

COMMERCIAL BUILDING

## 701 E CANAL MULBERRY

701 EAST CANAL STREET, MULBERRY, FL 33860

RKommercial   
Group



FOR LEASE

PRESENTED BY:

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# PROPERTY SUMMARY

701 EAST CANAL STREET



## Property Summary

Building SF:	3,140 SF
Lease Rate:	\$17/SF NNN
Lot Size:	0.22 acres (both parcels)
Parking Ratio:	5.1
Parking:	16
Parking Ratio:	5/1000
Year Renovated:	2022
Uses:	Retail, C-Store, Medical, Office, Restaurant, and
Traffic	23,000 vehicles per day

## Property Overview

The property boasts the potential for 16 parking spaces across two parcels, providing convenience for both customers and employees.

The building's appeal is enhanced by a recent 2022 roof installation, ensuring a worry-free ownership experience with minimal capital expenditures in the foreseeable future. This significant improvement adds tremendous value and security for any new owner.

Strategically positioned along E Canal St., a main artery within Mulberry city limits, the property enjoys a robust daily traffic flow of 23,000 vehicles. This high visibility makes it an ideal spot for a restaurant or any retail business seeking exposure to a broad audience.

Surrounded by established businesses such as the Marathon gas station to the west and Carter's BBQ to the east, the property opens up collaborative opportunities with a range of neighboring enterprises. The diverse landscape of nearby businesses creates an environment where your venture can thrive and complement the existing local offerings. Notably, the City of Mulberry has acquired adjacent land on the north side of E Canal St. with confirmed plans to build their new headquarters. This strategic development aligns perfectly with the property, promising increased foot traffic and potential collaboration opportunities for any business occupying this space.

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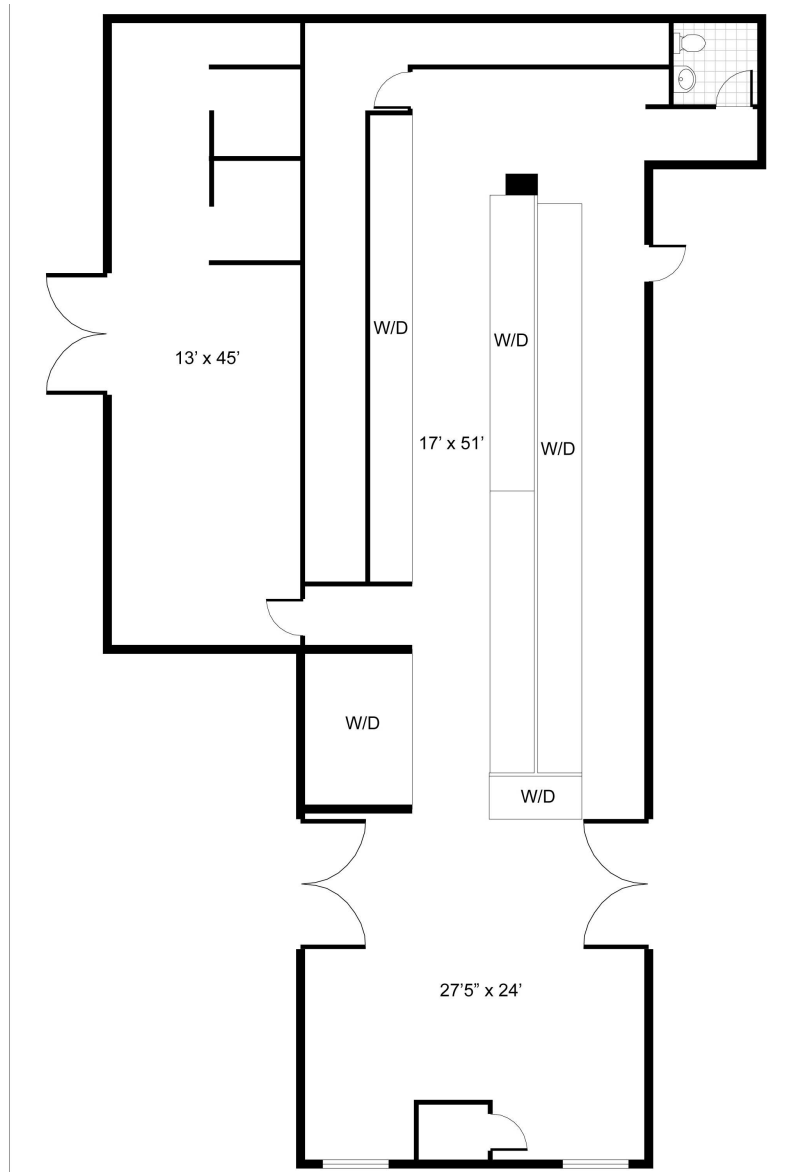
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# BUILDING FLOOR PLAN

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