



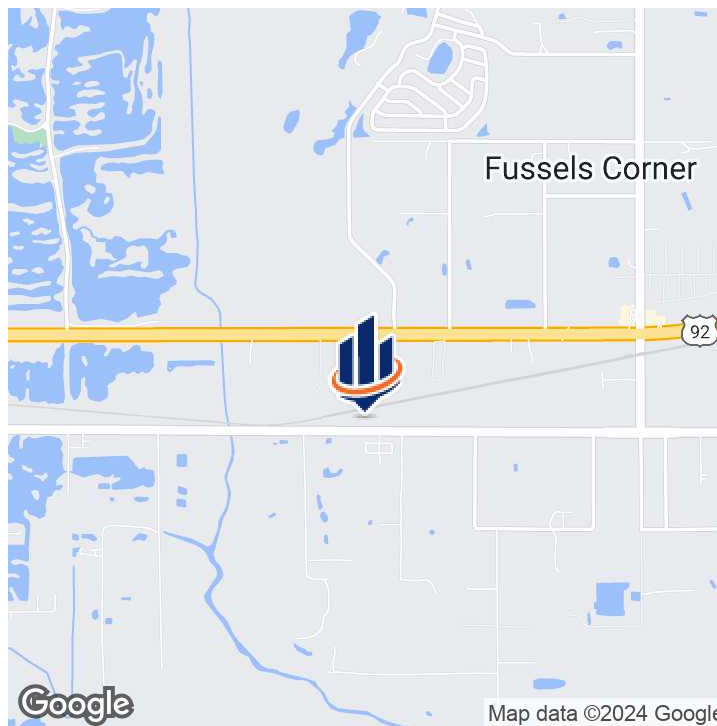
LAKELAND AUTO SALVAGE YARD

4410 E COUNTY ROAD 542 (MAIN ST)
LAKELAND, FL 33801

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Property Summary



OFFERING SUMMARY

Sale Price:	\$399,900
Building Size:	3,540 ± SF
Lot Size:	1.01 ± Acres
Price / SF:	\$112.97
Zoning:	R3 Currently Use in LEGAL Non Conforming Use
APN:	24-28-13-000000- 041060
Daily Traffic Count	8,200 ± Vehicles/Day

PROPERTY OVERVIEW

Turn key auto salvage yard available for sale in well established East Lakeland.

This property sits on a fully fenced acre of land with a 3,000 SF pole barn, two 40 foot storage containers, and a newly, completely renovated office, with a new roof and finishes inside. There is one bathroom on the property.

The property is located near US 92, which provides east/west access through the entire state. Property is about 10 minutes to Interstate 4 and 10-12 minutes from downtown Lakeland.

