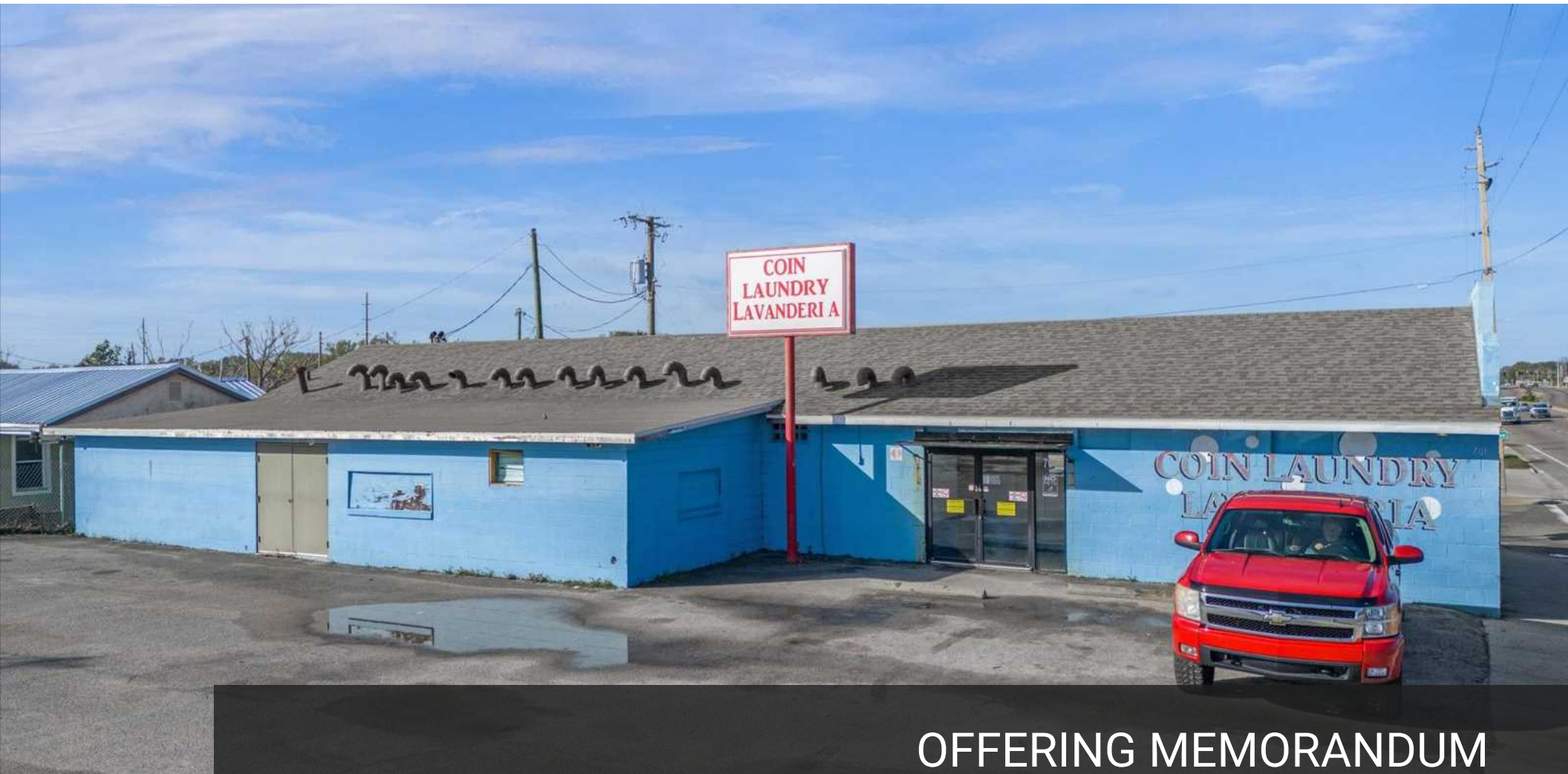


RETAIL OFFERING MEMORANDUM

701 E CANAL MULBERRY

701 EAST CANAL STREET, MULBERRY, FL 33860



OFFERING MEMORANDUM

R KOMMERCIAL
GROUP

PRESENTED BY:

RICHARD KURBAN, CCIM

Principal

Tel: (407) 800-1009

richard@rkommerical.com

BK3317775, Florida

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RICHARD KURBAN, CCIM

PRINCIPAL

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701 EAST CANAL STREET

PROPERTY INFORMATION

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PROPERTY SUMMARY

701 EAST CANAL STREET



Property Summary

Price:	\$460,000
Building SF:	3,140 SF
Price / SF:	\$146/SF
Occupancy:	Vacant
Available SF:	3,140 SF
Lot Size:	0.22 acres (both parcels)
Frontage:	104 FT on E Canal St
Signage:	Pylon Signage
Parking:	16
Parking Ratio:	5/1000
Renovated:	2022
Year Built:	1944
Zoning:	C-2
Parcel ID's	23-30-01-142480-003040/003030
Traffic	23,000 vehicles per day

Property Overview

Welcome to 701 E Canal St., Mulberry, FL – a prime commercial property offering endless possibilities in a strategic location. This 3,140 SF building, nestled on 0.22 acres of land under C-2 zoning, stands ready to accommodate a variety of ventures.

