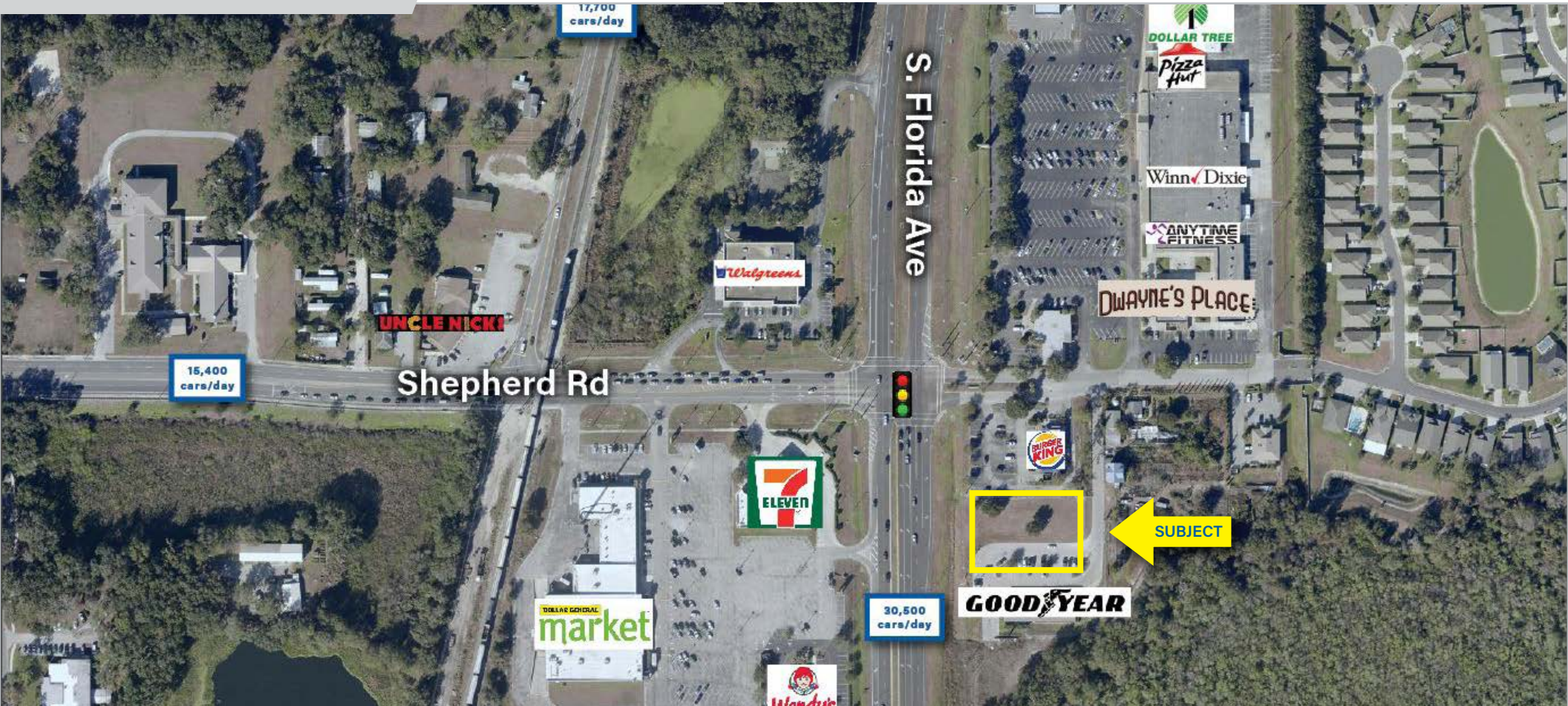


SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

6875 N CHURCH AVE., MULBERRY, FL, 33860

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

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31,500
