

RETAIL, RESTAURANT/BAR, FAST FOOD, POSS. STORAGE ON 1 ACRE MULBERRY, FL MAIN THOROUGHFARE

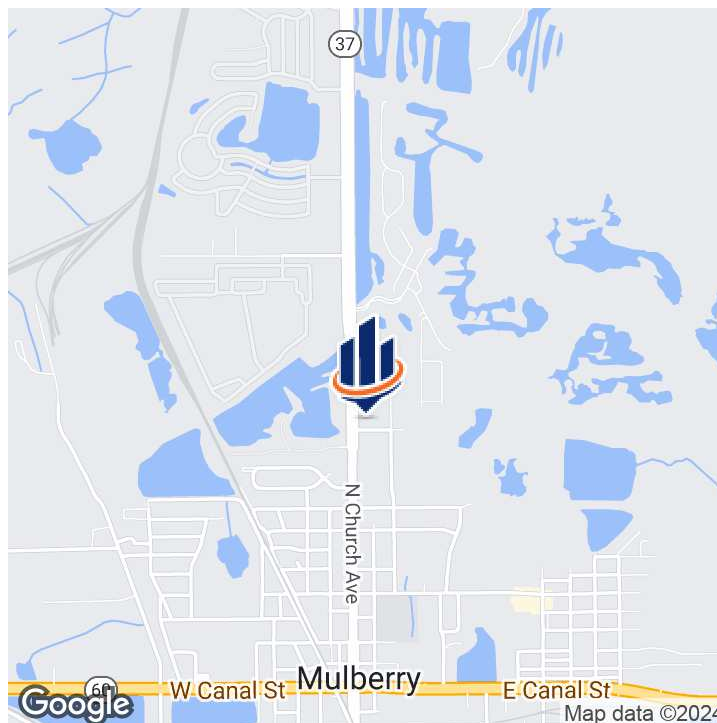
1101 N STATE ROAD 37 (N CHURCH AVE) MULBERRY, FL 33860

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Property Summary



OFFERING SUMMARY

Sale Price:	\$695,000
Land Size	.92 Acres on Two Lots
Building Size:	5,074 SF
Lot Size:	0.92 Acres
Year Built:	1958
Zoning:	C-2
APN:	23-30-01-000000-034070, 23-30-01-000000-034080
Traffic Count:	26,000 ± Cars/Day

PROPERTY OVERVIEW

RETAIL, FAST FOOD, GAS & CONVENIENCE AND MANY OTHER USES. HIGH TRAFFIC .

Great opportunity on busy State Road 37 [Church Ave N] in Mulberry, a few blocks from downtown Mulberry and State Road 60, which runs east and west across the state. Bridgeport Lakes subdivision will bring an additional 700 homes to the area.

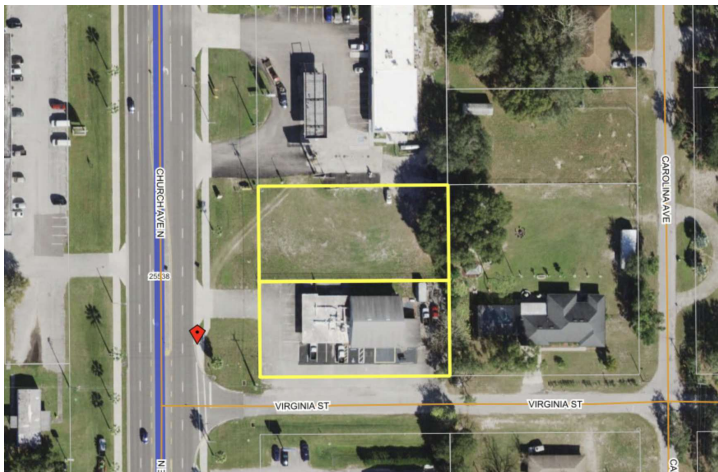
This property with a 5,074 ± SF building and vacant extra commercial lot are zoned C-2, City of Mulberry. This zoning allows for multiple uses, including retail, restaurant, fast food, gas and convenience and many others. Storage facility also possible.

The front approx. 2,000 ± SF comprises offices and a paint mixing shop, but could easily be converted to showroom, offices or open area.

The second section of the building is used for the retail operation with a high ceiling and open concept. A huge storage area is also available and attached to the showroom. Finally, there is a traditional garage area currently used for storage.