Previously operating as a laundromat, this versatile space is now available for your vision. 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.

In summary, 701 E Canal St. presents a unique opportunity for entrepreneurs and businesses looking to capitalize on a well-maintained, strategically located commercial space with a proven track record and exciting prospects for the future. Don't miss the chance to make this property the foundation for your next successful venture.

Terms

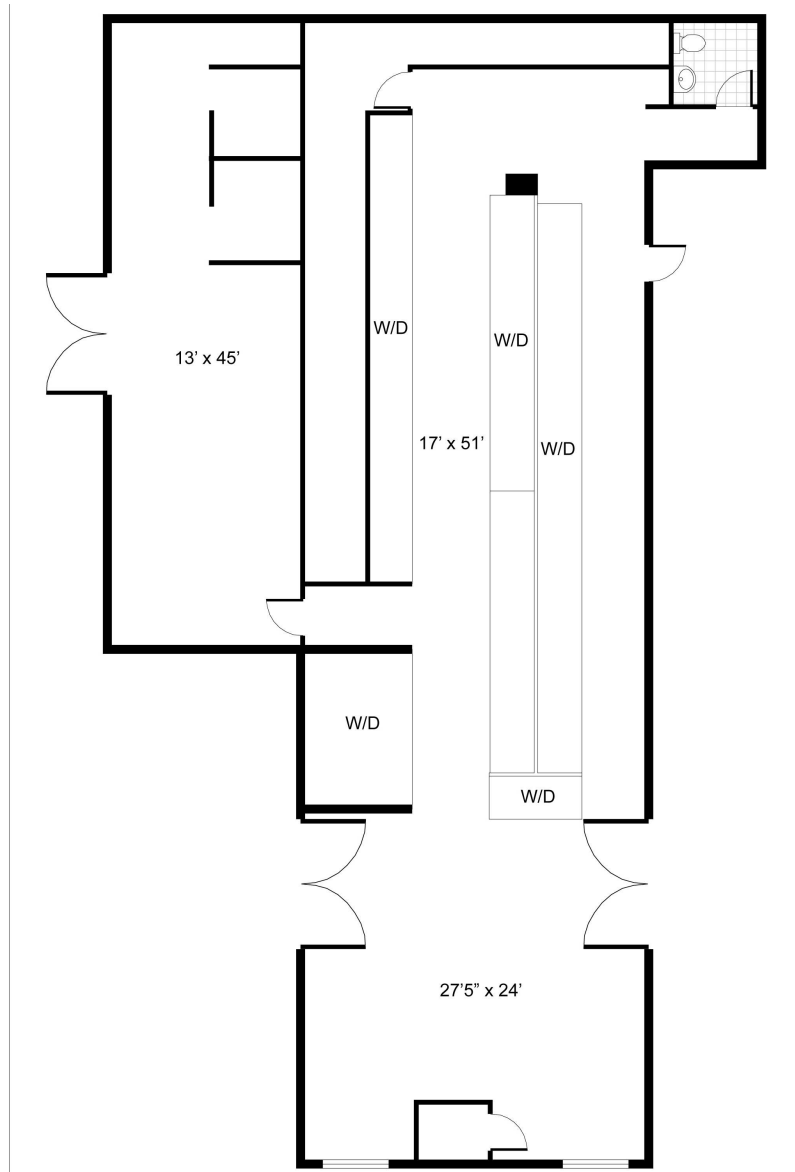
Sold without business and doesn't include equipment. Deed restriction upon sale of not operating any coin laundry or laundromat

