



Coldwell Banker Commercial

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

510 PRAIRIE INDUSTRIAL PARKWAY, MULBERRY, FL, 33860

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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Rick Rupp, ALC
Sales Associate
Rick@SRDcommercial.com
863.774.3549



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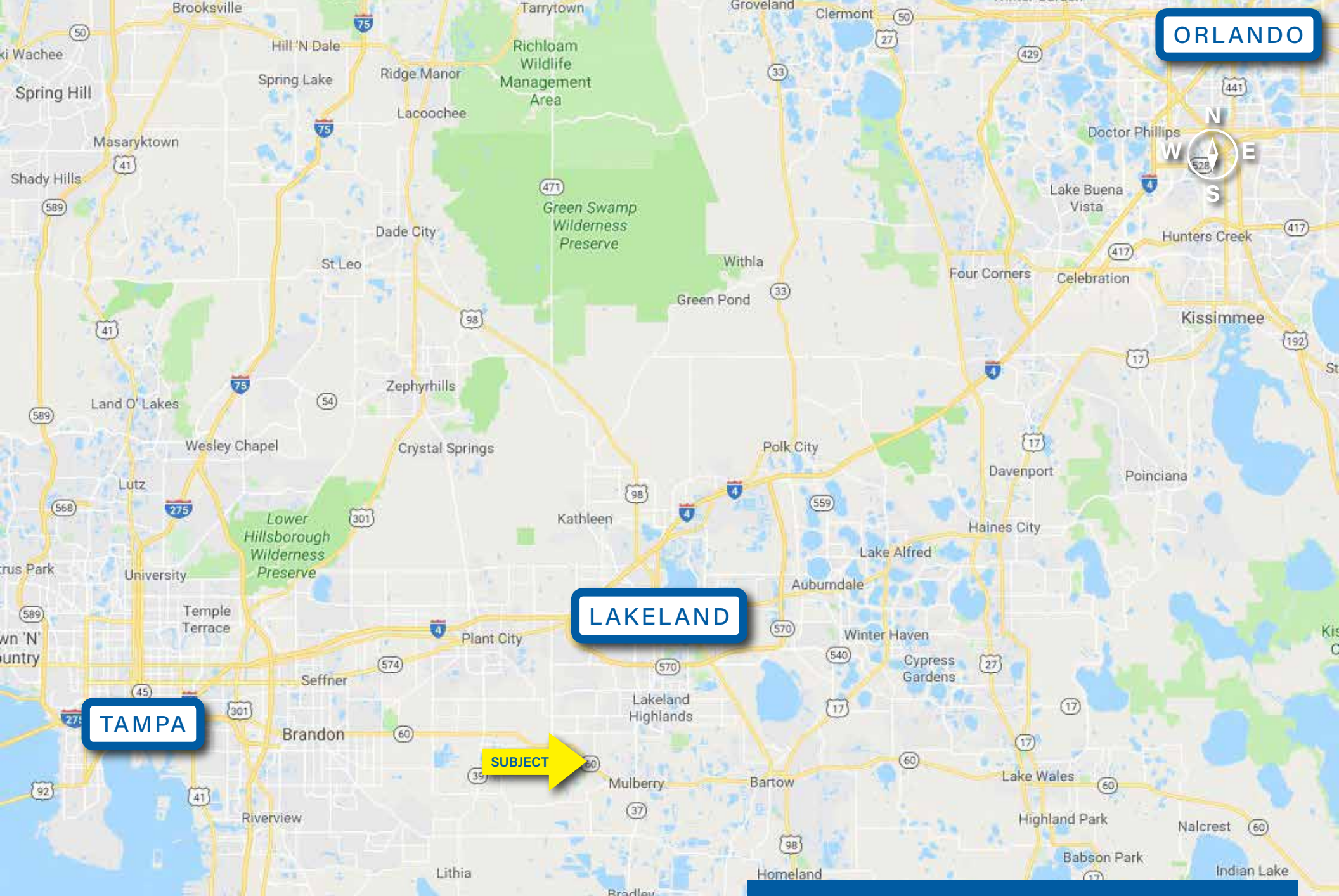


