



Coldwell Banker Commercial

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

2255 SR 37, MULBERRY, FL 33860

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

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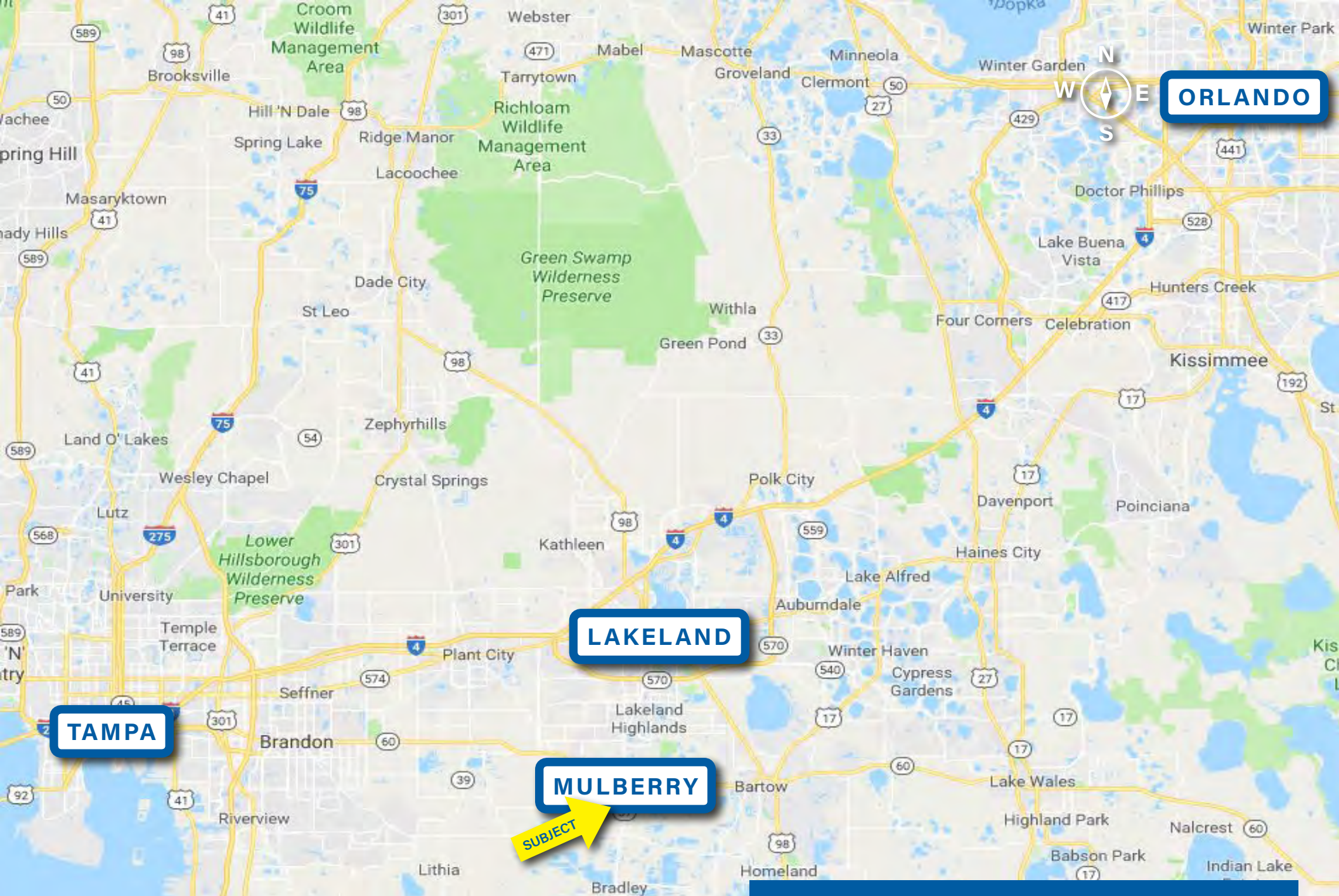
EXECUTIVE SUMMARY

2255 SR 37 MULBERRY, FL 33860

Located 1.1 miles south of Mulberry on SR 37, this 4,000 +/- SF building offers 2 private offices and warehouse space on 0.46 +/- acres. The building exterior was recently painted and installed with a new roof August of 2012. An AC unit was installed in 2002 and has been since serviced twice annually every year since.

