

# DOWNTOWN AUBURNDALE 4,642 SF RETAIL BUILDING WITH UP TO 3 UNITS POSSIBLE LEASEBACK

119 SOUTH MAIN STREET  
AUBURNDALE, FL 33823

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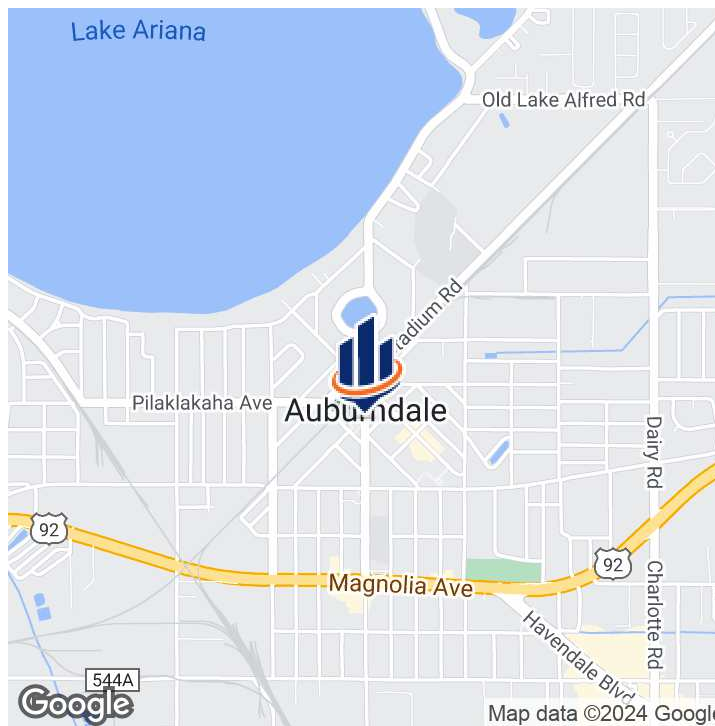
I-4  
20 ± Minutes

Main St.

Subject



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,100,000</b>
Building Size:	4,642 SF
Lot Size:	0.11 Acres
Price / SF:	\$236.97
APN:	25-28-11-333000-000030
Zoning:	CBD - Central Business District, City of Auburndale
Traffic Count:	10,800 Cars/Day
Road Frontage:	60 ± FT

## PROPERTY OVERVIEW

This property is located in the heart of Downtown Auburndale. This could be an owner/user or investor opportunity. Originally built in 1930, it comprises 4,642 square feet, which is currently split into three units - the owner currently operates within two of the spaces for a printing business, and a fashion retailer uses the remainder of the space which is approx. 720 SF.

The printing business has a reception area, and two main shop and production areas. The two units occupying the space can be used as it is currently, or can be easily separated, to accommodate an additional user. The print shop would consider a lease back of a smaller footprint. Additional features of the space include a staff kitchen/break area, and private office up front.

The Tenant has a shop called Modern Pearl - it is primarily a women's clothing and accessory store. The tenant has done a wonderful job of making the space super attractive and functional, with a front area showroom and check out area plus another main show room for inventory. Amenities include 18" ceramic tile, drop ceiling, and two fitting rooms.

Auburndale is a growing city, both from a residential and commercial standpoint. It lies in Polk County, one of the fastest growing counties in the country.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Downtown Auburndale - Historic Main Street
- Owner user of investment opportunity.
- 4,642 SF with up to three units. Approx. measurements for the units - Modern Pearl retail space - 720 SF, Unit 2 Print Shop - 1,200 SF and Unit 3 Main Shop - Approx 2,700 SF.
- The main tenant/owner is an established print shop, and currently occupies two units, but would consider lease back for one unit, opening up a possibility for additional income.
- The main print area of the building has a new drop ceiling, and new duct work. The back area of the print shop has a 7' roll door and access to the auxiliary shed. Combo of ceramic tile, concrete and linoleum on slab.
- The Tenant [Modern Pearl] space has been updated with new wiring and dedicated lines. The store is beautiful and has two main spaces for retail sales, all 18" ceramic tiles, with two dressing rooms, a storage closet and bathroom. The tenant is on a one year lease expiring in July 2024. Tenant would like to stay and currently pays \$1,000 per month.
- Shed is approx. 312 SF - primarily acts as a storage area - it has a A/C mini split unit.
- Three bathrooms, one in each unit.
- Four A/C units - 2013, 2014 and two unknown.
- In the rear of the property exists a 5' easement with the Mullins Insurance Group.
- City of Auburndale handles utilities, sewer and trash. Three separate meters for utilities.
- Roof was replaced in 2005 and re-sealed approx. 3 years ago.
- Building has 3 Phase, 240 Amp power.
- Property tax - \$3,984.
- Current rents in Auburndale run \$15-\$18 per square foot.