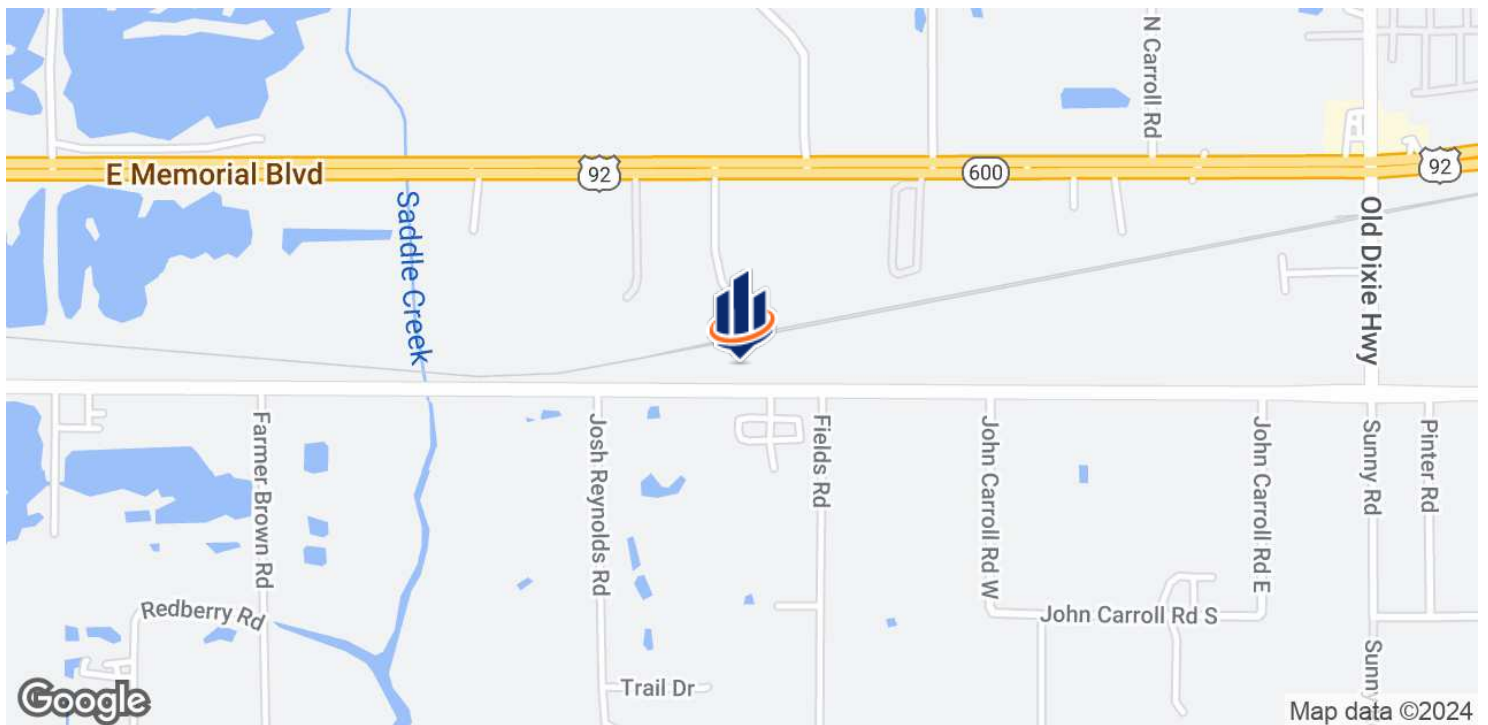
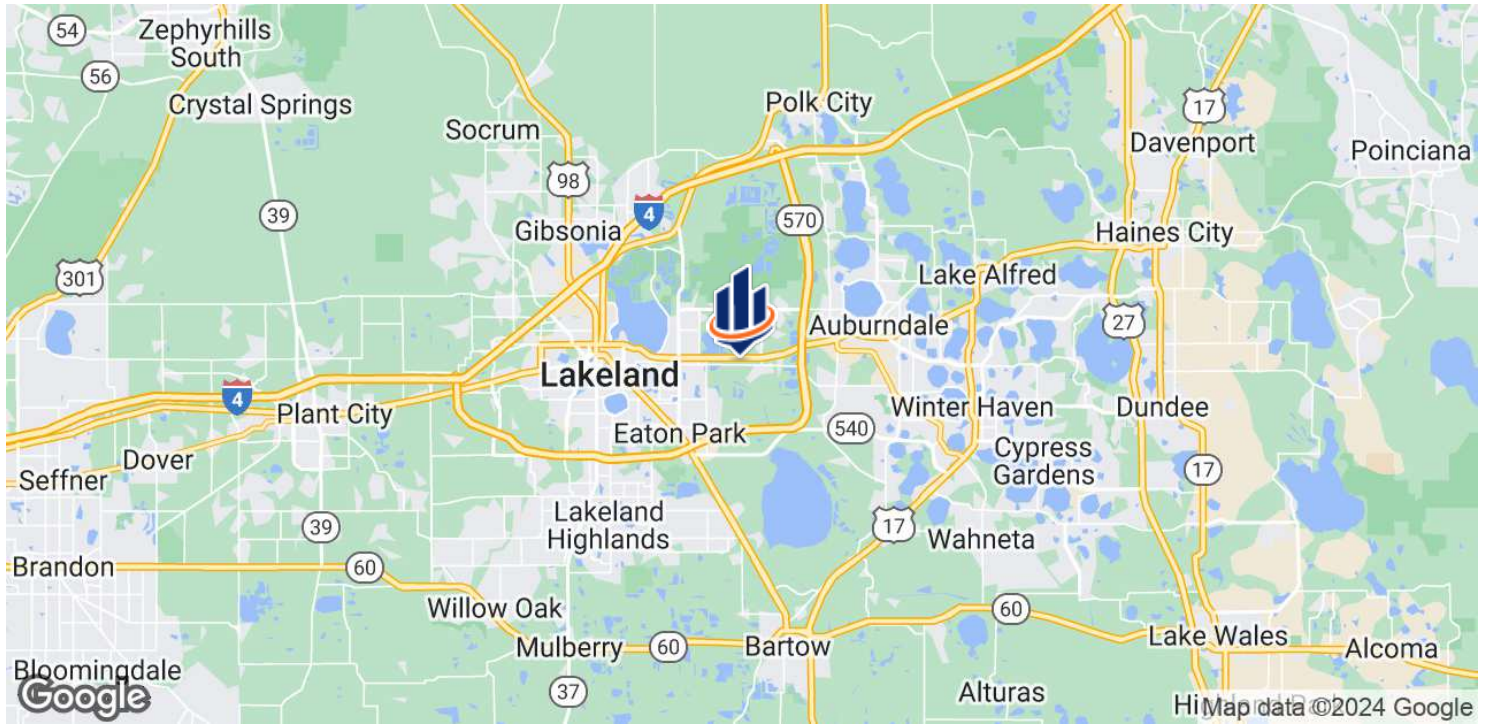


