



FOR SALE

Furniture Warehouse NNN Investment

2440 US HIGHWAY 98 N

Lakeland, FL 33805

PRESENTED BY:

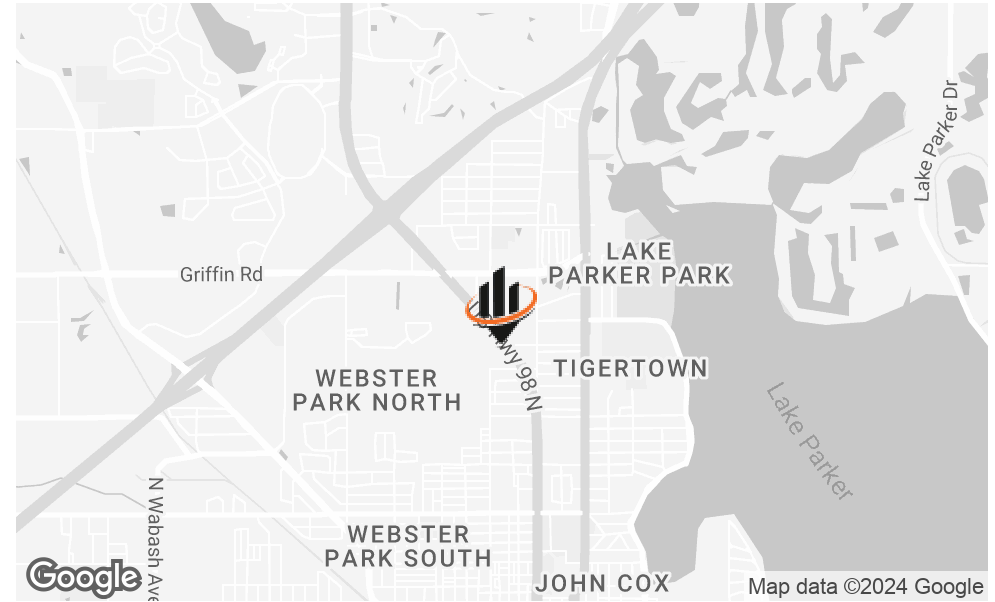
AUGIE SCHMIDT

O: 863.774.7133

augie@svn.com

FL #SL3407527

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,950,000
BUILDING SIZE:	45,061 SF
LOT SIZE:	4.17 Acres
CAP RATE:	7.8%
PRICE / SF:	\$109.85
ZONING/FLU:	I-1 / MCC
APN:	232801000000021030
VEHICLES PER DAY	33,500 ±

PROPERTY OVERVIEW

The Furniture Warehouse NNN Investment Property is strategically located less than 1 mile from Interstate 4 at Exit 32. This exit is Lakeland's primary ingress/egress to the Interstate and located directly between Tampa and Orlando. This property is currently leased to a strong Regional Tenant with 7 locations, Interior Fusion LLC. There is a true NNN lease in-place that expires at the end of September 2027 with no options.

The building consists of one retail showroom that's approximately 8,500 SF and has 12' clear ceilings. There's a 2nd showroom that is more of a warehouse style with taller ceilings (roughly 18' clear heights) that is an additional 8,260 SF. There is also an office space that's roughly 2,460 SF. The remaining warehouse space is roughly 28,000 SF and has (4) four dock-high doors measuring 10' X 10' and (4) four additional drive-in doors measuring 12' X 13'. There is heavy power at this property with 3 phase electric, 240 volts, and 2,500 amp service run throughout.

This building is the only one of its kind on this street, with industrial zoning in a Mixed Commercial Corridor. There is ample space in-front and around the building for potential lay-down yard. We believe this property will be a great addition to an investor's portfolio.

PROPERTY HIGHLIGHTS



PROPERTY DESCRIPTION

As you enter the 8,500 SF primary showroom natural light floods in from large front facing windows, which is adjacent to another showroom warehouse of equal size. The total warehouse space is roughly 35,000 SF and can serve a variety of uses very well. The signage and facade give excellent visibility to highway 98, and the large yard space allows for a large amount of parking or storage. Fire suppression is run, and the rubber roof was last replaced in 2004.

Situated perfectly between Tampa and Orlando, this property is well-positioned to actively serve all of Central Florida and the I-4 corridor. Locally, it sits next to the Lakeland Square Mall, major retailers such as Lowes, Home Depot, Target, and Lakeland Regional Hospital.

