

FOR SALE
**RV, Truck, and
Automotive Repair Shop**

2101 E MAIN ST
Lakeland, FL 33801

PRESENTED BY:

AUGIE SCHMIDT, SIOR

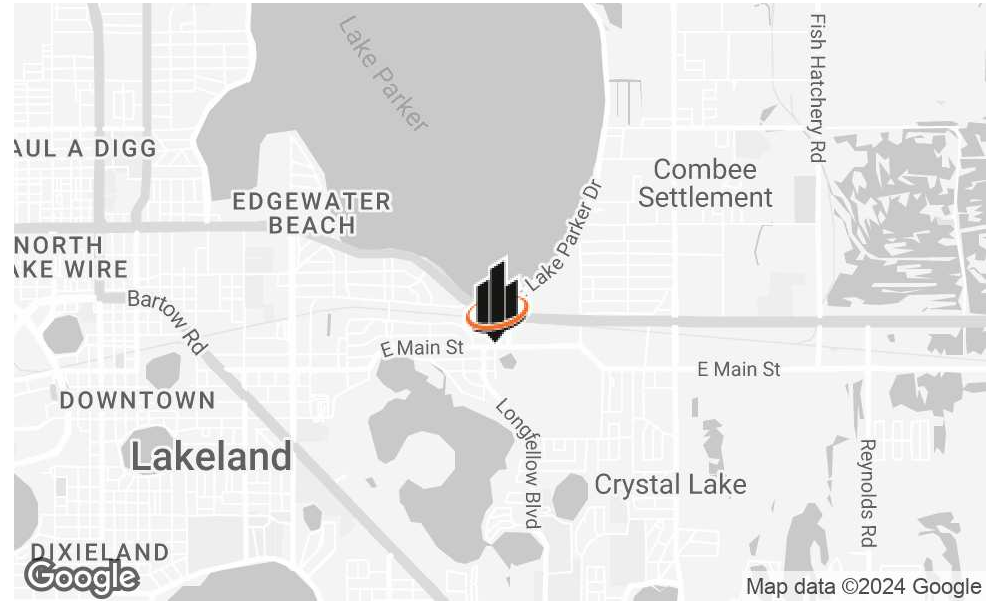
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VINH DAWKINS

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PROPERTY SUMMARY



SALE PRICE	\$1,795,000
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OFFERING SUMMARY

TOTAL SQUARE FOOTAGE:	21,570 SF
PRICE PER SF:	\$83.22
LOT SIZE:	3.79 Acres (2.32 Usable)
YEAR BUILT	2007, 2003, 1958
FUTURE LAND USE	Warehousing, Trucking
APN:	242816181000010200

PROPERTY OVERVIEW

This is an incredible opportunity to own a turn-key Large Automotive Repair Operation in Central Florida. Located less than 5 miles from I-4, this property features 3 buildings and a 1.85-acre large open yard, making it ideal for an automotive user requiring Industrial Outdoor Storage. The two-story office has (5) five offices and (2) two bathrooms on the first floor, and the second floor offers (4) four offices, a conference room, and a bathroom. Additionally, there are (2) two 40,000 LB truck lifts with pits for mechanical work and a 3,400 SF awning with tall clear heights.

With its close proximity to I-4 in the Center of a Logistics & Distribution powerhouse, along with the numerous RV parks across Florida, this site is set up perfectly for a RV/Truck Repair Facility.

Call Augie or Vinh to set up a Private Showing at (863) 774-7133.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

