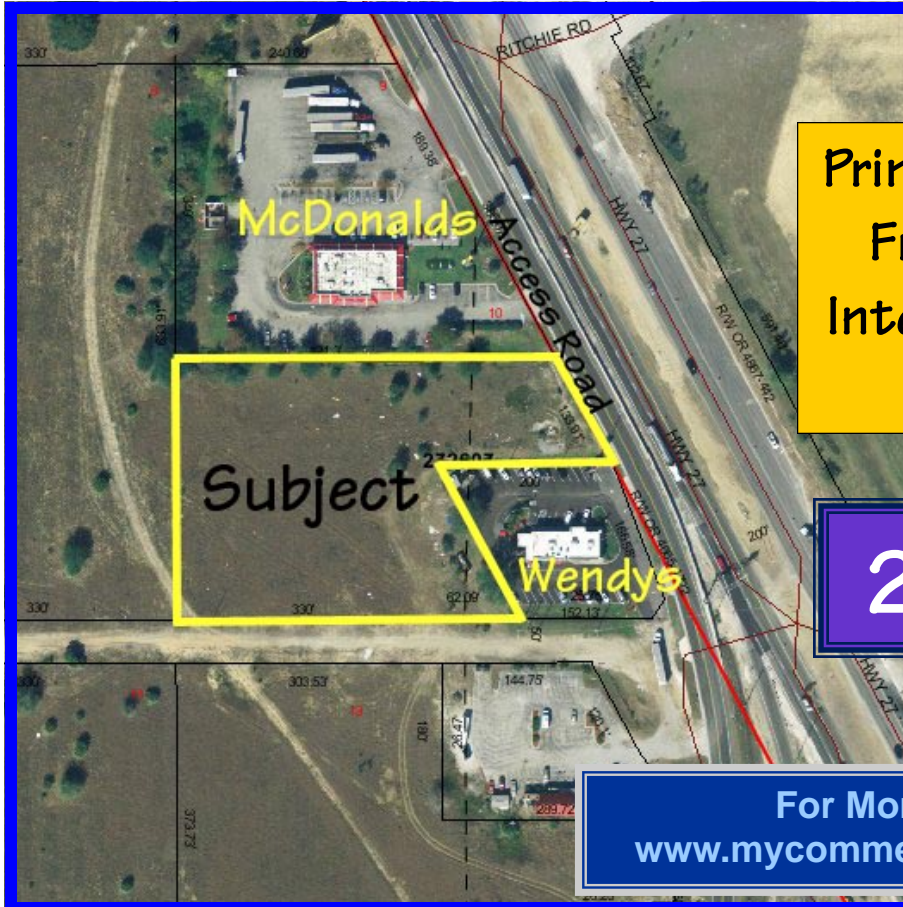


Coldwell Banker Commercial NRT Interstate 4/US 27 Interchange - Davenport, FL



Prime Commercial Site on
Frontage Road at the
Interstate 4/US Highway

2.6 Acres

For More Information, go to:
www.mycommercialteam.com/trigroves.htm

Price: \$1,800,000

- Great Traffic Counts at this Interchange (35,000 vehicles per day - per FDOT Traffic Study)
- Located between McDonalds and Wendys
- Polk County Land Use - Regional Activity Center (RAC)
- Water and Sewer Available
- On frontage road with massive auto dealership

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Prime Commercial Site on US 27 near Interstate 4 Polk County, Florida

DESCRIPTION:	Commercial parcel (vacant land) in the center of one of the most active growth corridors in Florida. High traffic counts (35,000 vehicles/day per DOT Traffic Study).
LOCATION:	U.S. Highway 27 at Interstate 4 interchange. This site is in the heart of one of the fastest growing corridors in the country. Across from this property is a proposed 1.2 Million Sq.Ft. regional shopping mall. The Posner Gateway Center is underway on the south side of I-4 at this interchange (Target, Best Buy, Staples and more). McDonald's, Cracker Barrel, Burger King, several hotels are already in place. Recently built Jarrett Ford is just northwest on same frontage ("cup handle") road.
SITE:	2.6 +/- Acres. Lot Dimensions: 140 x 392 x 293.91 x 421.
INGRESS & EGRESS:	Access road onto US 27, which includes major car dealership along with McDonald's and Wendy's restaurants.
UTILITIES:	Water, sewer, telephone, and electric available.
ZONING:	Polk County Land Use Classification - RAC (Regional Activity Center)
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$1,800,000.00

All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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Florida's Commercial Real Estate Company