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BUILDING FLOOR PLAN

701 EAST CANAL STREET



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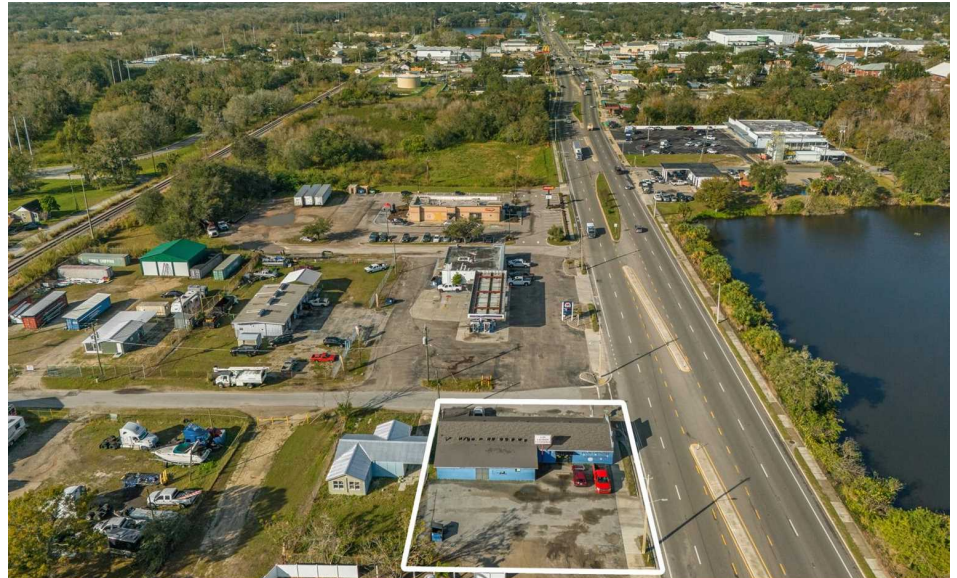
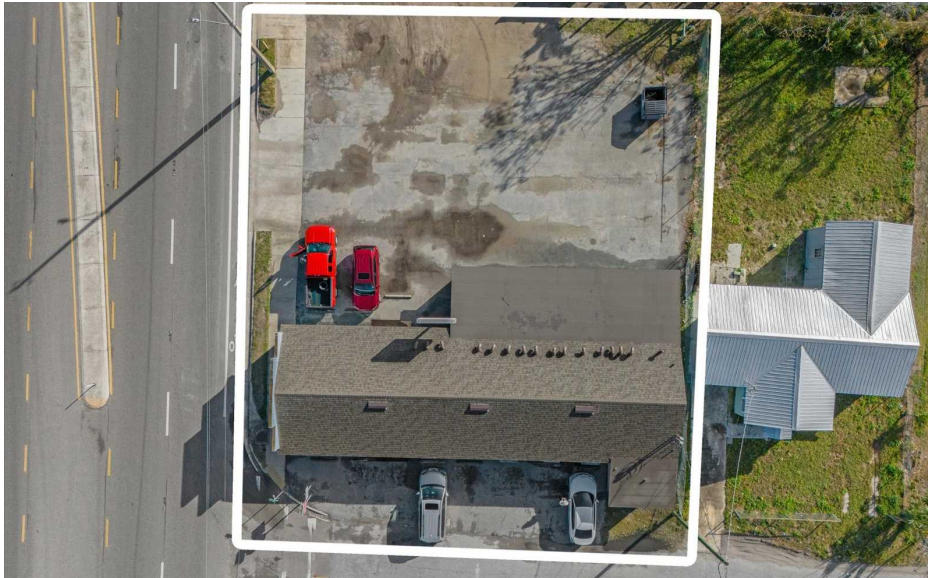
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PROPERTY PHOTOS

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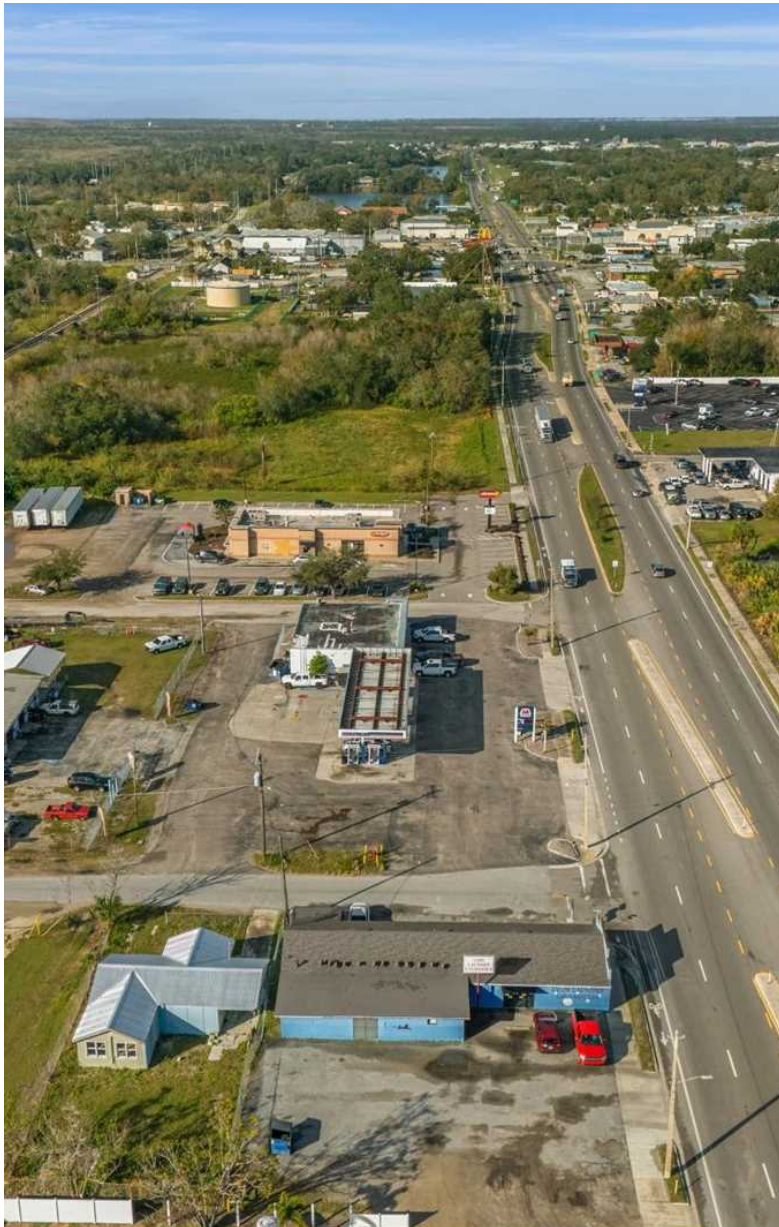
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LOCATION OVERVIEW

701 EAST CANAL STREET



Mulberry's Growth Potential:

Strategic location: Situated near Lakeland, Tampa, and Orlando, Mulberry benefits from the economic vibrancy of these larger cities. Its proximity to major transportation routes like I-4 and US-92 further enhances its accessibility.

