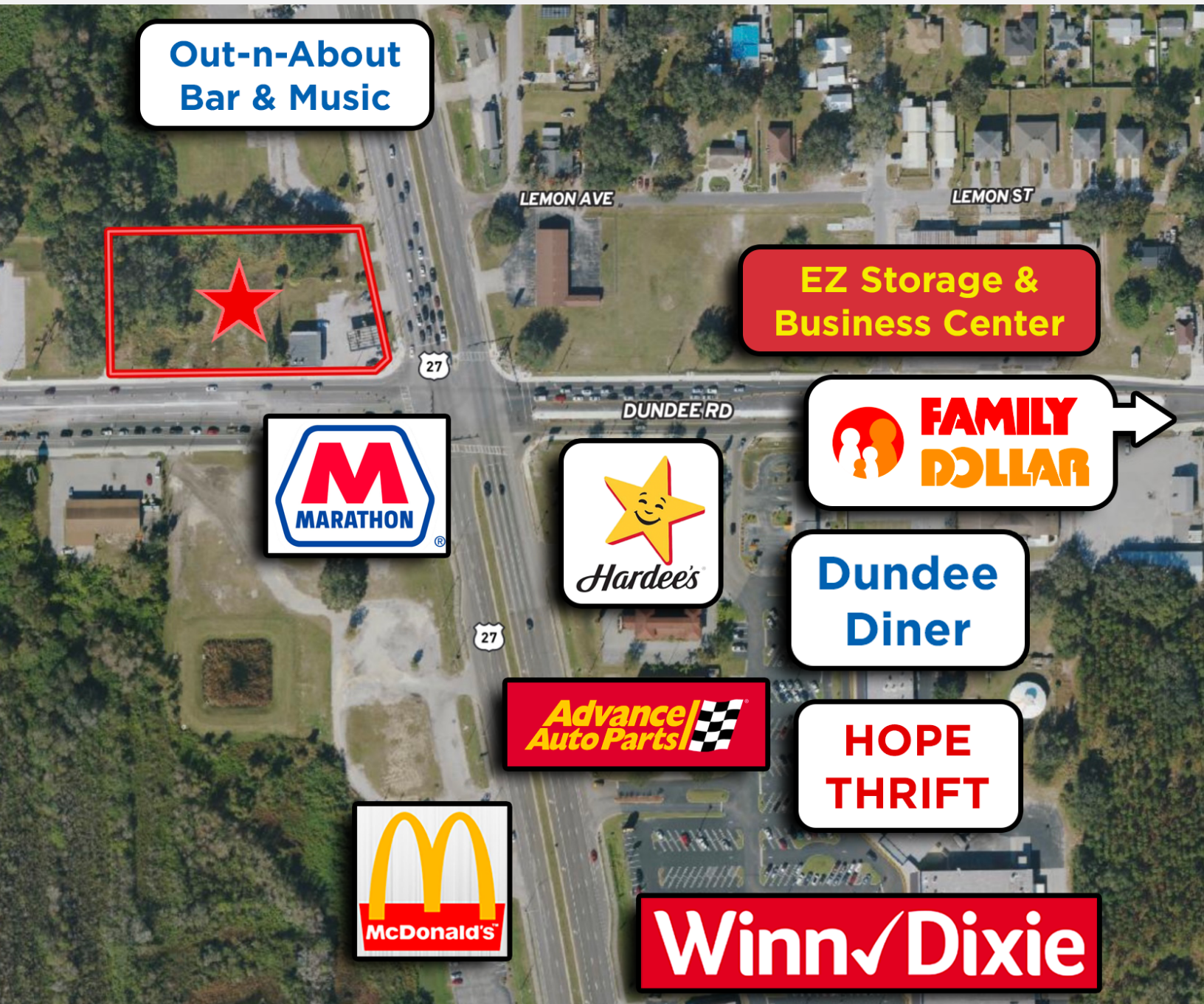


FOR GROUND LEASE
2.03 ACRES

2 AC LIGHTED CORNER ON HWY 27

28274 US HWY 27, DUNDEE, FL 33838





OFFERING SUMMARY

Listing Price	\$15,000.00 per month
Acres	2.03 Acres
County	Polk
Zoning	Commercial
Utilities	City Water and Sewer is available at the site.
Parcel IDs	272829848000001501, 272829848000001522, 272829848000001521, 272829848000001570, 272829848000001750, 272829848000001511
Coordinates	32.8502576, -84.8454816
Frontage	208 ft
Real Estate Taxes	\$10,786.2

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- Traffic lighted intersection convenient to Legoland
- 2021 Traffic Counts US 27 43,500/ SR 542 10,900
- 208' US 27 frontage
- 432' SR 542 frontage
- City Water and Sewer Available

