

LAKELAND INCOME PRODUCER W/ NNN LEASE

812 E MEMORIAL BLVD
LAKELAND, FL 33801

Craig Morby

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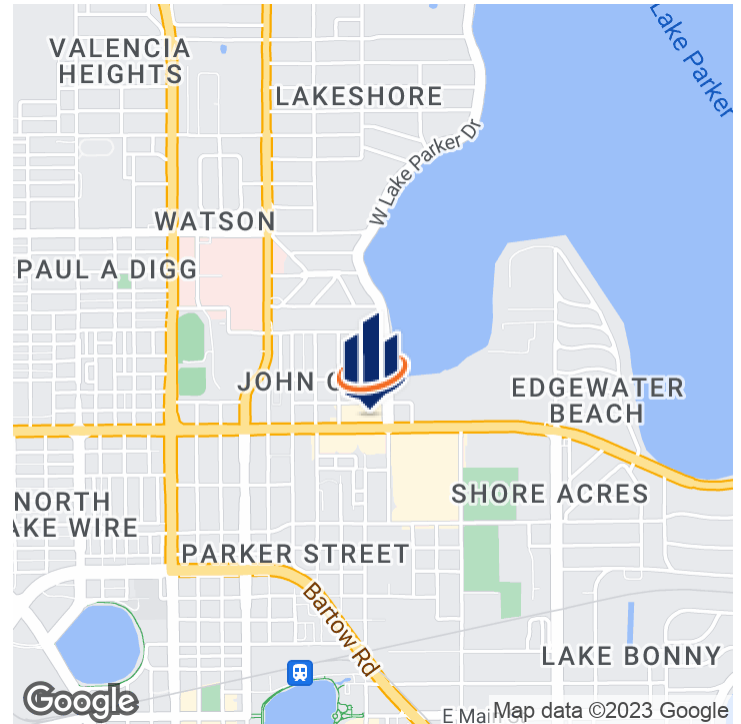
Eric Ammon, CCIM

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Property Summary



OFFERING SUMMARY

Sale Price:	\$399,900
Building Size:	1,586 ± SF
Lot Size:	0.28 Acres
Price / SF:	\$252.14
Year Built:	1969
Zoning:	C2, City of Lakeland
APN:	24-28-07-170000-009061

PROPERTY OVERVIEW

NNN Lease - Income Producer, 9% CAP. This is a 1,586 SF block building on .28 acres on a major thoroughfare in Lakeland. Memorial Blvd is a main artery running through Lakeland, and east to west as US 92 in the entire state. There are 40,000 cars per day along this route.

The property has a great open feel with several workstations, 2 bathrooms and a rear building offices. There is an opportunity to open up this building further.

The property is currently leased and monthly rent is \$3,000 per month with yearly \$100 increases through 2025.

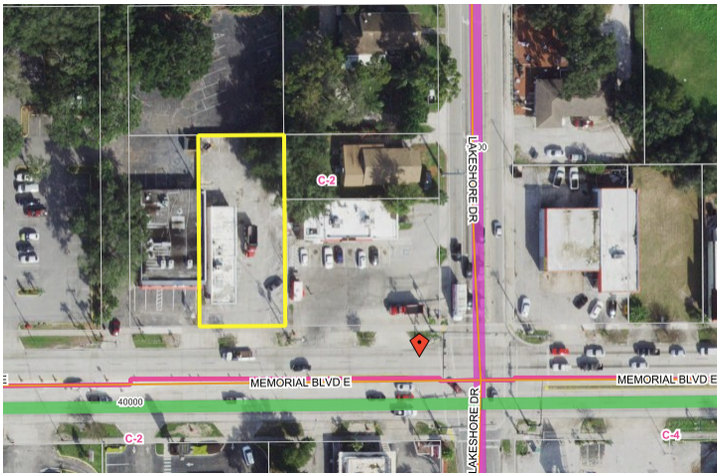
The property could also be a candidate for redevelopment - tenant may be amenable to an early move out.