EXECUTIVE SUMMARY

510 PRAIRIE INDUSTRIAL PARKWAY MULBERRY, FL, 33860

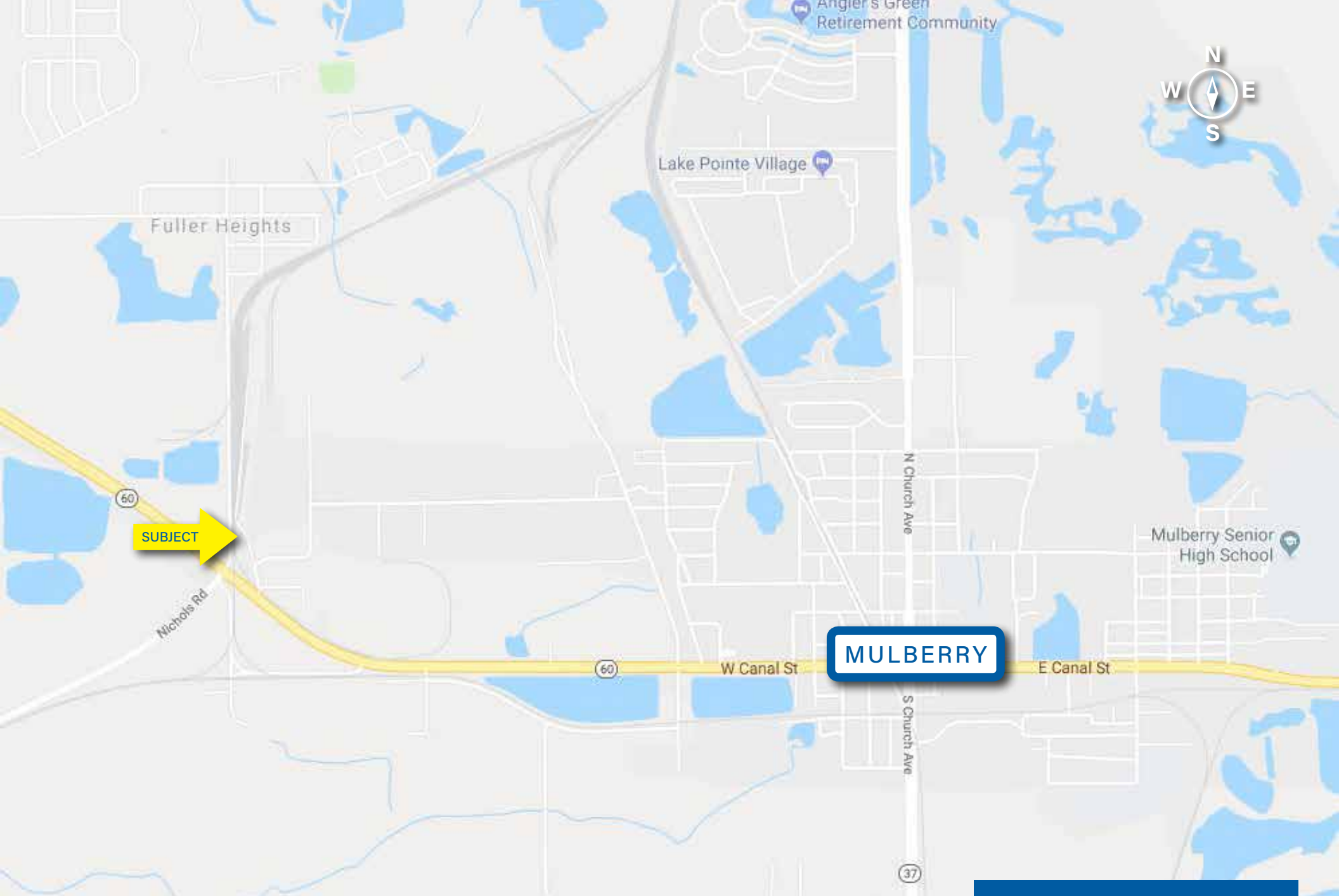
The subject property is two parcels covering 2.68 +/- acres with a 9,000 +/- SF building. The building is located in western Mulberry, in a light industrial neighborhood. The property benefits from quick access to SR 60 and SR 37, allowing easy transport throughout Florida.

