



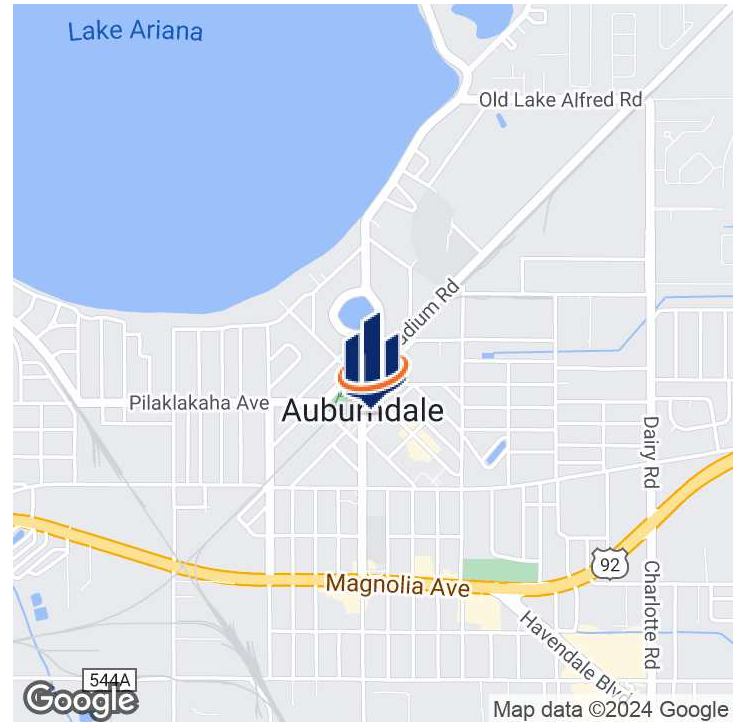
AUBURNDALE DOWNTOWN CENTER OFFICE / RETAIL

113 PONTOTOC ST
AUBURNDALE, FL 33823

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Property Summary



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	3,600 ± SF
Lot Size:	0.15 Acres
Price / SF:	\$180.56
CAP Rate	7%
Zoning:	CBD, Central Business District - City of Auburndale
APN:	25-28-11-333000-000060

PROPERTY OVERVIEW

Exceptional commercial property in growing downtown Auburndale, FL. Perfect owner/user or investor opportunity. There is a long term tenant in the building currently, paying \$12.60 PSF, triple net. Landlord and tenant each have a 90 day out.

The office is tastefully finished and comprises a central lobby/hallway, rear file storage space, and four potential office suites with slightly different layouts for each. Each suite contains an open area, which can double as a reception area, and each have 2-4 private offices.

From an owner user standpoint, the property can be used by an entire company or altered to combine all or part of the spaces.

Current rent - \$12.60 PSF, triple net. Market rate - \$16.00 PSF. Possibility of increasing rent from \$45,000 - \$57,600.



PROPERTY HIGHLIGHTS

- 3,600 ± SF block construction building - office/retail downtown Auburndale.
- 7% CAP rate with solid upside, NNN lease, with 90 day out for either party
- Zoned CBD, Central Business District, City of Auburndale. Most retail and office uses are allowed within this zoning classification.
- The building is currently split into four potential suites, with a central hallway and storage. Current floor plan could easily be combined or altered.
- The entrance of the building leads to a central hallway with ceramic tile. It acts as a general reception area and has seating for guests. It is also the central hub that leads to the individual suites.
- Suite 1 - this suite has a main hallway with 3 offices and access to the staff kitchen. The kitchen also attaches to Suite 3.
- Suite 2 - large open/office area and four separate offices.
- Suite 3 - large open/office area with two offices. There is also access to the staff kitchen.
- Suite 4 - large open/office area with two offices.
- Close to other downtown amenities, including shops, restaurants, and the government center.
- Two common bathrooms in the second part of the main hallway.
- 4 air conditioning units, estimated ages ranging from 2010-2016.
- Roof replaced Feb 2017 - 20 year guarantee.
- Survey, lease, roof warranty available. More photos are also available upon request.
- City sewer and water



