

KENTUCKY AVE MIXED USE INVESTMENT OPPORTUNITY

711 & 717 N KENTUCKY AVE
LAKELAND, FL 33801

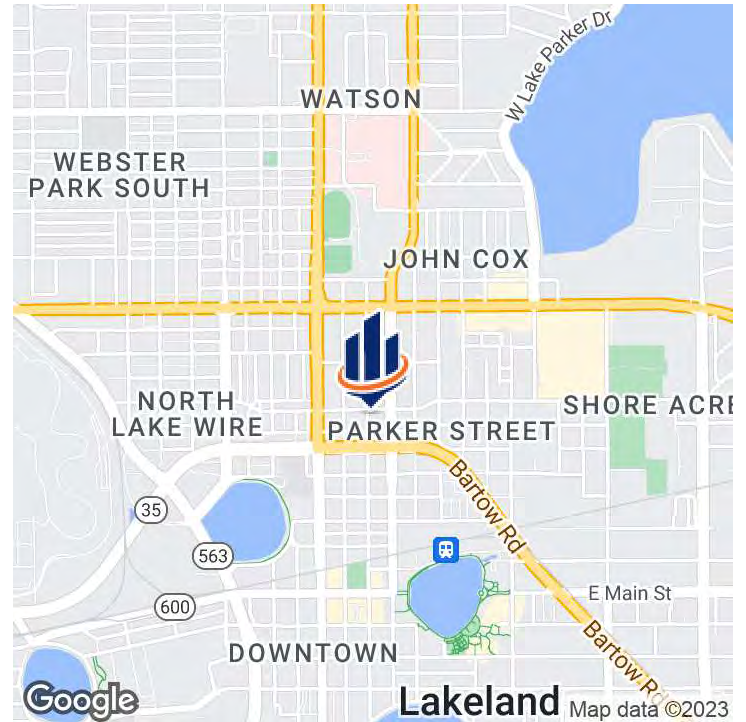
Danielle Brown
Associate Advisor
C: 863.670.7842
danielle.brown@svn.com

Craig Morby
Senior Advisor
C: 863.581.0059
craig.morby@svn.com

Eric Ammon, CCIM
Senior Advisor
C: 863.602.1001
eric.ammon@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$675,000
Building Size:	4,275 SF
Lot Size:	0.23 Acres
Price / SF:	\$157.89
Year Built:	1958
Zoning:	PUD 5502
APN:	24-28-18-203000-014160

PROPERTY OVERVIEW

This is an investor opportunity in midtown Lakeland, FL. Two buildings on one tax parcel with two businesses; one retail and one educational. Each building has been finished out with modern amenities, exposed ceilings, and ADA bathrooms.

The barber/skate shop is 1,875 SF, which includes a 1,500 SF main space and 375 SF storage space in the rear of the building. It has superb finished concrete floors, and exposed ceiling - the tenant has outfitted the place in a modern industrial feel, with a center reception console, several barber chairs, and televisions. The rear of the store is dedicated to merchandise and skateboard shop. There is one bathroom.

The education facility is 2,400 SF with a combo of laminate floors in the common area and carpet in the offices, exposed ceilings in several rooms, drop ceilings in the other. The office has a large, traditional reception area with waiting area, a large conference room, two bathrooms and 5 additional offices. There is also an additional tech room, and staff kitchen.

Complete Highlights



PROPERTY HIGHLIGHTS

- Sales Includes 711 & 717 N Kentucky Ave - two separate businesses on one parcel.
- Listed at \$158 per square feet.
- 4, 275 SF total on .23 Acres.
- Zoned PUD 5502, City of Lakeland. Current retail and office uses allowed per zoning classification.
- 711 N Kentucky - 2,400 SF currently used by an educational company, lease until 6/30/24.
- Current rent - \$1,909.62/month with annual increases.
- Floor plan for 711 N Kentucky & 717 N Kentucky available.
- 717 N Kentucky Ave - 1,875 SF includes attached storage structure. (1,500 SF & 375 SF respectively)
- Current rent - \$1,236/month, with annual increases.
- City water & sewer.
- Roof age - unknown. HVAC age - unknown
- Parking spaces - 6 dedicated and free street parking.
- Property Taxes - \$2831.00.