The vacant lot is a true blank canvas with consistent zoning - the opportunity exists to have another business here or combine the properties into one use.

Complete Highlights



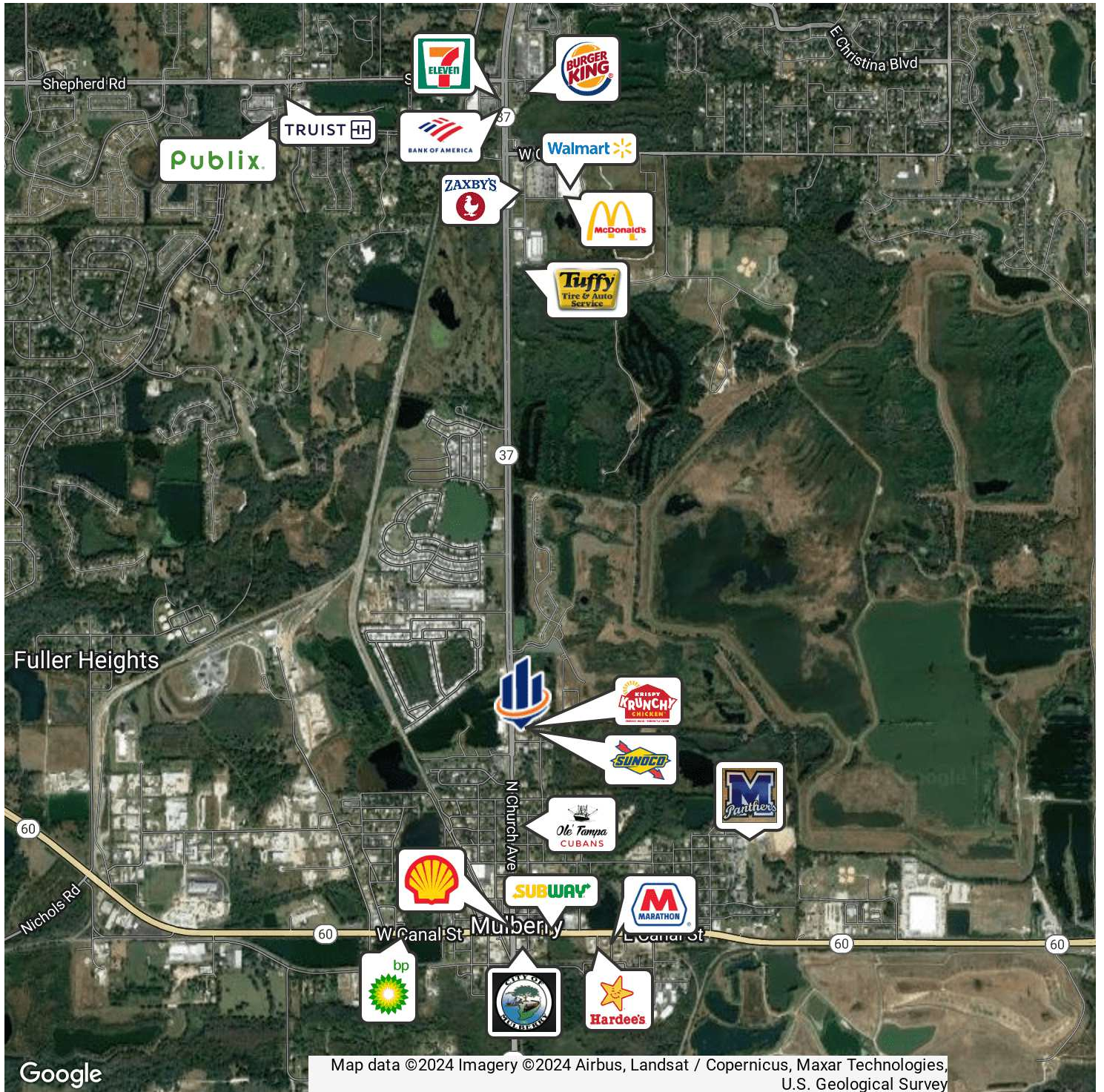
PROPERTY HIGHLIGHTS

- 5,074 ± SF building on .92 acres - two lots. Each lot is .46 ± acres. Left and right turn access.
- BRIDGEPORT LAKES subdivision will bring an additional 700 ± homes to the immediate.
- C-2 Zoning City of Mulberry. Uses include retail, fast food, other restaurant, office, gas & convenience, indoor recreation, auto sales and many more.
- Storage site possible for conventional indoor and/or RV & Other outside vehicles with special exception from the City of Mulberry.
- Front 2,000 ± SF - offices, showroom, paint shop. Ceiling height approx 8-9 feet.