10,800 ±
Cars/Day

Auburndale Police
Department

City of Auburndale
City Hall

S Main St

Pontotoc St



S Main St

10,800 ±
Cars/Day

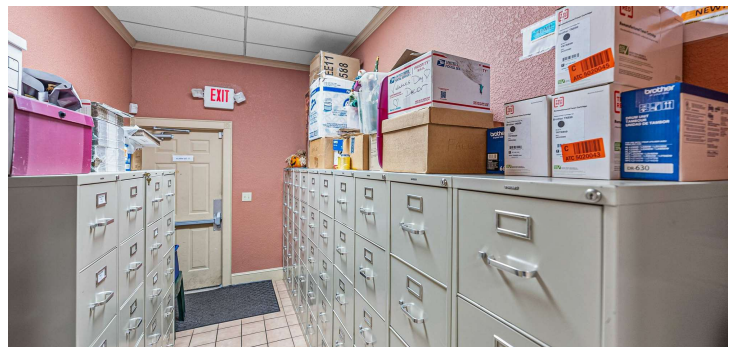
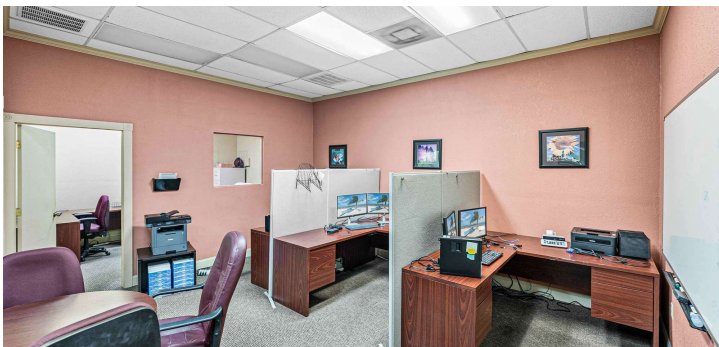
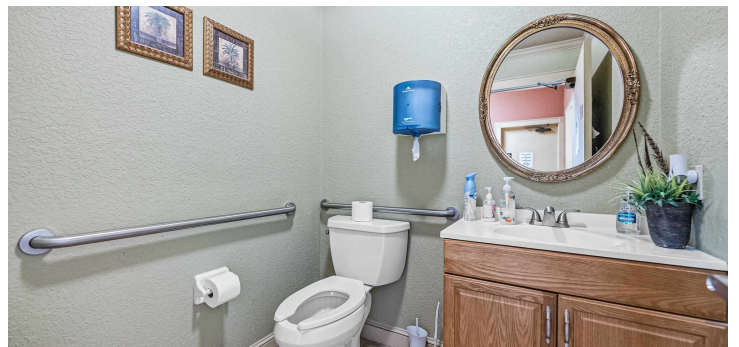
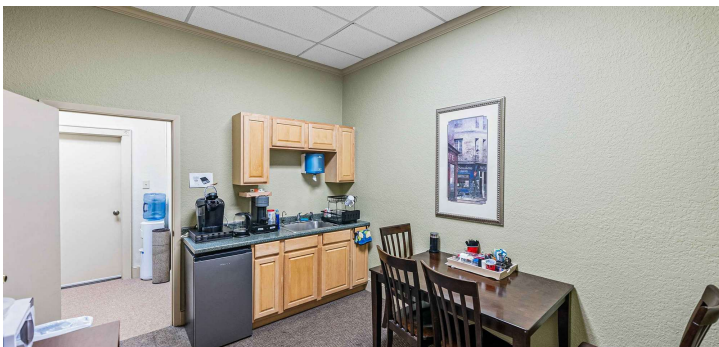
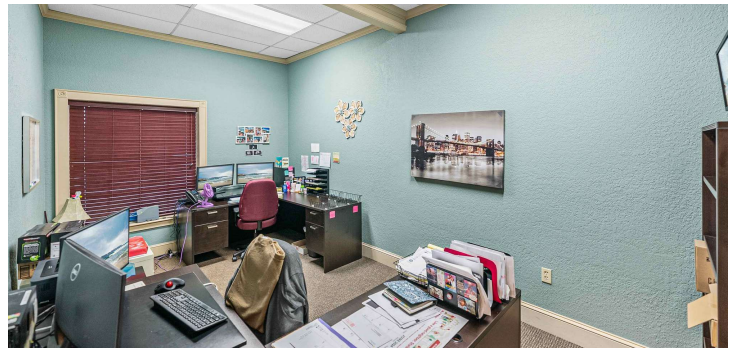
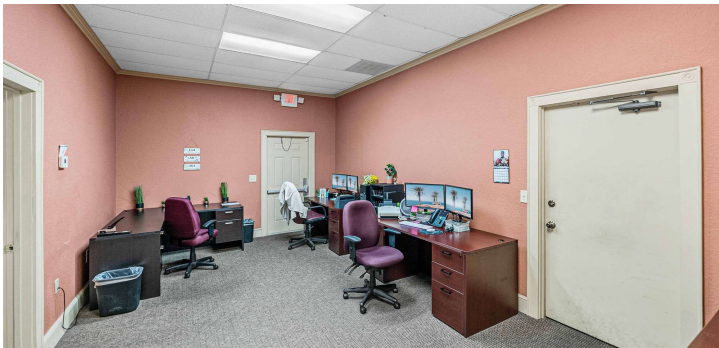
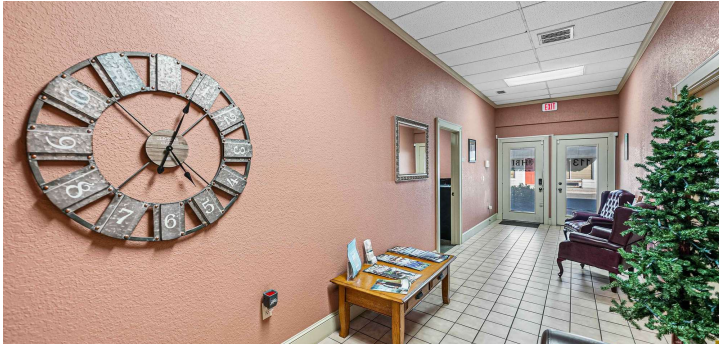
Retailer Map



