

RETAIL FOR SALE

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



SALE PRICE:	\$289,000
LOT SIZE:	0.55 Acres
BUILDING SIZE:	3,024 SF
USE:	Auto Repair/Sales/Center
RENOVATED:	2015
ZONING:	C-2 - Highway Commercial District
CRA:	Mid-Town
SUB MARKET:	Lakeland / Winter Haven
TRAFFIC COUNT:	21,000

PROPERTY OVERVIEW

Located in the heart of Lakeland, minutes from Downtown and centrally located from auto dealership and distribution. Currently zoned C-2 with all auto use allowed including: sales, rental, fuel sales, services, parts and accessories, repair and retail. The building have a total of 3,024 SF with a 360 SF reception and bathroom on 0.67 AC with approx. 10 parking spaces available, three 12 x 12 bays doors, extra parking in back and side.

The building has been remodel in 2015 including electrical, doors, landscaping, roof, painting, fencing and a large sign pylon. Current business will vacate the premises however equipment, tools and lifts may be available to purchase separately from current tenant as well as employees opportunities. Property located in Mid-Town CRA.

PROPERTY FEATURES

- Turn key building for auto business
- Fully remodeled in 2015
- Close to major highway
- Massive community development across in 2020

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

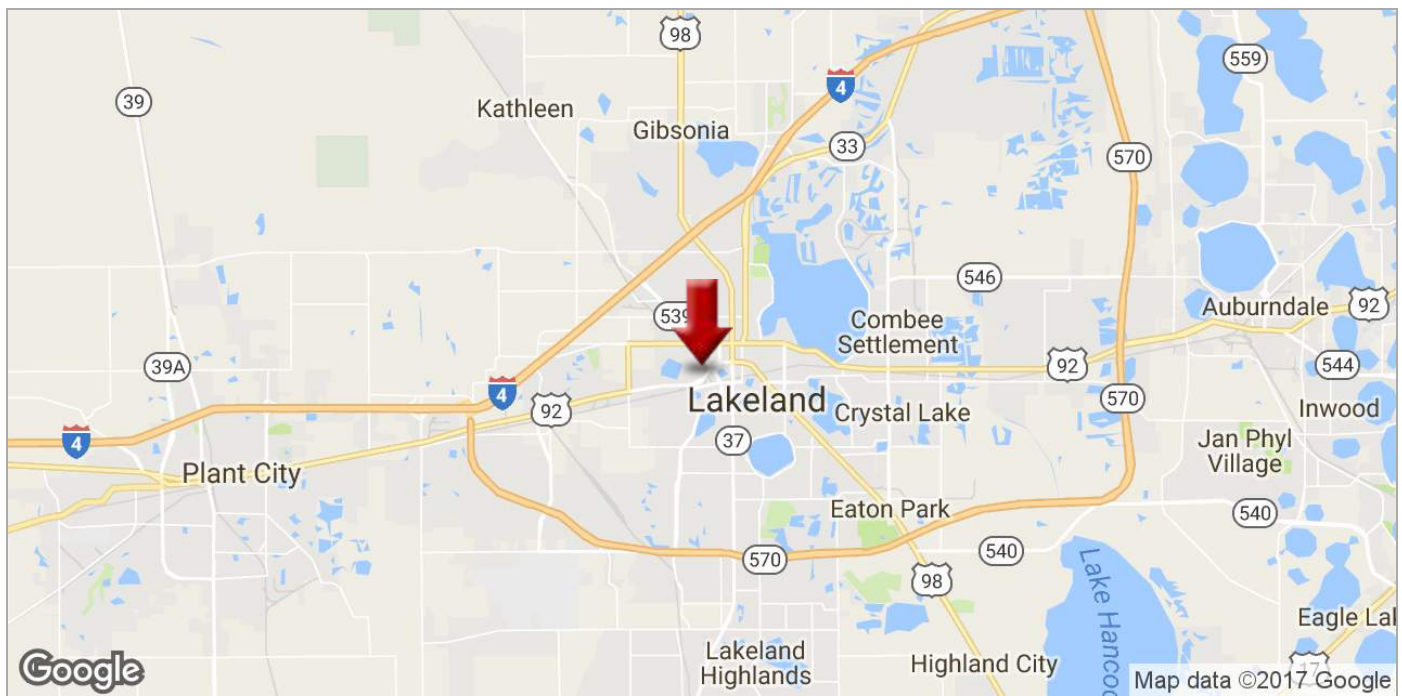
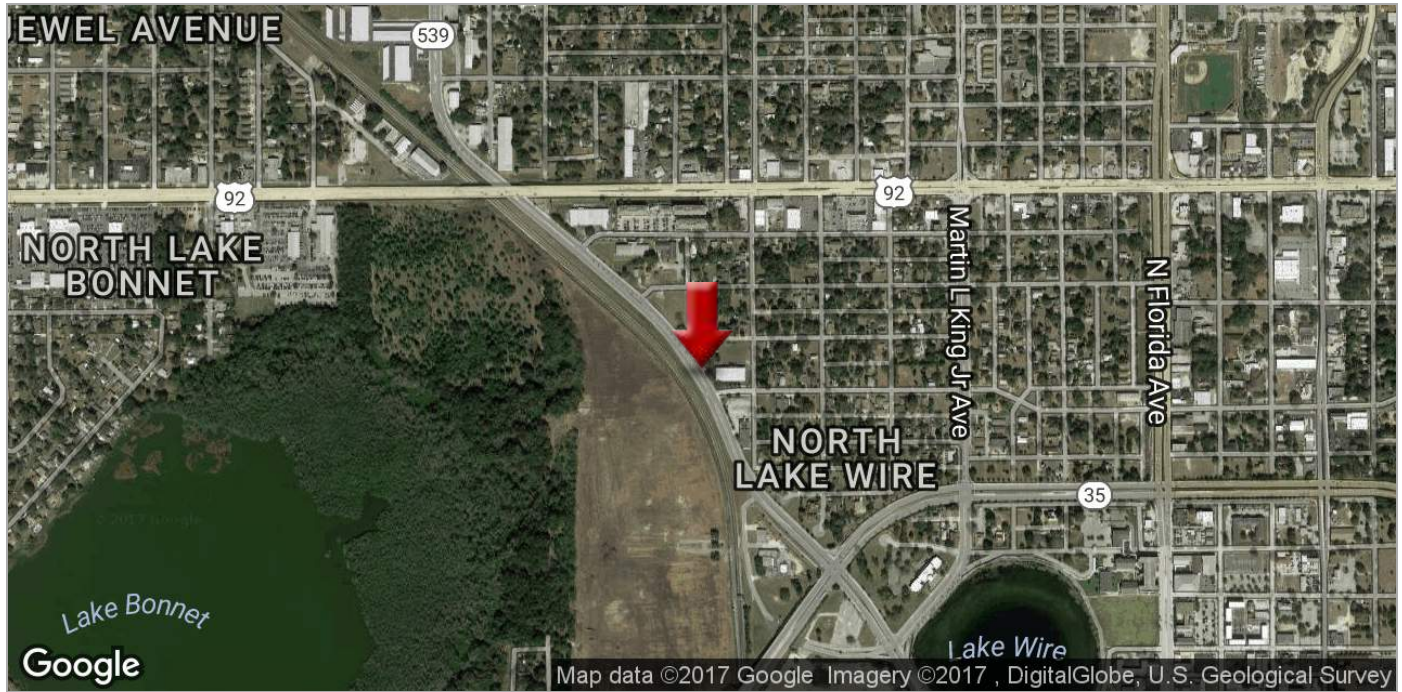
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

RETAIL FOR SALE

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



PROPERTY OVERVIEW

Opportunity to purchase a renovated turn key auto building in this growing area of Lakeland FL in Polk County. Near all major highway include I-4, Florida Avenue, US 92 and US 98. Across the street from future home of a large re-development including park, residential and commercial (see brochure for more info).

Located in the heart of Lakeland, minutes from Downtown and centrally located from auto dealership and distribution. Currently zoned C-2 with all auto use allowed including: sales, rental, fuel sales, services, parts and accessories, repair and retail. The building have a total of 3,024 SF with a 360 SF reception and bathroom on 0.39 AC with approx. 10 parking spaces available, three 12 x 12 bays doors, extra parking on side and back of the building (see site and floor plan for more info).