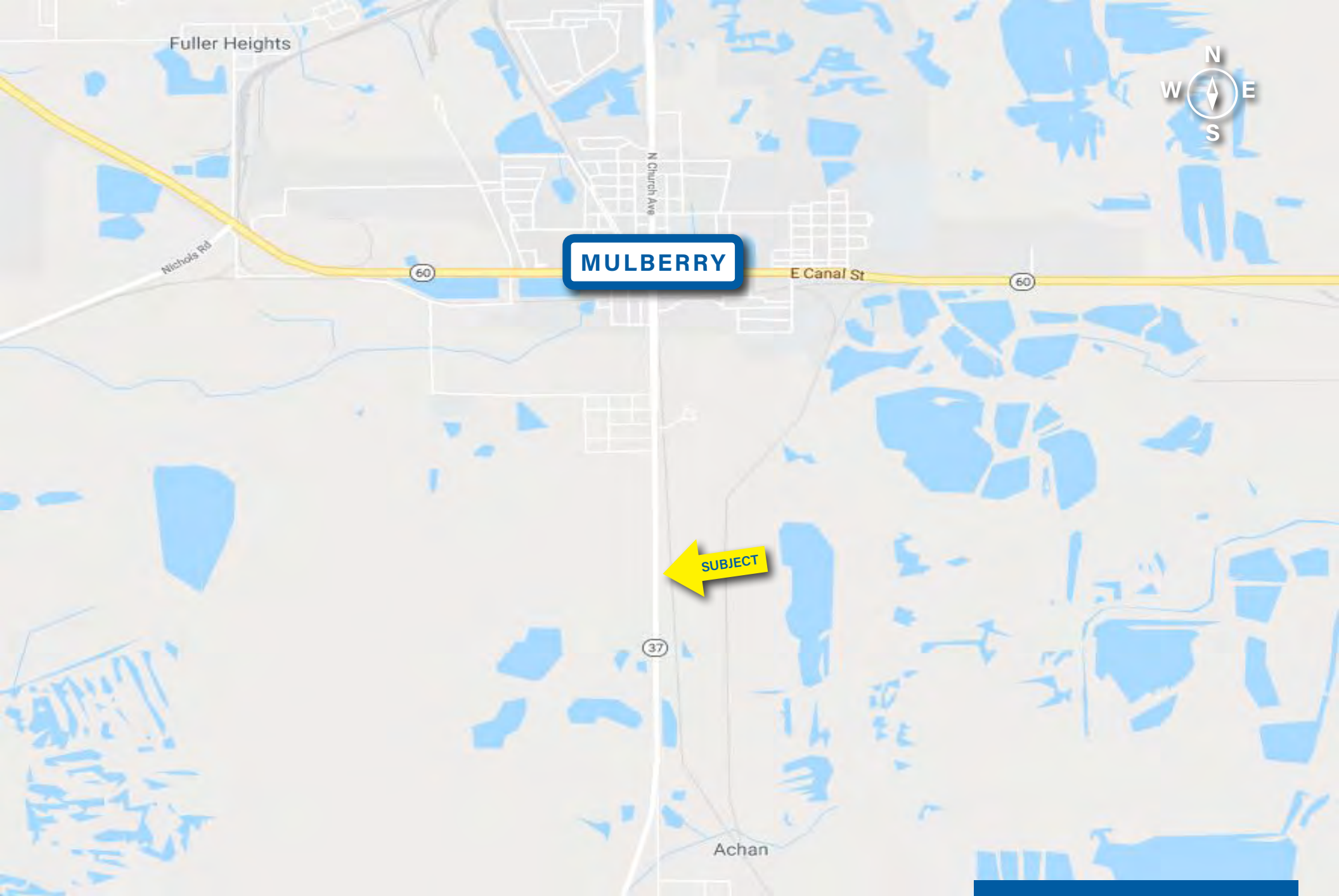
Future Land Use of Business Park Center permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center. It also allows for outside storage.