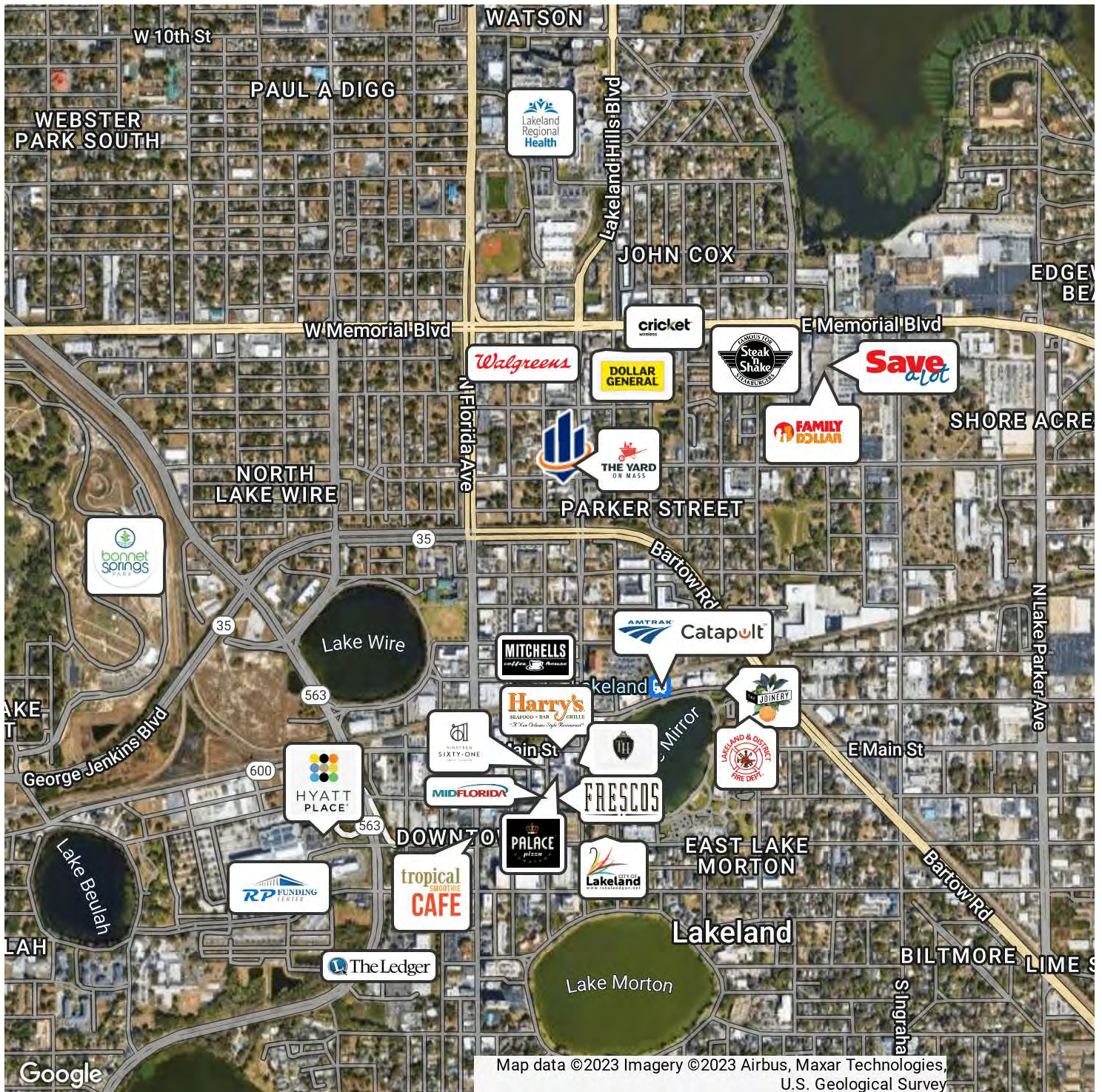
Rent Roll



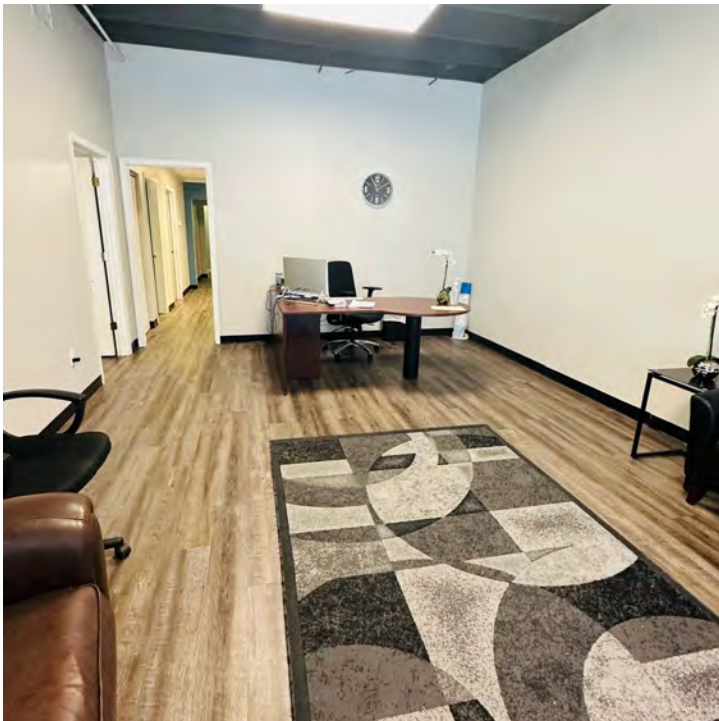
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	711 N Kentucky	2,400 SF	56.14%	\$9.55	\$22,915	7/1/21	6/30/2024
-	717 N Kentucky	1,875 SF	43.86%	\$7.91	\$14,832	4/1/22	03/31/2025
TOTALS		4,275 SF	100%	\$17.46	\$37,747		
AVERAGES		2,138 SF	50%	\$8.73	\$18,874		