PROPERTY HIGHLIGHTS

- Less than 5 minutes from I-4
- Close proximity to Lakeland Regional Hospital
- Across the street from Home Depot
- Highly desired Industrial zoning in the Mixed Commercial Corridor
- Large 1.88 acre lay down yard
- (8) Eight doors, (4) dock high, and (4) drive-in
- 3 Phase 240 Volt, 2,500 Amp electrical service
- Large front facing windows
- Tall 18' warehouse clear height
- Current Tenant has 7 locations statewide

DEMOGRAPHICS MAP & REPORT

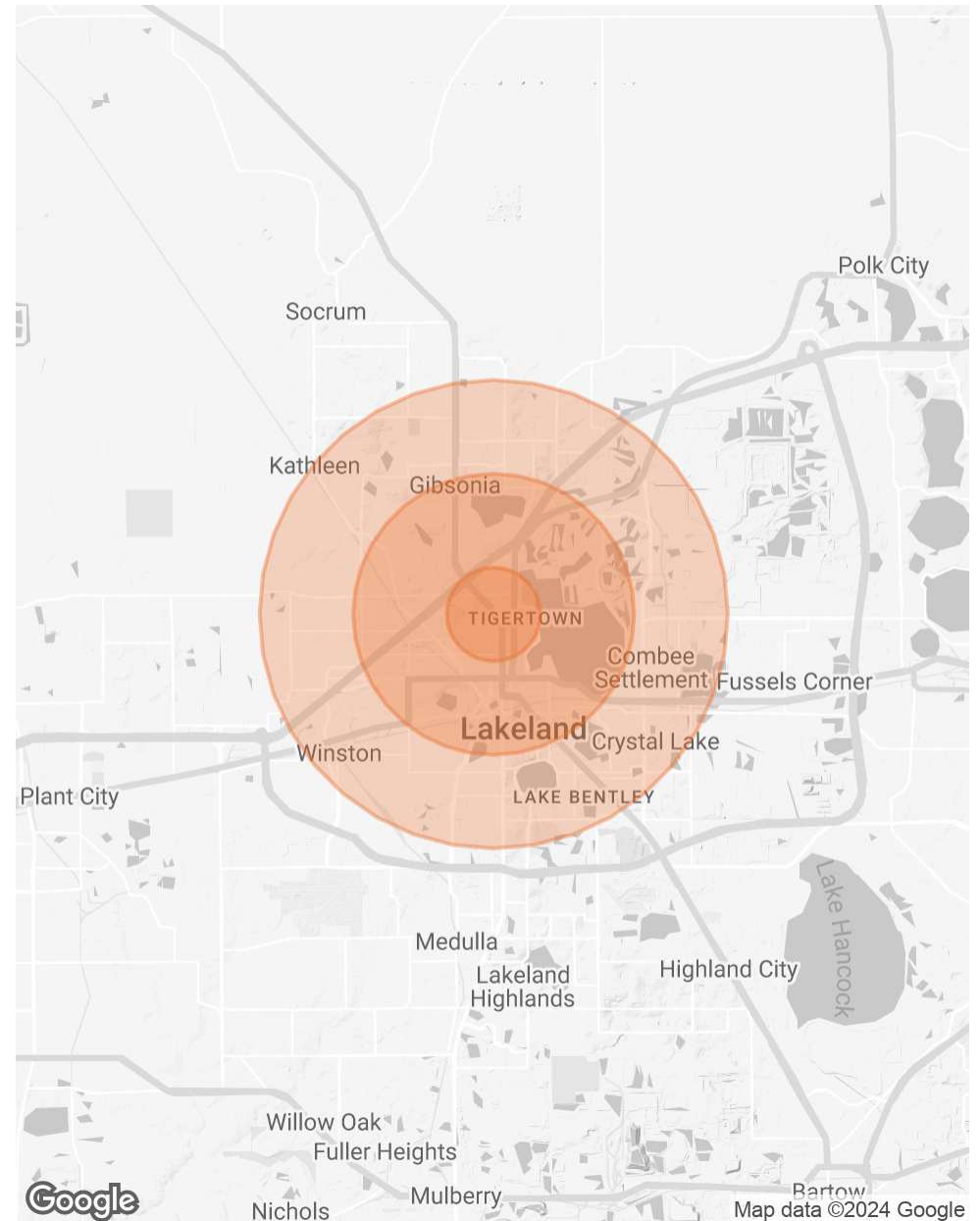
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,944	54,915	138,380
AVERAGE AGE	38.3	38.7	39.7
AVERAGE AGE (MALE)	39.7	37.2	38.1
AVERAGE AGE (FEMALE)	39.8	40.7	41.2

