

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



TAMPA
<- 30 Miles

I-4 CORRIDOR

ORLANDO
55 Miles ->



OFFERING SUMMARY

SALE PRICE:	\$759,800
LOT SIZE:	1.18 Acres
YEAR BUILT:	1976
BUILDING SIZE:	7,800 SF
ZONING:	Commercial C-2
MARKET:	Tampa / St Pete
SUBMARKET:	Lakeland MSA
TRAFFIC COUNT:	36,500

PROPERTY OVERVIEW

This move-in ready Auto building zoned commercial (C-2) has a total of 7,800 SF and 1.18 acres of land. Located near I-4 with high traffic on W Memorial Blvd and within walking distance to major dealership and auto related businesses.

The building has 800 SF of office, reception and 2 bathrooms, 3 large shop area and a storage room with fan. There's a total of 6 grade level bay door (five 16x10 and one 10x10) on site and extra gated parking space on the North side with paved space on the East/back of the property. Some of equipment part of the sale include a 700 SF paint booth, an air compressor with lines though the building, a portable gantry crane and propane tank.

Two major advantage are being location withing the Lakeland CRA which offer incentives and matching grants and the property is also located within an opportunity zone.

PROPERTY HIGHLIGHTS

- Move in ready Auto Shop with paint booth and air compressor
- Located within Lakeland CRA and Opportunity Zone
- High traffic on W Memorial Blvd, 36,500+ daily
- Easy access to I-4 and East Polk

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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

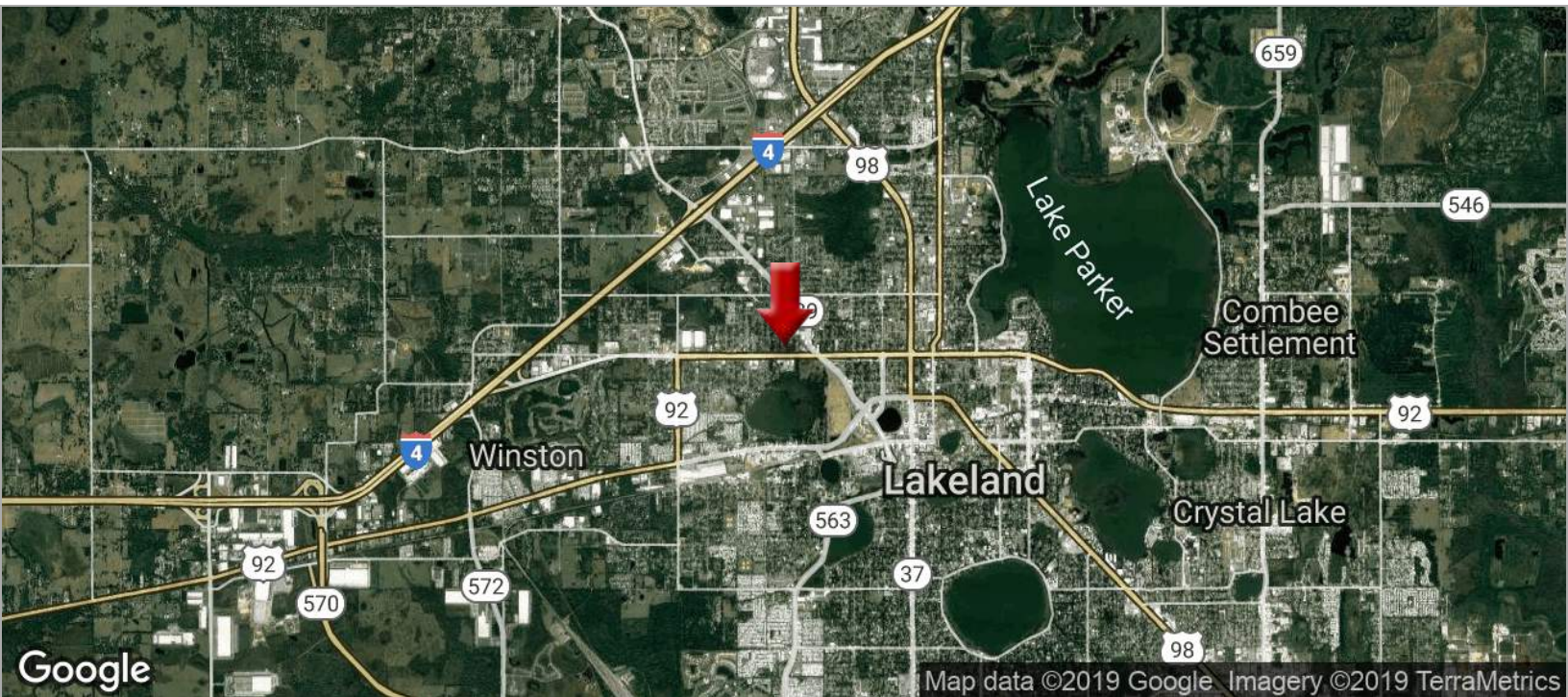
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