Complete Highlights



PROPERTY HIGHLIGHTS

- NNN Lease - Central Lakeland Retail - Possible redevelopment site.
- CAP RATE - 9% [based on NNN lease]
- 1,586 SF on .31 Acres
- Currently \$3,000 monthly rent with annual \$100 increases - expires 4/30/25
- Zoned C2 - City of Lakeland - uses include retail, restaurant, office.
- Layout is mostly open with several workstations, 2 bathrooms, laminate floors. The rear of the building has an office and other area that could easily be opened up.
- 15-20 parking spaces
- This property is on City water and sewer.
- 40,000 AADT
- SISTER PROPERTY ALSO AVAILABLE AT 2135 S 78TH ST., TAMPA.
- No survey available.



Financial Summary



INVESTMENT OVERVIEW

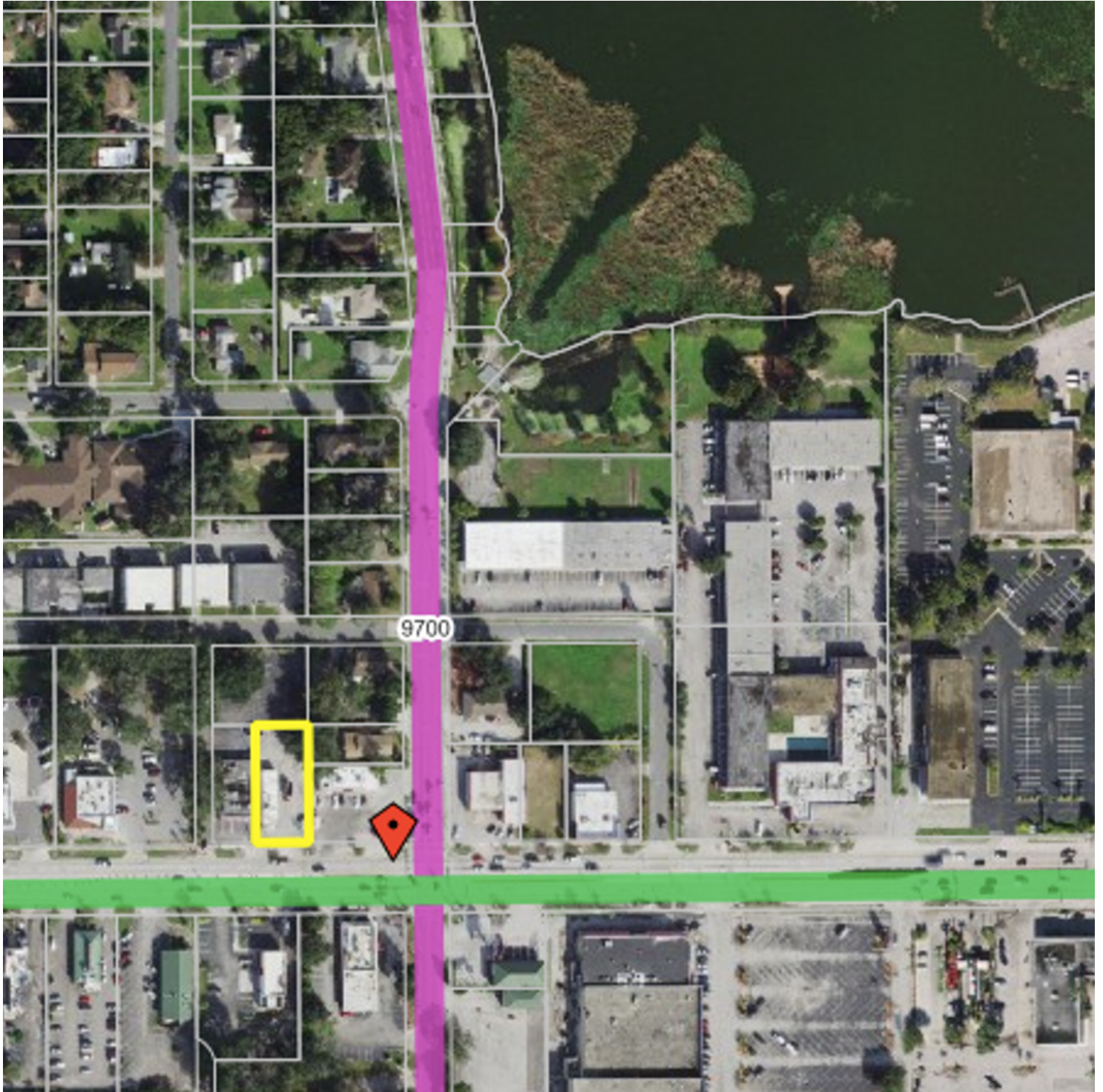
LAKELAND FL INCOME PRODUCER - NNN LEASE - 1,586 SF