cars/day



17,700
cars/day

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15,400
cars/day

Shepherd Rd



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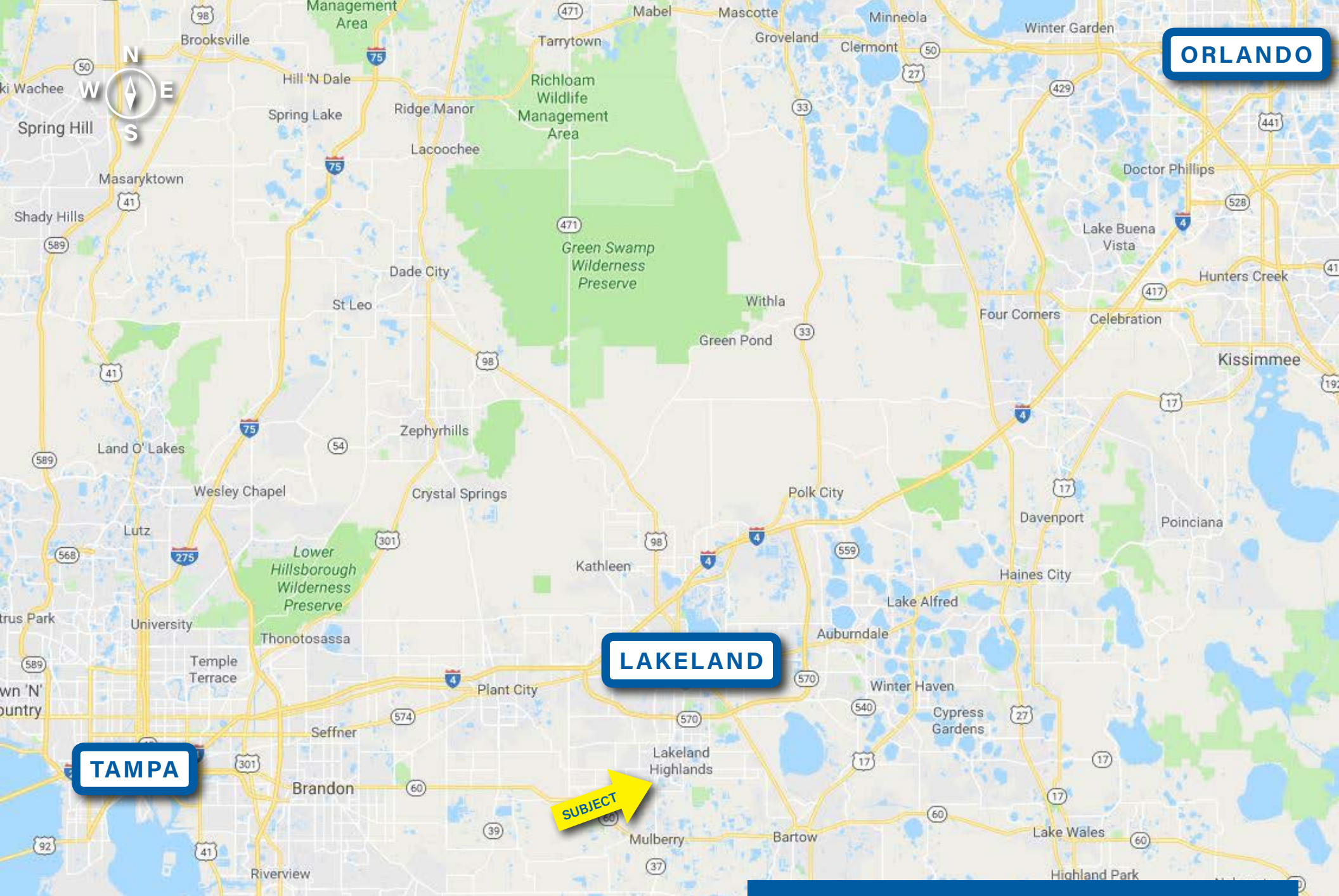


