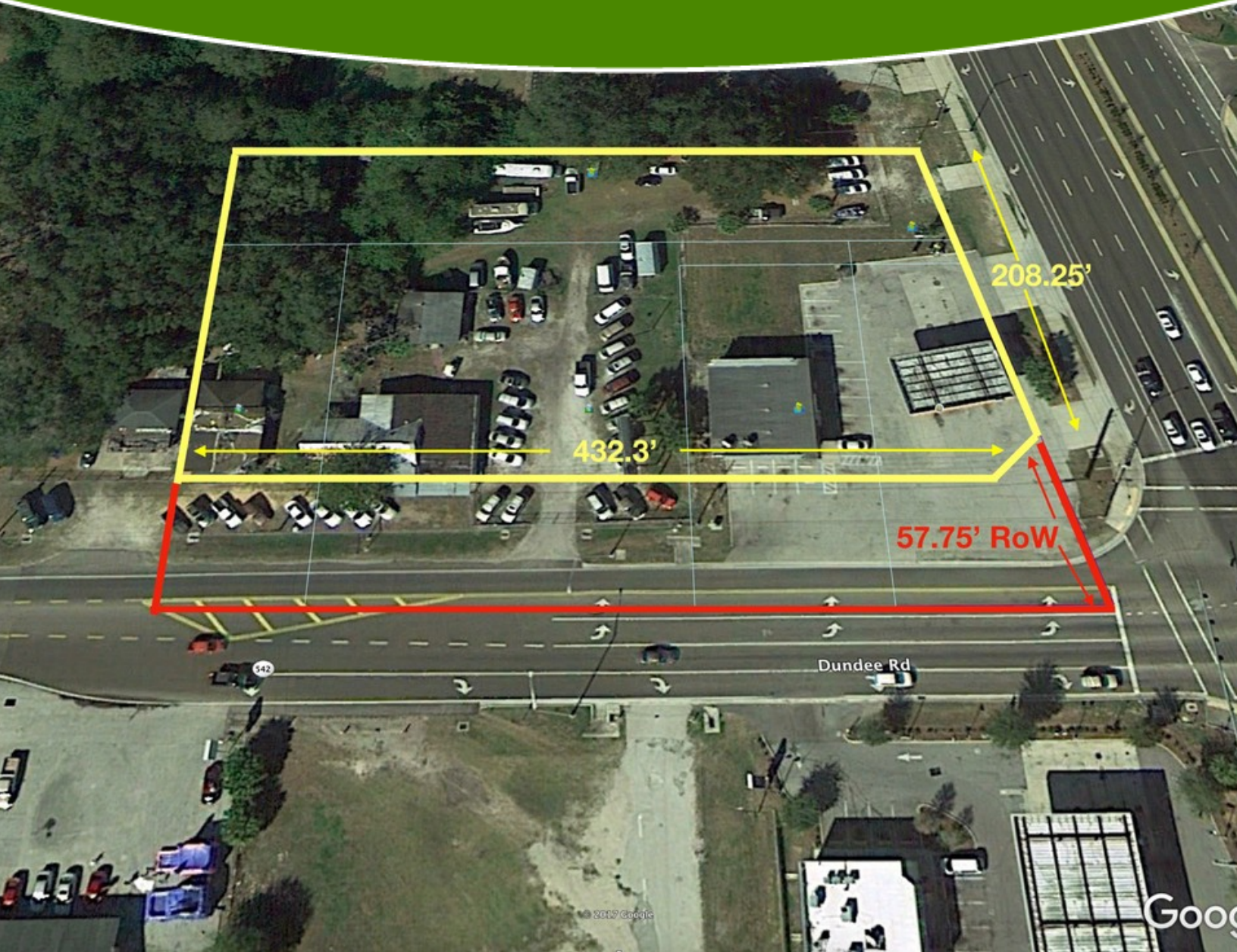


FOR LEASE > LAND

\$12,000/MONTHLY

# JUST REDUCED-GROUND LEASE

28274 US HIGHWAY 27, DUNDEE, FL 33838



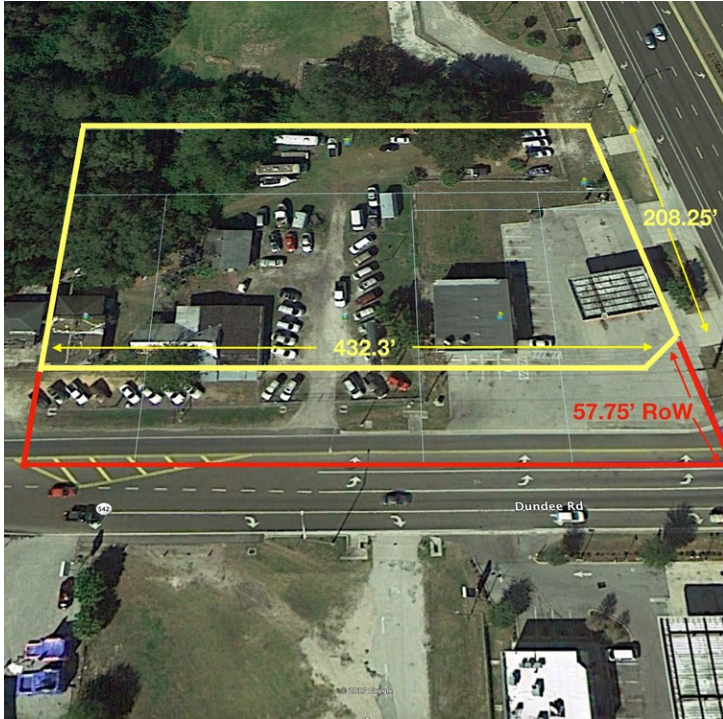
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Corporate Address:  
141 5th St. NW, Suite 202,  
Winter Haven, FL 33881



**OFFERING SUMMARY**

<b>Available SF:</b>	2.06 Acres
<b>Lease Rate:</b>	<b>\$12,000 per month</b> (Ground)
<b>Lot Size:</b>	2.06 Acres
<b>Zoning:</b>	Commercial
<b>Market:</b>	Lakeland/ Winter Haven MSA
<b>Submarket:</b>	Winter Haven
<b>Traffic Count:</b>	35,700

**PROPERTY OVERVIEW**

**JUST REDUCED**

Long term ground lease opportunity at major lighted intersection. DOT widening project is under construction improving the intersection on the west side of SR 542. Possible Convenience/ gas/ drug store, restaurant, bank, hotel, car sales or other retail/ office uses. Site has been used for convenience/ gas and used car lot for the last 30+ years. There is an income producing billboard on SR 542. Owner will consider division.

**PROPERTY HIGHLIGHTS**

- Traffic lighted intersection convenient to Legoland
- 2017 Traffic Counts US 27 34,000/ SR 542 19,600
- 208' US 27 front
- 432' SR 542 front