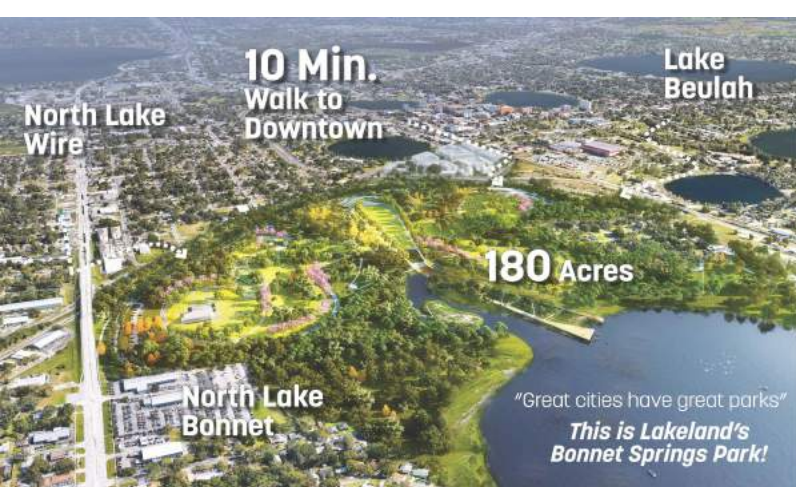
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



CITY OF LAKELAND

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.

NEWEST LAKELAND INDUSTRIAL LOGISTIC CENTER

The new logistic distribution center was built in 2017 and accommodate up to 500,000 SF industrial space, this is the latest addition to the existing active industrial market in the area including Publix distribution and bakery center, Butter Krust Bakery, Mission food, Coca Cola, Amazon, Advance Auto Parts, FedEx Center and more.

RETAIL MARKET

A brand new Burger King and Taco Bell were built in 2019 a few blocks away for subject property.

The retail market include Wendy's, Hardees, Mc Donalds, Walgreens, Steak n' Shake, Pizza Hut, CVS, Save a lot, Dollar General and more within 2 miles.

NEW BONNET SPRING PARK (COMING 2020)

Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire.

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

More info at <http://bonnetspringspark.com/>

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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



W MEMORIAL BLVD - 25,500 CARS/DAY



PRICE & PROPERTY DESCRIPTION:

Building and extra parking: \$624,900

- A move-in ready 7,800 body shop or auto related business, paint booth, propane tank, air compressor through the building, 6 garage doors, portable gantry crane, extra parking space gated and covered entrance.

Extra 0.42 acre parcels: \$134,900

- Could be combine for extra parking with the building or use separately. The commercial zoning allow a variety of use including auto dealership.