# Retailer Map



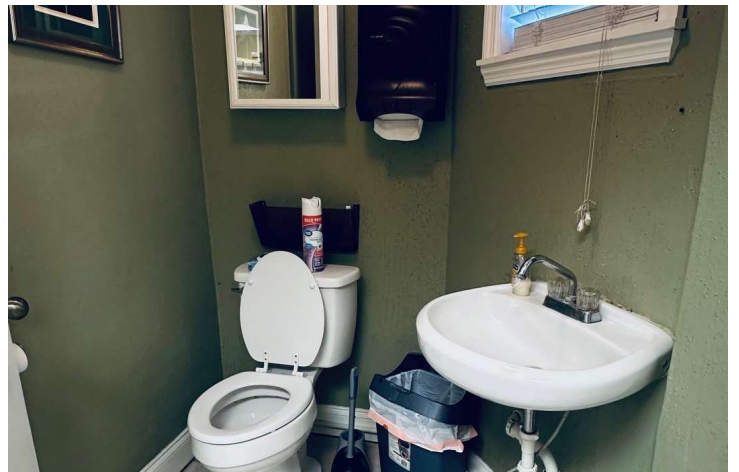
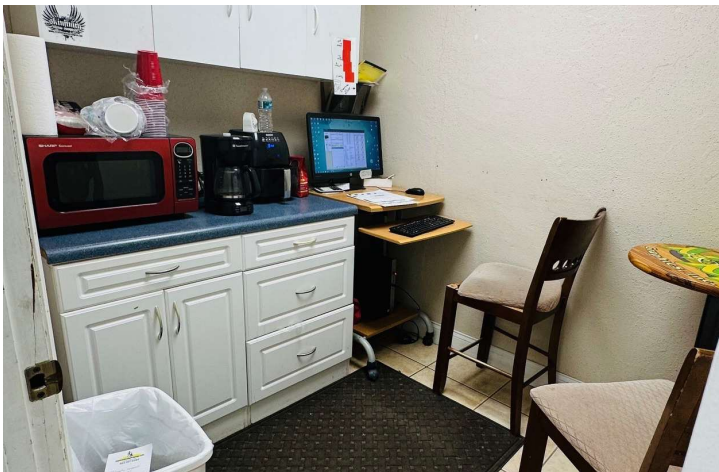
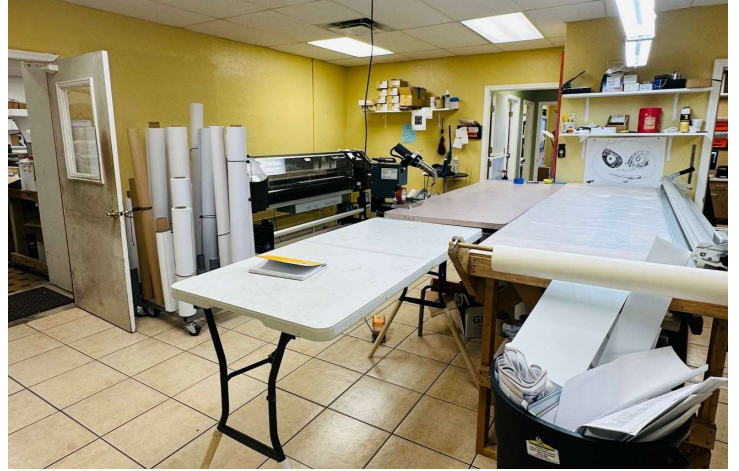
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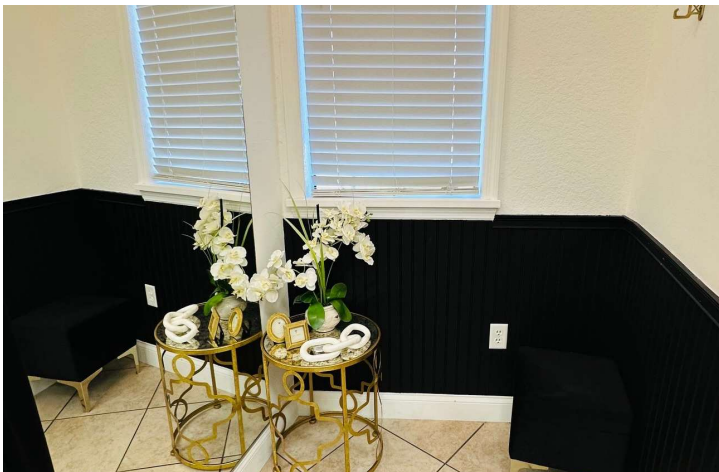
# Additional Photos



