



SALE

2400 Avenue E SW

2400 AVENUE E SW

Winter Haven, FL 33880

PRESENTED BY:

CRAIG MORBY

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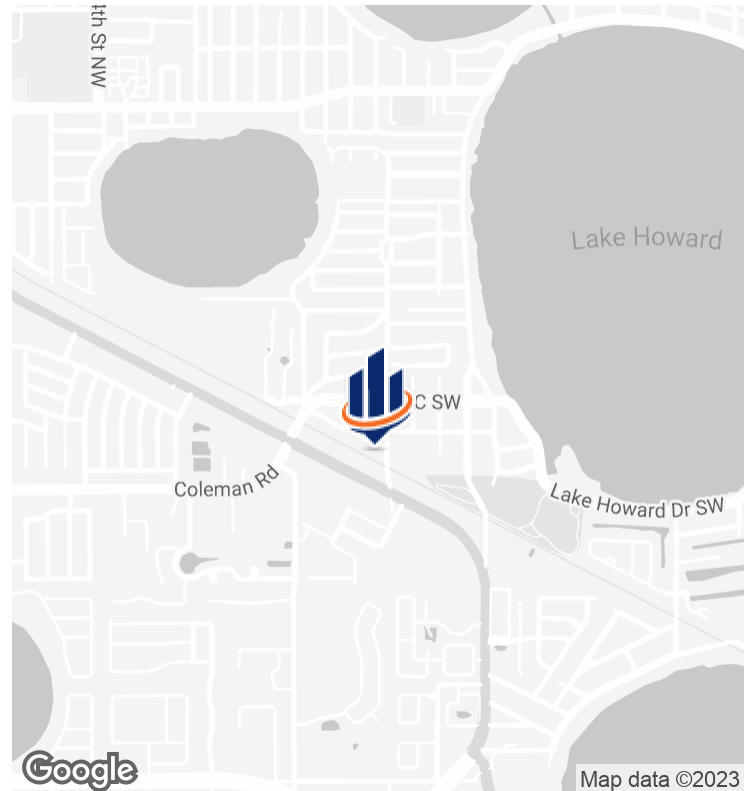
ERIC AMMON, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	14,926 SF
LOT SIZE:	0.91 Acres
PRICE / SF:	\$87.09
ZONING:	RL-4, LEGAL Non Conforming Use
APN:	26-28-30-636000-009010

PROPERTY OVERVIEW

14,926 ± SF concrete block constructed warehouse with office conveniently located off of Recker Highway in Winter Haven. The office area includes a 1,210 SF air-conditioned space, three office spaces, and a bathroom. The warehouse space currently splits as follows - 7,430 SF in the main space with 20' clearance, 2,880 SF in the middle section with 18' clearance, and the third space is 3,114 SF with 18' clear. Each space has its own bathroom and can be used by several tenants or an owner/occupant. Building spaces have large entryways, and each could be manipulated to open the space wider.

There are six (6) dock high doors - one at 12x12 and the remaining five doors at 9x12. The roof is 8-9 years old. The property is on city water and septic. Four bathrooms total, and 3-Phase power.

Current income includes a month-to-month tenant using the middle unit and part of space 3 for \$1,100, which includes utilities (lights). Two month-to-month storage tenants with trailers and boats account for an additional \$200 in monthly revenue.

PROPERTY HIGHLIGHTS

- 14,926 Square Feet, Block Construction - 18-20' Clear Plus Office
- Zoned RL-4, LEGAL Non-Conforming Use

