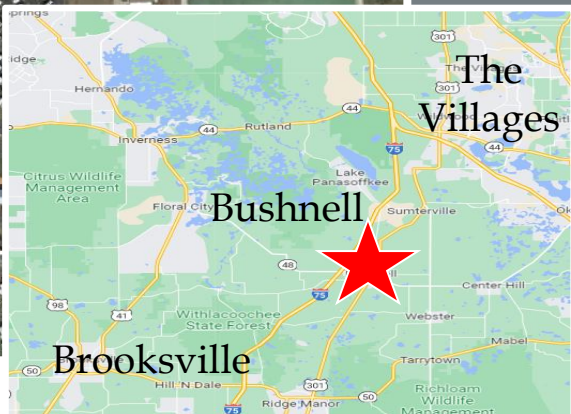
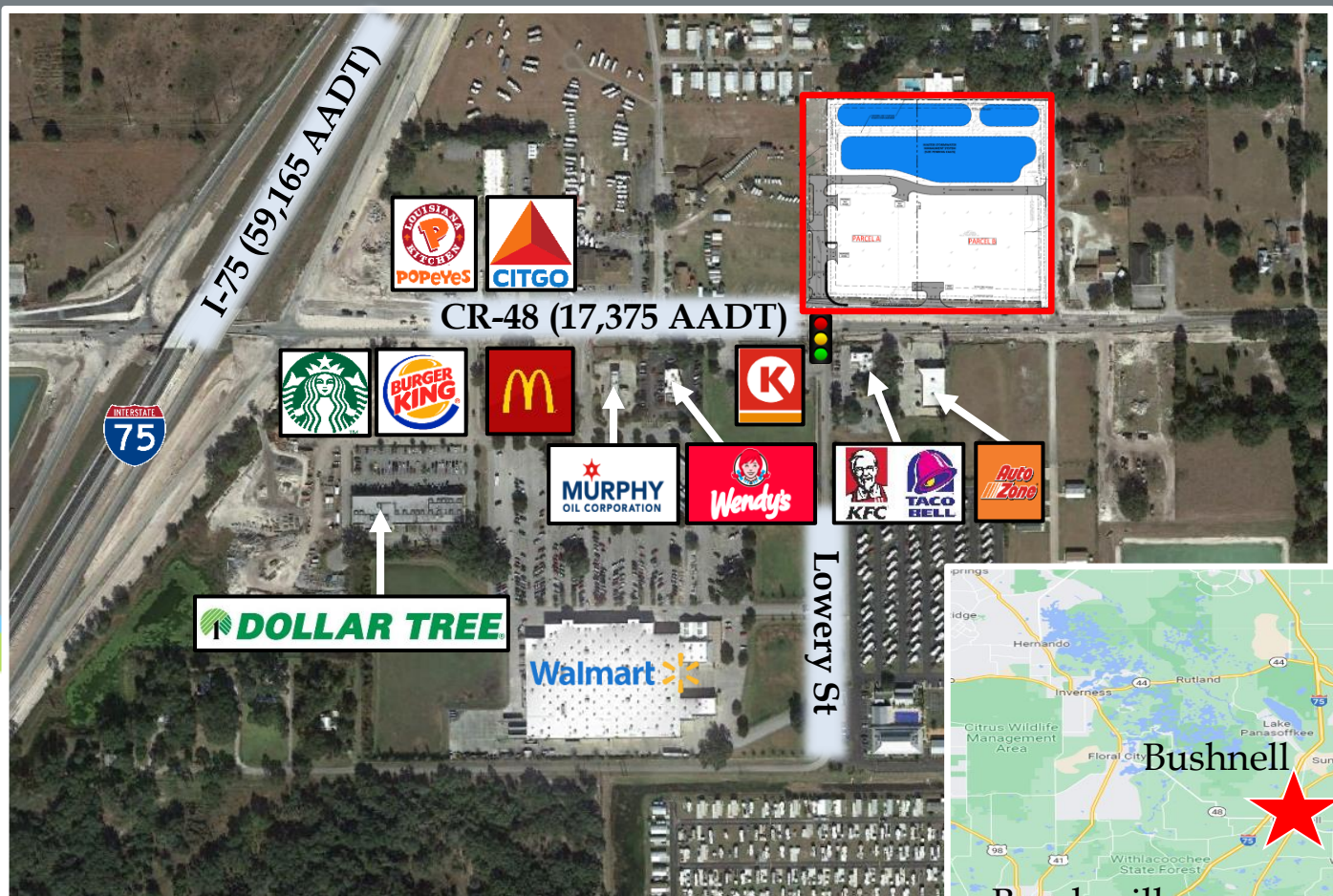


RETAIL PADS AVAILABLE

NEC CR-48 & Lowery St, Bushnell, FL ([map](#))



Property Information

- +/- 2.63 acres available with connection to a signalized intersection
- Parcels may be subdivided per user interest
- The site is located on the desirable side of I-75 in the retail hub of Bushnell with Walmart, AutoZone, Dollar Tree, Tractor Supply, and several quick service restaurants
- Bushnell is just south of The Villages which is underway on a southern expansion of up to 3,000 homes in their Southern Oaks development (with more land owned to expand)
- Traffic Counts: 59,165 AADT on I-75 & 17,375 AADT on CR-48
- Trucking Traffic: 13,075 daily on I-75 & 1,353 daily on CR-48