Affordable living: Compared to its bustling neighbors, Mulberry offers a lower cost of living, attracting residents and businesses seeking value.

Planned development: The city has a well-defined 2030 Comprehensive Plan that guides future growth, focusing on infrastructure improvements, mixed-use development, and preserving natural areas.

Recent Growth Indicators:

Population increase: Mulberry's population has steadily grown in recent years, with a current estimated population of 4,103, reflecting a 3.38% increase since 2020.

Business expansion: Mulberry has witnessed an influx of new businesses, including the Streamsong Resort, a luxury golf course complex, and the CSX Integrated Logistic Center, a major logistics hub.

Downtown revitalization: Mulberry's downtown area is undergoing a transformation, with initiatives like the conversion of a building into a warehouse-style eatery, adding vibrancy to the city center.

Overall, Mulberry appears to be well-positioned for continued growth. Its strategic location, affordable living options, and planned development efforts create a promising outlook for the city's future.

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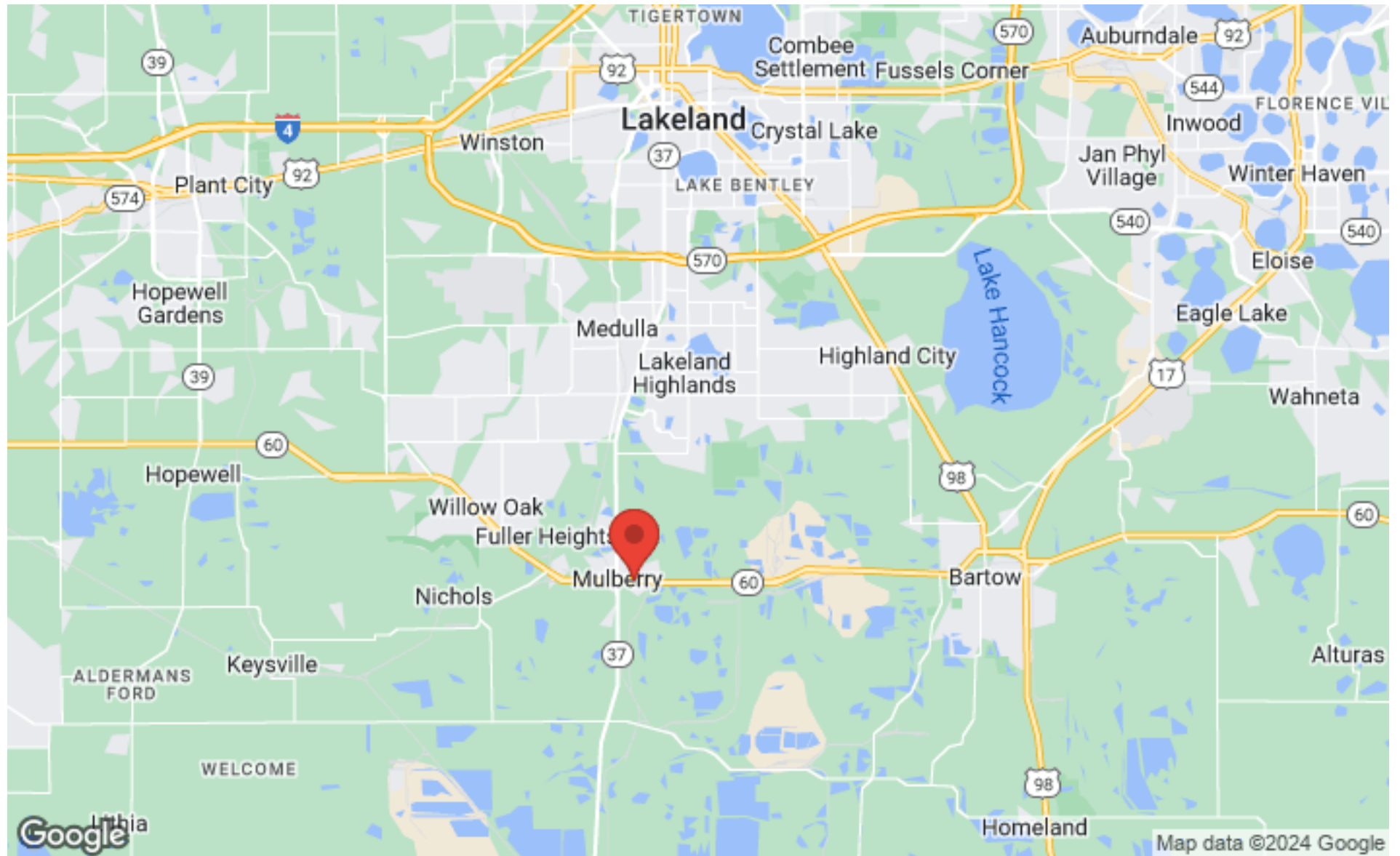
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REGIONAL MAP