N Mass Retailer Map



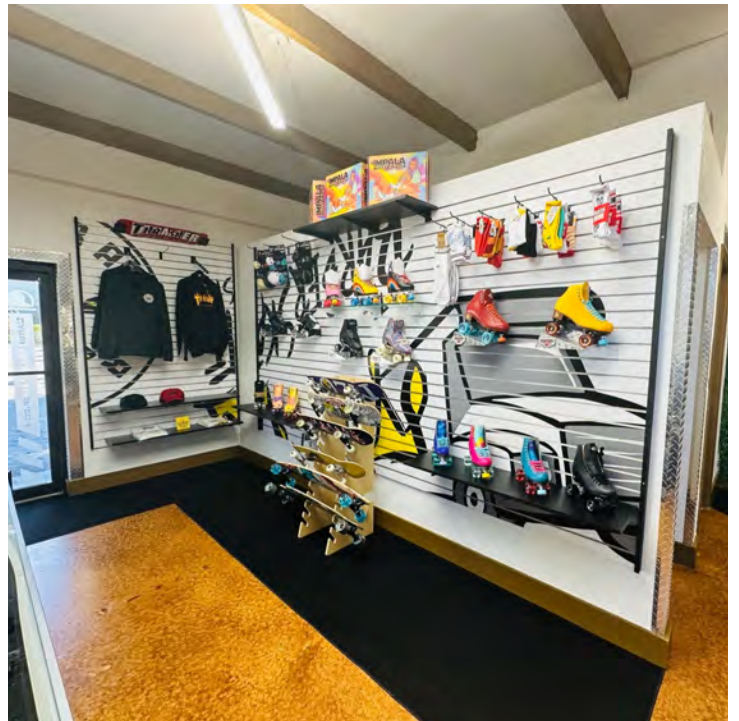
Additional Photos



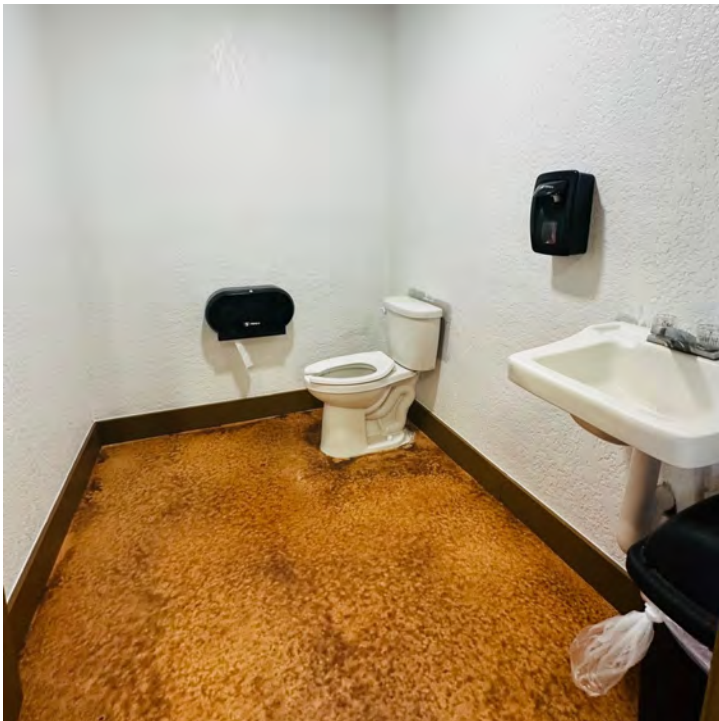
Additional Photos



Additional Photos



Additional Photos

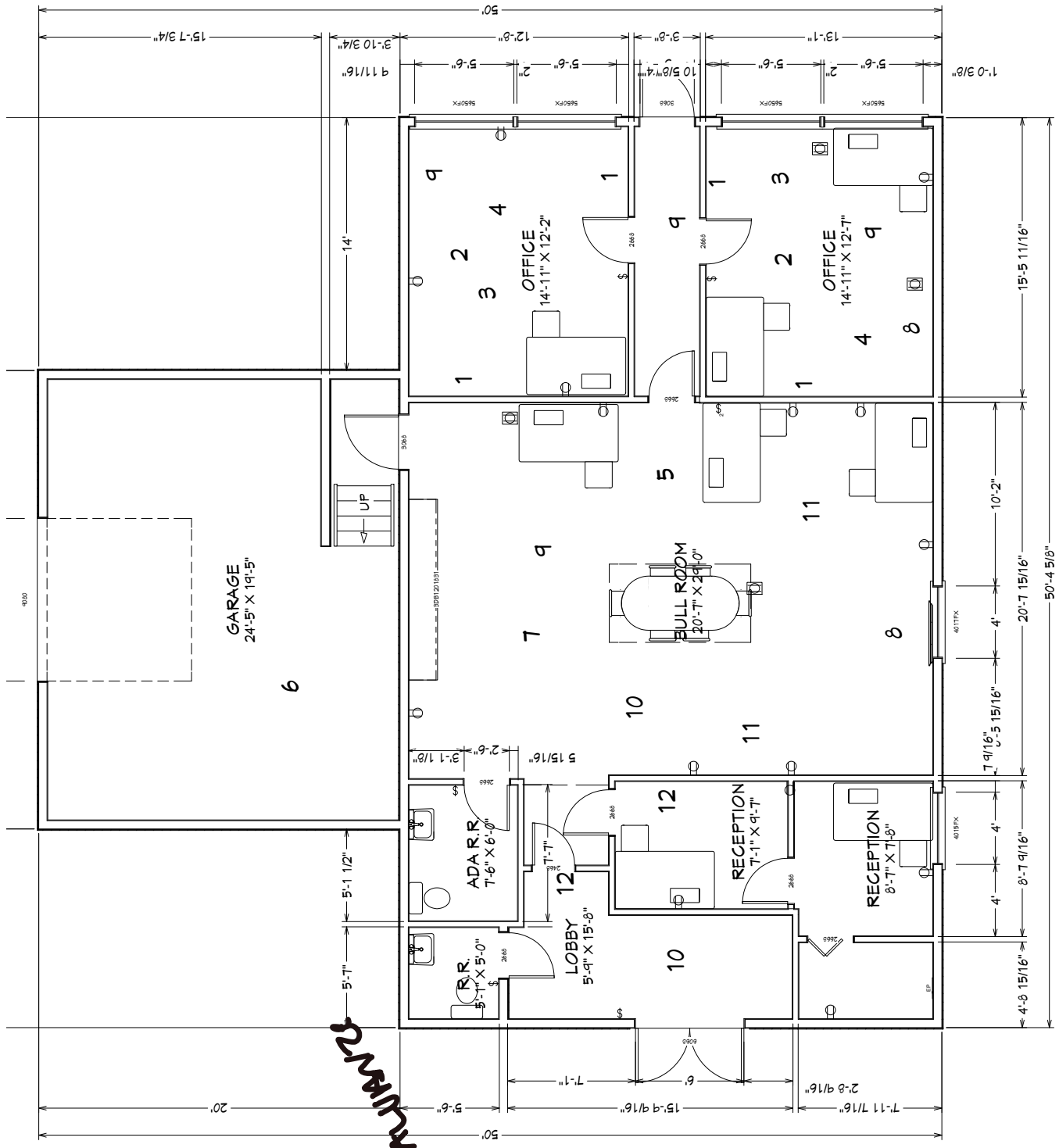


Second to None

SCOPE OF WORK

1. Remove walls complete
2. Remove all acoustical ceilings.
3. Supply and install new drywall ceiling lids.
4. Remove loose wires.
5. ~~Install new at sock~~ **REMOVE** duct down center of room to discharge into reception area.
6. Remove stored contents of Garage.
7. Grind concrete floor to exposed concrete. (Sealers and finishes by Tenant).
8. Receptacles and wiring for Barbershop by Tenant.
9. Supply and install new 2x2 surface mounted light fixtures.
10. Painting by Tenant.
11. Hang tape and finish drywall walls with textured finish to match existing.
12. Install new door from lobby to Bullroom and into reception office.