Site Address:	2255 SR 37, Mulberry, FL 33860
County:	Polk
PIN (Property Identification Number):	233013000000033060
Land Size:	0.46 +/- Acres
Building Size:	4,000 +/- SF
Year Built:	1970
Property Use:	Warehousing, Distrib., Trucking Terminals
Utilities:	Well and septic
Future Land Use:	BPC-2: Business Park Center (Polk County)
Taxes:	\$1,119.63 (2017)
Traffic Count:	12,800 cars/day on SR 37
Asking Price:	\$190,000



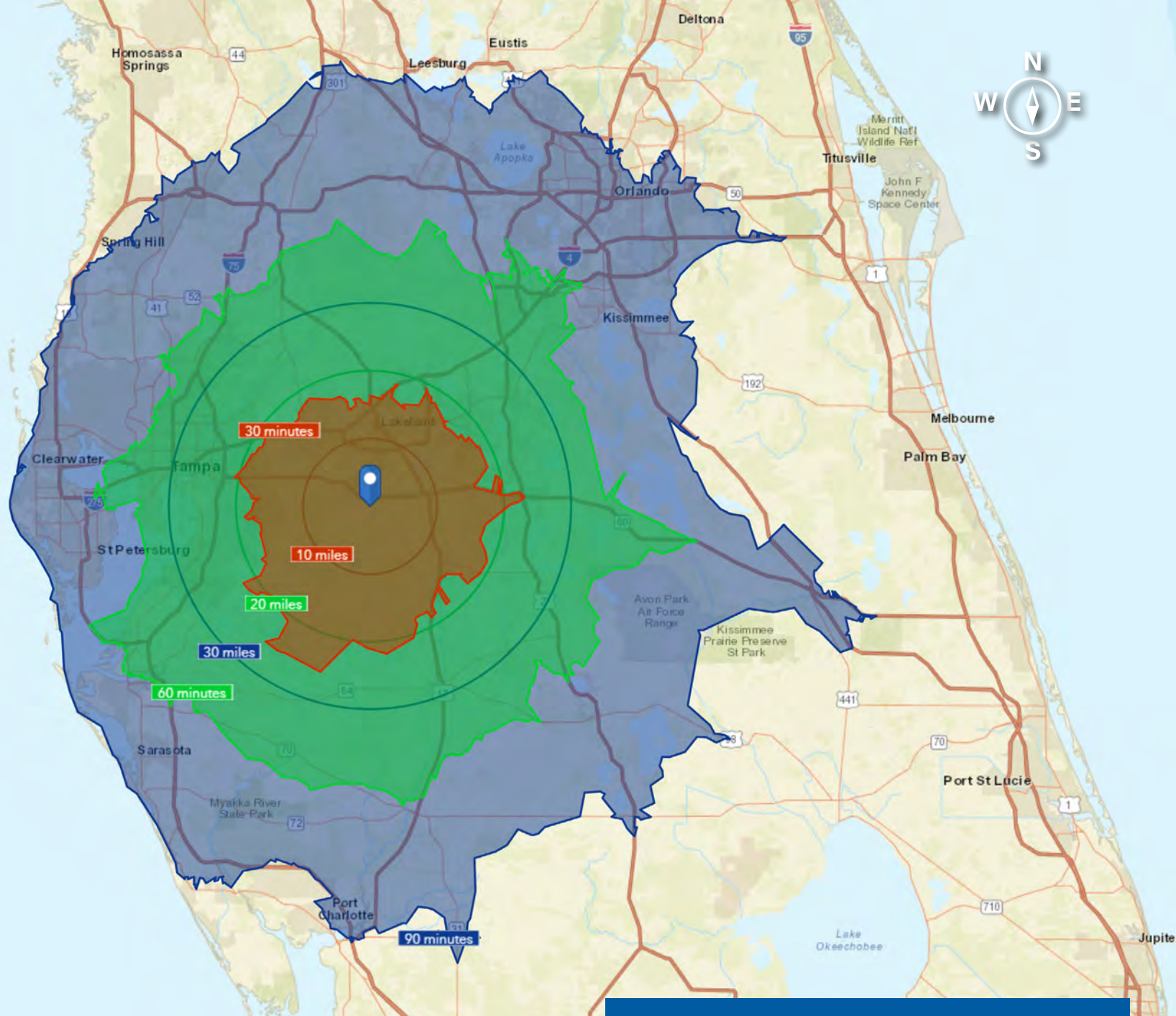
Located in the Lakeland - Winter Haven MSA