PROPERTY HIGHLIGHTS

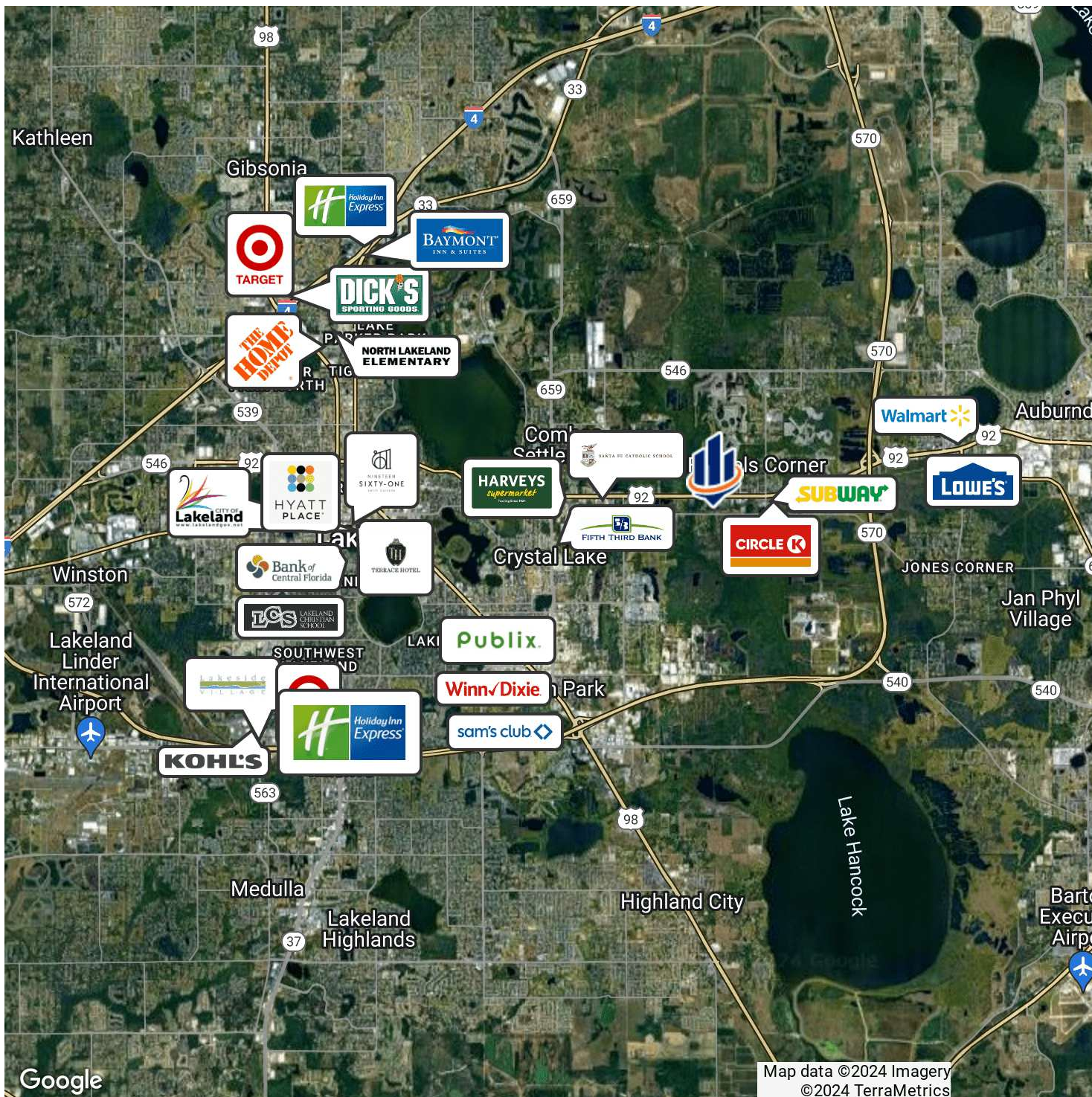
- 1 acre with approximately 3,000 covered pole barn and an additional renovated office, with brand new roof, and drywall.
- 5,000 lb. car scale goes with property, along with air compressor.
- The pole barn sits on a 4,900 SF slab.
- New fence in 2023, new front gate in 2024.
- New well pump in 2022. Septic pumped and inspected July 2024.
- There are some other storage sources on the property, including an enclosed trailer and a shed outside of the office.
- Property is on well and septic. Lakeland Electric provides power.
- 1991 John Deere loader that is on site is available for sale.
- ** All licenses are active and current for auto parts sales and dismantling, as well as car sales.