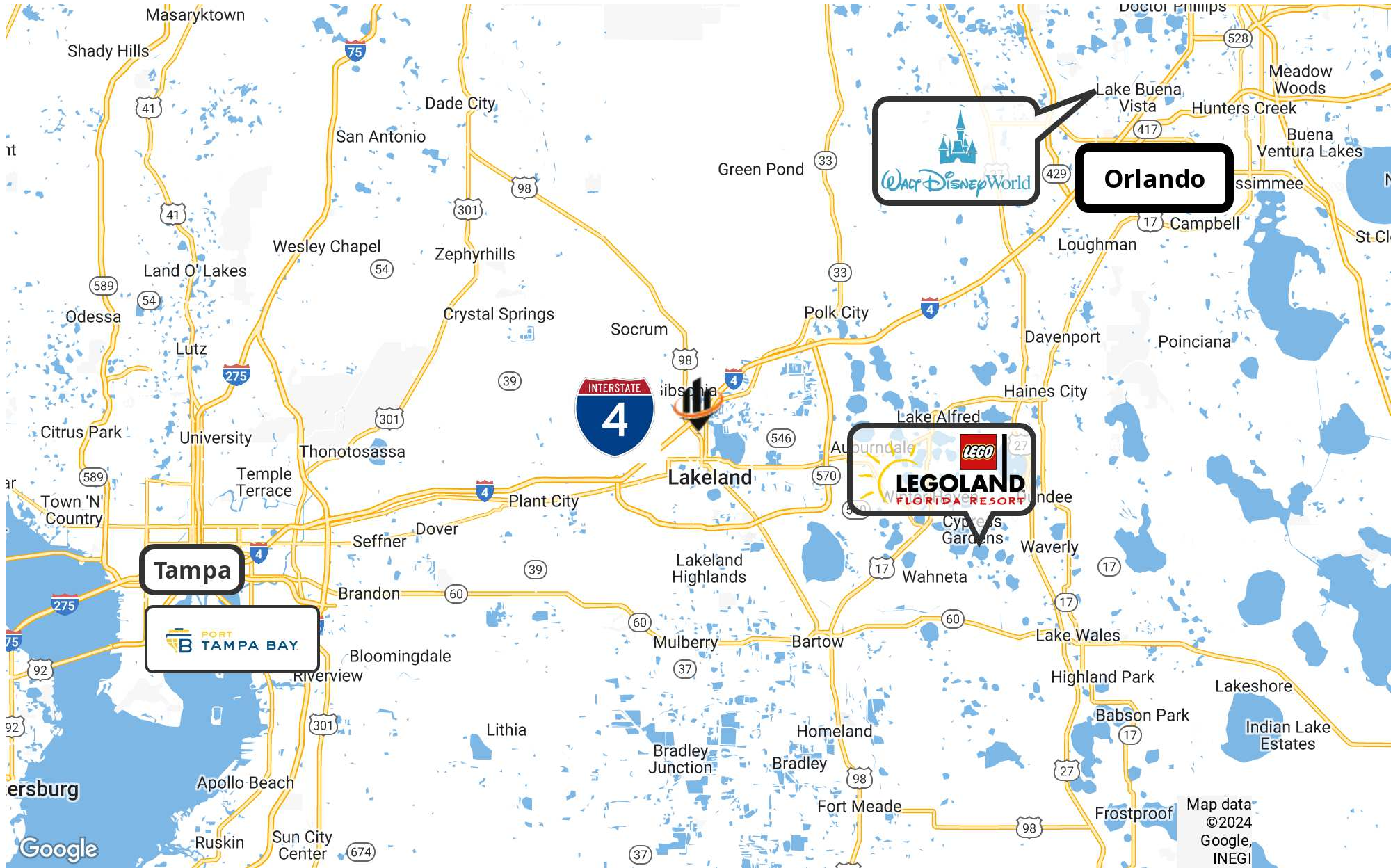
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,477	24,128	60,010
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$31,637	\$45,594	\$52,597
AVERAGE HOUSE VALUE	\$67,138	\$113,350	\$137,806