- Second section of the building is the main retail showroom and storage area. 10' x 10' roll up door available, 12-13' ceiling height.
- The final part of the building is a traditional garage area, currently used for storage. Traditional garage area.
- Staff kitchen area in the office.
- 2 bathrooms.
- Additional ground storage available in the rear of the property.
- Property is fully fenced.
- Traffic count is 26,000 ± vehicles per day.
- 12 formal parking spaces, could grow with reconfiguration or use of the half acre vacant lot.
- Unknown ages of roof and air conditioning.
- Utilities - Well and septic. Teco Electric. Water and sewer map available.

Aerial Photos



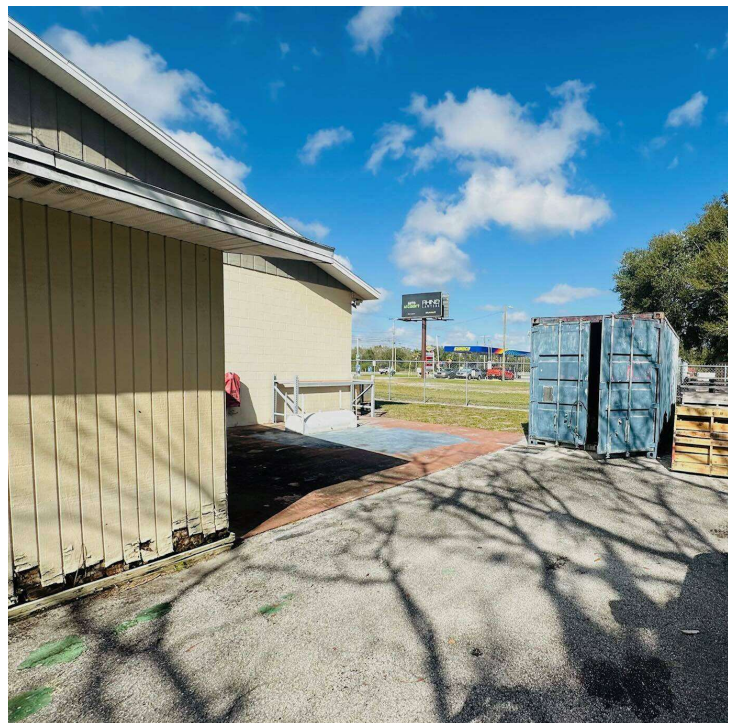
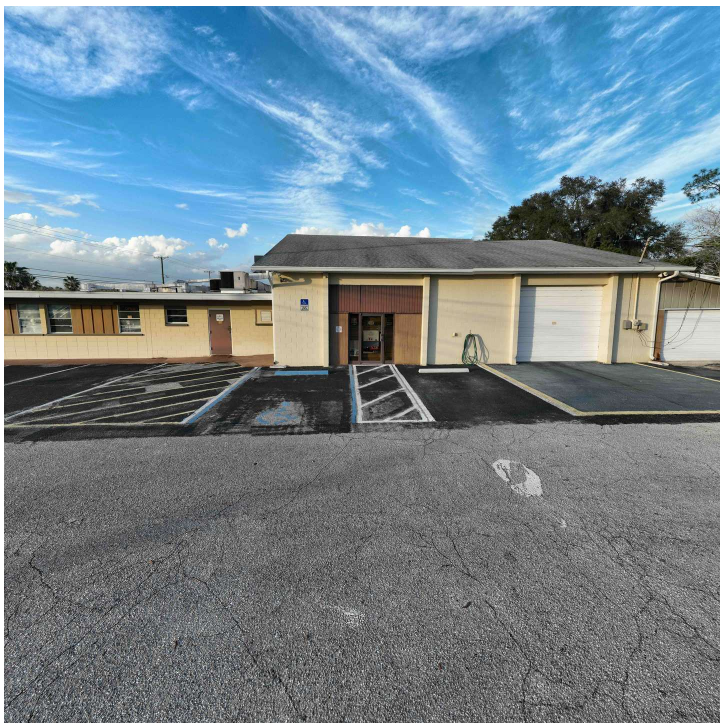
Retailer Map