**ID#: 321182**



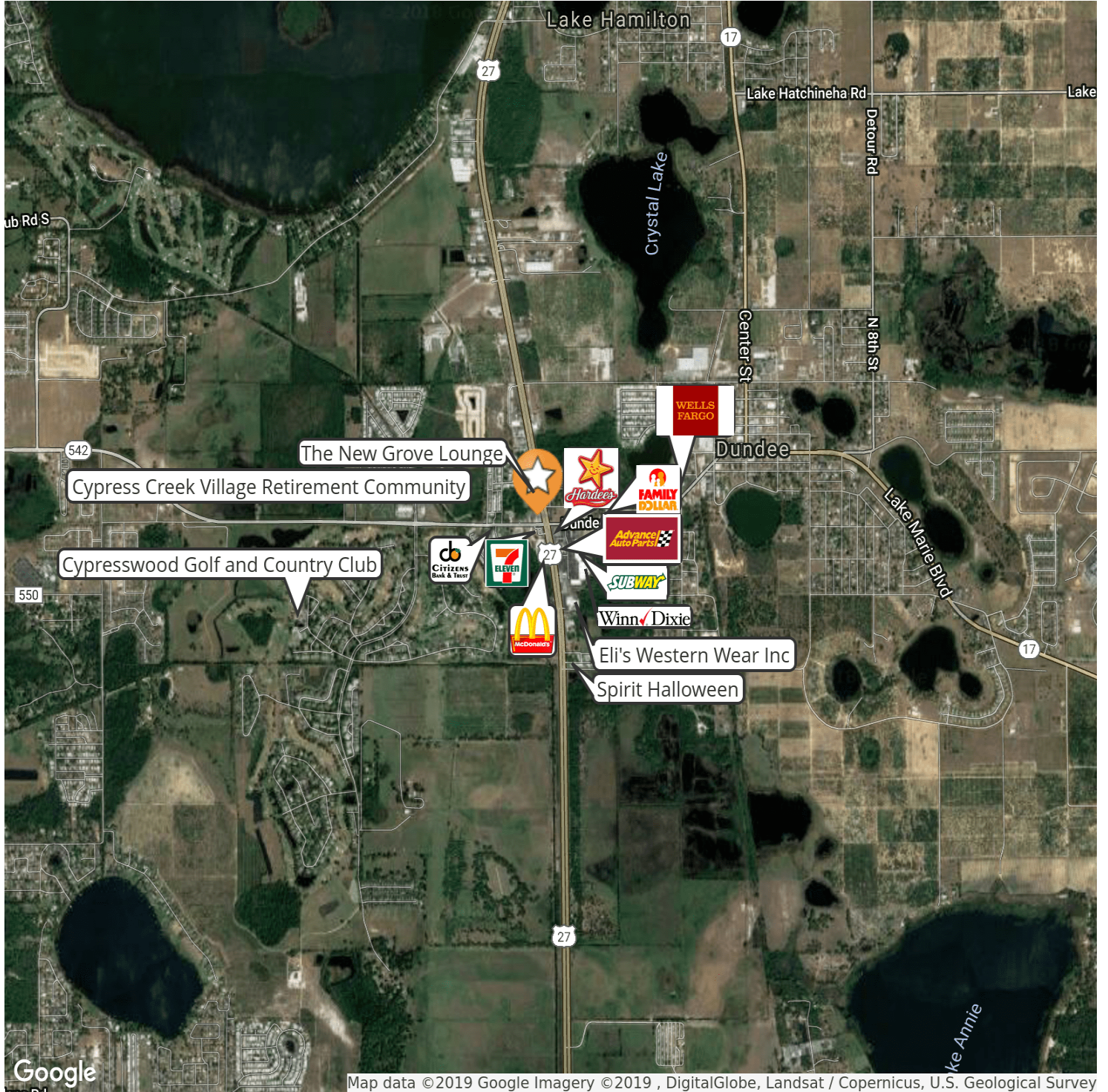