EXECUTIVE SUMMARY

6875 NORTH CHURCH AVE. MULBERRY, FL, 33860

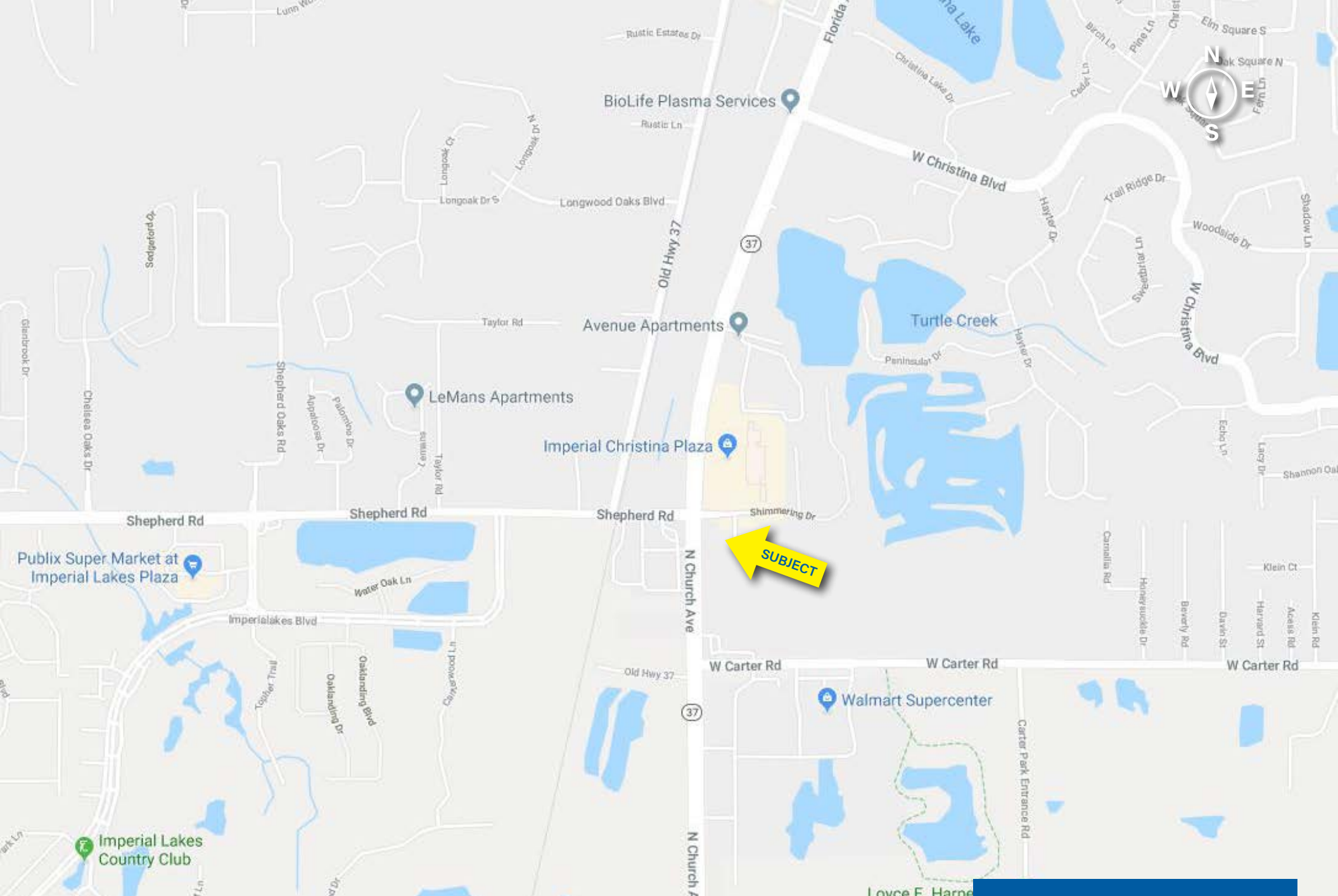
The subject is a 0.72 +/- acre vacant commercial property on North Church Ave. Traffic counts and population density are strong with 30,500 cars/day on North Church Ave. and more than 20,000 people within a 2 mile radius. The property is situated near a busy intersection, with cross access to the traffic signal, in an affluent neighborhood.

Site Address:	6875 N. Church Ave., Mulberry, FL 33860
County:	Polk
PIN (Property Identification Number):	232926000000011170
Land Size:	0.72 +/- acres
Property Use:	Vacant Commercial
Zoning:	Highway Commercial (C-2) - City of Mulberry
Utilities	On Site
Taxes:	\$2,118 (2017)
Traffic Count:	30,500 cars/day via N. Church Ave.
Asking Price:	\$350,000