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

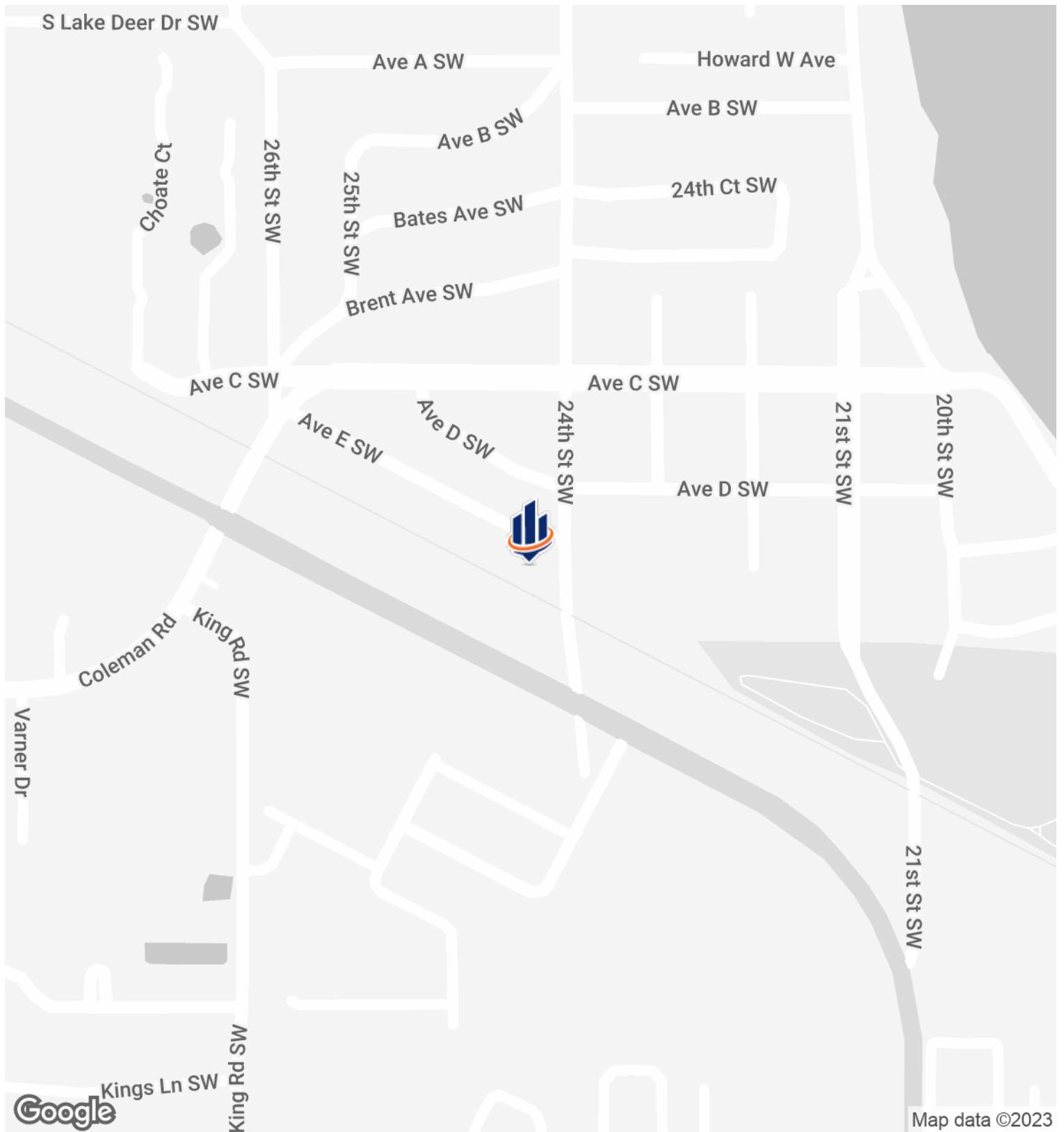
- 14,926 Square Feet, Block Construction
- Zoned RL-4, LEGAL Non-Conforming Use
- Annexing into the City of Winter Haven Could Provide More Use Opportunities.
- Space Split into Three Different Spaces, 7,830 ± SF, 2,880 ± SF, 3,114 ± SF & 1,210 ± SF Office.
- 3-Phase Power Available
- Current Rents - Middle Space - \$1100 Month to Month, Storage \$200 Month to Month
- Property on City Water and Septic
- Roof - Approx 9 Years Old - 2 A/C Units for Office
- Insurance - \$3,000 Annually
- Property Taxes - \$5,698