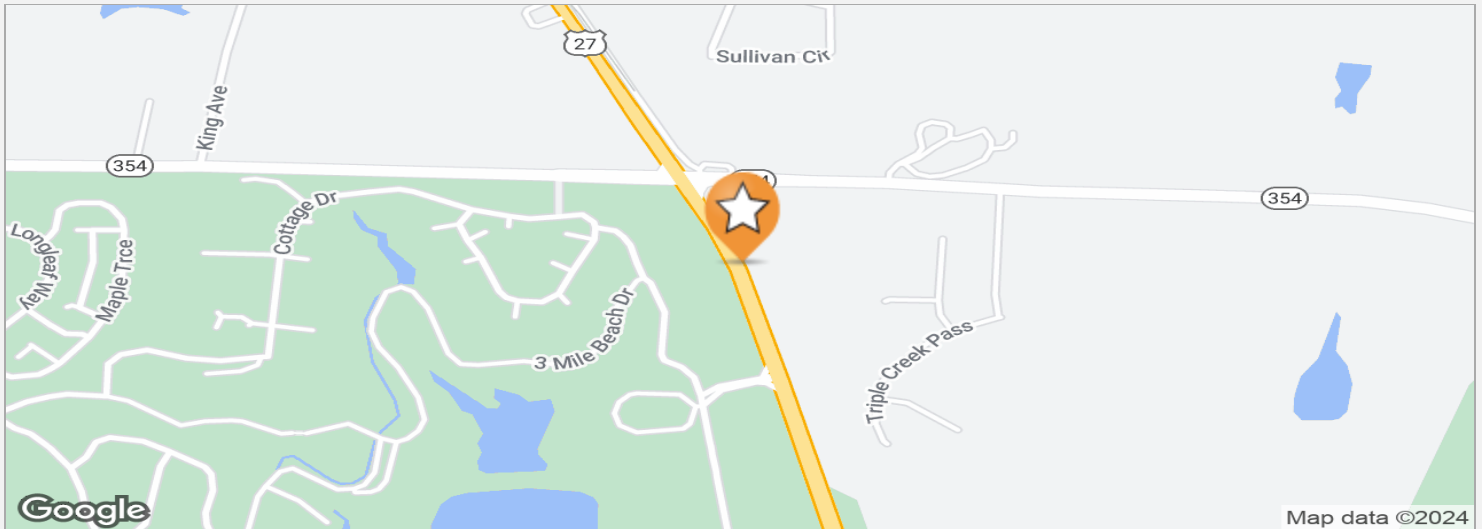


2 AC LIGHTED CORNER ON HWY 27

28274 US Hwy 27, Dundee, FL 33838

Location Maps 2

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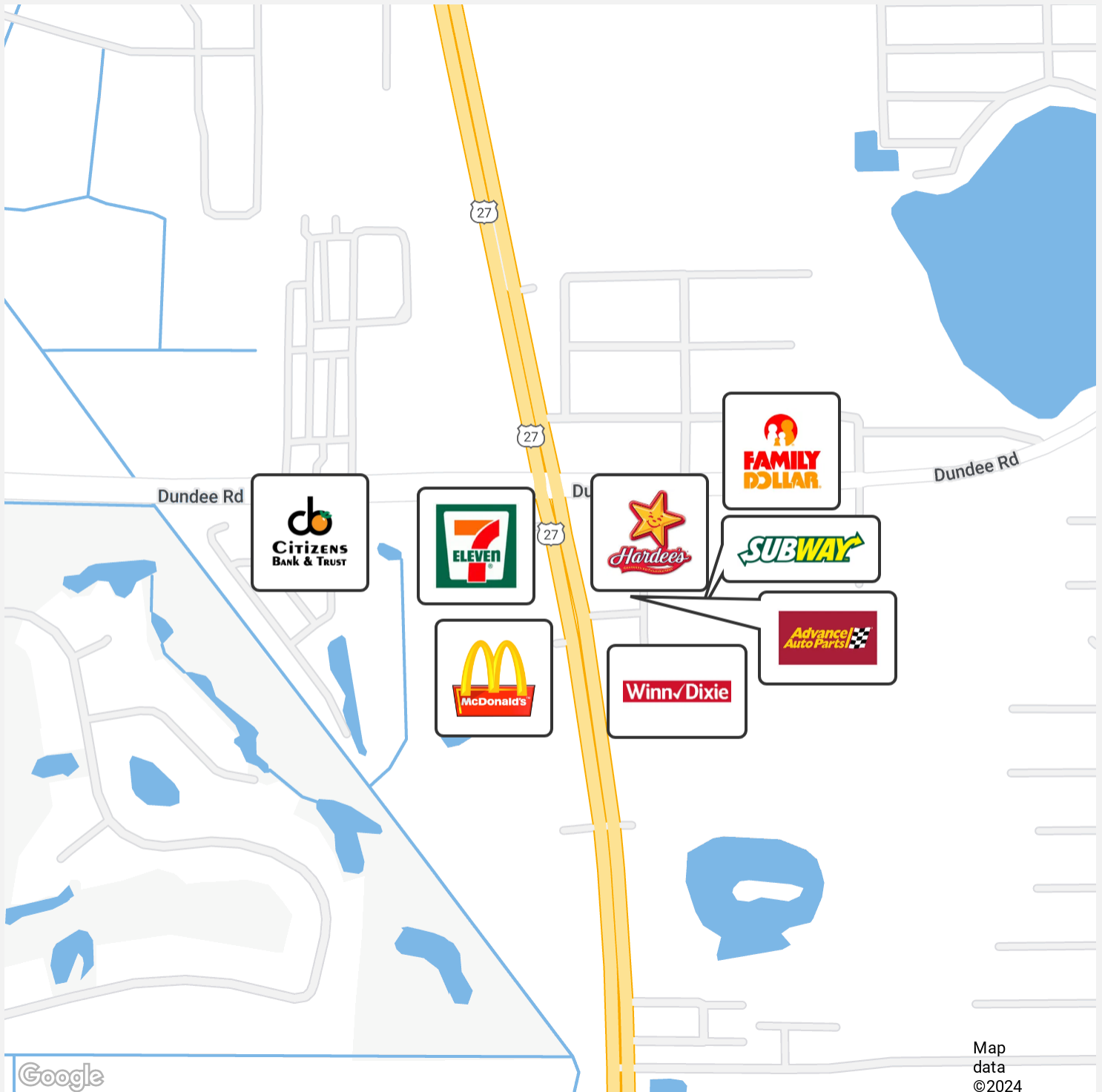


