For Sale: 1737 E. Oak Street Arcadia, FL





- 37,707 SF
- **Prominent Highway 70 Location**
- 3/20 Lease Expiration

173,804 SF of Land NNN LeaseBuilt in 1991 Four 5 year options

Built for Tenant Excellent Visibility



<u>Contact</u>

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20,543 (3 Mi) 6,830 (Households) 38.20 (Ave. Age) 5.7% (Pop. Growth)



18,400 (Hwy 70 & Polk Ave.) 13,800 (Hwy 70 & Hwy 31)







The information in the Offering Memorandum has been obtained from sources believed reliable. While TNG Real Estate Services feels that the above information is correct, we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