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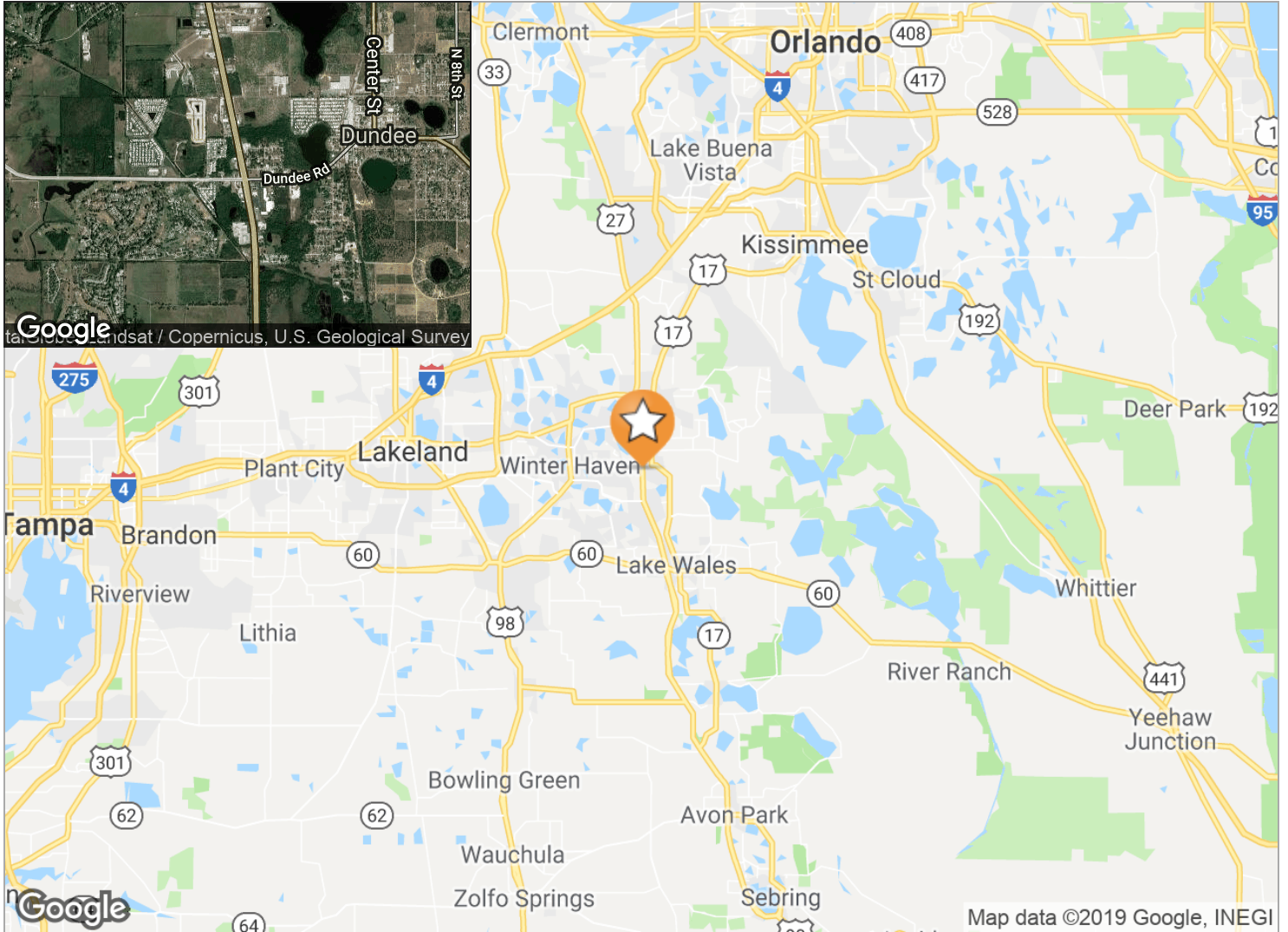