Site Address:	510 Prairie Industrial Parkway, Mulberry, FL
County:	Polk
PIN (Property Identification Number):	233003000000023060, 233003000000023080
Land Size:	2.68 +/- acres
Building Size:	9,000 +/- SF
Year Built:	1982 (Building 2) 1994 (Building 3)
Property Use:	Light Manufacturing
Utilities:	Water (City of Mulberry) & Septic
Zoning:	L-I Light Industrial (City of Mulberry)
Taxes:	\$6,419.79 (2017)
Traffic Count:	19,600 cars/day on SR 60
Asking Price:	\$395,000



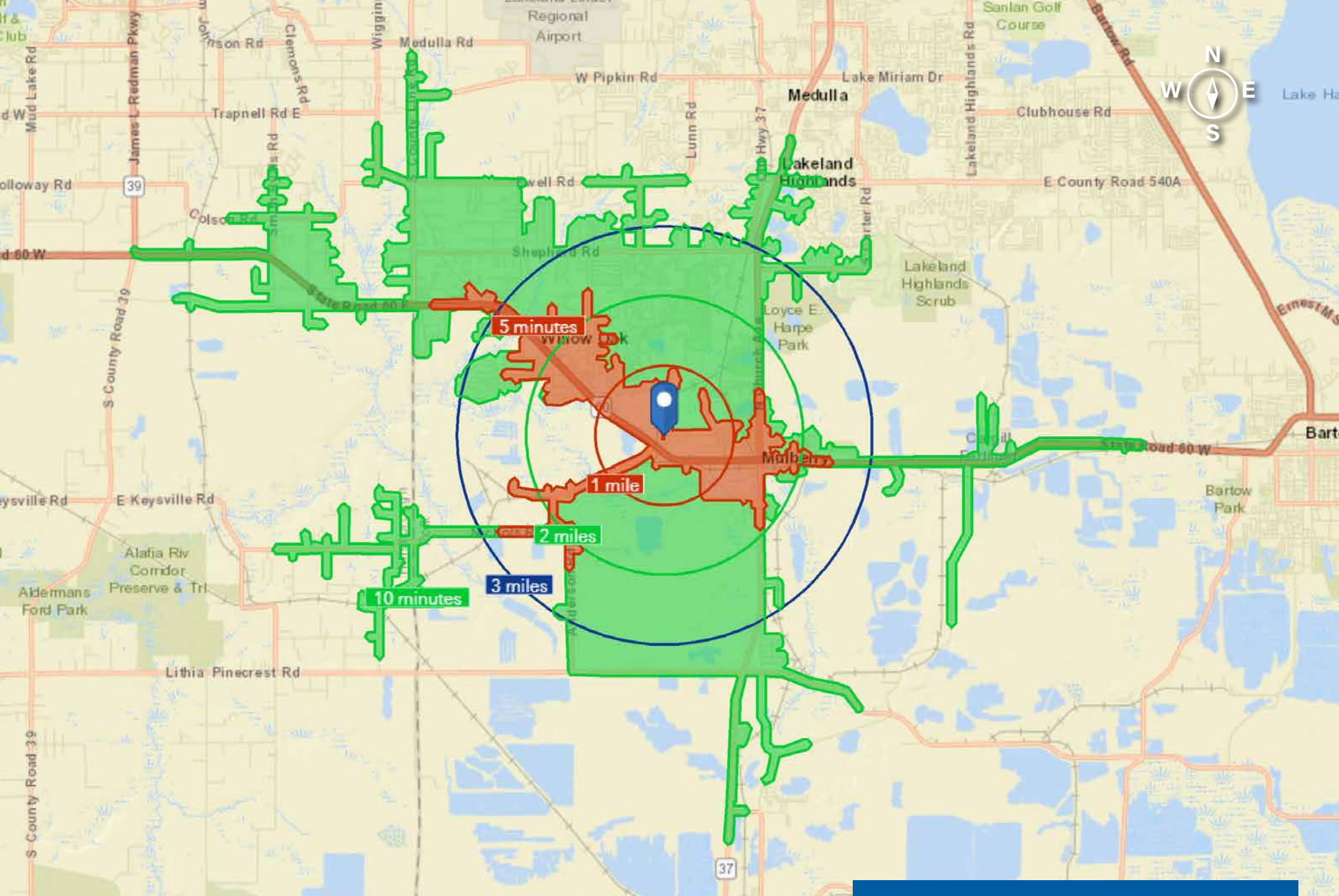
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located just west of downtown Mulberry.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	820	11,348	21,579	4,862	31,075	662,431	20,619,313	327,514,334
Households	283	4,060	7,478	1,453	10,687	247,585	8,064,657	123,158,887
Families	209	2,963	5,486	1,121	7,944	172,355	5,223,357	81,106,685
Average Household Size	2.90	2.80	2.89	3.35	2.91	2.62	2.50	2.59
Owner Occupied Housing Units	170	3,011	5,056	867	7,451	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	114	1,049	2,423	586	3,235	83,821	2,992,867	45,951,844
Median Age	32.7	38.1	34.8	30.7	36.0	41.3	42.2	38.2
Income								
Median Household Income	\$42,889	\$47,083	\$50,044	\$43,247	\$52,086	\$45,704	\$50,606	\$56,124
Average Household Income	\$55,791	\$62,551	\$62,958	\$56,033	\$69,618	\$61,763	\$72,632	\$80,675
Per Capita Income	\$18,305	\$22,300	\$21,657	\$16,958	\$24,102	\$23,623	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate								
Population	0.15%	1.10%	1.26%	1.06%	1.20%	1.28%	1.36%	0.83%
Households	0.14%	0.97%	1.12%	0.81%	1.08%	1.19%	1.30%	0.79%
Families	0.10%	0.90%	1.06%	0.77%	1.02%	1.13%	1.25%	0.71%
Owner HHs	0.00%	0.84%	0.86%	0.41%	0.86%	1.09%	1.19%	0.72%
Median Household Income	1.81%	2.63%	2.09%	3.09%	2.31%	2.46%	2.13%	2.12%