REGIONAL LOCATION MAP



Subject property located on SR 37
Close proximity to SR 60

LOCATION MAP



10, 20, 30 mile radius

30, 60, 90 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	10 Miles	20 Miles	30 Miles	30 Mins	60 Mins	90 Mins	Polk	FL	US
Population	147,735	679,823	1,421,283	512,237	2,181,912	6,160,555	662,431	20,619,313	323,580,626
Households	54,488	245,223	526,300	183,892	825,394	2,418,732	247,585	8,064,657	121,786,233
Families	39,084	175,185	360,264	130,745	547,037	1,551,134	172,355	5,223,357	80,307,260
Average Household Size	2.68	2.74	2.65	2.74	2.59	3	2.62	2.50	2.59
Owner Occupied Housing Units	37,675	163,302	333,793	120,047	505,368	1,495,370	163,764	5,071,790	76,427,142
Renter Occupied Housing Units	16,813	81,921	192,507	63,845	320,026	923,362	83,821	2,992,867	45,359,091
Median Age	39.5	39.1	38.7	38.4	38.8	41	41.3	42.2	38.0
Income									
Median Household Income	\$56,483	\$52,337	\$50,254	\$51,889	\$50,367	\$50,010	\$45,704	\$50,606	\$54,149
Average Household Income	\$77,683	\$71,041	\$68,029	\$71,259	\$69,714	\$70,100	\$61,763	\$72,632	\$77,008
Per Capita Income	\$28,992	\$26,022	\$25,719	\$26,014	\$26,871	\$28,055	\$23,623	\$28,921	\$29,472
Trends: 2015 - 2020 Annual Growth Rate									
Population	1.31%	1.29%	1.54%	1.31%	1.64%	1.62%	1.28%	1.36%	0.84%
Households	1.24%	1.19%	1.46%	1.21%	1.56%	1.51%	1.19%	1.30%	0.79%
Families	1.16%	1.14%	1.39%	1.16%	1.49%	1.47%	1.13%	1.25%	0.72%
Owner HHs	1.11%	1.08%	1.33%	1.10%	1.44%	1.37%	1.09%	1.19%	0.73%
Median Household Income	2.48%	2.11%	2.05%	2.09%	2.12%	2.04%	2.46%	2.13%	1.89%

More than 1,400,000 people within 30 miles, and over 6,160,000 within 90 minutes.

Higher levels of income...Median Household Income within 10 miles is \$56,483 which is 23% higher than Polk County and 11% higher than the State of Florida.