Price	\$399,900
Price per SF	\$252

TENANT EXPENSES

LAKELAND FL INCOME PRODUCER - NNN LEASE - 1,586 SF

Gross Scheduled Income	\$36,000
TENANT OPERATING EXPENSES	\$9,773
Property Taxes	\$2,673
Hazard & Liability Insurance	\$2,500
Lawn Maintenance	\$1,800
Repairs & Maintenance	\$2,800



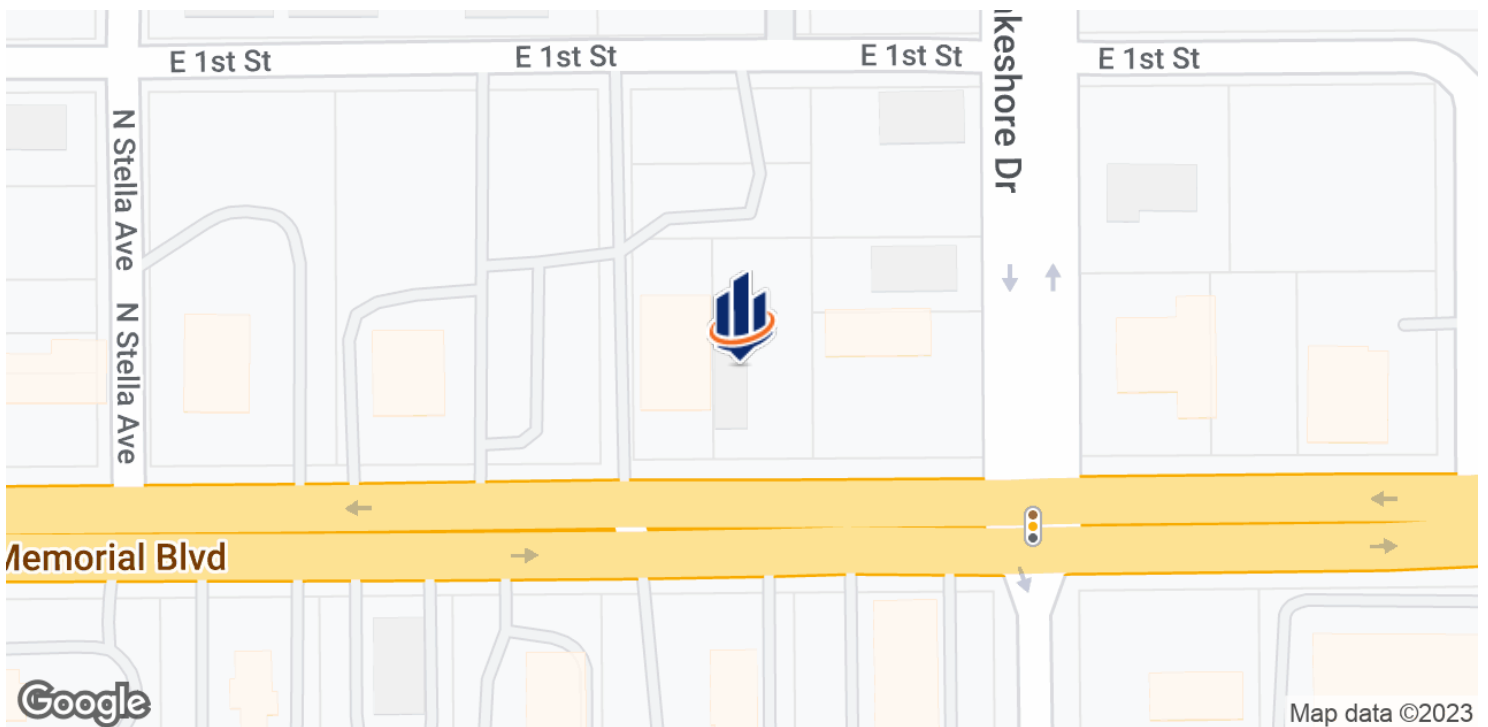
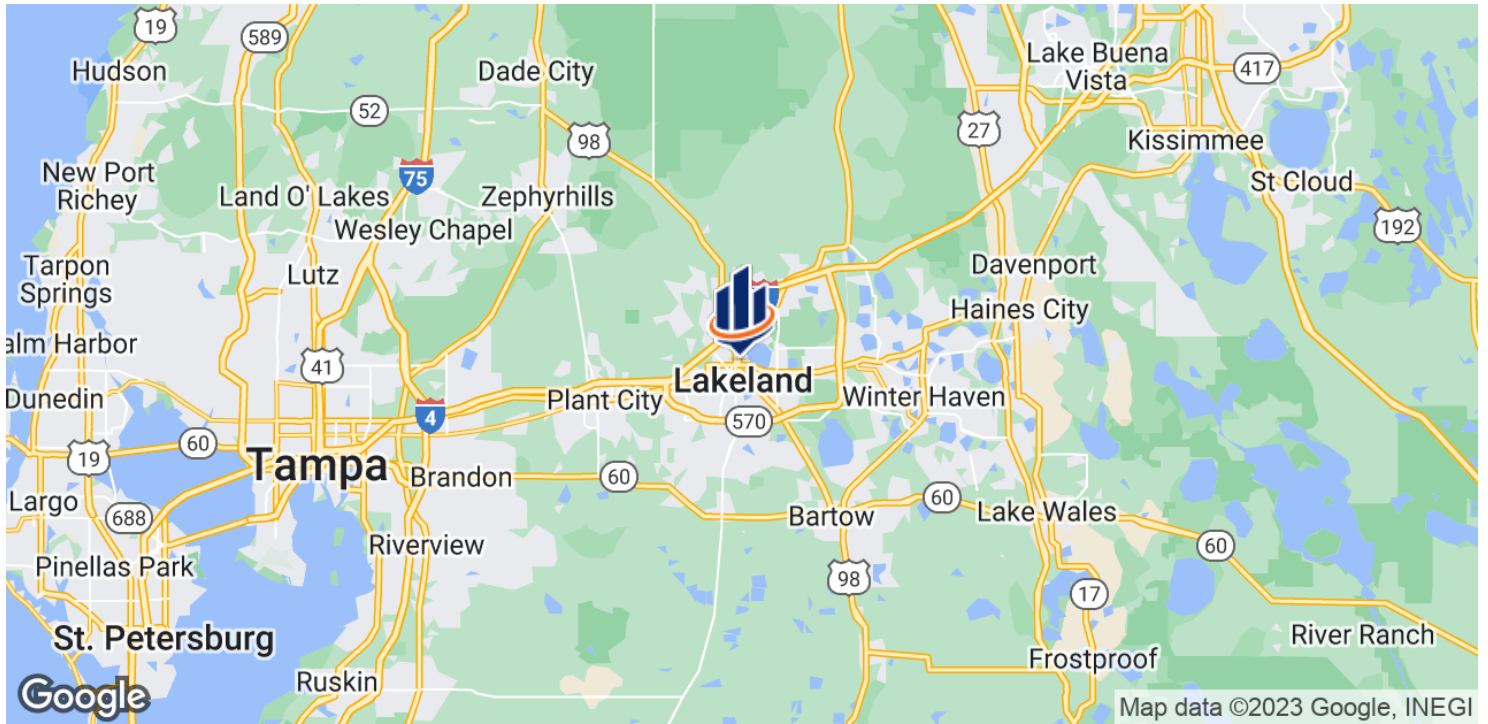
Additional Photos