DRIVE TIMES

Disney World- 35 minutes
Legoland- 10 minutes
Downtown Orlando- 60 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 Northwest hard corner of US 27 and SR 542.

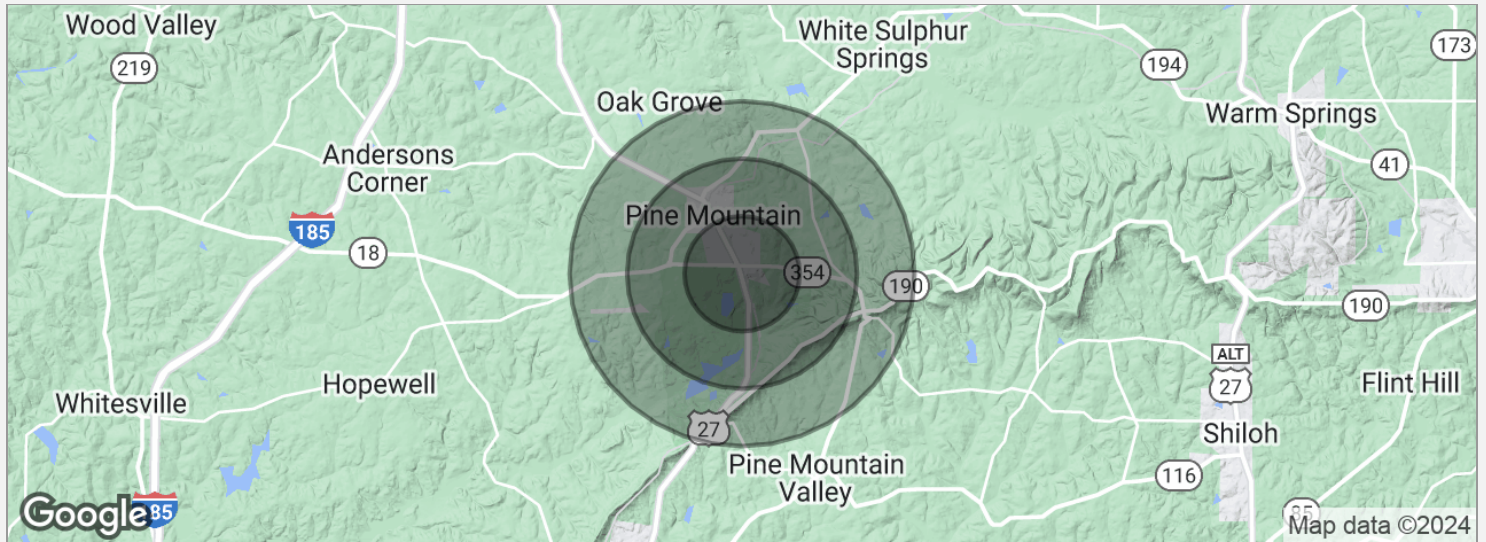


2 AC LIGHTED CORNER ON HWY 27

28274 US Hwy 27, Dundee, FL 33838

Demographics Map

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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	2,965	9,726	18,900
Median age	46.8	46.0	43.1
Median age (male)	46.0	45.6	43.2
Median age (Female)	45.8	45.4	42.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,330	4,357	8,192
# of persons per HH	2.2	2.2	2.3
Average HH income	\$42,095	\$44,875	\$48,785
Average house value	\$386,028	\$244,018	\$249,081

* Demographic data derived from 2020 ACS - US Census



ERIN CARDEN CCIM

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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returns with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. Erin resides in Winter Haven with her husband of 22 years and two daughters.

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