BENCHMARK DEMOGRAPHICS

	10 Miles	20 Miles	30 Miles	30 Mins	60 Mins	90 Mins	Polk	FL	US
<i>Households by Income</i>									
<\$15,000	8.30%	10.60%	11.60%	10.60%	11.90%	11.50%	12.30%	12.00%	12.50%
\$15,000 - \$24,999	9.70%	11.50%	11.90%	11.80%	11.70%	11.90%	12.90%	11.70%	10.09%
\$25,000 - \$34,999	10.40%	10.60%	11.20%	10.80%	11.10%	11.50%	12.20%	11.10%	10.06%
\$35,000 - \$49,999	14.60%	14.60%	15.00%	14.60%	14.80%	15.10%	16.20%	14.60%	13.31%
\$50,000 - \$74,999	19.90%	19.70%	19.60%	19.60%	19.20%	19.20%	19.80%	18.70%	17.68%
\$75,000 - \$99,999	14.10%	12.90%	12.50%	12.50%	12.10%	11.70%	12.10%	11.70%	12.28%
\$100,000 - \$149,999	13.20%	12.10%	11.10%	11.80%	11.20%	11.10%	9.20%	11.50%	13.44%
\$150,000 - \$199,999	4.90%	4.30%	3.80%	4.20%	4.00%	3.90%	2.70%	4.30%	5.29%
\$200,000+	4.80%	3.80%	3.40%	4.10%	3.90%	4.10%	2.50%	4.60%	5.36%
<i>Population by Age</i>									
0 - 4	6.10%	6.20%	6.30%	6.40%	6.10%	5.50%	6.00%	5.30%	6.19%
5 - 9	6.30%	6.50%	6.30%	6.60%	6.10%	5.60%	6.10%	5.50%	6.33%
10 - 14	6.60%	6.70%	6.30%	6.80%	6.20%	5.70%	6.10%	5.60%	6.46%
15 - 19	6.30%	6.40%	6.30%	6.50%	6.20%	5.70%	5.90%	5.70%	6.55%
20 - 24	6.10%	6.30%	6.60%	6.40%	6.90%	6.50%	6.00%	6.40%	7.09%
25 - 34	13.00%	12.90%	13.60%	13.10%	13.80%	13.40%	12.60%	13.10%	13.64%
35 - 44	12.30%	12.00%	12.20%	12.10%	12.30%	12.00%	11.40%	11.80%	12.62%
45 - 54	13.00%	13.00%	12.40%	12.80%	12.60%	12.90%	12.00%	13.00%	13.27%
55 - 64	13.30%	13.00%	12.30%	12.70%	12.40%	13.20%	13.10%	13.50%	12.82%
65 - 74	10.20%	10.00%	10.10%	9.80%	10.10%	10.90%	12.00%	11.30%	8.76%
75 - 84	4.90%	5.00%	5.40%	4.90%	5.30%	5.90%	6.40%	6.20%	4.35%
85+	2.00%	2.00%	2.20%	1.90%	2.10%	2.60%	2.40%	2.70%	1.92%
<i>Race and Ethnicity</i>									
White Alone	78.40%	74.40%	69.90%	74.00%	70.70%	72.50%	72.60%	73.10%	70.52%
Black Alone	10.50%	13.20%	17.20%	13.00%	16.10%	14.40%	15.30%	16.40%	12.79%
American Indian Alone	0.40%	0.40%	0.40%	0.50%	0.40%	0.40%	0.50%	0.40%	0.97%
Asian Alone	2.50%	2.30%	2.90%	2.40%	3.10%	3.40%	1.90%	2.80%	5.46%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.19%
Some Other Race Alone	5.50%	6.50%	6.40%	7.10%	6.30%	5.90%	6.80%	4.20%	6.76%
Two or More Races	2.70%	3.10%	3.20%	3.10%	3.30%	3.30%	3.00%	3.00%	3.32%
Hispanic Origin (Any Race)	18.60%	21.50%	22.50%	22.70%	24.60%	23.70%	22.00%	25.50%	17.92%