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

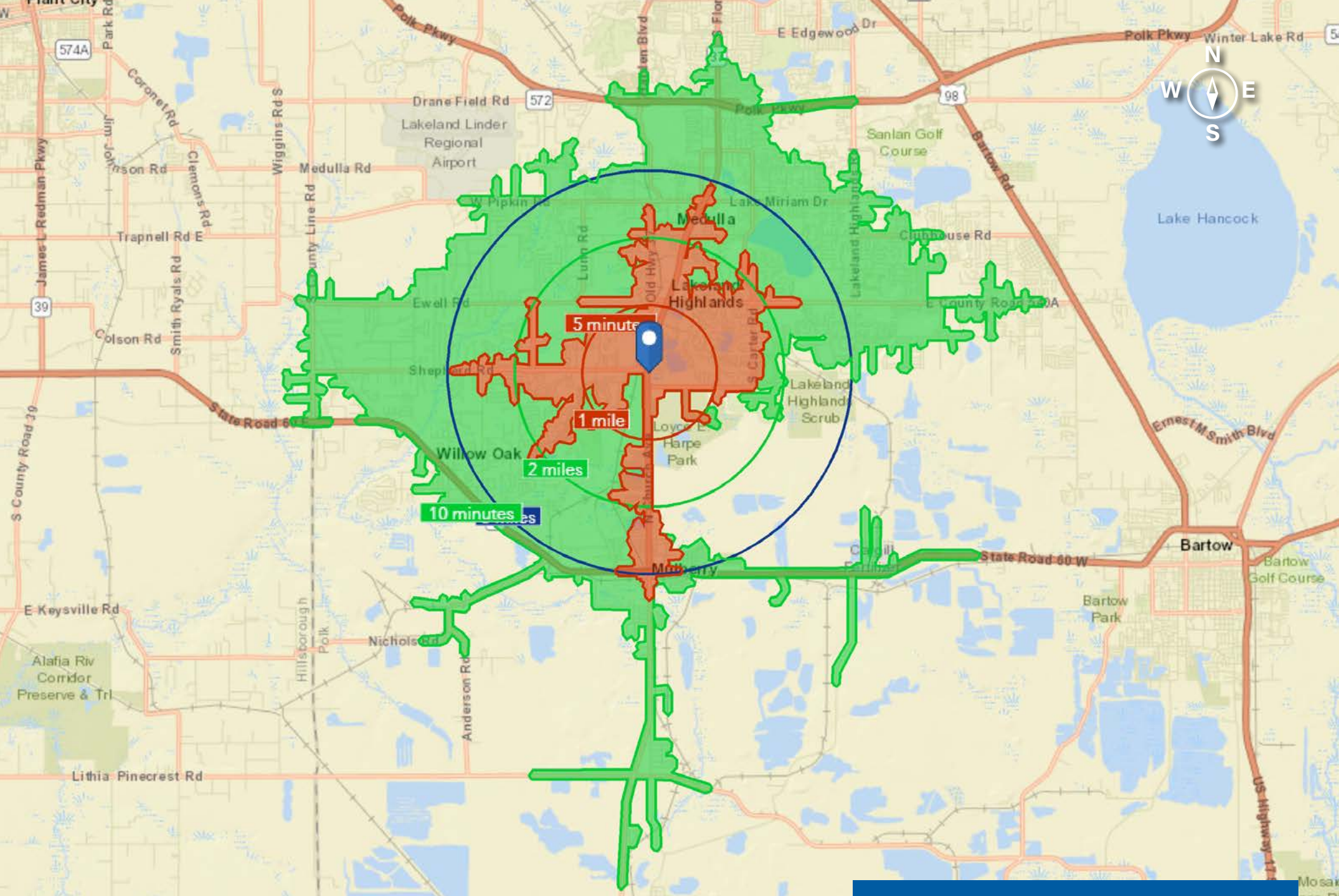
REGIONAL LOCATION MAP



Located near the Lakeland/Mulberry line; busy intersection with strong traffic counts.

30,500 cars/day

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	3,917	21,431	43,268	16,738	69,346	662,431	20,619,313	327,514,334
Households	1,544	8,180	16,163	6,270	25,228	247,585	8,064,657	123,158,887
Families	1,142	6,008	11,961	4,596	18,962	172,355	5,223,357	81,106,685
Average Household Size	2.54	2.62	2.68	2.67	2.75	2.62	2.50	2.59
Owner Occupied Housing Units	1,218	6,113	11,548	4,595	18,525	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	326	2,067	4,615	1,675	6,703	83,821	2,992,867	45,951,844
Median Age	46.1	41.3	40.0	41.6	40.0	41.3	42.2	38.2
<i>Income</i>								
Median Household Income	\$69,188	\$61,469	\$59,014	\$60,253	\$60,446	\$45,704	\$50,606	\$56,124
Average Household Income	\$101,360	\$86,901	\$81,640	\$87,220	\$82,401	\$61,763	\$72,632	\$80,675
Per Capita Income	\$39,822	\$32,879	\$30,317	\$33,040	\$29,931	\$23,623	\$28,921	\$30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.13%	1.63%	1.34%	1.42%	1.24%	1.28%	1.36%	0.83%
Households	1.02%	1.51%	1.23%	1.29%	1.15%	1.19%	1.30%	0.79%
Families	0.93%	1.44%	1.16%	1.21%	1.08%	1.13%	1.25%	0.71%
Owner HHs	0.95%	1.46%	1.20%	1.19%	1.08%	1.09%	1.19%	0.72%
Median Household Income	2.46%	3.11%	2.57%	2.89%	2.60%	2.46%	2.13%	2.12%

Strong population density within a two-mile radius, 21,431 people. The income for the area is also strong; the median household income is \$61,469 within the two-mile radius, 34% higher than Polk County.