The building has been remodel in 2015 including electrical, doors, landscaping, roof, painting, fencing and a large sign pylon. Current business will vacate the premises however equipment, tools and lifts may be available to purchase separately from current tenant as well as employees opportunities. Property located in Mid-Town CRA which offer incentives, see agent for more info.

LOCATION OVERVIEW

This North Lake Wire property is located in the heart of Lakeland FL in Polk County. Near all major highway include I-4, Florida Avenue, US 92 and US 98. Minutes from auto dealerships.



NOTE:

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR SALE

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

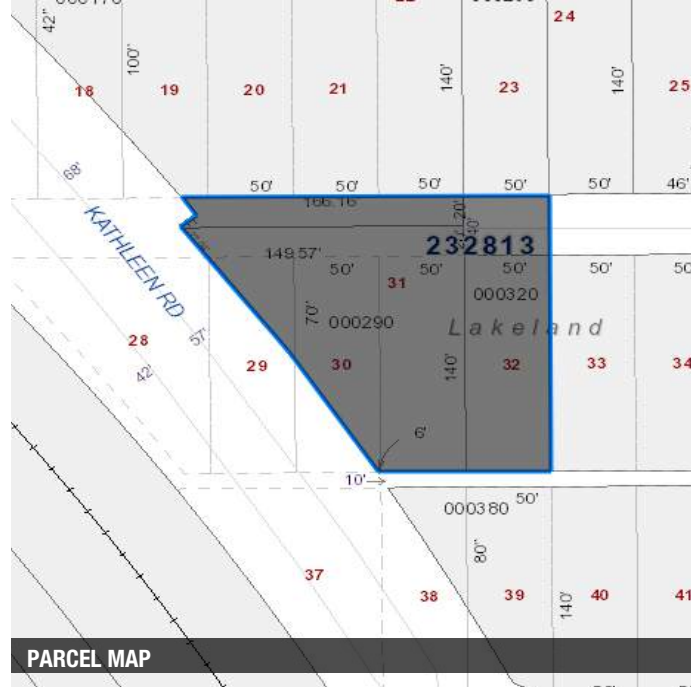
www.kwcommercial.com