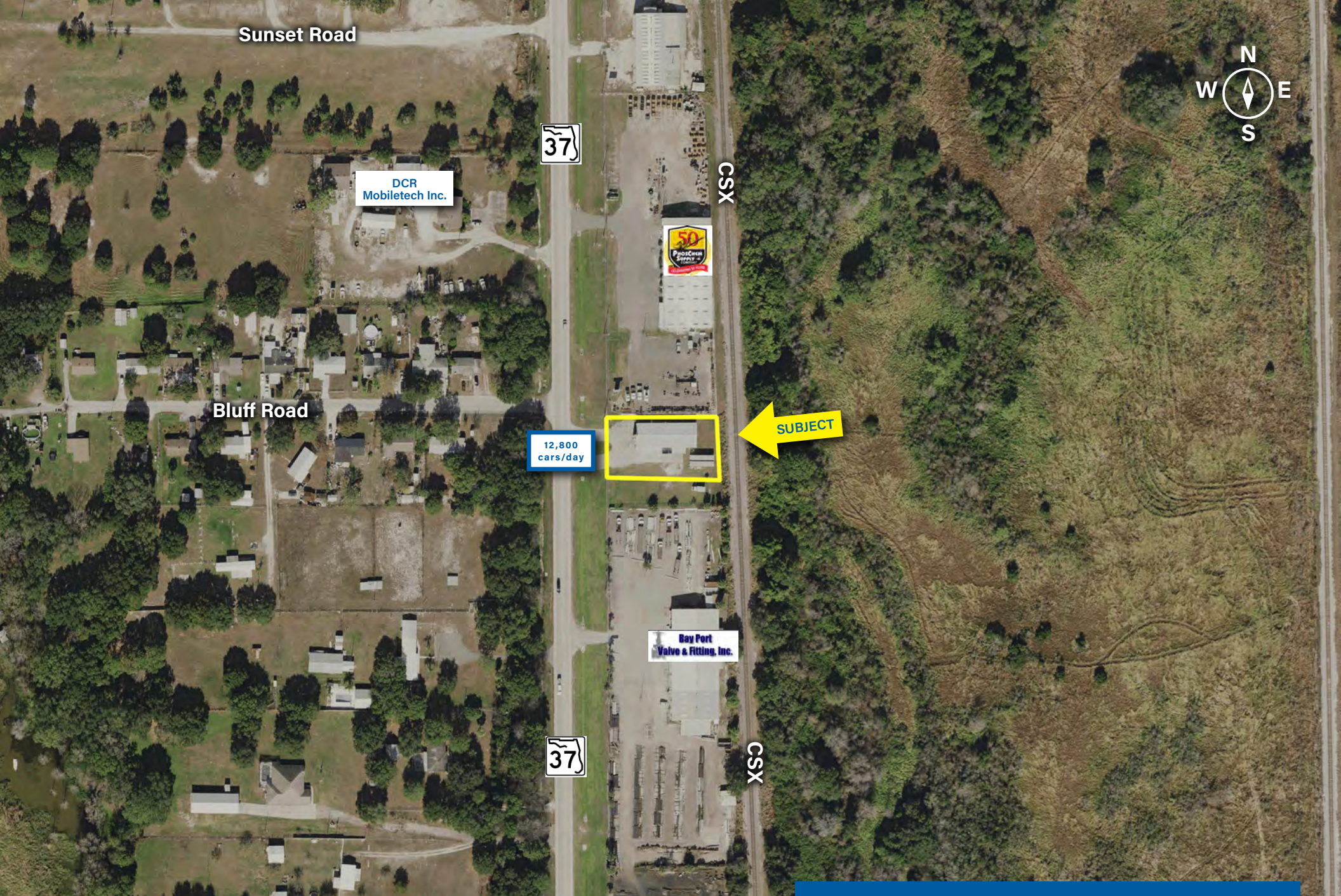
The Market Area consists of Badcock Furniture & more along with its distribution center and administration building. NAPA Auto Parts, Dollar General and Land O' Lakes Purina Feed are also within the Market Area among others.