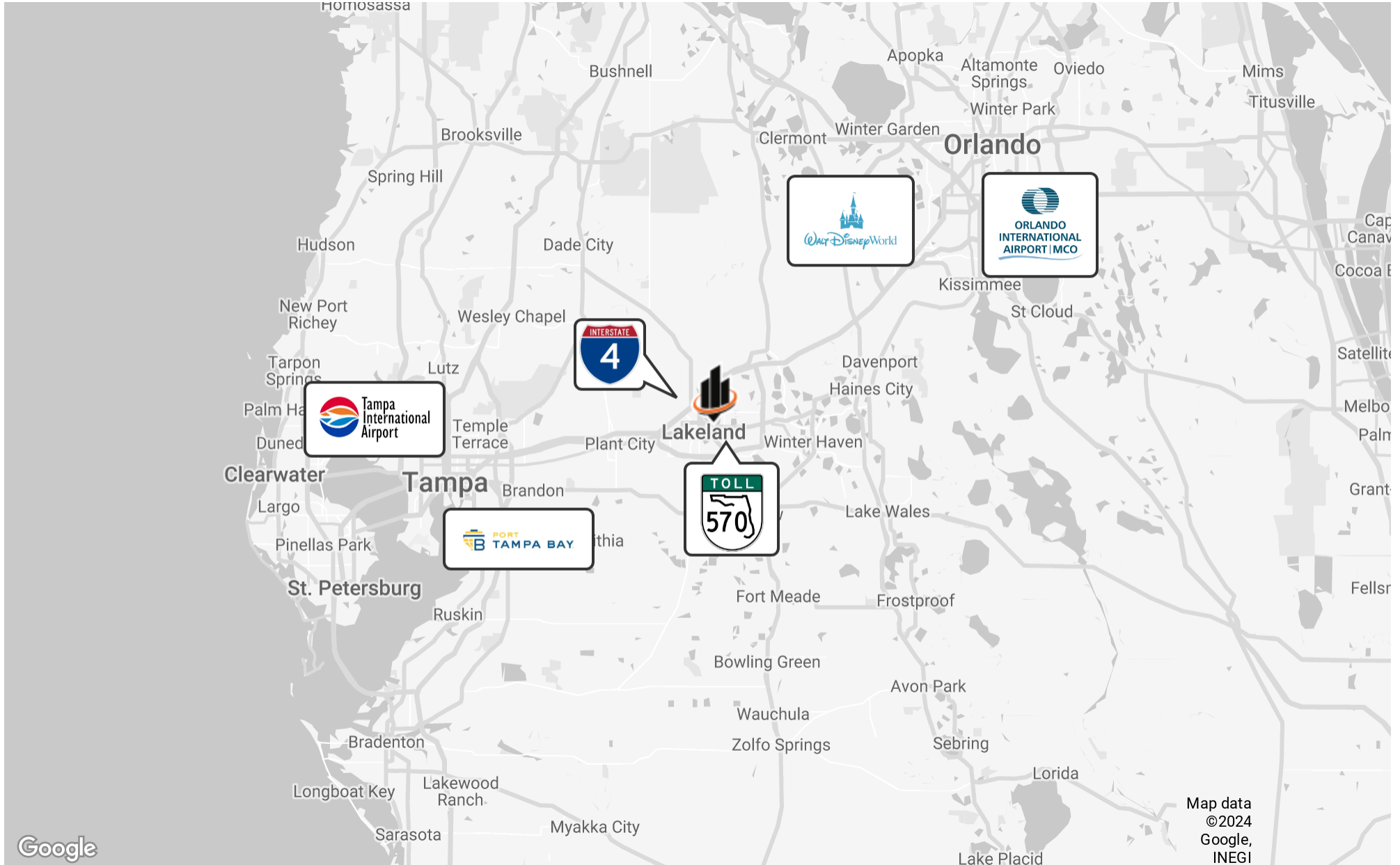
Positioned on East Main Street in Lakeland, which serves as a crucial thoroughfare connecting East and West Polk County, this road, along with US 92 (running parallel), experiences a high volume of traffic. Approximately 34,500 Vehicles Per Day pass by, primarily consisting of commercial traffic and service workers. Moreover, its unparalleled proximity to major RV parks, some of which cater to Disney visitors, makes it a highly desirable location.

Florida has experienced some of the most significant growth in the nation over the past two years. Notably, Polk County has ranked as the fourth fastest-growing county in the nation. Lakeland, being the largest city in Polk County, serves as a major thoroughfare for traffic traveling between Orlando and Tampa. Given the consistent influx of heavy industrial users and travelers through Lakeland, the demand for automotive services shows no signs of slowing down anytime soon.