For Information Contact:

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 727-657-9994

2023 Demographic Estimates*	2-Mile	5-Mile	10-Mile
Population	4,462	8,599	28,105
Avg. HH Income	\$48,460	\$55,281	\$57,028
Households	1,994	3,566	10,907

SITE DATA

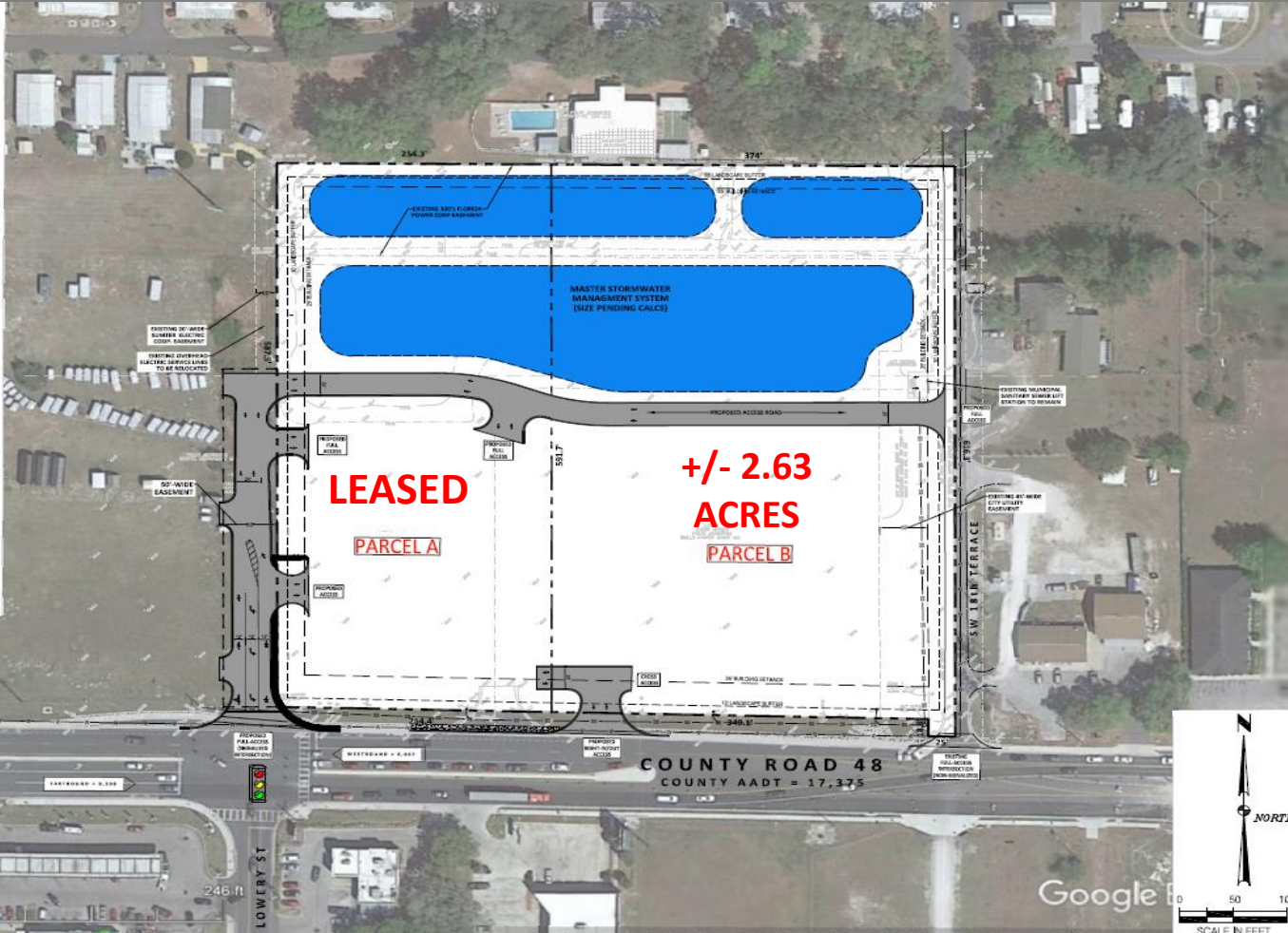
JURISDICTION	CITY OF BUSHNELL
EXISTING ZONING	COMMERCIAL (C-2)
PROPOSED ZONING	COMMERCIAL (C-2)
FRONT SETBACK (SOUTH)	35 (ABUTTING ARTERIAL ROADWAY)
SIDE SETBACK (WEST)	25 (ABUTTING LOCAL ROADWAY)
SIDE SETBACK (EAST)	25 (ABUTTING ANOTHER LOT)
REAR SETBACK (NORTH)	25
FRONT YARD BUFFER (SOUTH)	10' (TYPE B)
SIDE YARD BUFFER (WEST)	10' (TYPE B)
SIDE YARD BUFFER (EAST)	10' (TYPE B)
REAR YARD BUFFER (NORTH)	10' (TYPE C)

LOT DATA

PROPOSED AREA (PARCEL A)	3.44 ACRES
REMAINING AREA (PARCEL B)	5.12 ACRES

LEGEND

CONCRETE	
ASPHALT PAVEMENT	



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