LAKEWOOD SHOPPING CENTER OUTPARCEL GROUND LEASE

11250 E Dr Martin Luther King Jr Blvd, Seffner, 33584

LQ Commercial Group
BROKERAGE | PROPERTY MANAGEMENT
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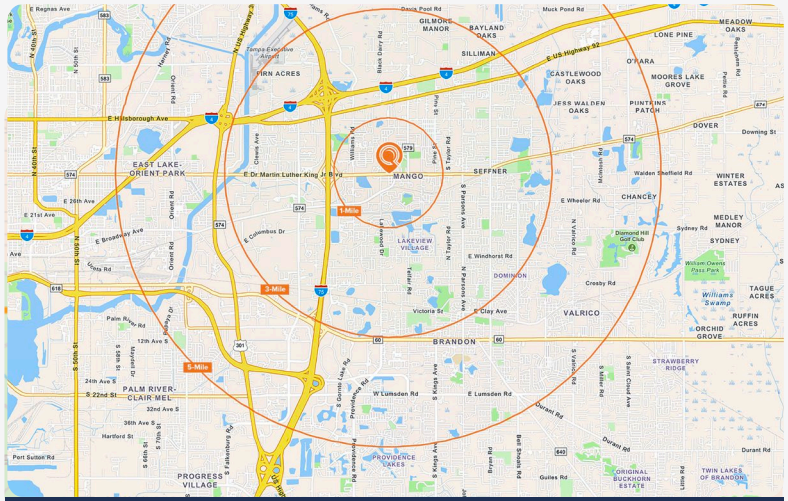
- LAND
- GROUND LEASE
- CALL FOR PRICING
- ZONED: PD
- 0.88 AC (38,333 SF)
- 44,000 VEHICLES PER DAY

- A ground lease on **±0.88 acres** at E. Dr. Martin Luther King Jr. Blvd., at the Winn-Dixie entrance to **Lakewood Shopping Center**, just east of the signal at Lakewood Drive.
- **Three conceptual options:** a 2,200± square foot drive-thru restaurant, a 4,658± square foot restaurant with a drive-thru, or 6,678± square feet of general retail. The building size, lane, and parking follow the approved PD.
- Strong surrounding draw from Winn-Dixie, Dunkin', Domino's, Metro by T-Mobile, Amscot, Waffle House, and The UPS Store in Lakewood Shopping Center. Walgreens and Mobil are across Dr. Martin Luther King Jr. Blvd., and Burger King is on the west corner of the same intersection.

https://lqcre.com/property/?listing=5939-land-for-lease-seffner-



GOOGLE MAP

5-MILE POPULATION	5-MILE AVG HH INCOME	5-MILE EMPLOYEES	RETAIL SPENDING
162,434	**$107,568**	**98,531**	**$3.01 BILLION**

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Information from reliable sources, but not guaranteed. Terms may change.