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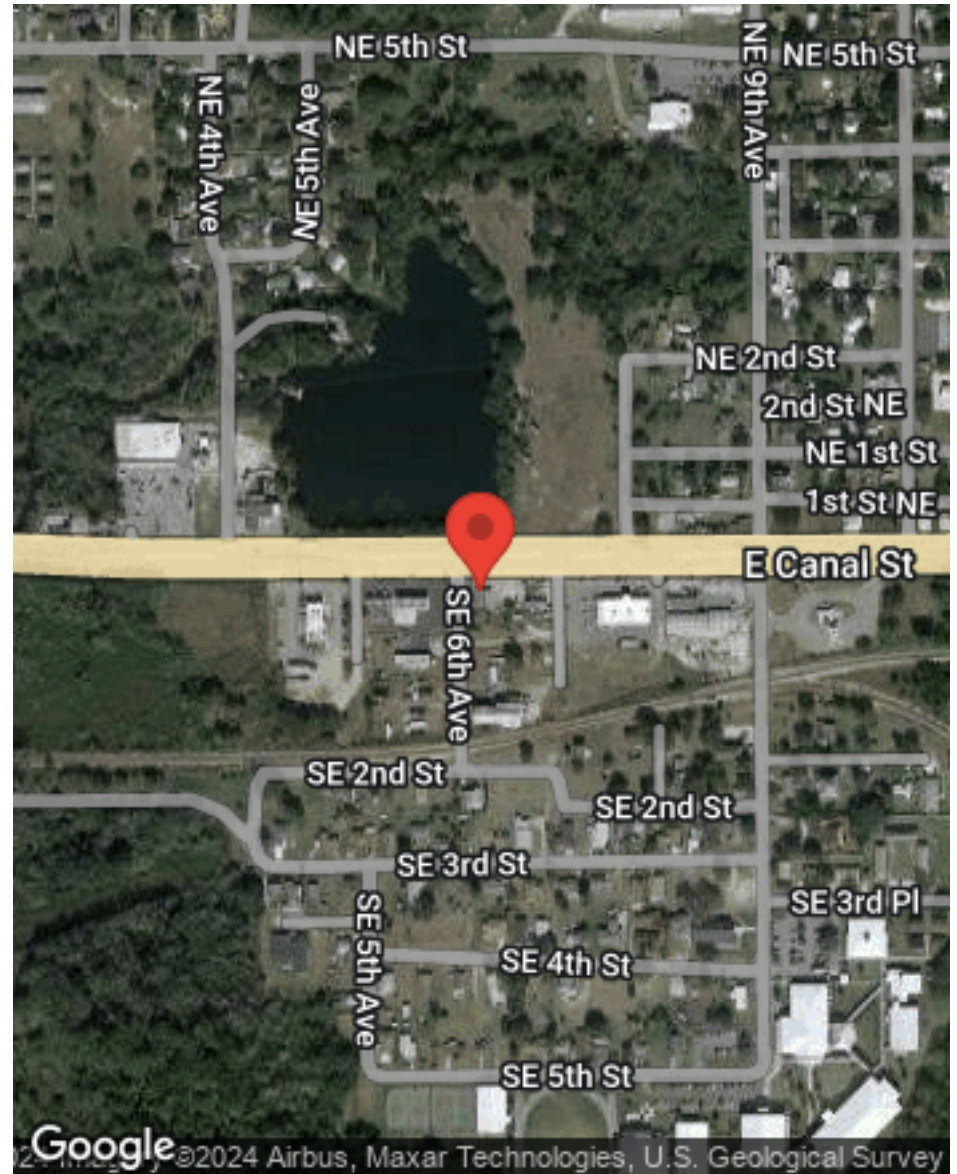
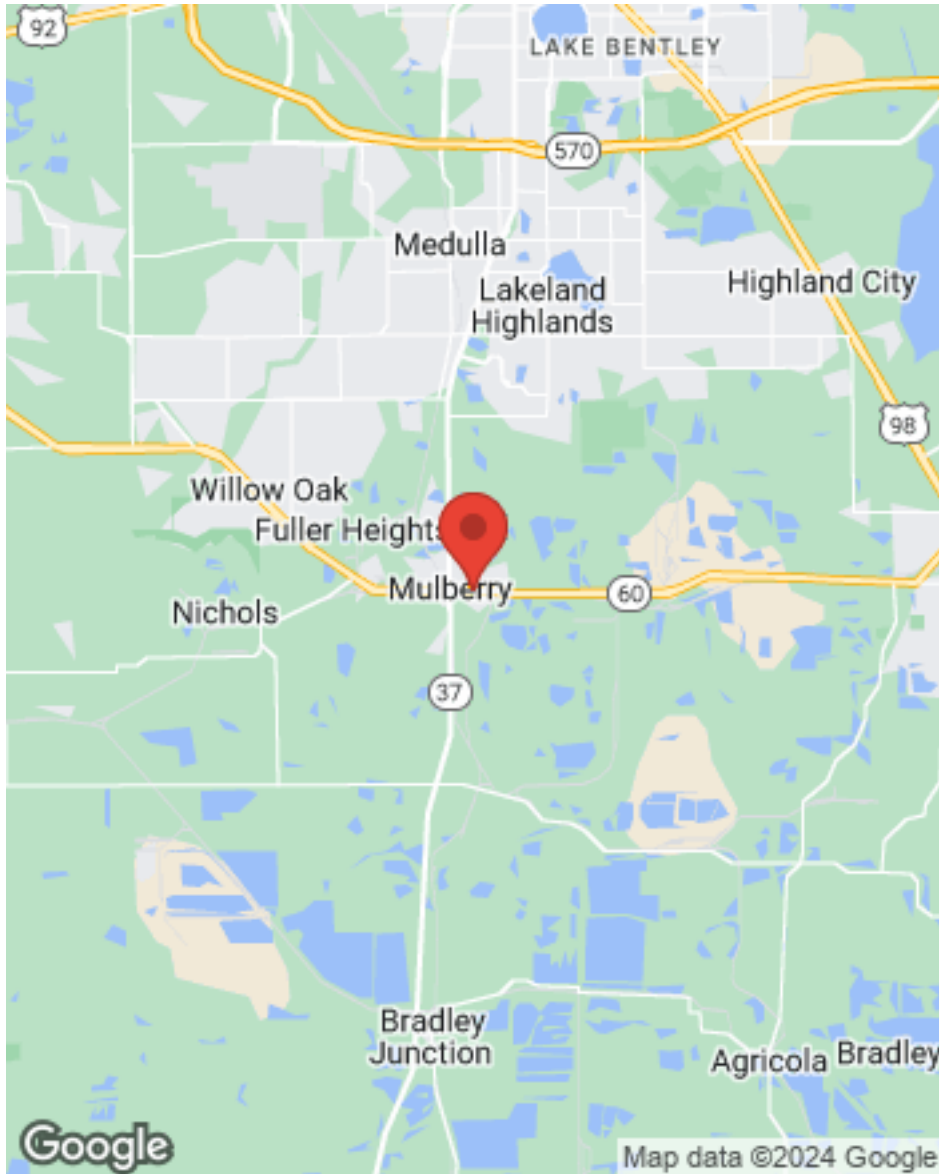
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LOCATION MAPS