MARKET AREA MAP



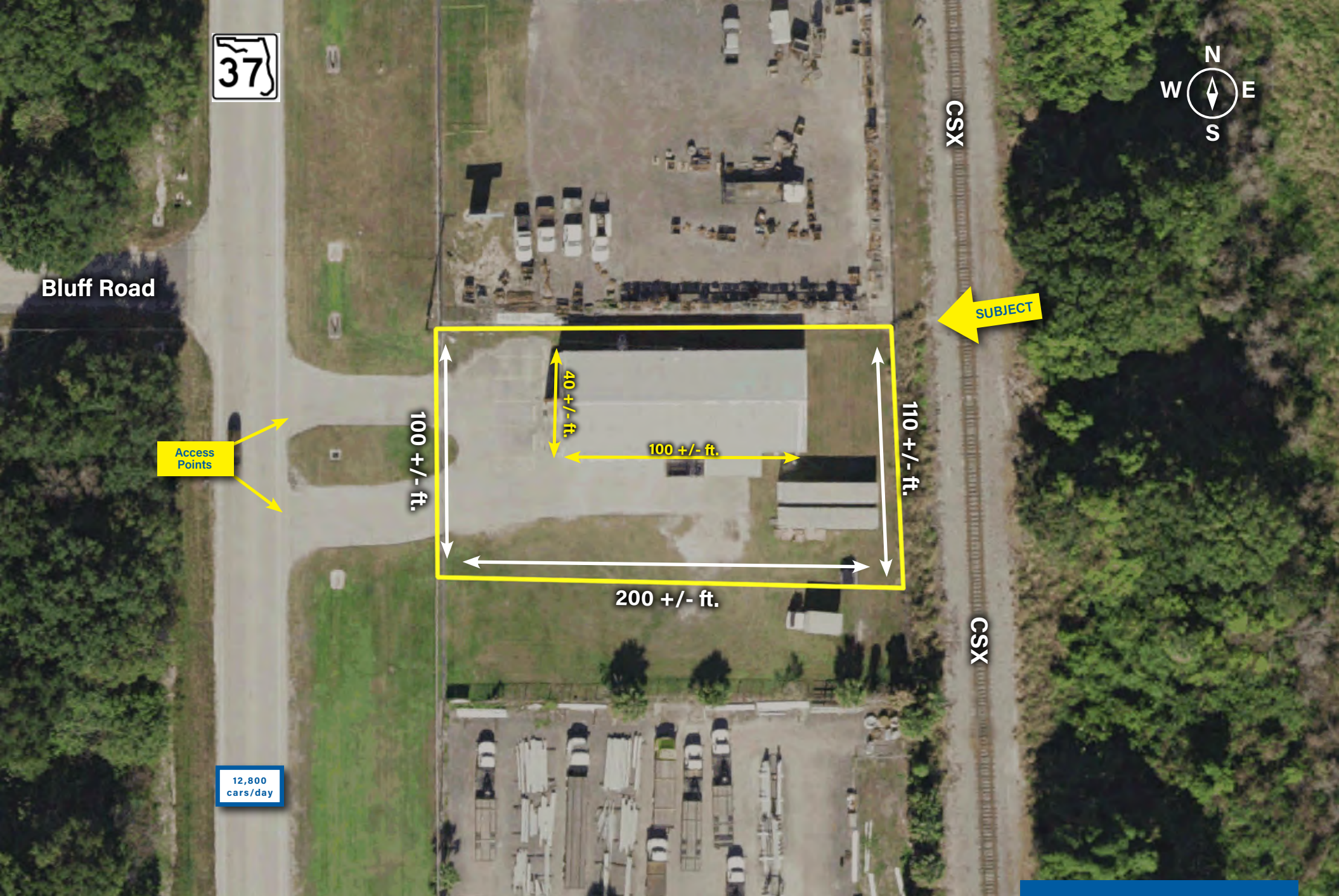
Nearby businesses include Certified Industrial Maintenance, JKS Industries Inc., and GTI Industries Inc.

TRADE AREA MAP



Located near Bay Port Valve & Fitting Inc., and Phoschem Supply.

NEIGHBORHOOD AERIAL

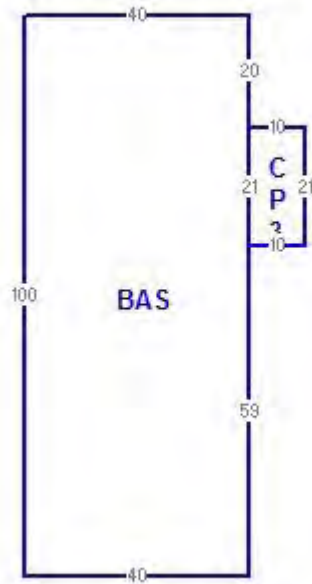


Full access on SR 37
Traffic count of 12,800 cars/day

SITE AERIAL

BUILDING INFORMATION

2255 STATE ROAD 37



Description

Total:

Total Under Roof:	4,210 sf
Living Area:	4,000 sf
Actual Year Built:	1970
Effective Year:	1985
Wall Structure	STEEL

Building 1 (1405 - INDUSTRIAL LIGHT MANUFACTURING)

Subject property with fencing and parking spaces



Subject property has 100 ft. of road frontage and visibility on SR 37. Built in 1970, the building is 40 ft. wide x 100 ft. long and made of metal.

Interior includes steel girts and 2 inch mat wall and ceiling insulation.