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	4.90%	6.40%	7.20%	6.90%	6.70%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	5.10%	7.60%	7.90%	8.00%	8.50%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	11.60%	9.80%	9.80%	9.60%	9.80%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	15.00%	16.20%	15.80%	16.60%	14.70%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	16.40%	17.90%	20.10%	17.70%	19.90%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	17.50%	15.00%	14.90%	14.10%	15.00%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	11.20%	14.20%	13.20%	14.10%	14.20%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	8.30%	6.20%	5.80%	6.10%	6.00%	2.70%	4.30%	5.70%
\$200,000+	10.20%	6.60%	5.20%	6.90%	5.20%	2.50%	4.60%	6.10%

Population by Age

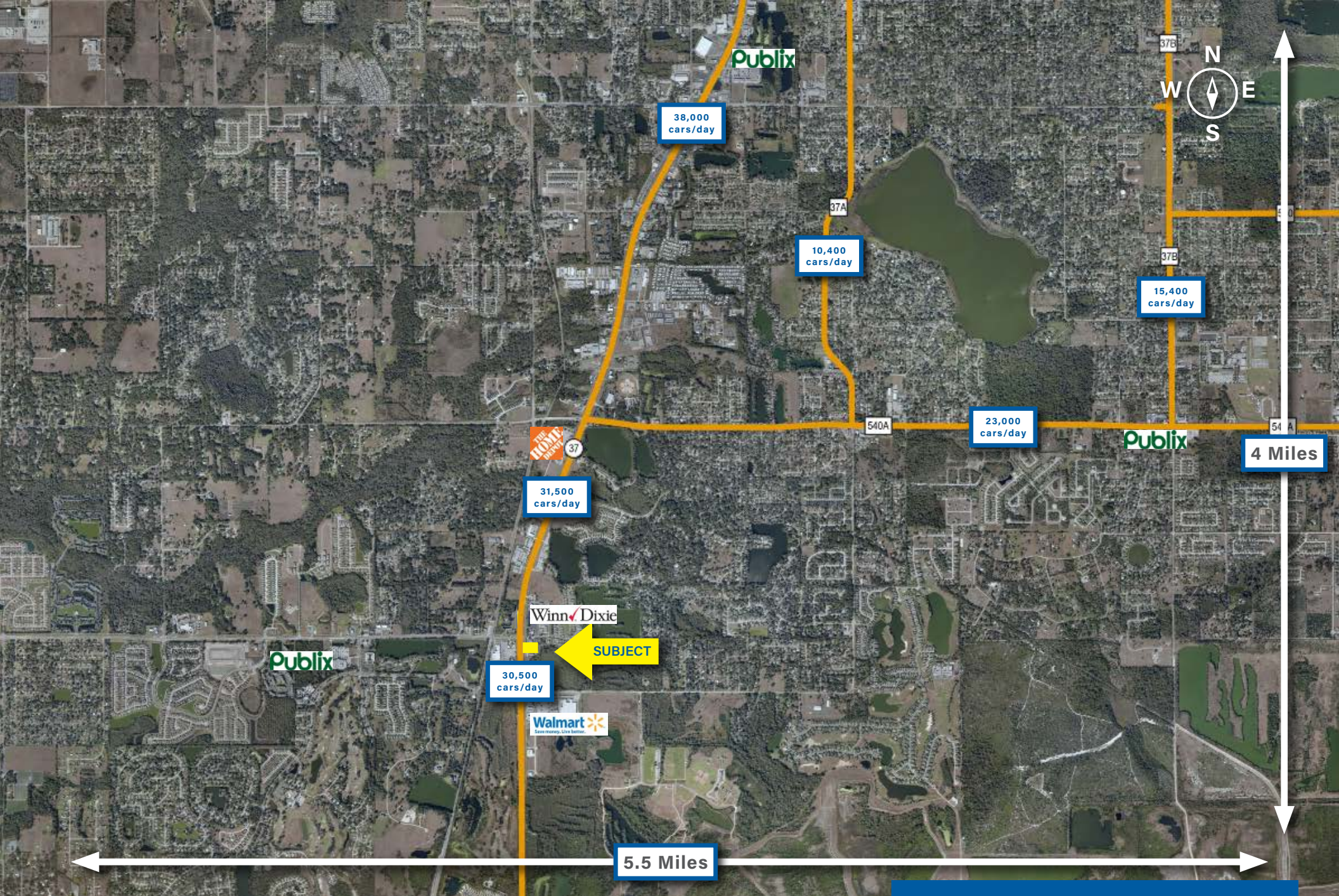
0 - 4	4.70%	5.90%	6.20%	5.80%	6.10%	6.00%	5.30%	6.10%
5 - 9	5.20%	6.30%	6.50%	6.30%	6.50%	6.10%	5.50%	6.30%
10 - 14	5.80%	6.70%	6.70%	6.70%	6.80%	6.10%	5.60%	6.30%
15 - 19	6.10%	6.30%	6.30%	6.30%	6.40%	5.90%	5.70%	6.40%
20 - 24	5.00%	5.20%	5.50%	5.30%	5.70%	6.00%	6.40%	7.00%
25 - 34	10.40%	11.40%	12.20%	11.40%	12.30%	12.60%	13.10%	13.80%
35 - 44	11.20%	12.80%	12.70%	12.40%	12.50%	11.40%	11.80%	12.50%
45 - 54	15.50%	13.40%	13.40%	13.40%	13.50%	12.00%	13.00%	13.00%
55 - 64	16.50%	14.10%	13.90%	14.10%	13.90%	13.10%	13.50%	12.90%
65 - 74	12.30%	11.10%	10.40%	11.40%	10.20%	12.00%	11.30%	9.20%
75 - 84	5.80%	5.10%	4.60%	5.40%	4.50%	6.40%	6.20%	4.40%
85+	1.50%	1.60%	1.50%	1.60%	1.60%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	88.10%	82.40%	81.20%	83.00%	81.20%	72.60%	73.10%	70.20%
Black Alone	5.30%	8.90%	8.90%	7.90%	7.90%	15.30%	16.40%	12.80%
American Indian Alone	0.20%	0.20%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	1.60%	2.50%	2.10%	2.70%	2.60%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	2.40%	2.90%	4.60%	3.00%	5.30%	6.80%	4.20%	6.80%
Two or More Races	2.30%	3.00%	2.80%	3.00%	2.70%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	11.60%	15.60%	18.30%	15.30%	18.80%	22.00%	25.50%	18.10%