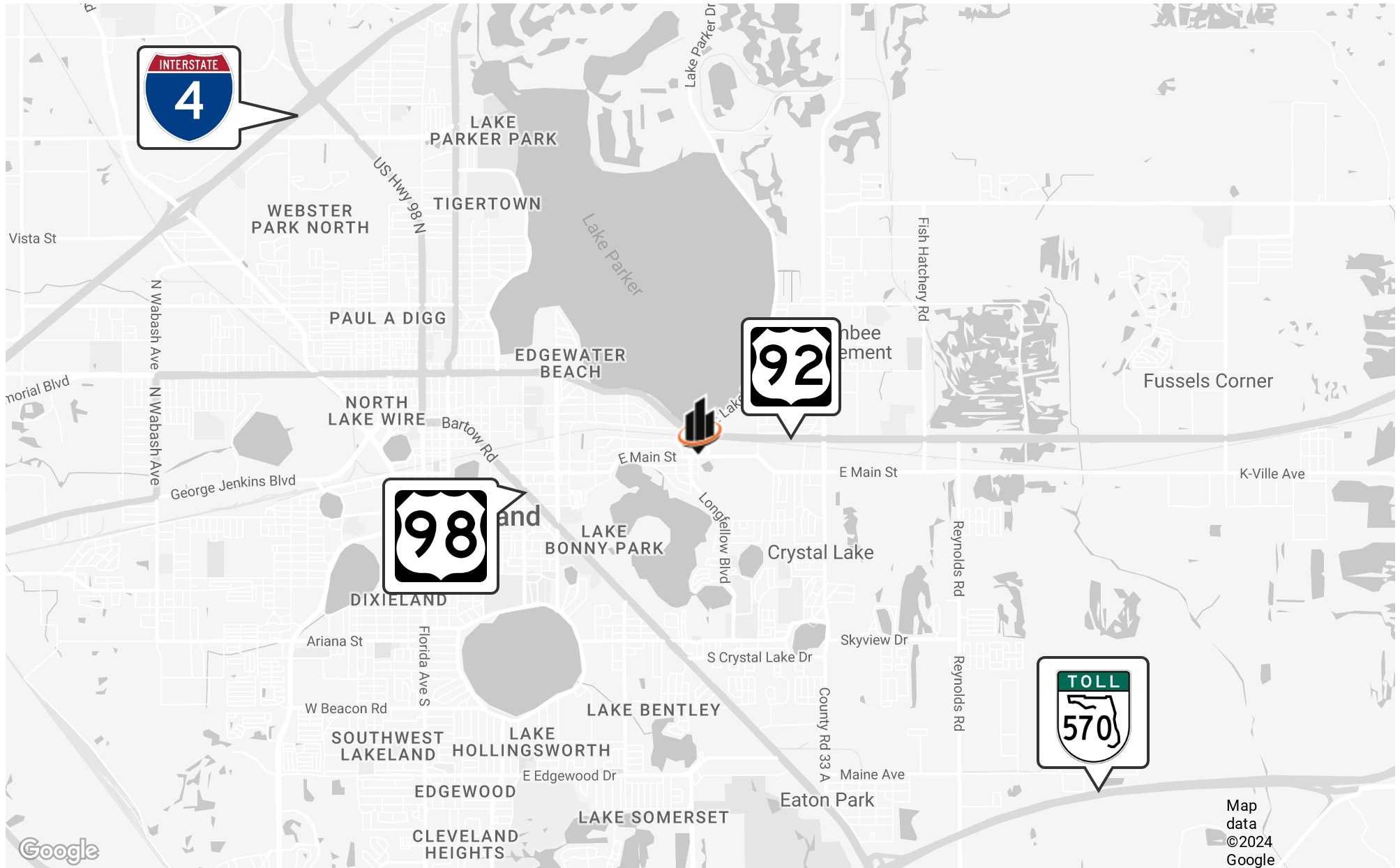
PROPERTY HIGHLIGHTS

- (9) offices, (3) bathrooms, and (1) conference room
- Concrete roof
- Active diesel tank
- (2) active gas tanks
- 1.85 Acre lay-down yard
- (2) Two 40,000 LB truck lifts

REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

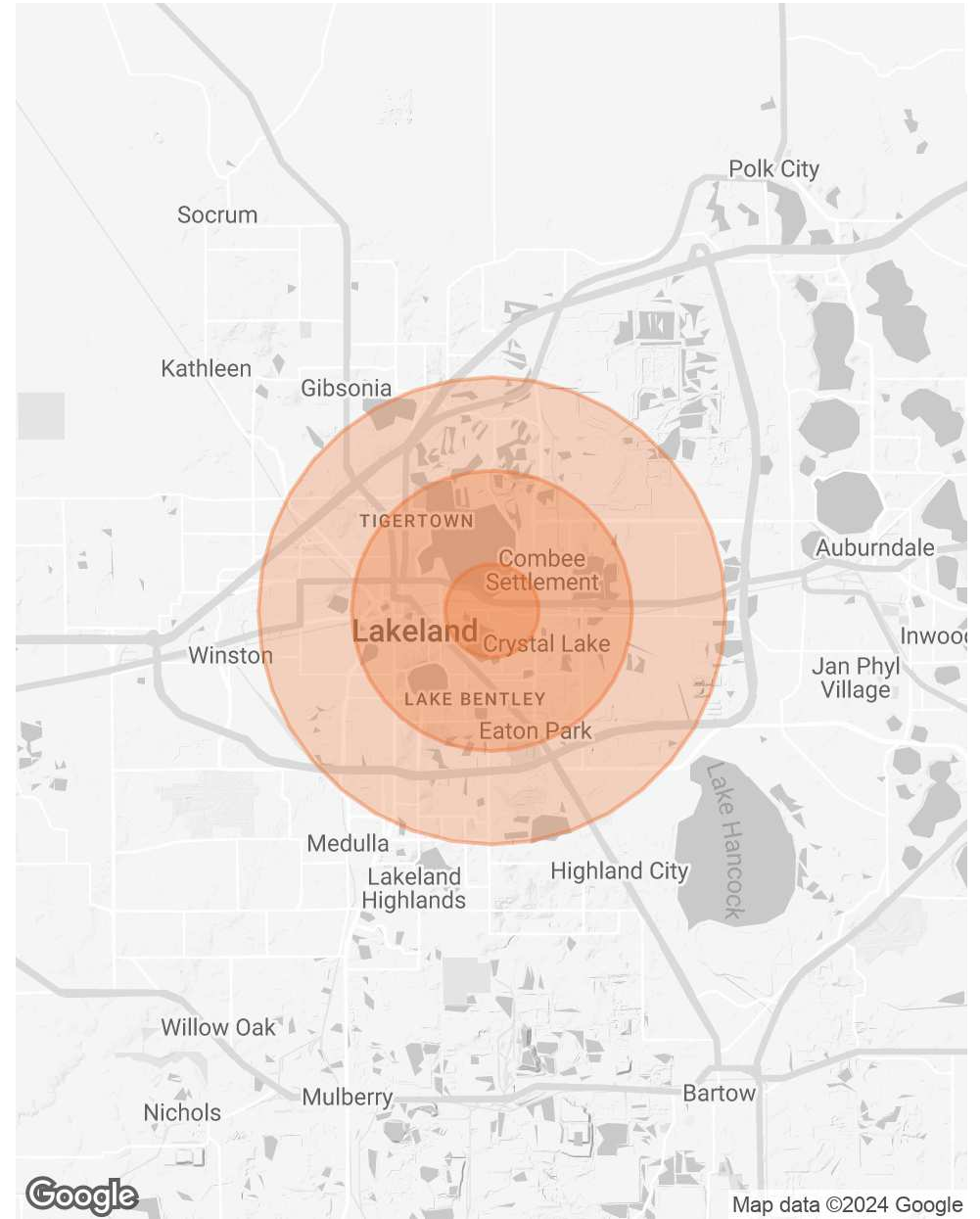
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,969	54,386	124,265
AVERAGE AGE	28.2	35.7	39.0
AVERAGE AGE (MALE)	25.4	34.2	37.3
AVERAGE AGE (FEMALE)	31.4	37.7	41.3