Good population density within a two mile radius of 11,348 people. The average household income is also higher than the county average within a two mile radius.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

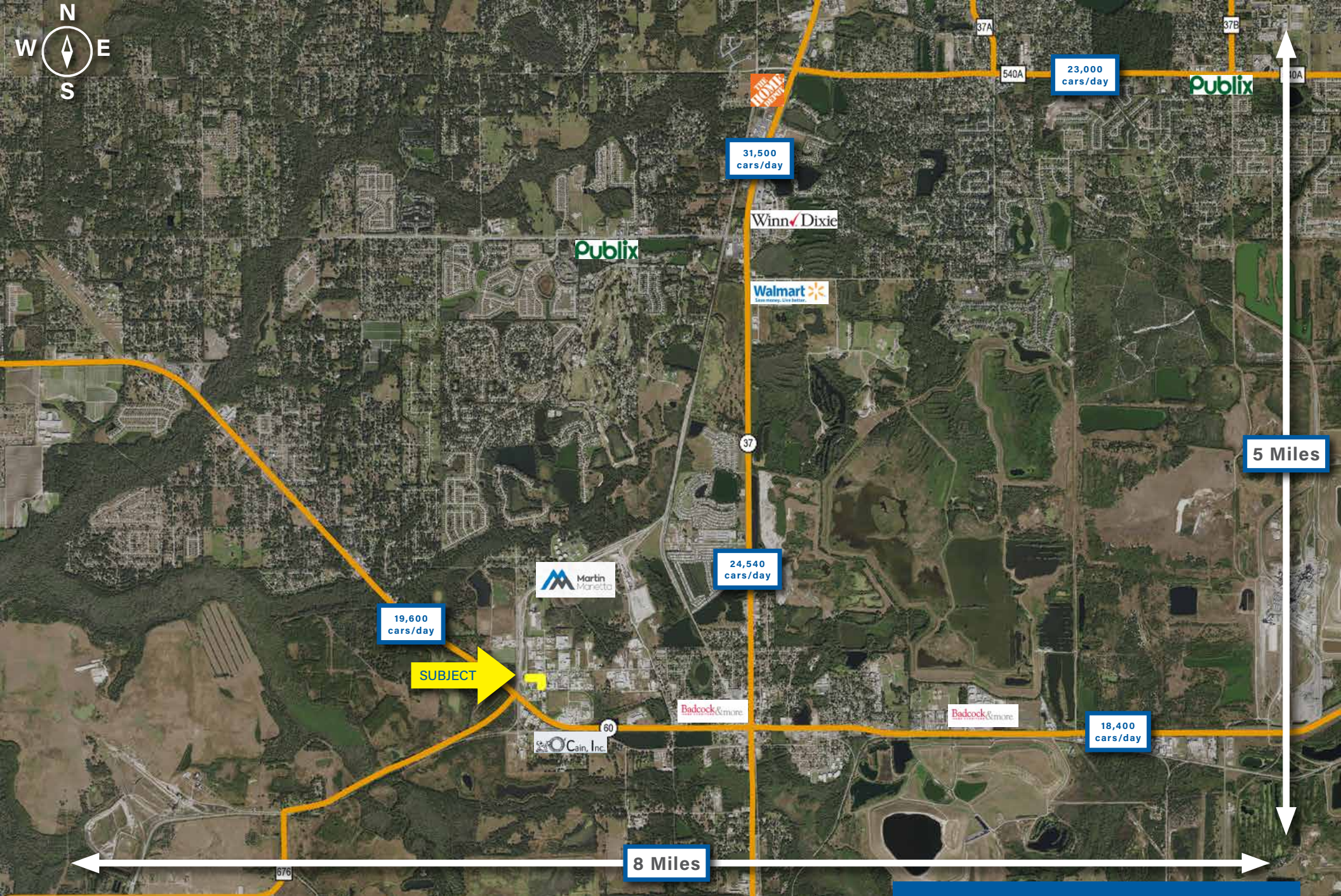
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	16.60%	10.60%	8.70%	12.40%	8.00%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	14.10%	13.00%	10.80%	14.50%	9.60%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	5.70%	11.40%	11.70%	12.70%	11.50%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	21.90%	17.60%	18.70%	16.50%	18.30%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	16.60%	18.80%	21.30%	20.00%	20.70%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	9.20%	14.20%	14.70%	12.40%	14.50%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	11.30%	8.10%	8.90%	7.90%	10.10%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	4.20%	4.40%	3.80%	2.30%	4.30%	2.70%	4.30%	5.70%
\$200,000+	0.40%	1.80%	1.40%	1.30%	3.00%	2.50%	4.60%	6.10%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	9.60%	7.60%	8.10%	9.90%	7.60%	6.00%	5.30%	6.10%
5 - 9	8.40%	7.40%	7.80%	9.20%	7.50%	6.10%	5.50%	6.30%