High concentration of households in the immediate area (1 mile radius) make more than \$75,000.

More than 10% of households make \$200,000+, which is more than 4x as much as the county average.



Strong market area with Wal-Mart and three Publix's.



The trade area is highly active - brand new 259 luxury apartments located just north of the Subject property.

TRADE AREA MAP



Located at busy intersection with strong household names. Subject property benefits from cross access to the traffic signal.

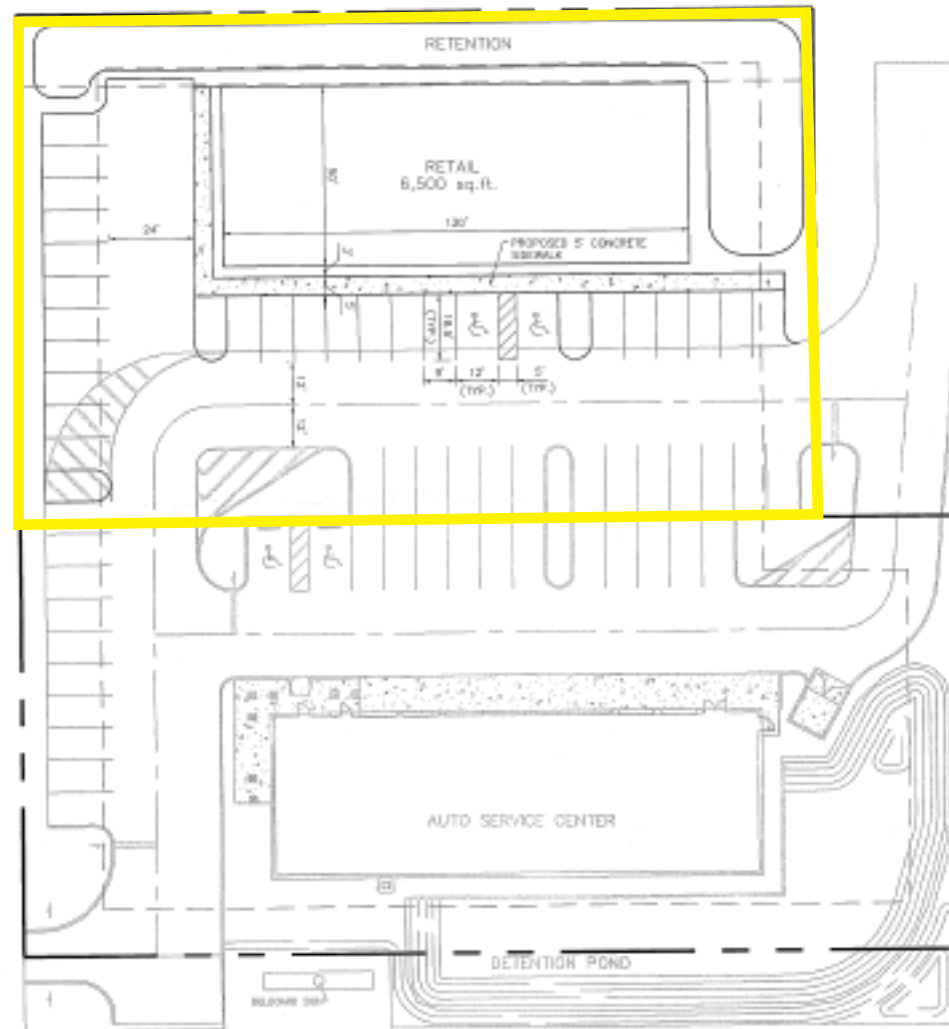
NEIGHBORHOOD AERIAL



Full access via Shimmering Drive. Potential for right in/out on North Church Ave.

SITE AERIAL

Retail concept plan



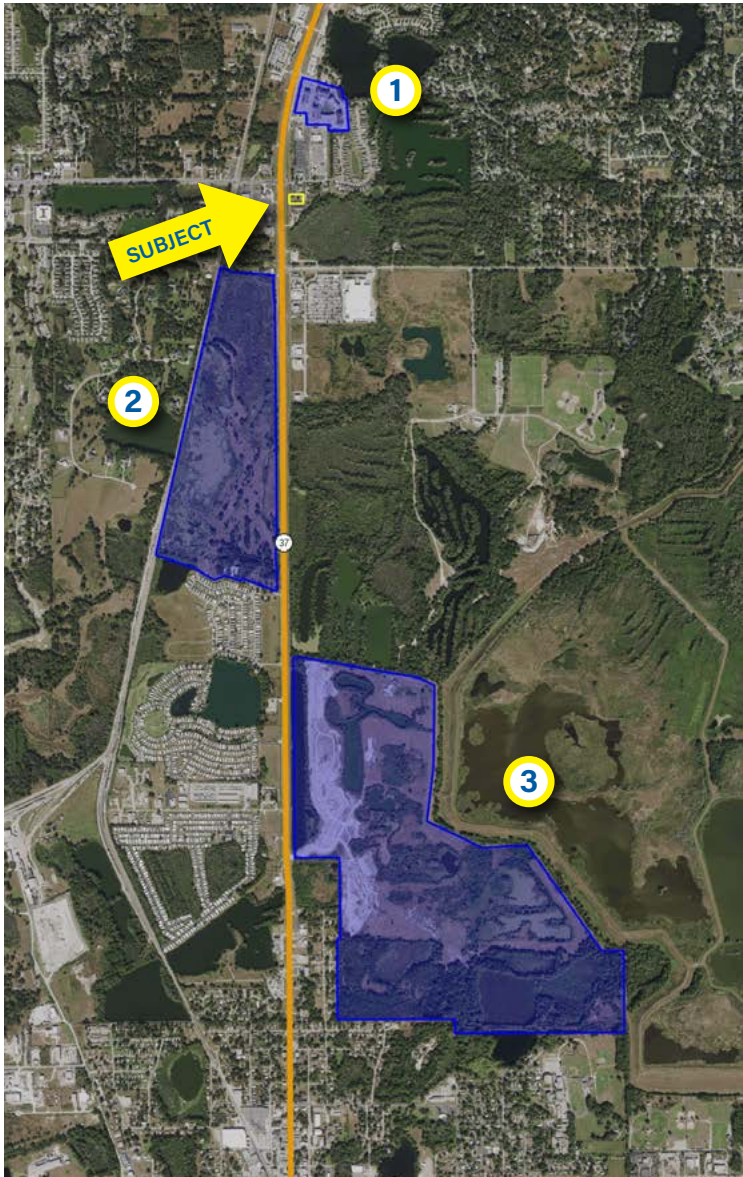
THE AVENUE APARTMENTS



- 264 NEW Luxury Housing Units
- 488 Parking Spaces
- New complex is only 1,800 FT from subject property