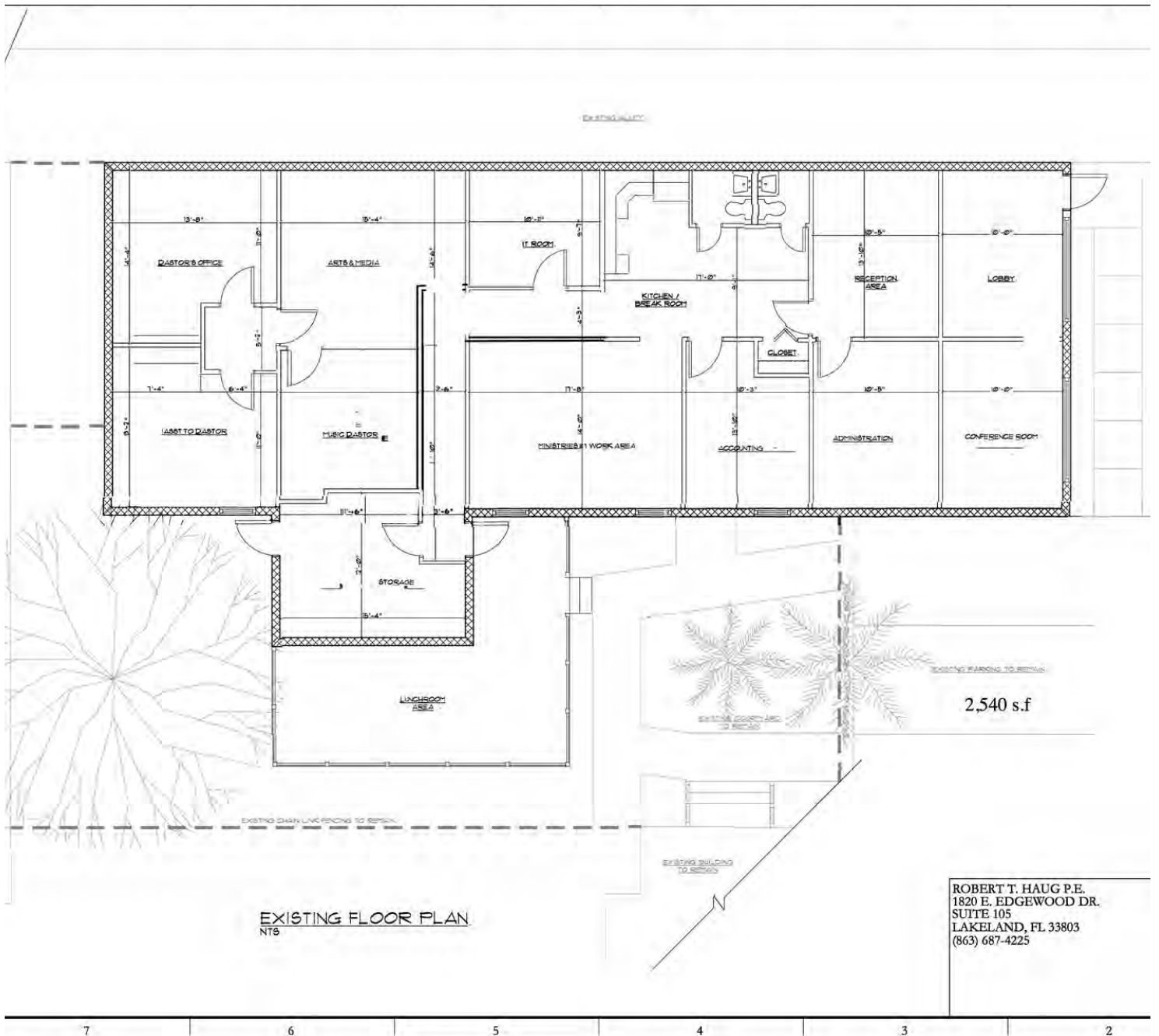
REMOVE
CONCRETE



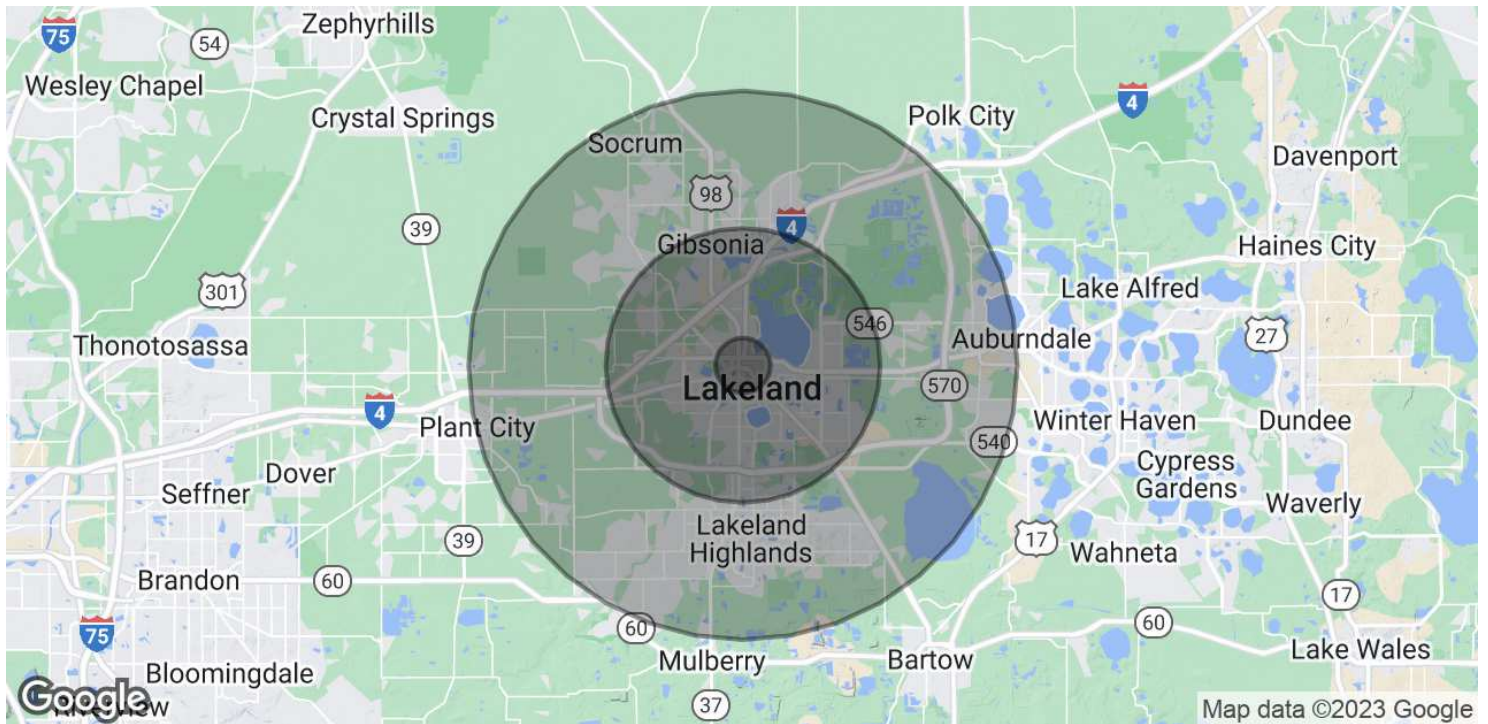
SECOND TO NONE BARBERSHOP

717 N. KENTUCKY AVENUE

Floor Plan



Demographics Map & Report



POPULATION

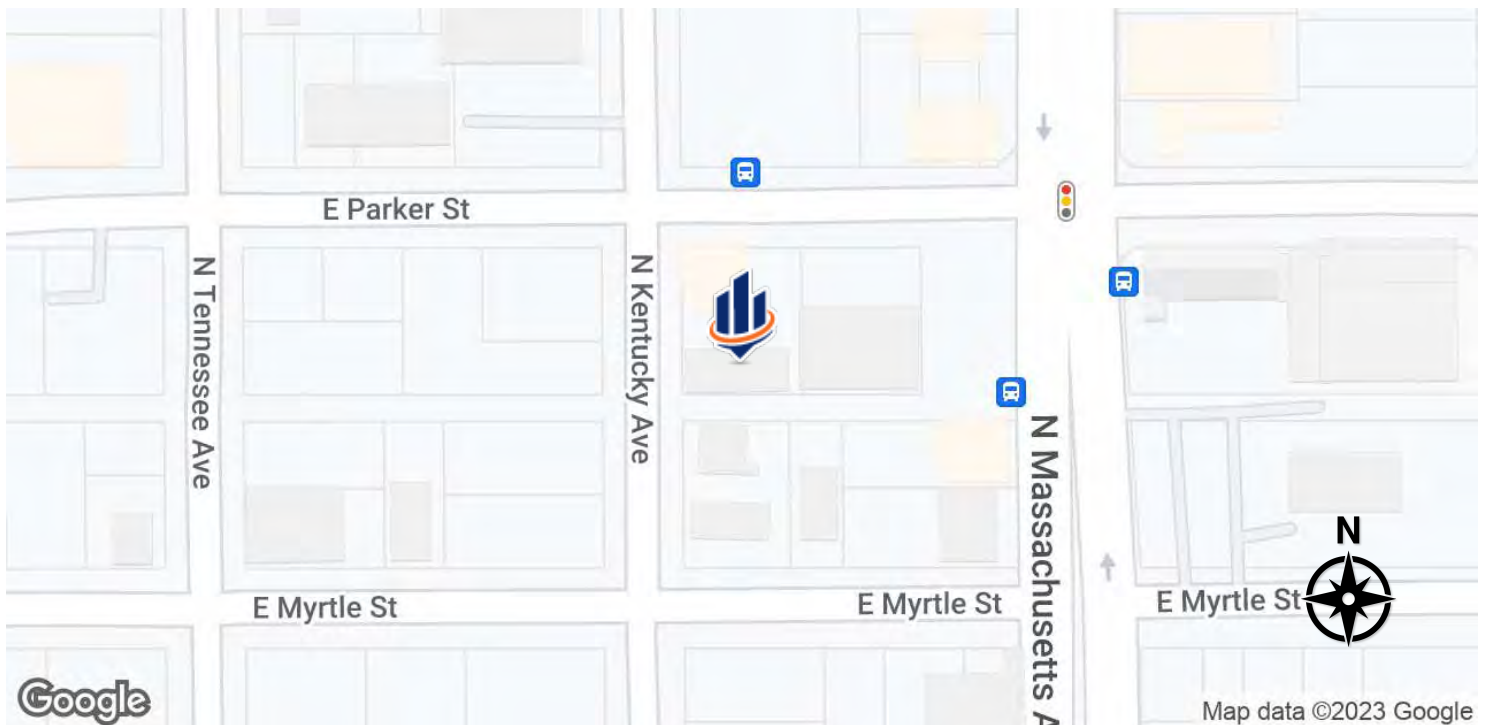
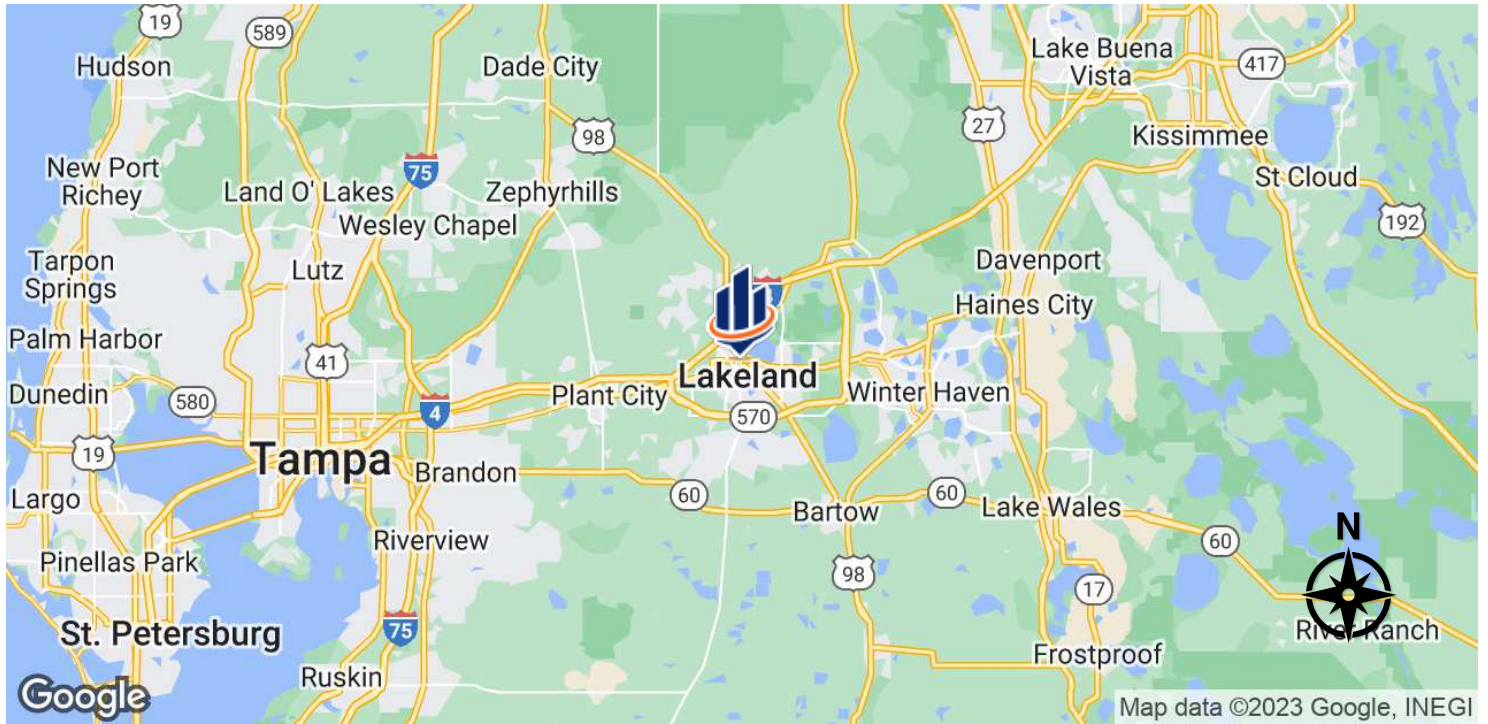
	1 MILE	5 MILES	10 MILES
Total Population	8,738	137,435	313,712
Average Age	38.0	38.9	39.9
Average Age (Male)	36.8	37.2	38.4
Average Age (Female)	40.4	40.6	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,942	60,345	127,773
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$35,812	\$52,975	\$62,701
Average House Value	\$98,873	\$134,697	\$160,286

* Demographic data derived from 2020 ACS - US Census

Regional & Location Map





DANIELLE BROWN

Associate Advisor

danielle.brown@svn.com

Direct: 877.518.5263 x440 | Cell: 863.670.7842

PROFESSIONAL BACKGROUND

Danielle Brown is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: 877.518.5263 x442 | Cell: 863.581.0059

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

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



ERIC AMMON, CCIM

Senior Advisor

eric.ammon@svn.com

Direct: **877.518.5263 x353** | Cell: **863.602.1001**

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

1723 Bartow Rd
Lakeland, FL 33801