10 - 14	7.30%	6.90%	7.40%	8.30%	7.20%	6.10%	5.60%	6.30%
15 - 19	7.20%	5.90%	6.40%	7.20%	6.40%	5.90%	5.70%	6.40%
20 - 24	6.70%	5.70%	6.40%	7.00%	6.30%	6.00%	6.40%	7.00%
25 - 34	13.90%	12.70%	14.10%	14.60%	13.70%	12.60%	13.10%	13.80%
35 - 44	12.20%	12.20%	13.30%	12.50%	13.00%	11.40%	11.80%	12.50%
45 - 54	11.20%	11.20%	11.30%	10.70%	11.90%	12.00%	13.00%	13.00%
55 - 64	11.50%	11.80%	10.70%	9.50%	11.70%	13.10%	13.50%	12.90%
65 - 74	7.70%	11.30%	9.00%	7.00%	9.30%	12.00%	11.30%	9.20%
75 - 84	2.90%	5.60%	4.20%	3.10%	4.10%	6.40%	6.20%	4.40%
85+	1.30%	1.80%	1.40%	1.00%	1.30%	2.40%	2.70%	2.00%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	69.10%	77.10%	74.70%	66.10%	76.60%	72.60%	73.10%	70.20%
Black Alone	18.90%	9.30%	9.30%	10.20%	8.50%	15.30%	16.40%	12.80%
American Indian Alone	0.40%	0.20%	0.30%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	0.20%	0.80%	1.30%	0.50%	1.50%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	9.40%	10.00%	11.40%	20.70%	10.10%	6.80%	4.20%	6.80%
Two or More Races	2.10%	2.50%	3.00%	2.30%	2.80%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	33.20%	26.90%	29.70%	42.40%	27.20%	22.00%	25.50%	18.10%