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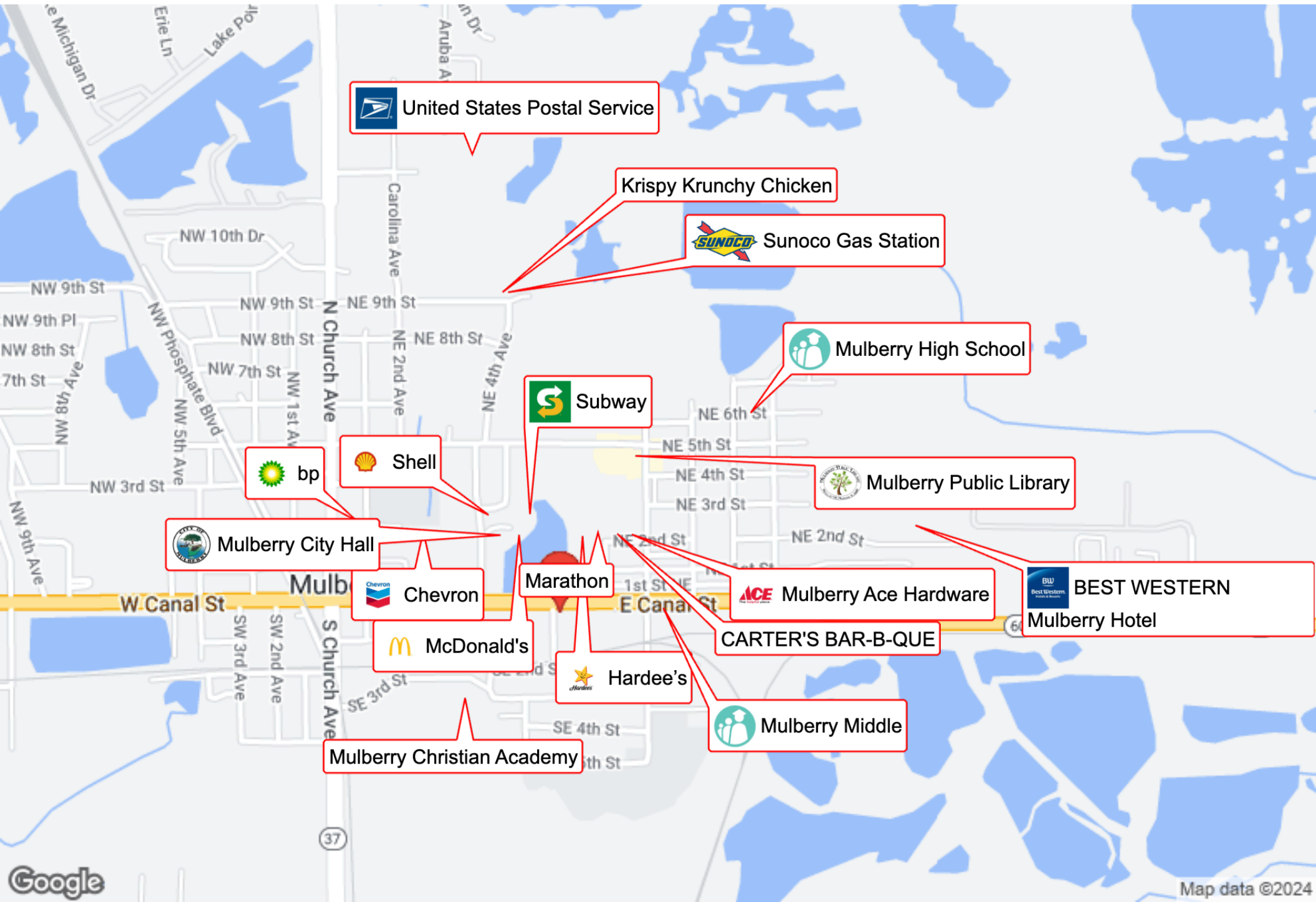
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BUSINESS MAP

