



US-41 FRONTING DEVELOPMENT

1.73AC | DEVELOPMENTSITE

Extended Reach

1850 US 41 N | Palmetto, FL 34221



**CALL FOR
PRICE**

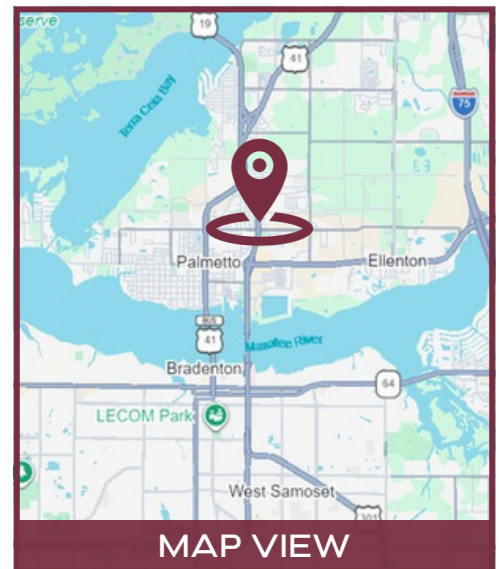


**TRAFFIC COUNT
39,000 VPD**



**PAD SIZE
1.73 AC**

- 1.73 AC site fronting US-41 (39,000 VPD).
- Off main thoroughfare with high traffic counts.
- Growing population base and consumer market
- Proximity to nearby leading retailers such as RaceTrac, Walmart, ALDI, and Detwiler's Farm Market.
- Large site with great potential for any automotive, medical, or self-storage user.



MAP VIEW



VIDEO TOUR



5-MI POPULATION
146,717



5-YEAR POP. INCREASE
2.6%



5-MI AVG HH INCOME
\$90,306

EXTEND YOUR REACH WITH PAUL'S PORTFOLIO, MARKET UPDATES, EXPERT INSIGHT & MORE

VIEW PROPERTY ON EXTENDEDREACHUSA.COM

Extended Reach
CERTIFIED
COMMERCIAL REALTY



PAUL RUTLEDGE

(941) 228-2198

Paul.Rutledge@certifiedcommercialrealty.com

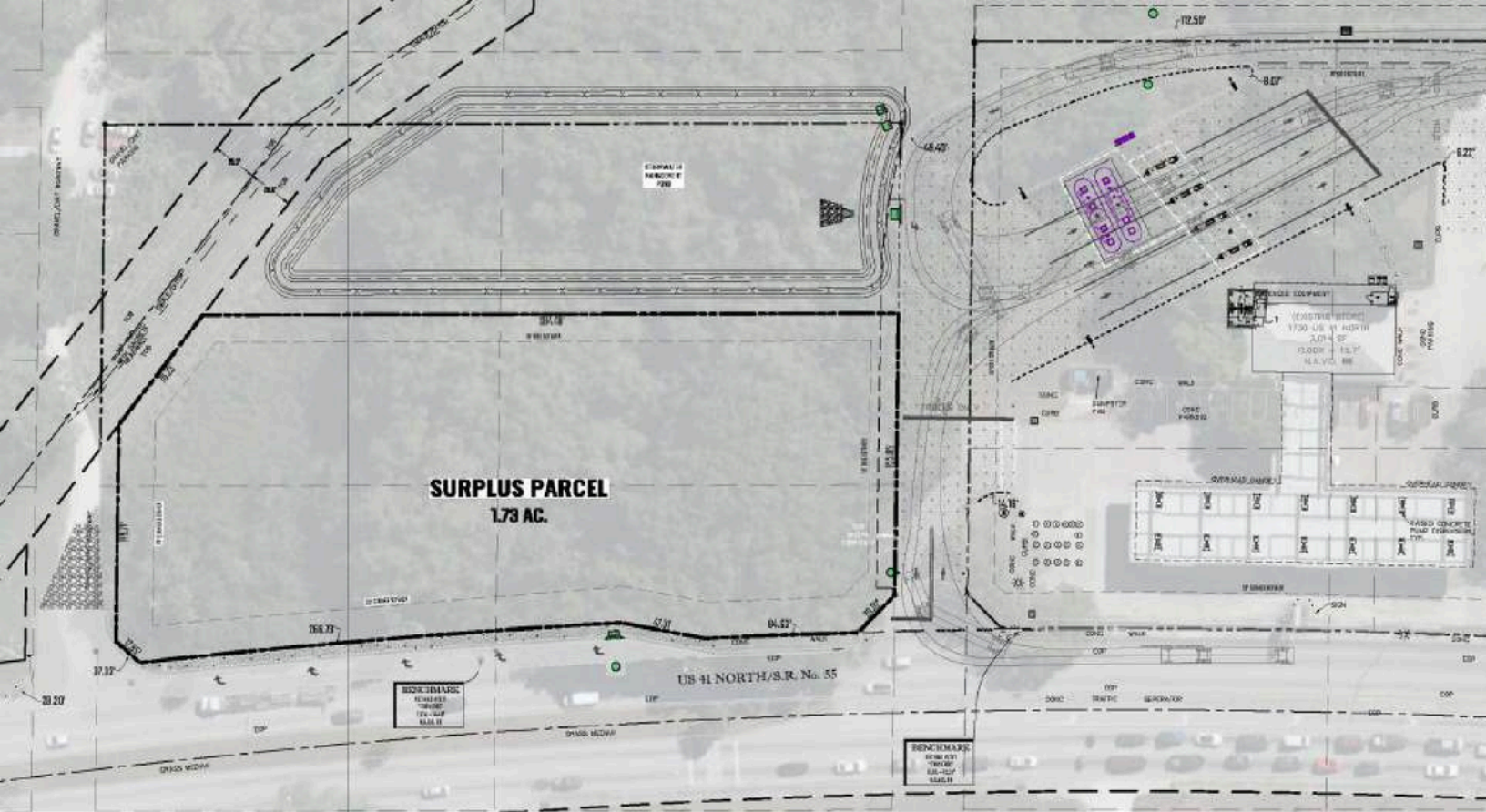


ZACH PAURLY RUTLEDGE

(813) 493-3437

Zach.Ellis@certifiedcommercialrealty.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



VIEW PROPERTY ON EXTENDEDREACHUSA.COM

Extended Reach
CERTIFIED
COMMERCIAL REALTY



PAUL RUTLEDGE (941) 228-2198
Paul.Rutledge@certifiedcommercialrealty.com



ZACHARY ELLIS (813) 493-3437
Zach.Ellis@certifiedcommercialrealty.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.