Key location - quick access to SR 60 and SR 37, allowing easy transport throughout Florida.

MARKET AREA MAP



Subject property enjoys quick access to SR 60.

NEIGHBORHOOD AERIAL



RITCHEY'S TRUCK REPAIR

Access Point



Prairie Industrial Parkway

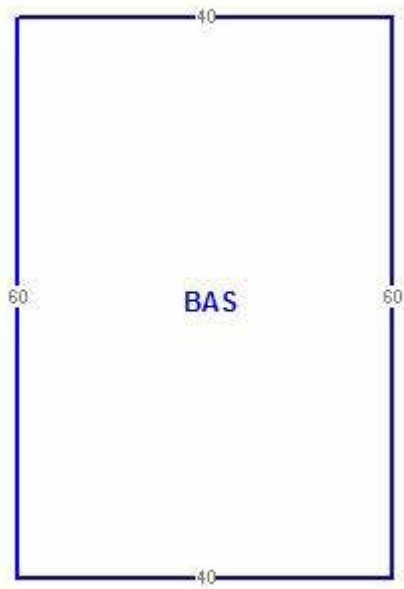
SITE AERIAL

The site is highly accessible with full access via Prairie Industrial Parkway.

BUILDING INFORMATION



NORTH BAY

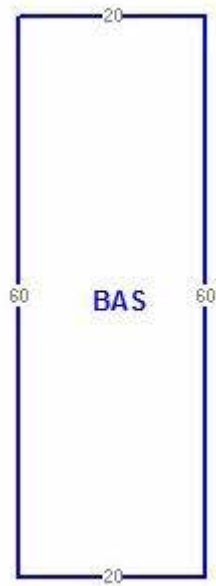


<i>Description</i>	<i>Total:</i>
Total SF	2,400 +/- SF
Actual Year Built	1982
Wall Structure	Steel

BUILDING INFORMATION



SOUTH BAY

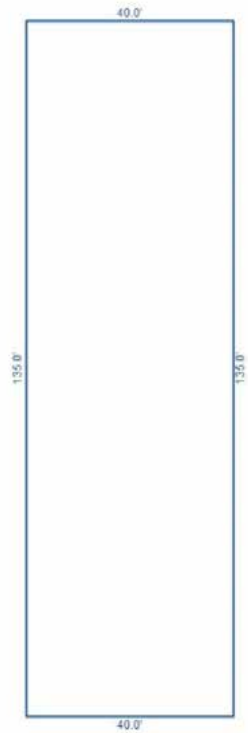


<i>Description</i>	<i>Total:</i>
Total SF	1,200 +/- SF
Actual Year Built	1994
Wall Structure	Steel

BUILDING INFORMATION



MIDDLE BAY



<i>Description</i>	<i>Total:</i>
Total SF	5,400 +/- SF
Actual Year Built	1996
Wall Structure	Steel
Eave Height	24'