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AERIAL MAP

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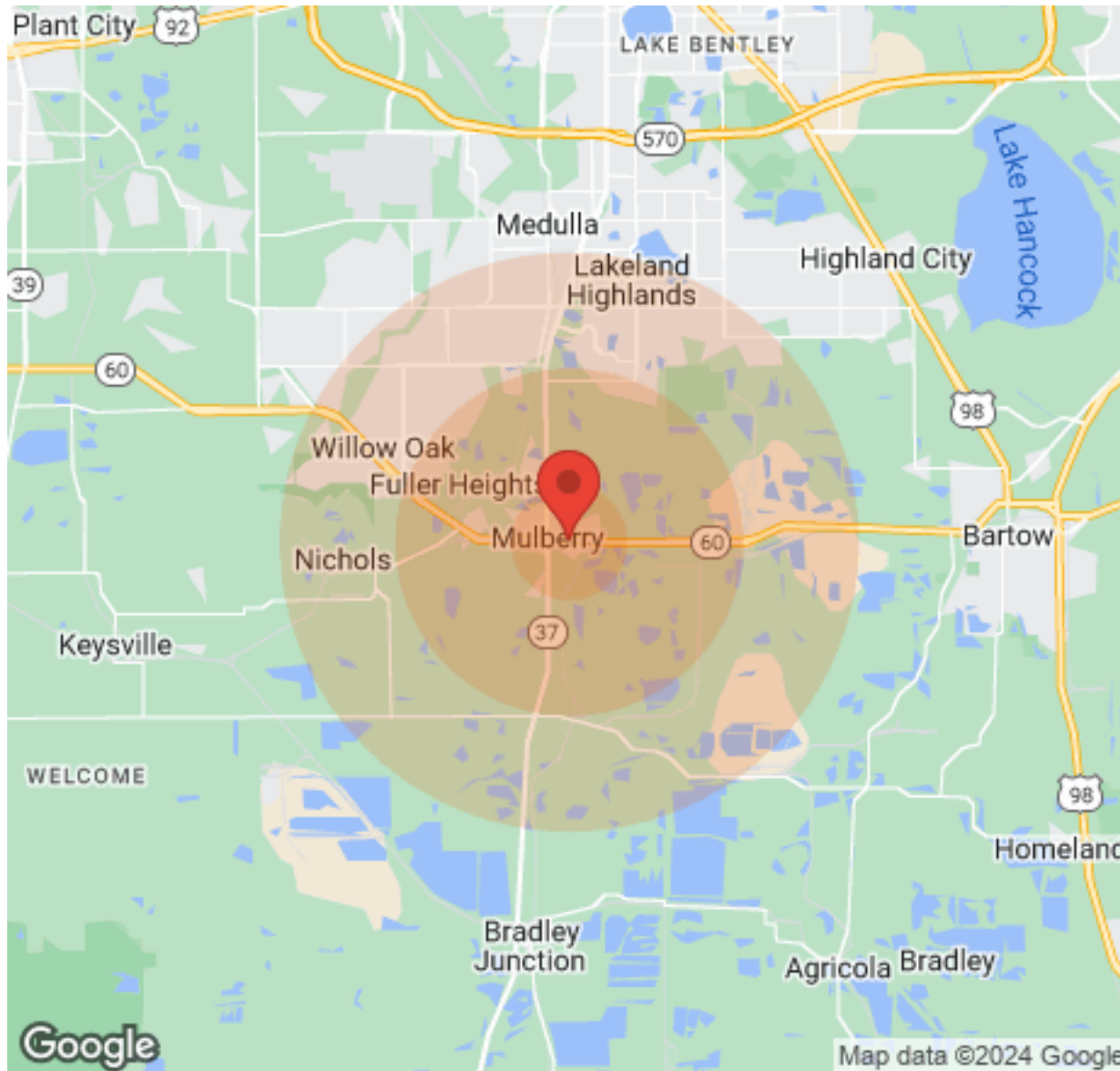
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DEMOGRAPHICS

701 EAST CANAL STREET



Population	1 Mile	3 Miles	5 Miles
Male	453	8,825	23,472
Female	474	9,444	24,149
Total Population	927	18,269	47,621