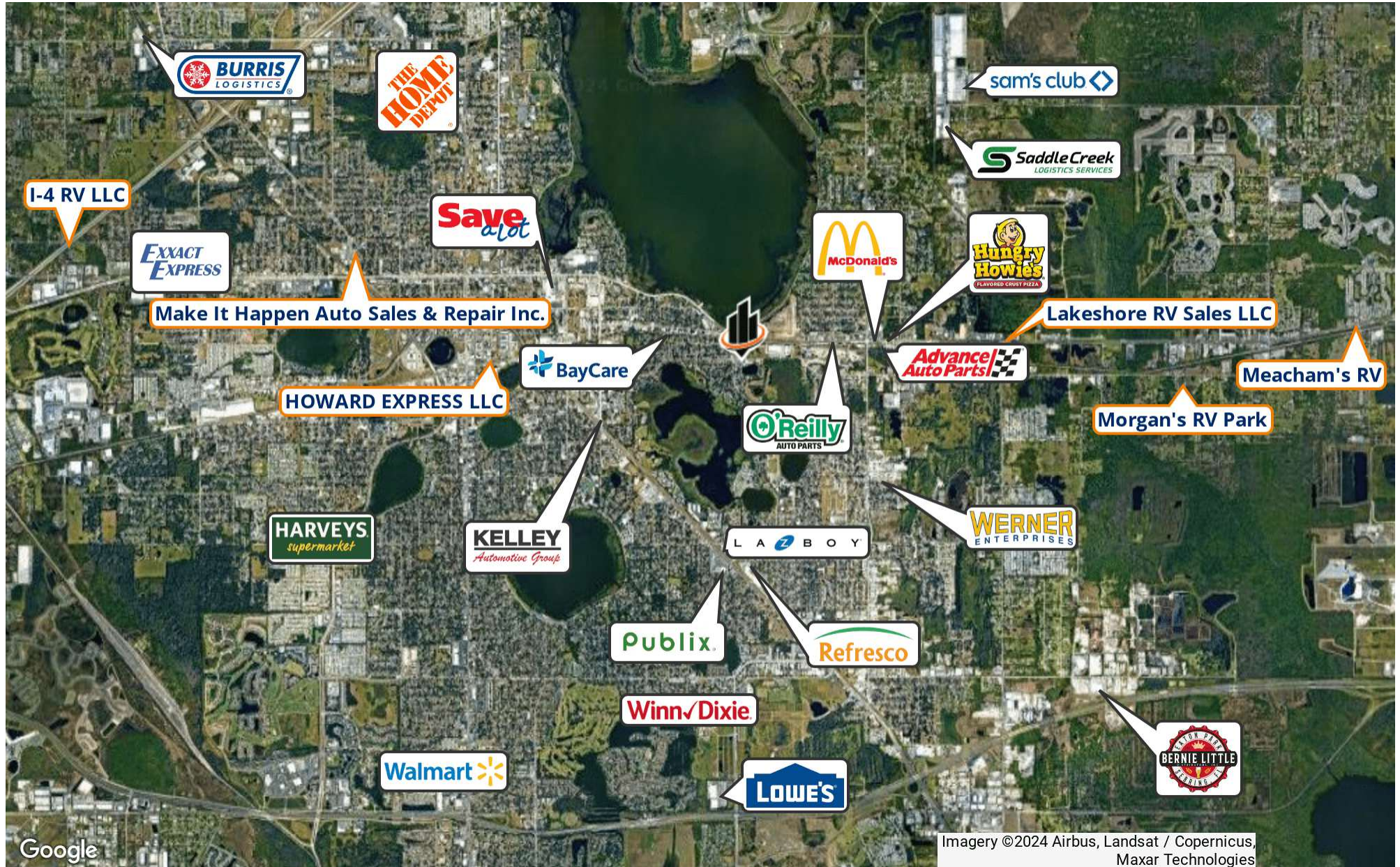
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,944	22,730	55,447
# OF PERSONS PER HH	2.7	2.4	2.2
AVERAGE HH INCOME	\$37,968	\$47,806	\$52,731
AVERAGE HOUSE VALUE	\$89,834	\$123,986	\$128,125

2020 American Community Survey (ACS)



RETAILER MAP



ADDITIONAL AERIAL



ADDITIONAL AERIAL



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



AUGIE SCHMIDT, SIOR

Senior Advisor

augie@svn.com

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FL #SL3407527

PROFESSIONAL BACKGROUND

Augie Schmidt, SIOR 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

ADVISOR BIOGRAPHY



VINH DAWKINS

Associate Advisor

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FL #SL3611309

PROFESSIONAL BACKGROUND

Vinh Dawkins is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at SVN | Saunders Ralston Dantzler Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He leverages his research and analysis skills, market insight, and business experience to drive successful outcomes in one of Florida's most dynamic real estate markets.

Vinh specializes in:

- Industrial Real Estate

DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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