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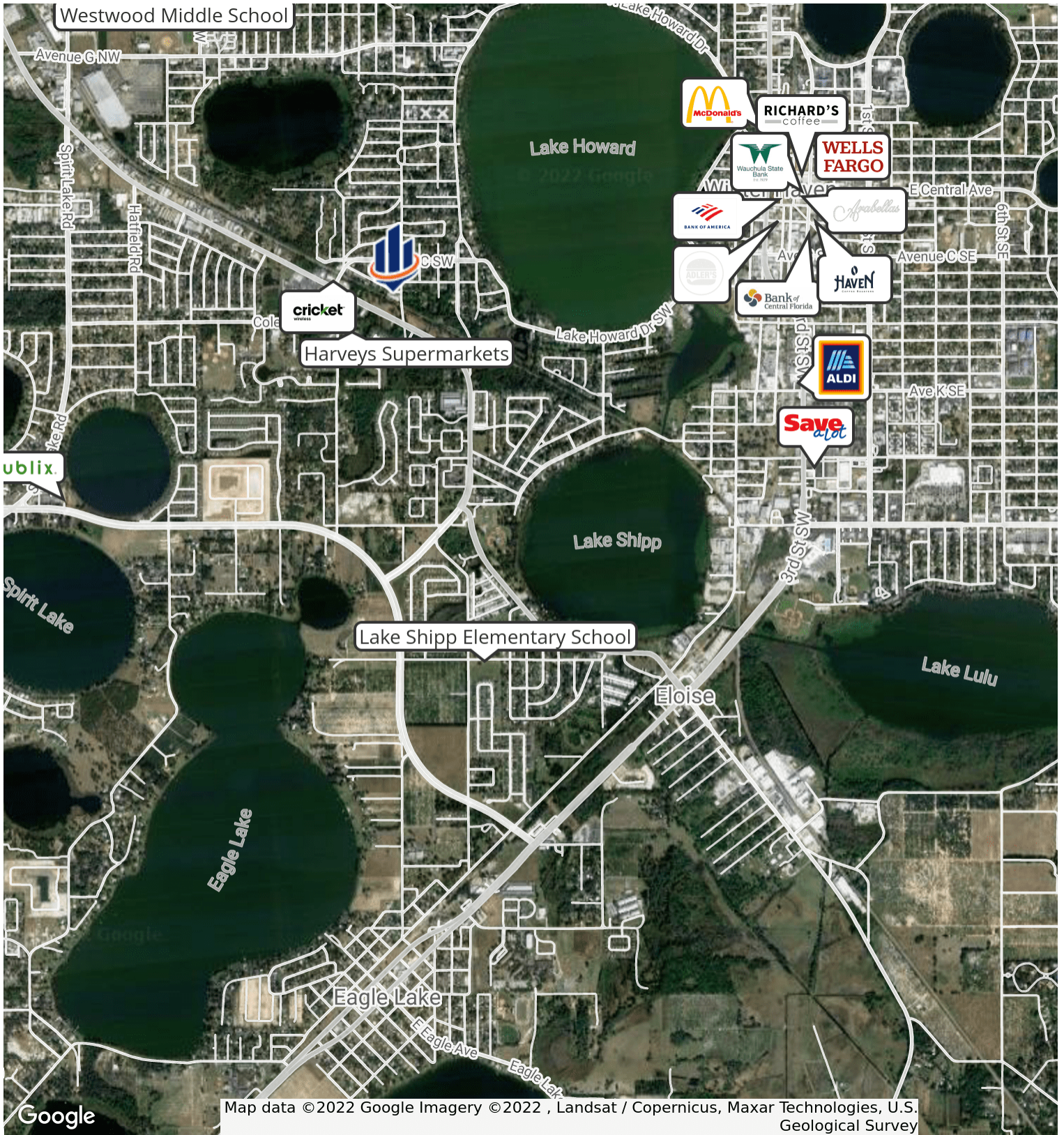
LOCATION MAP



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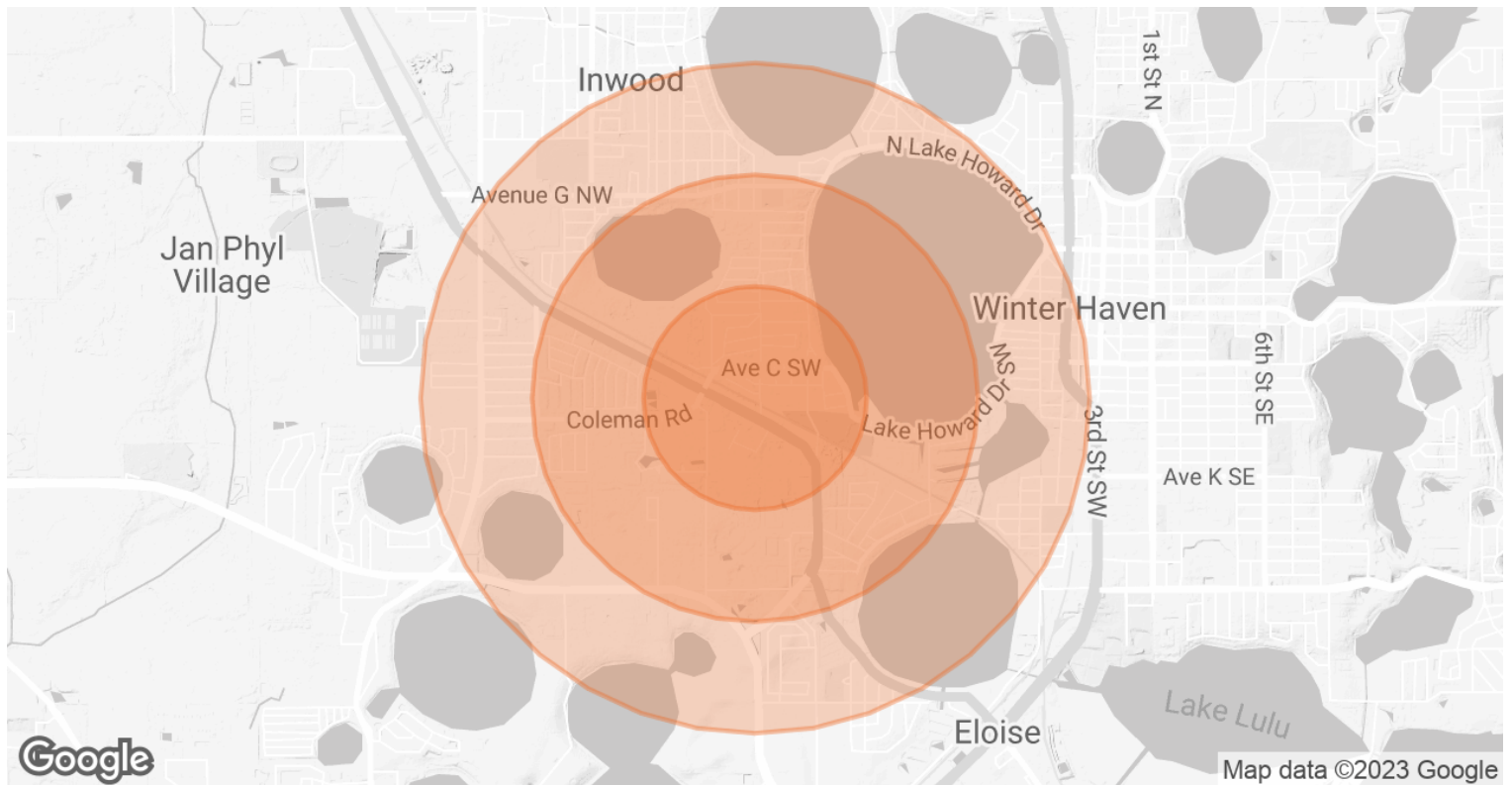
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,078	6,993	11,020
AVERAGE AGE	39.5	37.7	41.6
AVERAGE AGE (MALE)	36.4	35.1	41.2
AVERAGE AGE (FEMALE)	39.6	38.3	41.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	848	2,789	4,596
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$50,770	\$48,289	\$47,310
AVERAGE HOUSE VALUE	\$268,399	\$214,545	\$219,020