* Demographic data derived from 2020 ACS - US Census



LOCATION MAP



MARKET AREA MAP

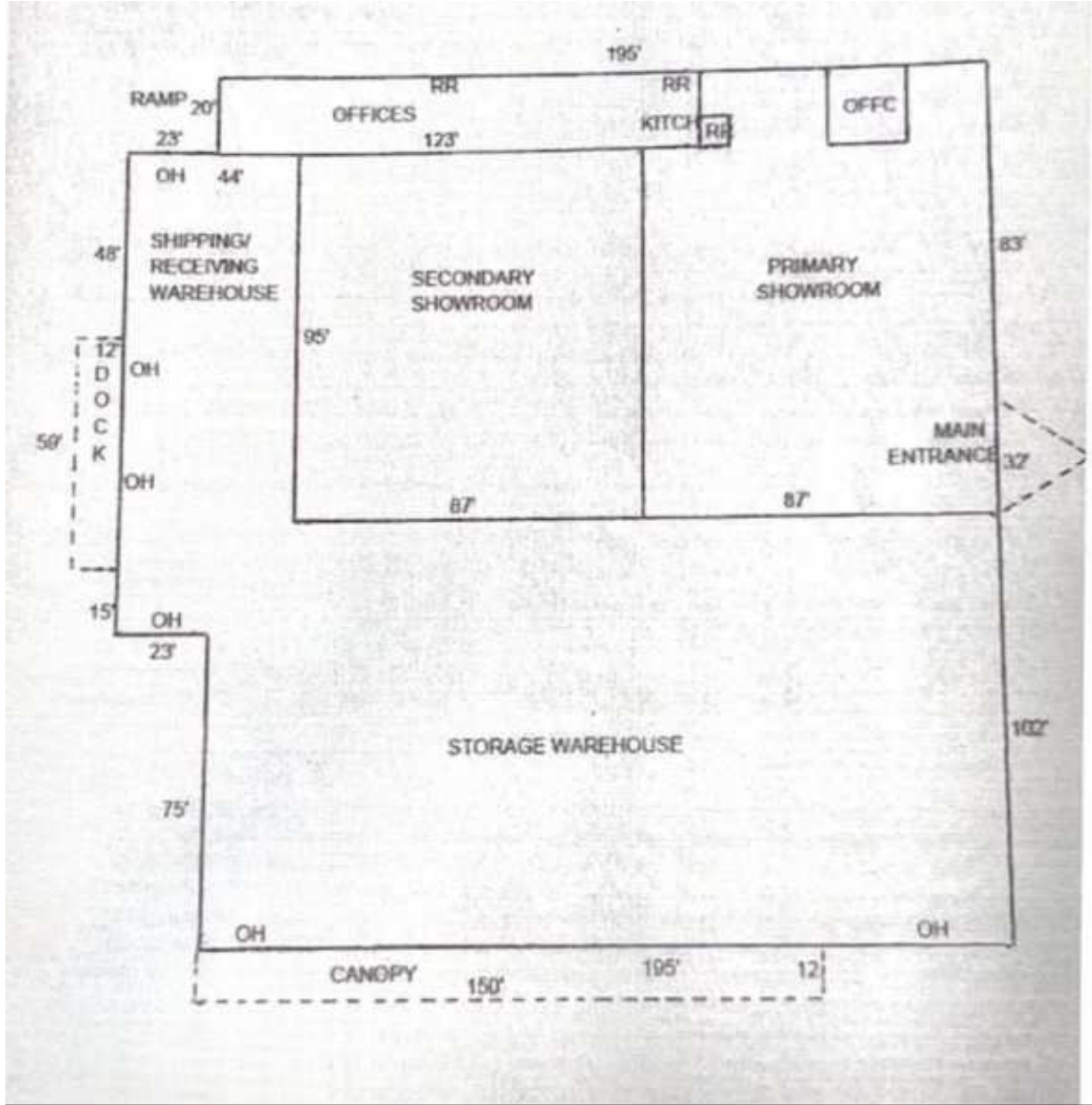


NEIGHBORHOOD AREA MAP



Map
data
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Google

FLOOR PLAN





**OFFICE
FURNITURE
DEPOT**

AERIAL



EXTERIOR PHOTOS





PRIMARY SHOWROOM



PRIMARY SHOWROOM



STORAGE ROOM



STORAGE ROOM



ADVISOR BIOGRAPHY



AUGIE SCHMIDT

Senior Advisor

augie@svn.com

Direct: **863.774.7133** | Cell: **863.409.2400**

FL #SL3407527

PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

EDUCATION

Master's in Business Administration - Southeastern University

MEMBERSHIPS

- SIOR - Member Associate
- National Association of Realtors
- The International Council of Shopping Centers

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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