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



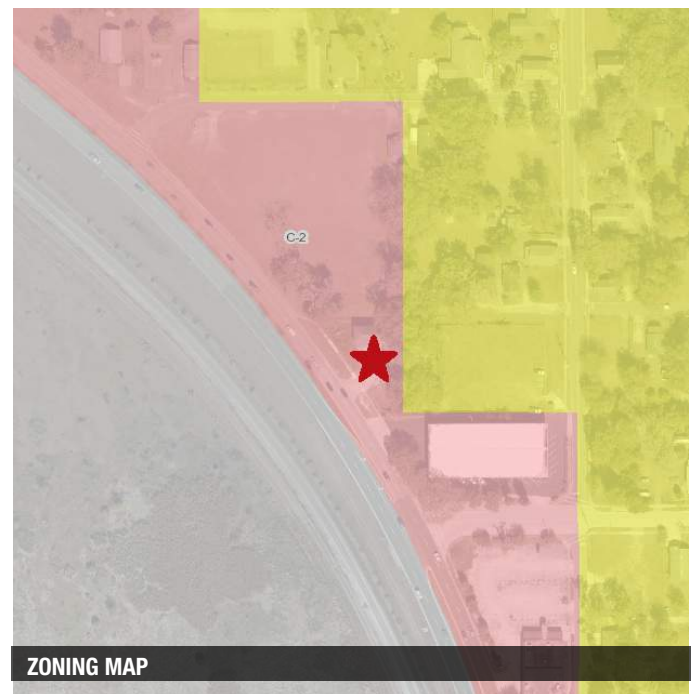
SIDE BUILDING - LIFT AVAILABLE FOR SALE



PARCEL MAP



AERIAL MAP



ZONING MAP

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR SALE

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

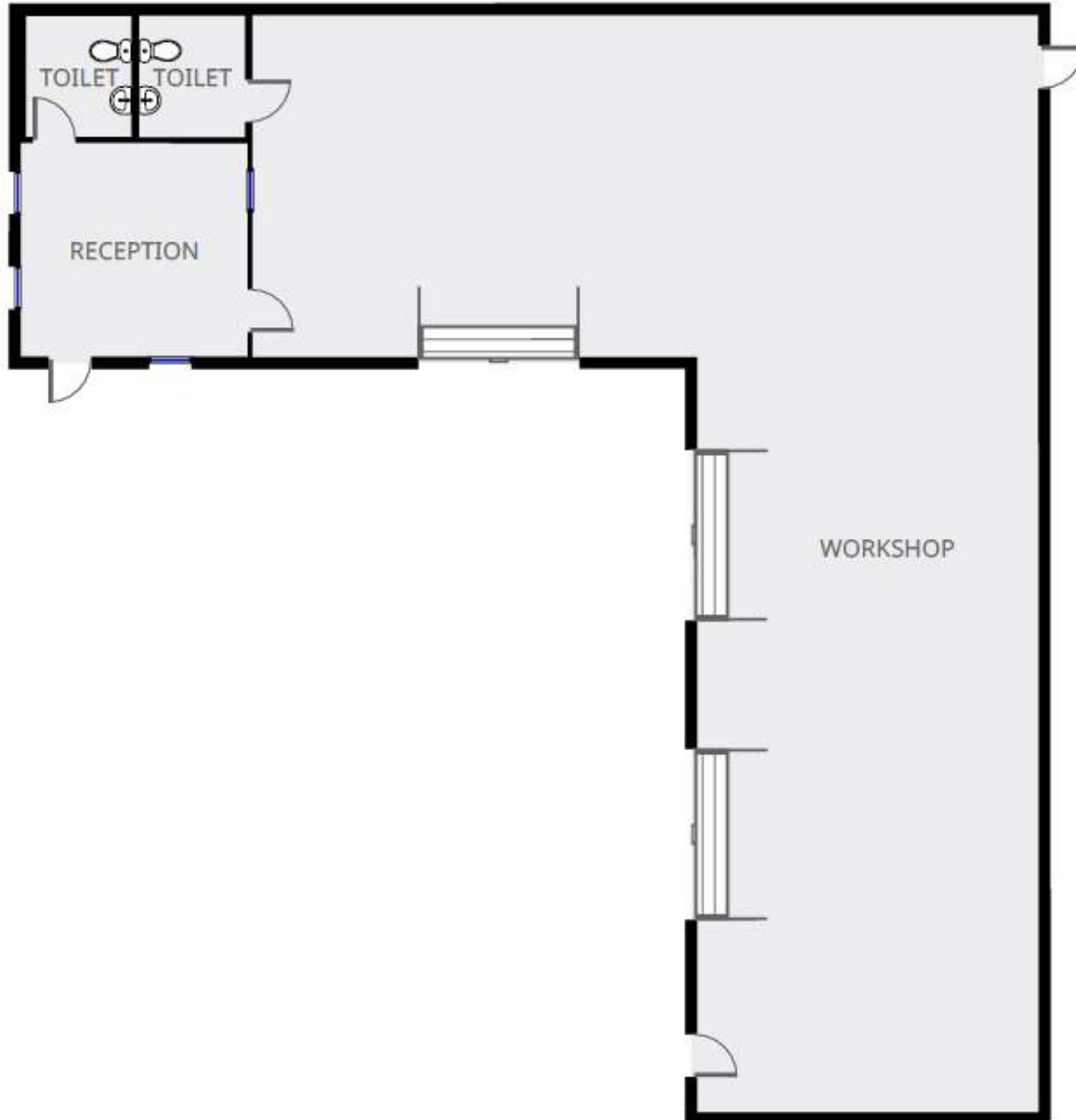
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

RETAIL FOR SALE

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



INVEST IN A GROWING AREA

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

BONNET SPRING PARK (SEE SIDE MAP)

Local philanthropists are developing a new 160+ acre, privately-funded urban park between West Memorial Boulevard and George Jenkins Boulevard on the east side of Lake Bonnet for the residents and visitors of Lakeland.

Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, miniature trains, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2020.

FLORIDA TILE DEVELOPMENT (SEE SIDE MAP)

Commercial and residential mixed-use community.

LAKELAND CRA

CRA projects must serve a public purpose and must address concerns raised in the adopted redevelopment plans for each area. Possible CRA programs include street and streetscape improvements, park improvements, development of infill housing, recruitment of new businesses and partnership with job-training and placement services. Please visit www.ldda.org and www.lakelandcra.net for additional information.

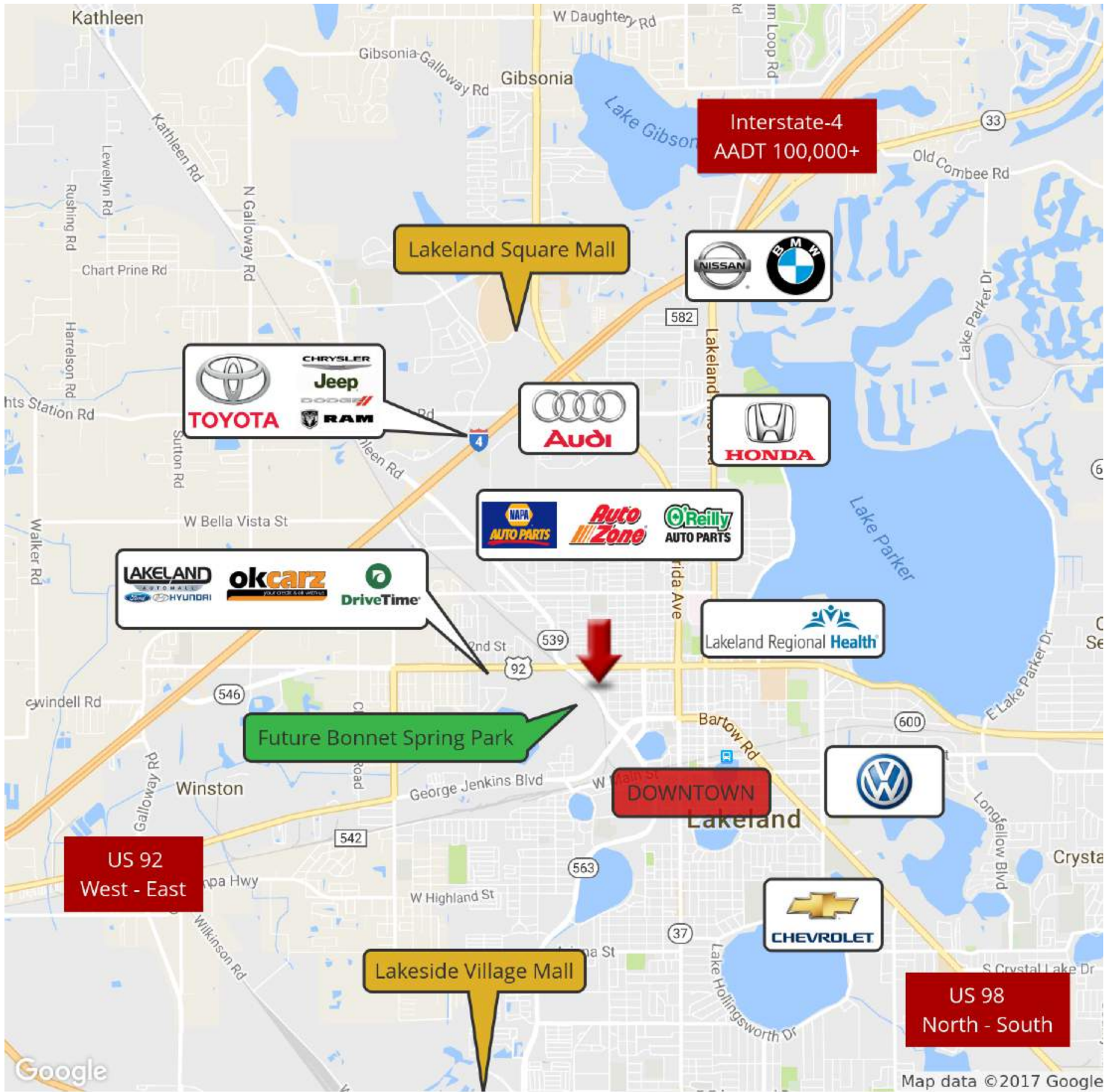
KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