Additional Photos



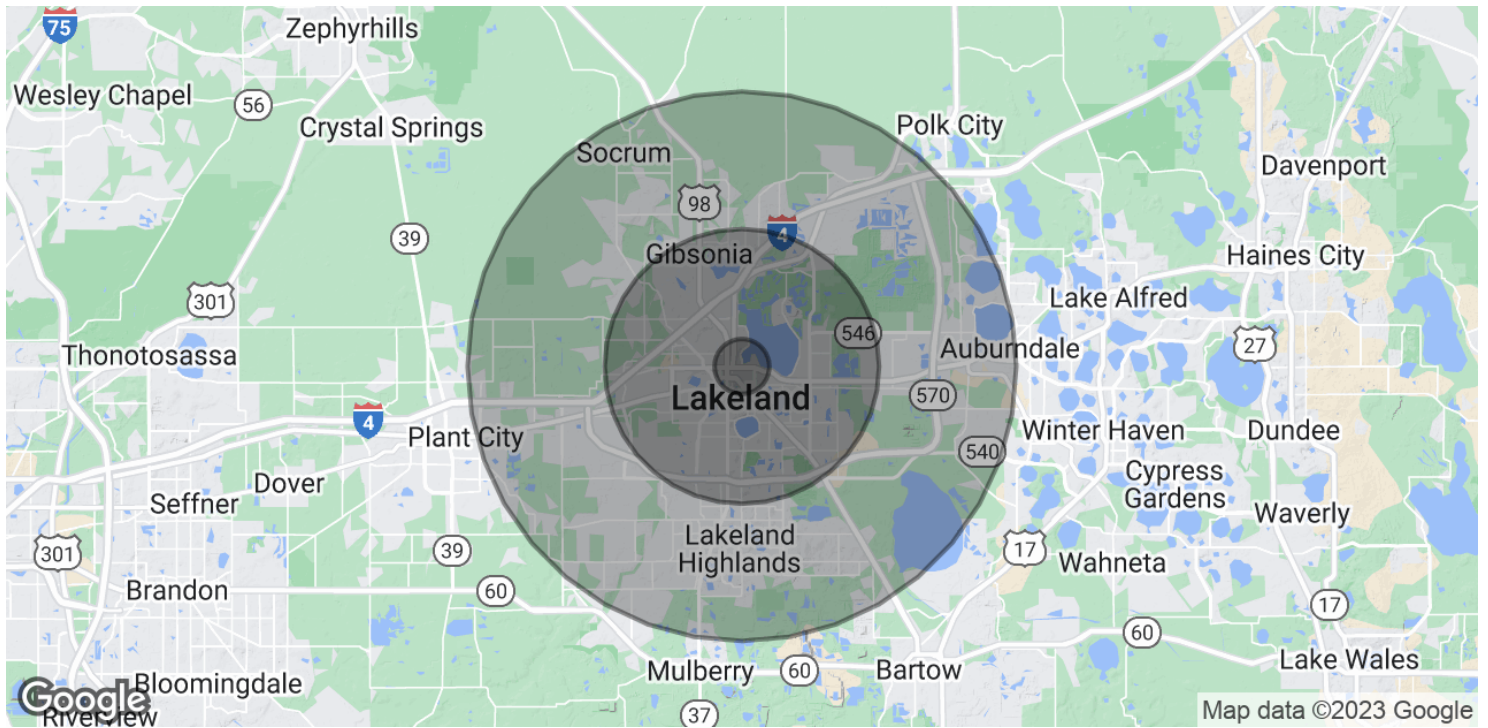
Regional & Location Map



Retailer Map



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,092	137,799	310,693
Average Age	37.4	39.2	39.9
Average Age (Male)	36.1	37.6	38.6
Average Age (Female)	39.2	41.0	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,442	60,939	126,778
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$34,698	\$52,498	\$62,931
Average House Value	\$84,159	\$134,190	\$161,595

* Demographic data derived from 2020 ACS - US Census



CRAIG MORBY

Senior Advisor

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PROFESSIONAL BACKGROUND

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

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

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM 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.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

SVN | Saunders Ralston Dantzler

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