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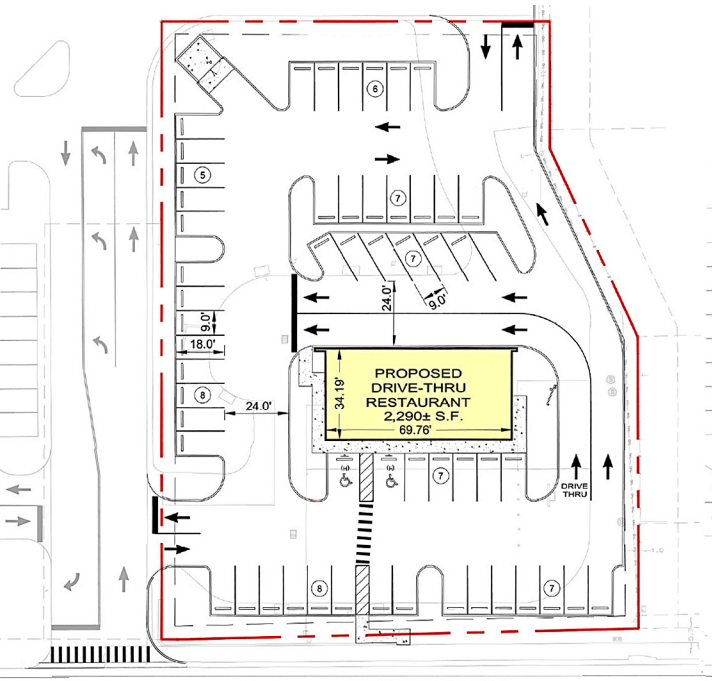
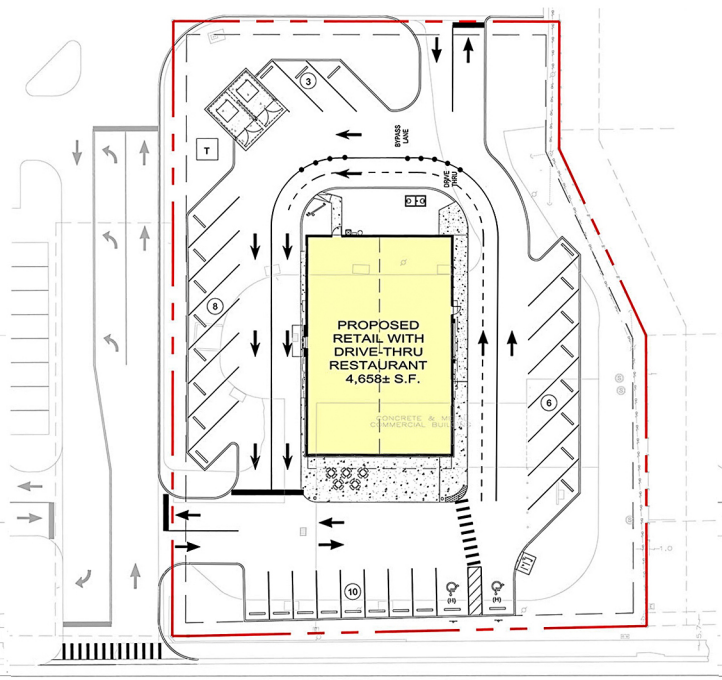
Conceptual Site Plans Options

Three Ways to Use the Pad

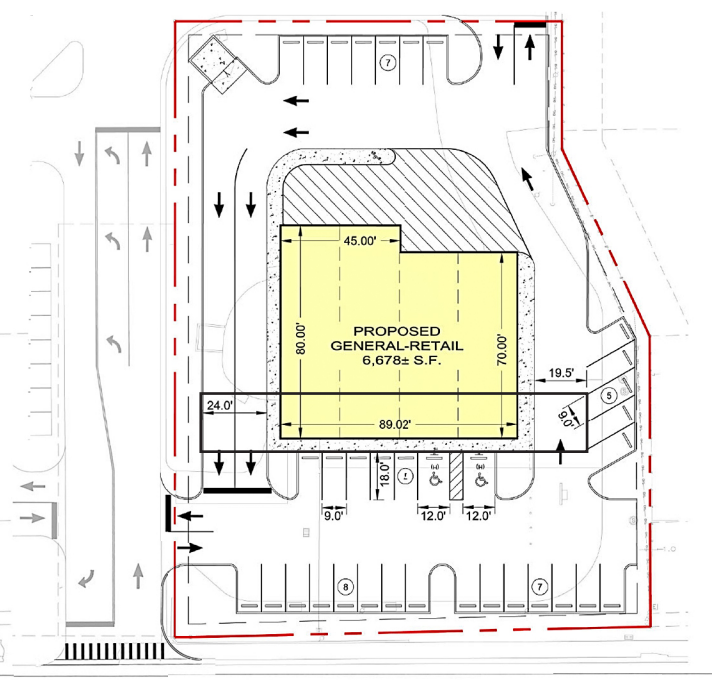
A 2,200± SF drive-thru restaurant, a 4,658± SF restaurant with drive-thru, or 6,678± SF of general retail with no lane.



2,200± SF Drive-thru Restaurant



4,658± SF Drive-thru Restaurant



6,678± SF of General Retail

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