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	228	3,809	10,421
Ages 15-24	138	2,590	6,846
Ages 25-54	242	5,755	17,236
Ages 55-64	93	2,201	5,492
Ages 65+	226	3,914	7,626

Race	1 Mile	3 Miles	5 Miles
White	857	15,624	39,389
Black	20	1,422	3,643
Am In/AK Nat	N/A	2	32
Hawaiian	N/A	N/A	N/A
Hispanic	99	2,819	9,271
Multi-Racial	100	1,838	7,928

Income	1 Mile	3 Miles	5 Miles
Median	\$58,472	\$51,154	\$52,435
< \$15,000	25	612	1,260
\$15,000-\$24,999	41	719	1,707
\$25,000-\$34,999	14	562	1,874
\$35,000-\$49,999	49	1,317	3,031
\$50,000-\$74,999	83	1,104	3,177
\$75,000-\$99,999	45	1,032	2,681
\$100,000-\$149,999	61	845	2,093
\$150,000-\$199,999	N/A	217	538
> \$200,000	8	253	756

Housing	1 Mile	3 Miles	5 Miles
Total Units	421	7,697	18,995
Occupied	359	6,783	17,118
Owner Occupied	272	5,695	12,875
Renter Occupied	87	1,088	4,243
Vacant	62	914	1,877

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701 EAST CANAL STREET

COMPARABLES

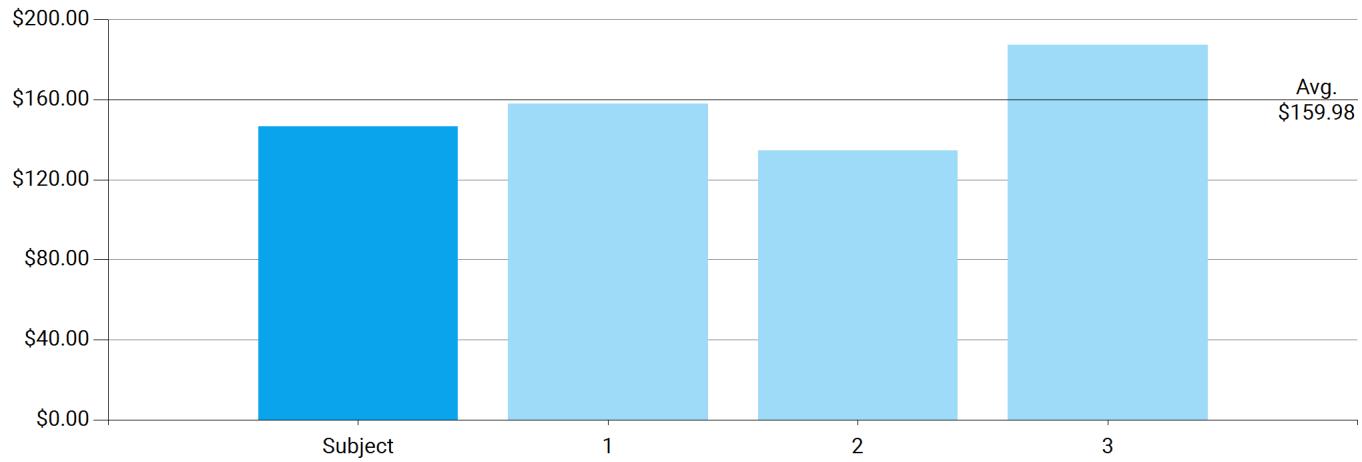
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SALE COMPARABLES 16

SALE COMPARABLES

701 EAST CANAL STREET

Price per SF



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SALE COMPARABLES

701 EAST CANAL STREET

S



Sale Price	\$460,000
Spaces	1
Rentable SF	3,140
Price/SF	\$146.50

701 E Canal Mulberry

701 East Canal Street, Mulberry, FL 33860

1



Sale Price	\$300,000
Rentable SF	1,900
Price/SF	\$157.89
Acres	0.230
Year Built	1922
Sale Date	6/16/2023

1210 E Canal St

1210 East Canal Street, Mulberry, FL 33860

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SALE COMPARABLES

701 EAST CANAL STREET

2



Sale Price	\$125,000
Rentable SF	929
Price/SF	\$134.55
Acres	0.070
Year Built	1961
Sale Date	4/10/2023

415 W Canal

415 West Canal Street, Mulberry, FL 33860

3



Sale Price	\$450,000
Rentable SF	2,400
Price/SF	\$187.50
Acres	2.0
Year Built	1989
Sale Date	3/1/2023

4290 60 W

4290 State Road 60 West, Mulberry, FL 33860

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SALE COMPARABLES

701 EAST CANAL STREET



S 701 E Canal Mulberry
701 East Canal Street
Mulberry, FL, 33860
\$460,000

1 1210 E Canal St
1210 East Canal Street
Mulberry, FL, 33860
\$300,000

2 415 W Canal
415 West Canal Street
Mulberry, FL, 33860
\$125,000

3 4290 60 W
4290 State Road 60 West
Mulberry, FL, 33860
\$450,000

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701 EAST CANAL STREET

AGENT PROFILE

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PROFESSIONAL BIO

701 EAST CANAL STREET

RICHARD KURBAN, CCIM Principal

Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.



Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

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DISCLAIMER

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