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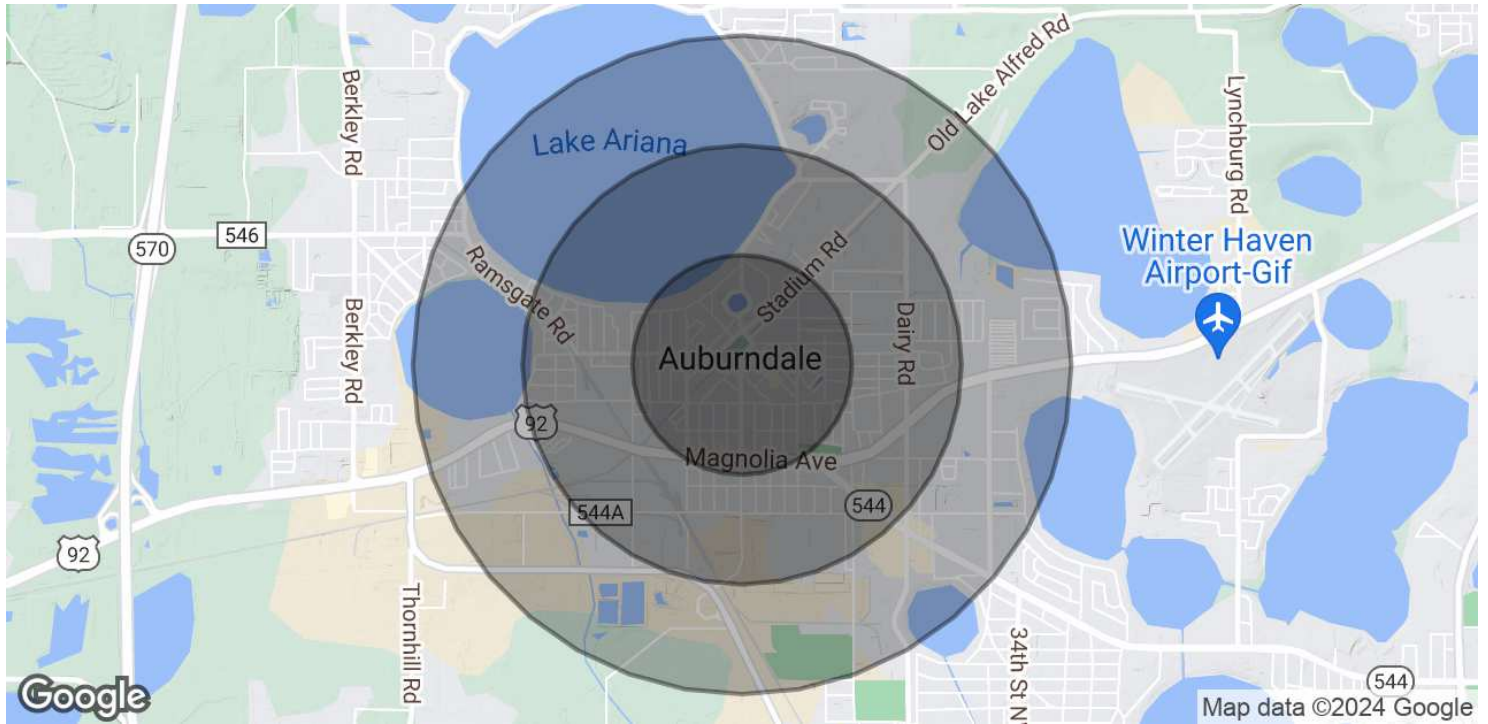