** Demographic data derived from 2020 ACS - US Census*

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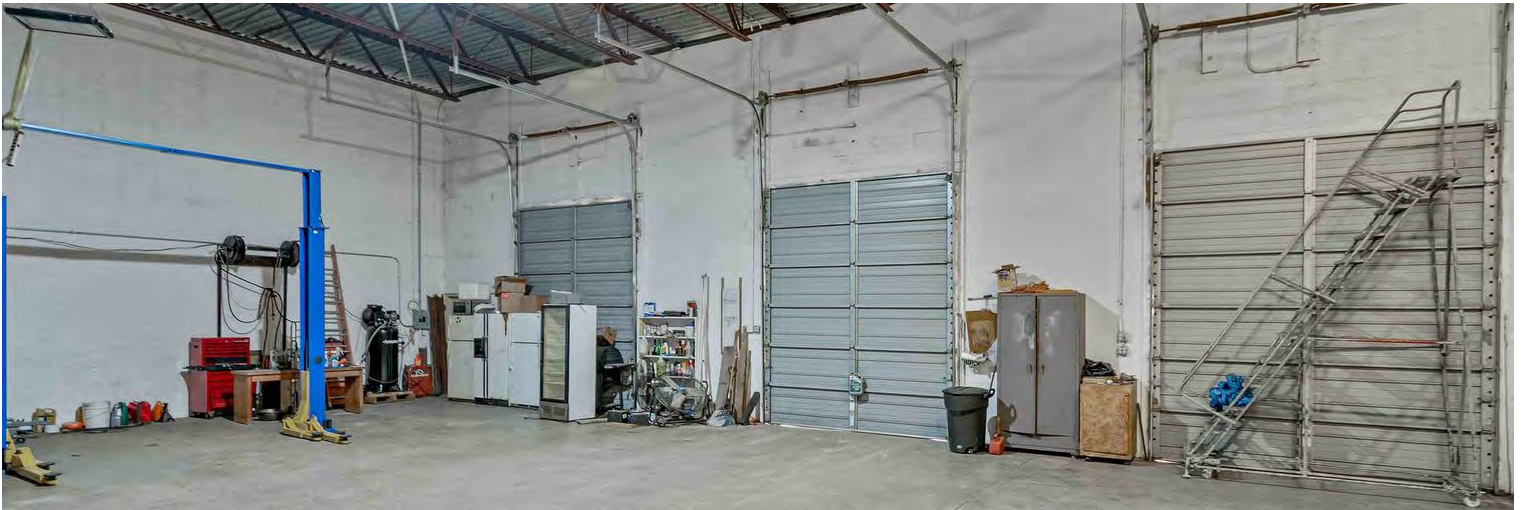
ADDITIONAL PHOTOS



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Craig Morby

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Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS & ASSOCIATIONS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors



Eric Ammon, CCIM

Senior Advisor

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Eric Ammon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife Patty and their two children.

DISCIPLINES

- General Commercial Real Estate