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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



SALE PRICE

\$759,800

LOCATION INFORMATION

Building Name	Body Shop - Industrial/Retail Free Standing Building
Street Address	1233 W Memorial Blvd
City, State, Zip	Lakeland, FL 33815
County/Township	Polk
Market	Tampa / St Pete
Submarket	Lakeland MSA
Retail Clientele	General

BUILDING INFORMATION

Building Size	7,800 SF
Price / SF	\$97.41
Year Built	1976
Last Renovated	2018
Tenancy	Single
Load Factor	Yes
Construction Status	Existing
Condition	Average
Roof	Fiberglass Shingle
Free Standing	Yes
Number Of Buildings	1
Walls	Concrete block
Ceilings	Acoustical drop ceiling (office)
Floor Coverings	Concrete slab
Exterior Walls	Concrete block & stucco
Office Buildout	800
Foundation	Concrete

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	Commercial C-2
Lot Size	1.18 Acres
APN#	232811031000002010 + 232811031000003020 + 232811031000003010 + 232811031000002050
Submarket	Lakeland MSA
Lot Frontage	300
Lot Depth	211
Corner Property	Yes
Traffic Count	36,500
Traffic Count Street	W Memorial Blvd
Traffic Count Frontage	300

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	100

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	FWA (Office) & CAC (office)
Broadband	Cable
Centrix Equipped	Yes
Restrooms	2
Gas / Propane	Propane Tank
Plumbing Description	Adequate

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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

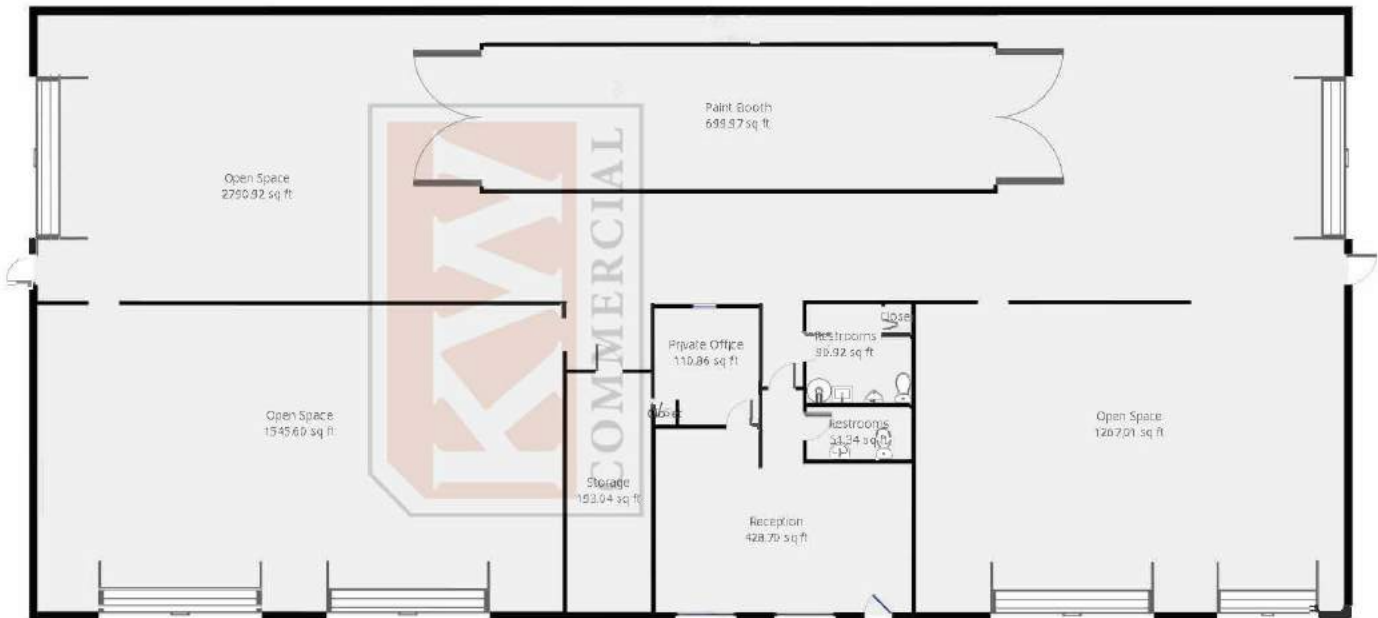
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