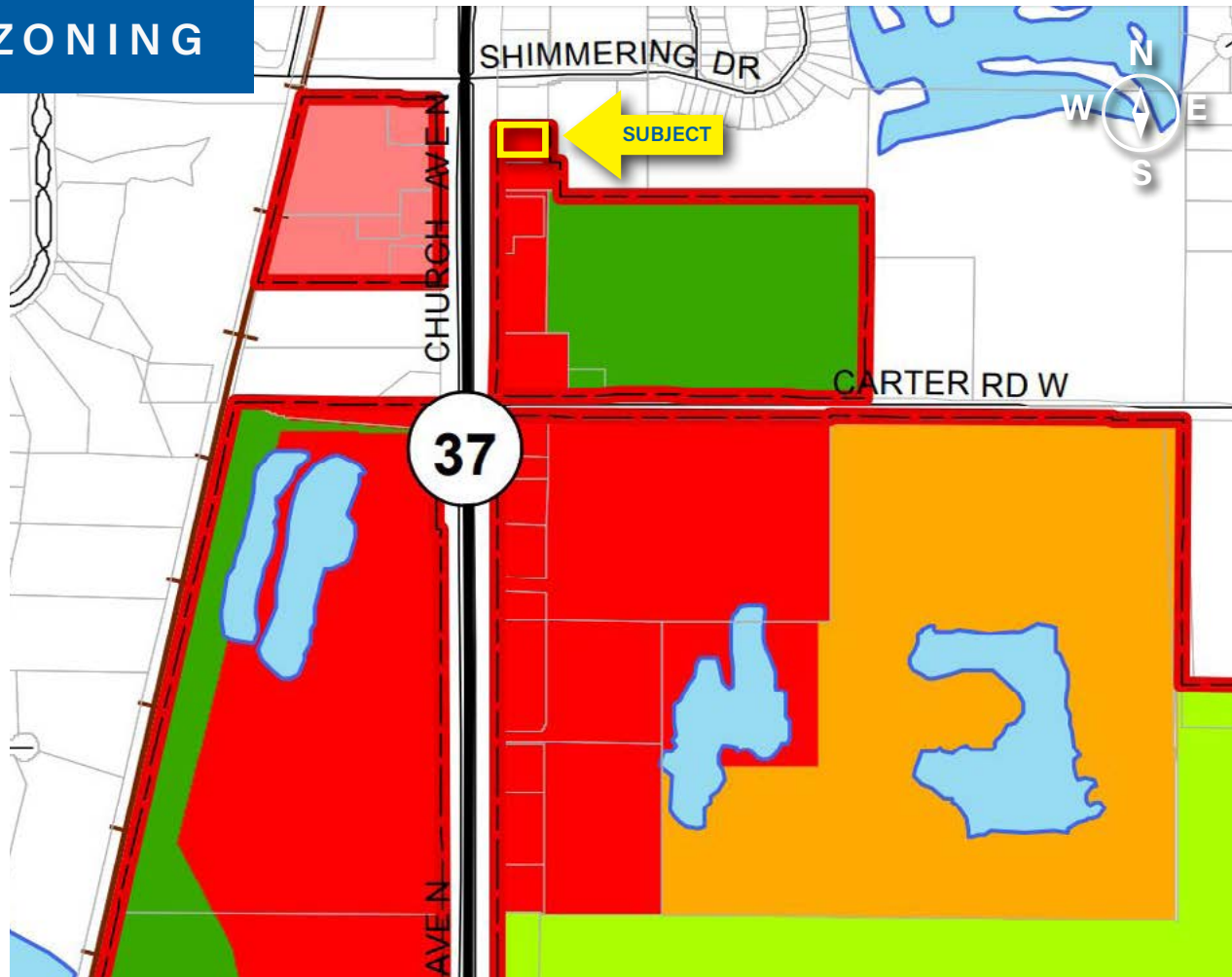






GROWTH TO THE SOUTH



1. Village on the Avenue: 264 new luxury apartments that were constructed in early 2017.
2. Property sold in 2016. Owner has plans for residential and retail development.
3. T. Mims Corp is developing Bridgeport Lakes – a new community with 700 + homes in the \$200,000+ price range.

ZONING



-  C-2
-  CONSERVATION
-  R1-H
-  C-1

Highway Commercial (C-2)

The purpose of this district is provide for general retail and service land uses that may require considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible locations convenient for motorists.



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