Drone shot of the subject property facing southeast





East Elevation



3 Ton and 5 Ton Bridge Cranes

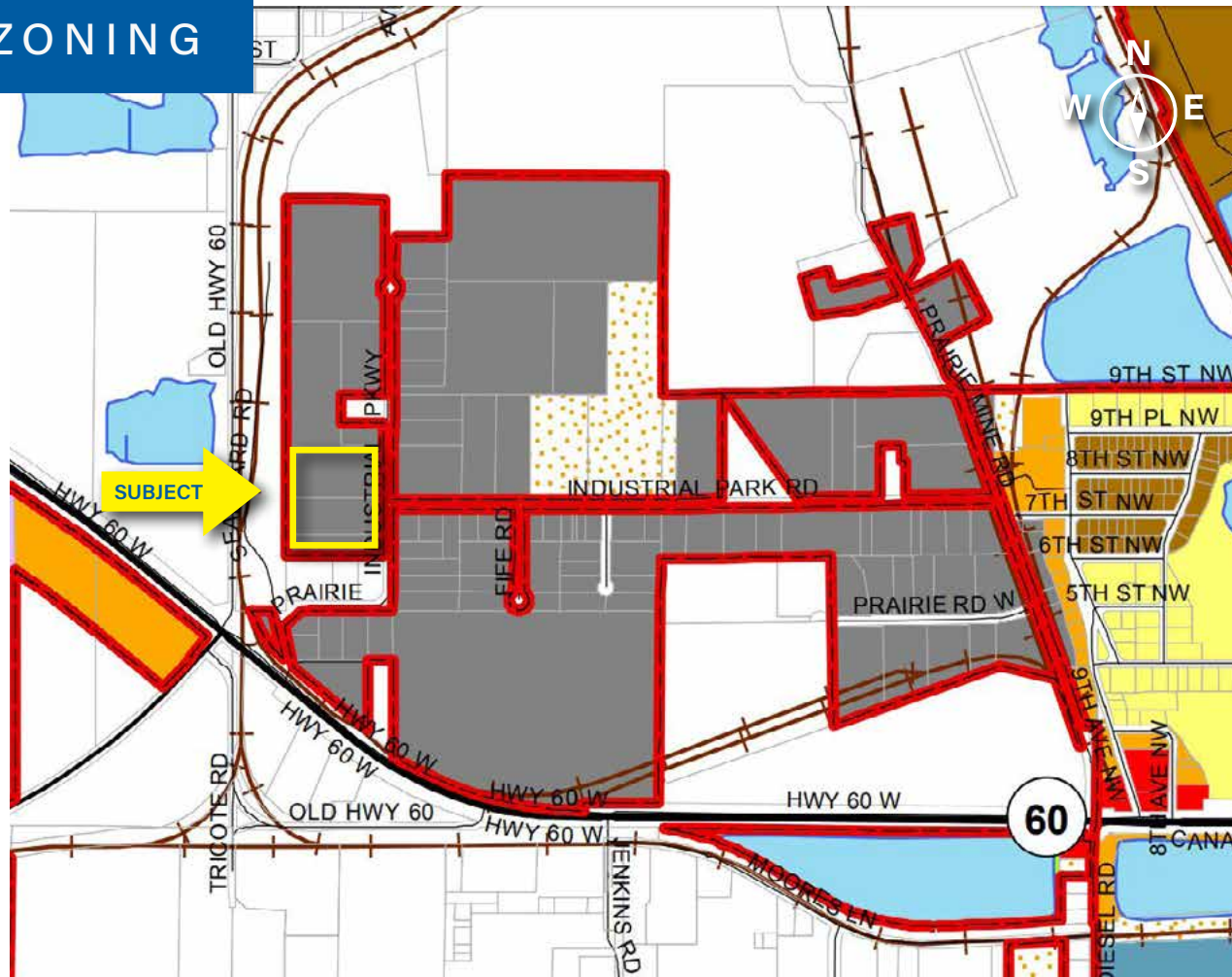


0.9 +/- Acre Laydown Yard



West Elevation

ZONING



Light Industrial (I-L)

The purpose of this district is to provide for land uses that are primarily for manufacturing and processing, wholesale storage and warehousing enterprises.

- I-L
 - R-1L
 - R1-H
 - MH
- WATER BODIES



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