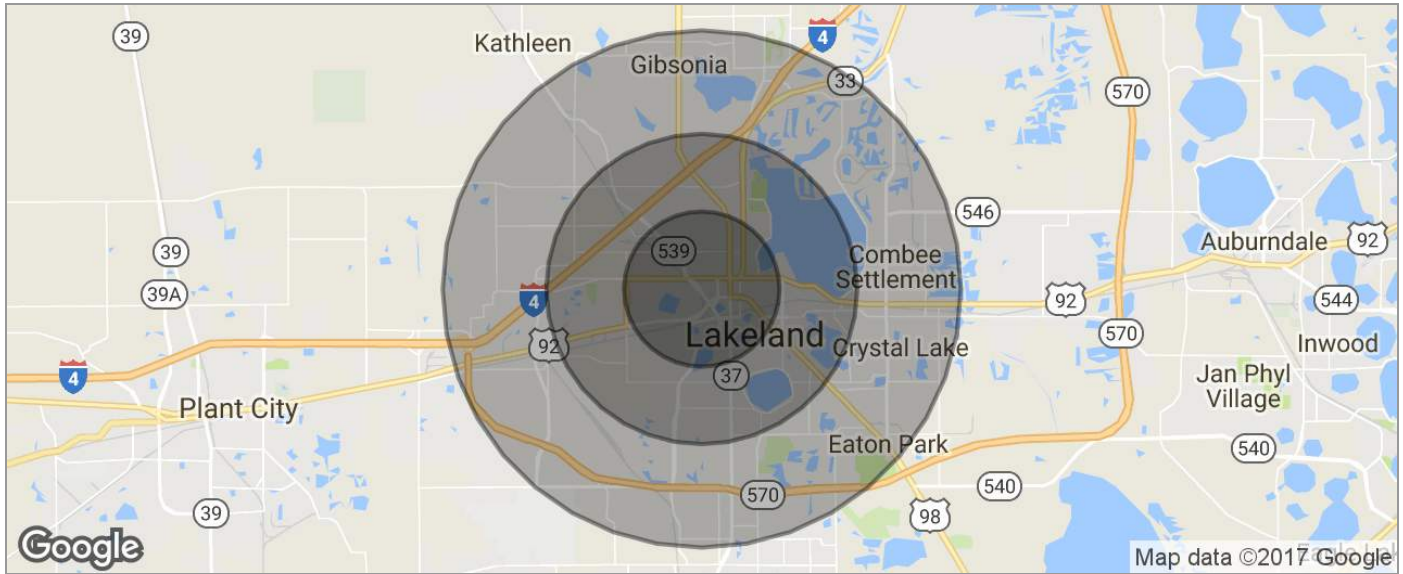
KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sales Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KATHLEEN RD AUTO BUILDING

805 Kathleen Rd, Lakeland, FL 33809



POPULATION	1.5 MILES	3 MILES	5 MILES
TOTAL POPULATION	19,883	62,101	135,315
MEDIAN AGE	34.6	38.1	38.5
MEDIAN AGE (MALE)	31.1	35.2	36.2
MEDIAN AGE (FEMALE)	37.1	40.0	40.3
HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,745	24,660	54,053
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$36,816	\$46,377	\$53,941
AVERAGE HOUSE VALUE	\$111,525	\$148,963	\$167,892
RACE	1.5 MILES	3 MILES	5 MILES
% WHITE	43.8%	61.8%	71.3%
% BLACK	45.5%	27.8%	19.4%
% ASIAN	0.6%	0.7%	1.2%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	6.1%	6.5%	5.8%
ETHNICITY	1.5 MILES	3 MILES	5 MILES
% HISPANIC	16.4%	15.4%	14.1%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Confidentiality & Disclaimer

LAKELAND, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lakeland in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

218 E Pine Street

Lakeland, FL 33801-7915

ALEX DELANNOY

Sale Associate

863.224.6915

alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.