Property Characteristics

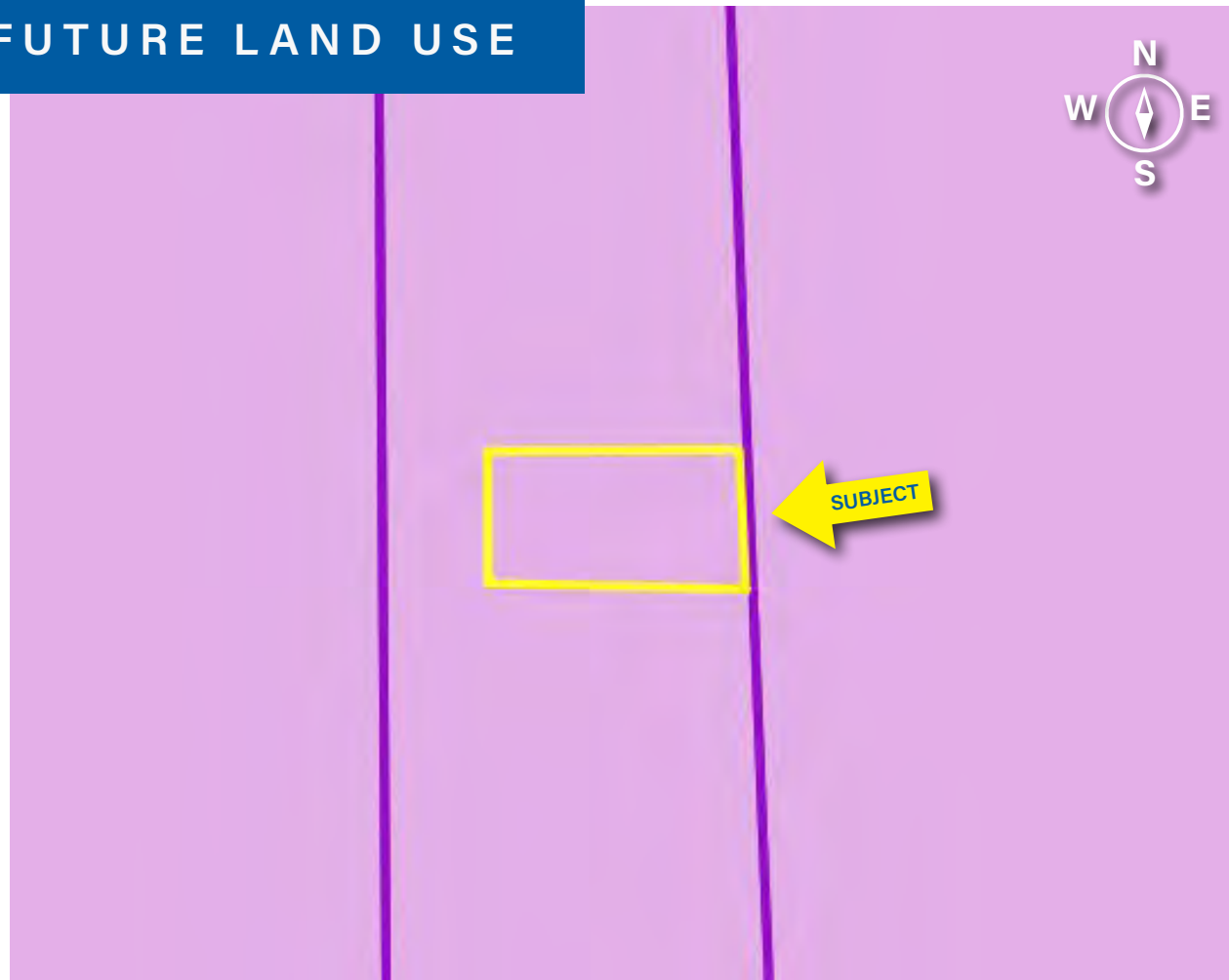
- Ample Parking Spaces
- 1 Chain Roll Up Door 12 ft. wide x 11' tall
- 2 Private offices 9' x 15' with 1 showroom and 1 entrance lobby area
 - Fluorescent Lighting
- Septic with 2" diameter well and recently installed pressure tank







FUTURE LAND USE



Business Park Center - 2 (BPC-2)

The purpose of the BPC-2 district is to provide areas for light-industrial activities. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center.

CC

NAC

CAC

RAC

HIC

LCC

TC

CE

OC

EC

BPC-1

✓ BPC-2



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