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**LOCATION DESCRIPTION**

High traffic and growth area in Polk County, FL. 2.0 acre commercial site is at the lighted intersection of US 27 & SR 542 (Dundee Road).

**DRIVE TIMES**

- Disney World - 35 minutes
- Legoland - 10 minutes
- Downtown Orlando - 50 minutes
- Downtown Tampa - 70 minutes

**DRIVING DIRECTIONS**

From I-4 and US Hwy 27 take Exit 55 and head South on US 27 for 16 miles. Turn right at traffic light at SR 542 (Dundee Road). Property is on the North West hard corner of US 27 and SR 542.

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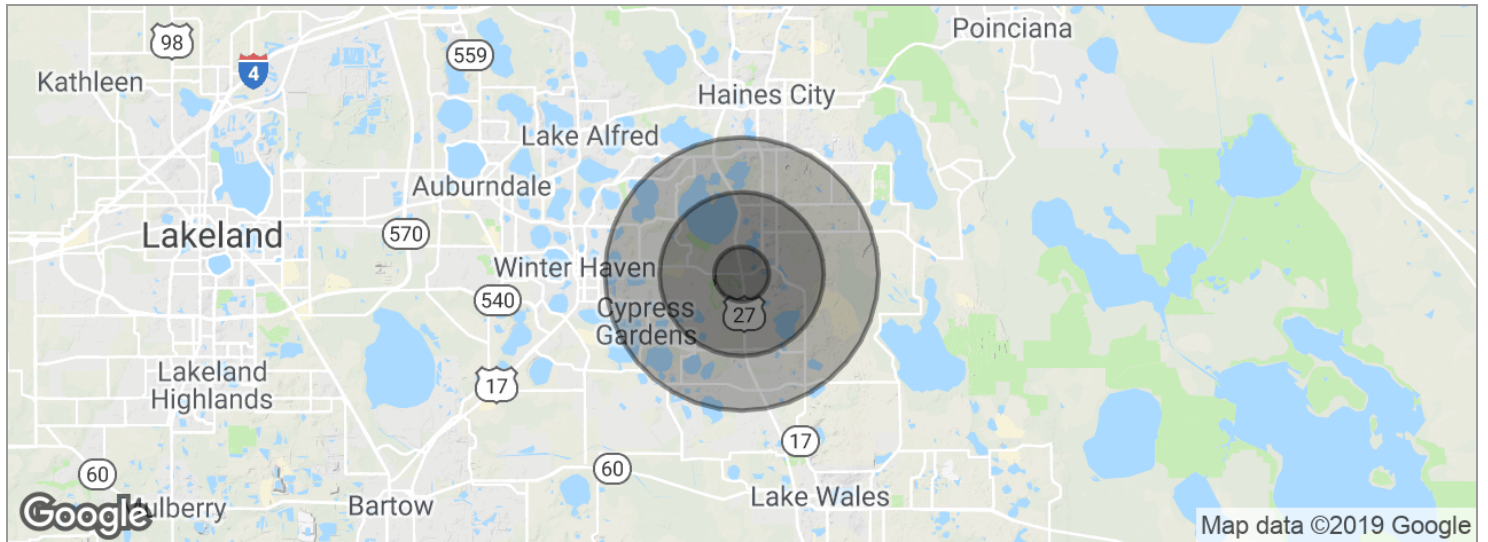


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,012	16,556	44,744
Median age	46.0	45.9	43.9
Median age (male)	46.5	46.3	43.5
Median age (Female)	45.9	45.8	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	837	6,809	18,040
# of persons per HH	2.4	2.4	2.5
Average HH income	\$54,773	\$55,328	\$60,554
Average house value		\$132,847	\$187,052

\* Demographic data derived from 2010 US Census

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**BEN CROSBY, CCIM, ALC**

Broker



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**PROFESSIONAL BACKGROUND**

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans more than 35 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 37 years and has three grown daughters and 16 grandchildren.

**PROFESSIONAL EXPERIENCE:**

- 2016 Member REALTORS® Land Institute Education Committee
- 2015-2016 Member Certified Commercial Investment Member (CCIM) Institute Governance Committee
- 2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
- 2013 President Florida CCIM Chapter
- 2009-2014 Trustee, Florida REALTORS® Political Action Committee
- REALTORS® Land Institute (RLI) Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course, Site Selection Course and Land Investment Analysis Course
- Agricultural Investments, Commercial Property Sales and Management
- Held Licenses in Florida, Georgia, California, Colorado, Arkansas, Texas, Alabama, Mississippi & Nevada

**EDUCATION**

B.A./Business Administration from the University of South Florida

**MEMBERSHIPS & AFFILIATIONS**

REALTORS® Land Institute (RLI): Florida, Georgia, Colorado  
Land Realtor of America 2014, Excellence in Instruction Award 2016, 2014, 2010,  
Florida Land Realtor of the Year 2010, National Networking Award for Mississippi  
land transaction 2009  
Florida Chapter Certified Commercial Investment Member (CCIM)  
Florida Gulfcoast Commercial Association of REALTORS® (FGCAR)  
Central Florida Commercial Association of REALTORS® (CFCAR)  
Hallmark Award(s): Overall Top Ten Producer 2009, Overall Top Polk County Producer  
2009, Top Investment Producer 2009, Land Top 10 Producer 2007  
Georgia Association of REALTORS®  
Atlanta Commercial Board of REALTORS®

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