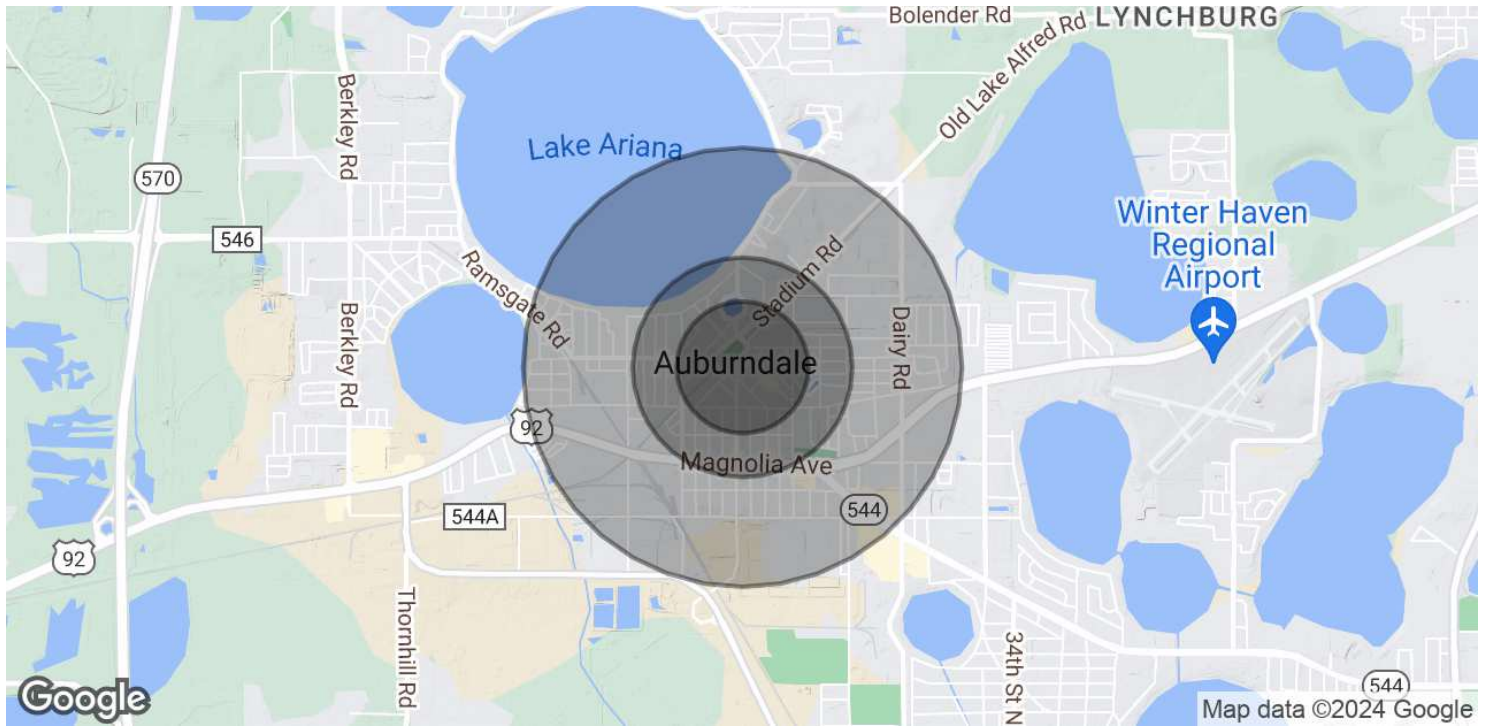
Exterior Photos



Interior Photos



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	673	2,218	5,956
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	851	2,244
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$80,976	\$70,275	\$66,529
Average House Value	\$218,633	\$201,836	\$204,124

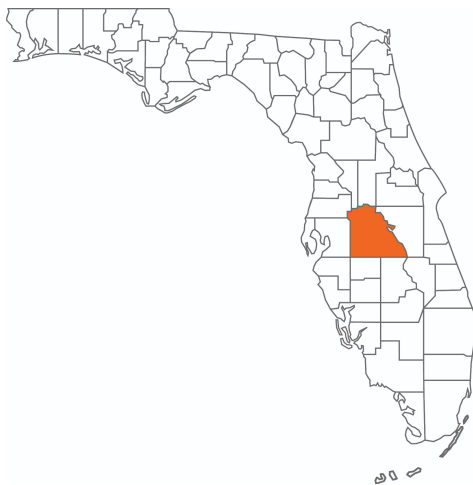
Demographics data derived from AlphaMap

Regional & Location Map





POLK COUNTY FLORIDA



Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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



ERIC AMMON, CCIM

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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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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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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.



For more information visit www.SVNsaunders.com

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