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

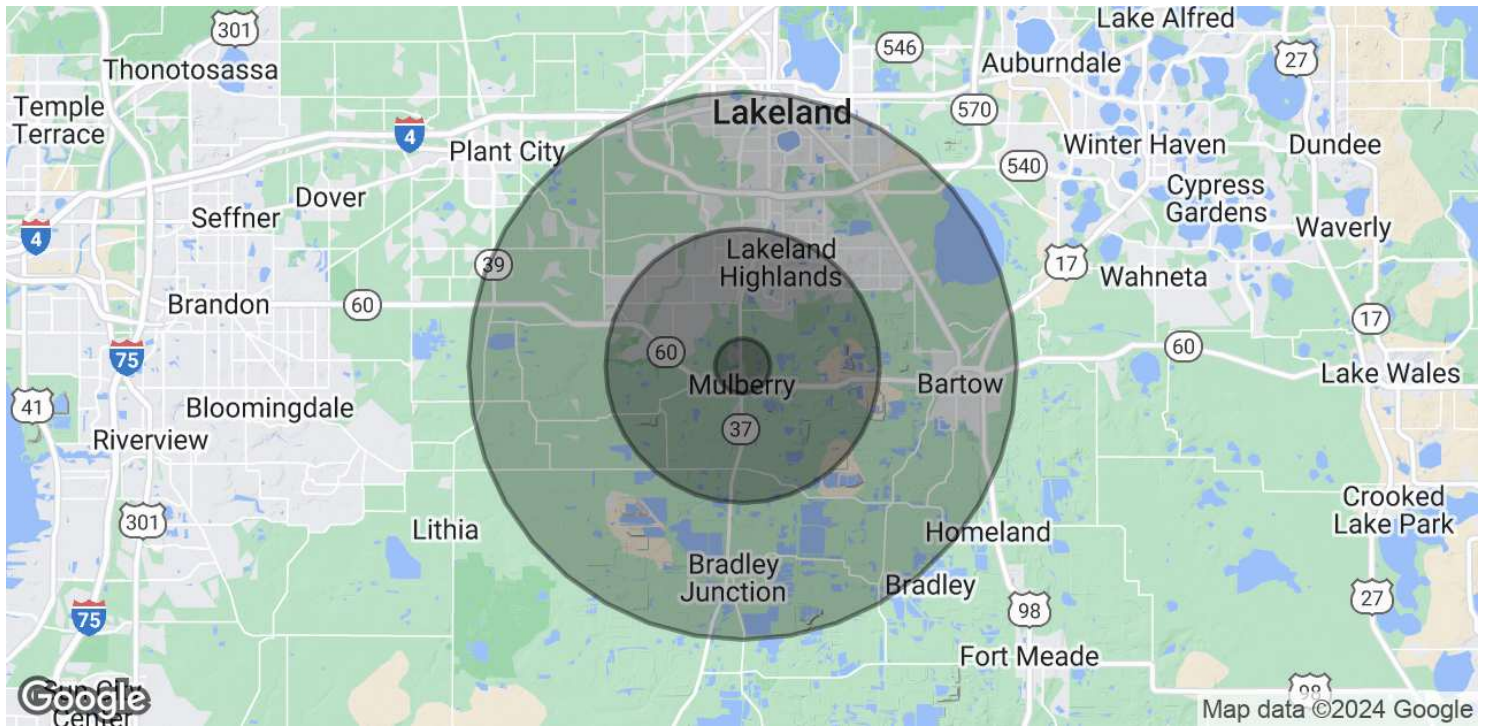
Exterior Photos



Interior Photos



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,185	59,636	199,737
Average Age	49.1	37.2	38.4
Average Age (Male)	44.5	35.7	36.8
Average Age (Female)	52.9	38.1	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,482	21,179	79,296
# of Persons per HH	2.1	2.8	2.5
Average HH Income	\$41,074	\$79,170	\$68,144
Average House Value	\$78,860	\$197,743	\$174,878

* Demographic data derived from 2020 ACS - US Census



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

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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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