# Additional Photos





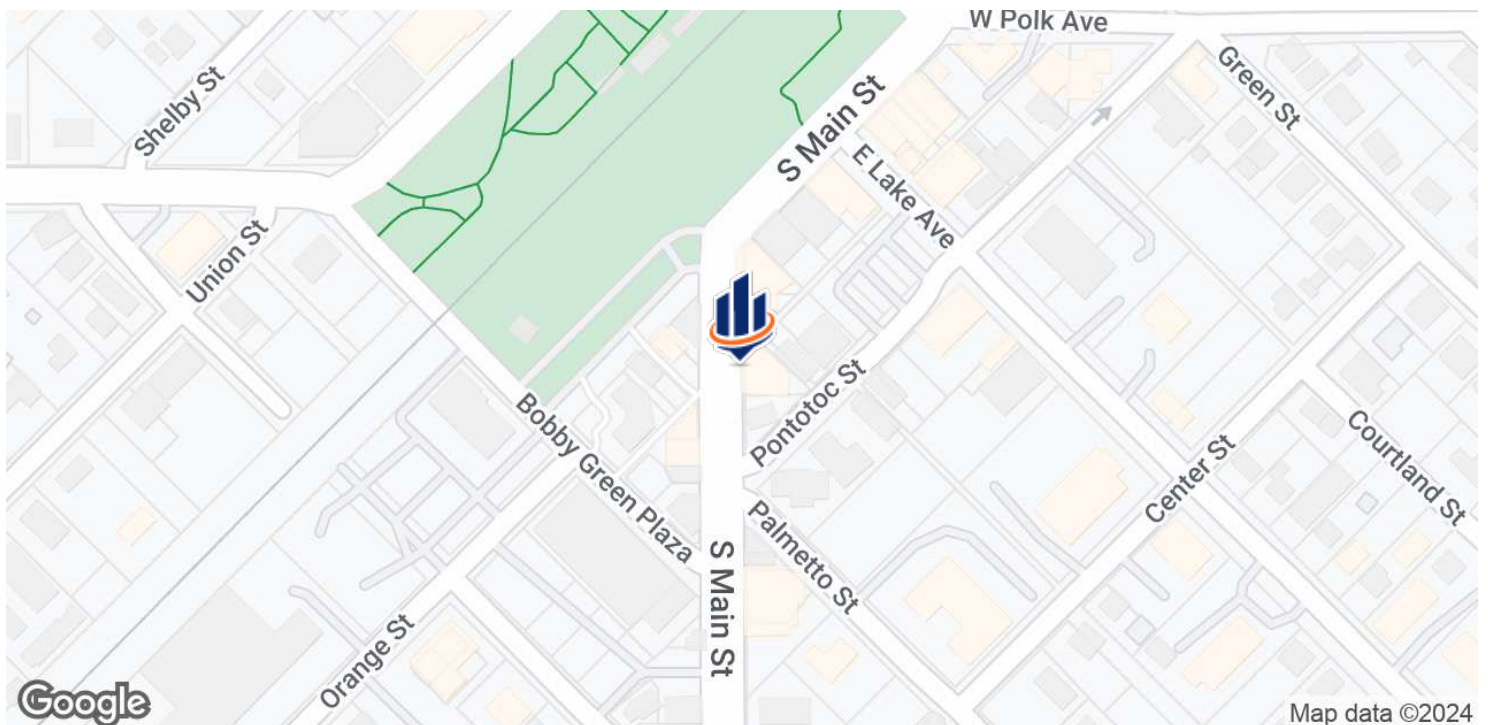
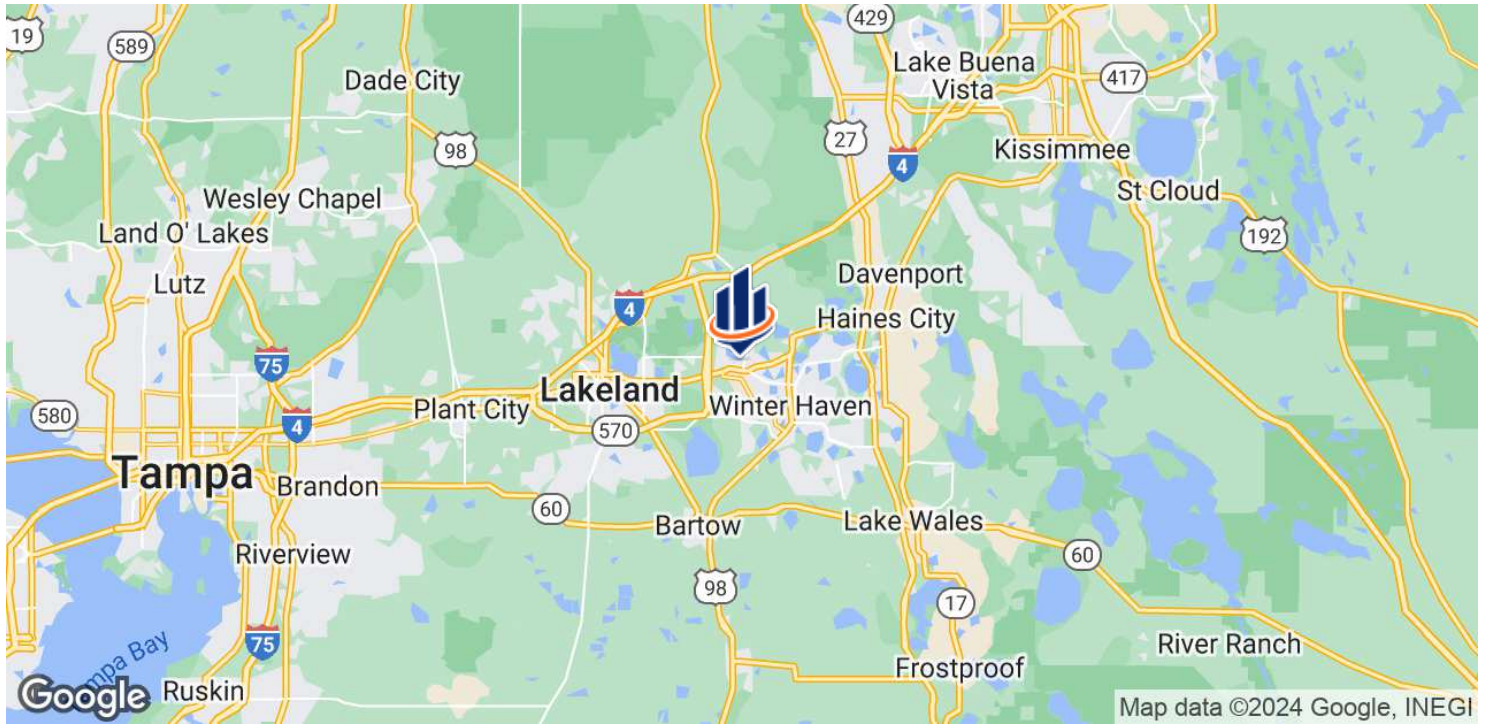
# Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,667	5,581	11,513
Average Age	32.4	34.0	36.9
Average Age (Male)	28.8	32.2	35.9
Average Age (Female)	42.2	38.9	38.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	574	2,009	4,417
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$56,282	\$48,174	\$49,590
Average House Value	\$121,096	\$108,272	\$111,912

\* Demographic data derived from 2020 ACS - US Census

# Regional & Location Map





## CRAIG MORBY

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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 15 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 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 two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



**ERIC AMMON, CCIM**

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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

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