Regional & Location Map



Market Area Map





Additional Aerials



Interior Photos



Exterior Photos





**LAKELAND
POLK COUNTY**

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

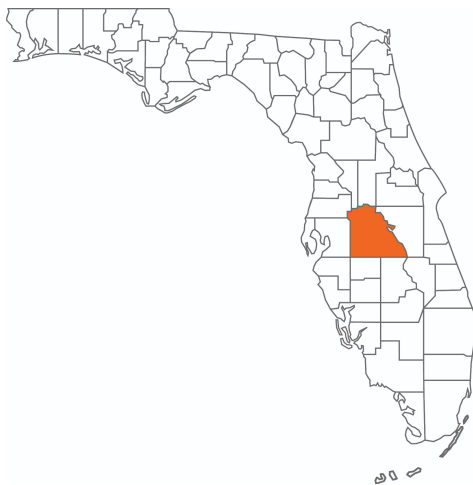
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



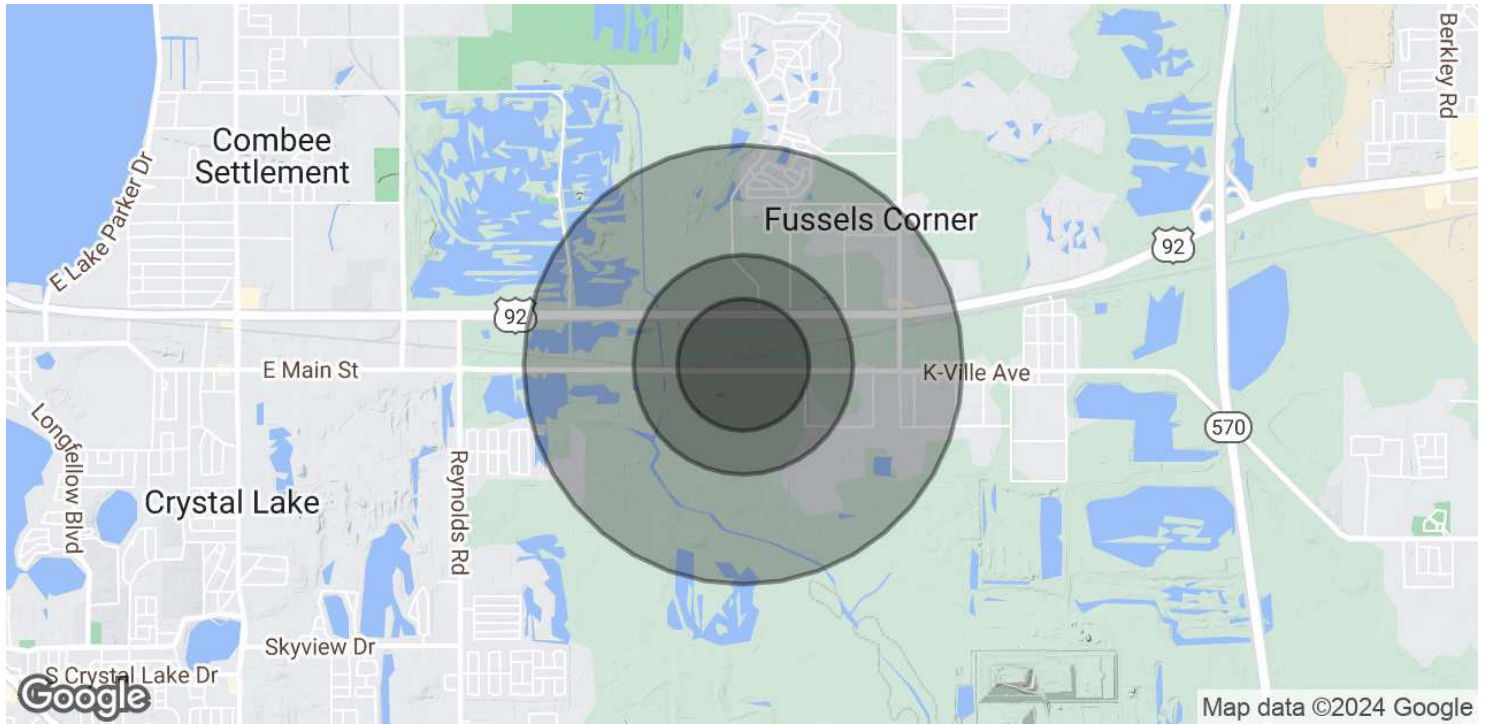
POLK COUNTY FLORIDA



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.

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	165	419	1,685
Average Age	41	43	48
Average Age (Male)	40	43	48
Average Age (Female)	41	43	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	165	726
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$90,055	\$84,121	\$70,987
Average House Value	\$207,008	\$210,003	\$169,209

Demographics data derived from AlphaMap



CRAIG MORBY

Senior Advisor

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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

Senior Advisor

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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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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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