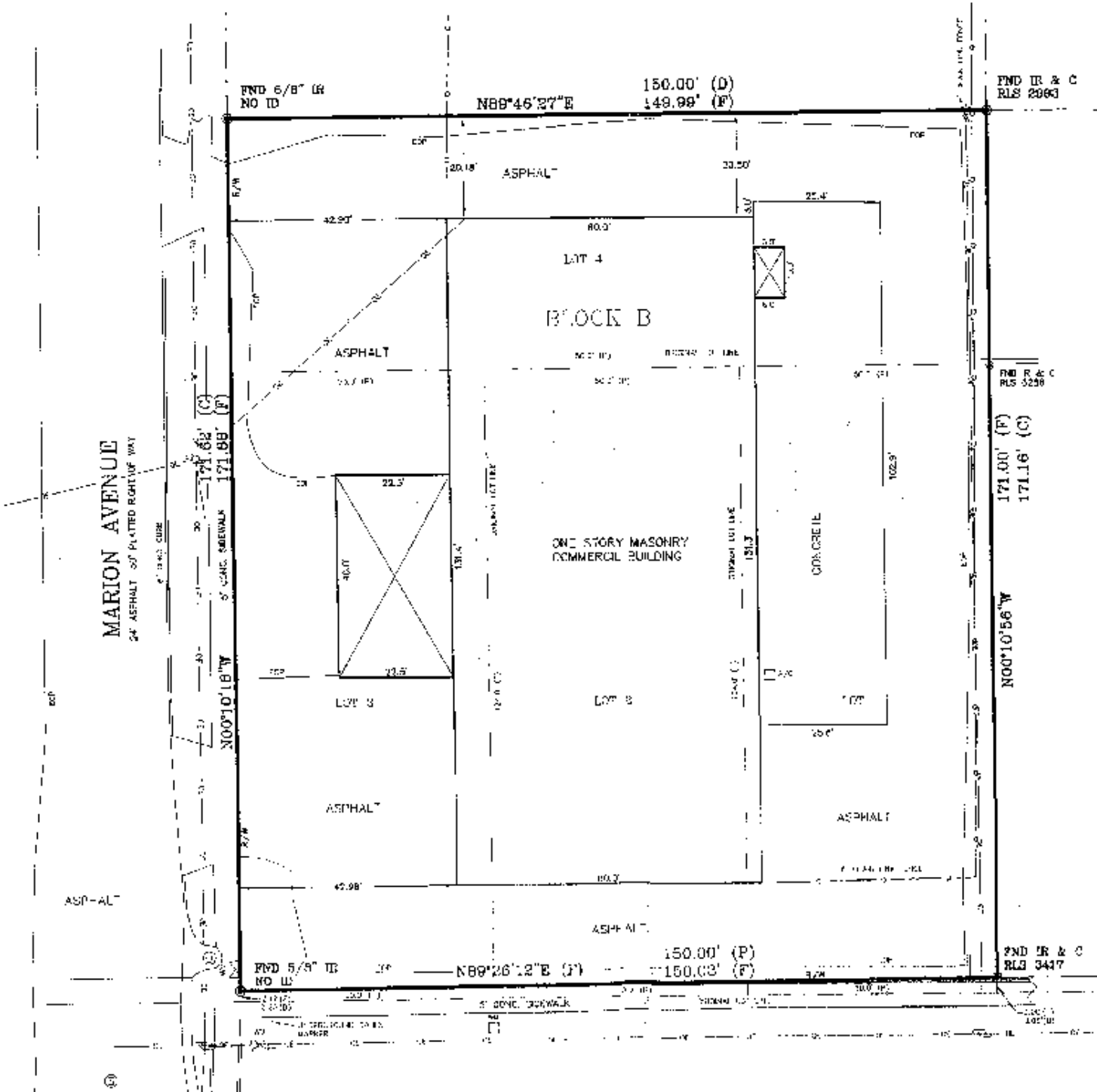
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



BOUNDARY

- 1.) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN.
- 2.) THIS SURVEY IS FOR THE BENEFIT OF THE PARTIES TO THE INSTRUMENT. THE SURVEYOR'S OPINION, THE ENCUMBRANCES SHOWN HEREON ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
- 3.) BEARINGS AND DISTANCES ARE GIVEN AS A LINE OF MEMORY (F.D.O.T.)

(NOT TO SCALE)

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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

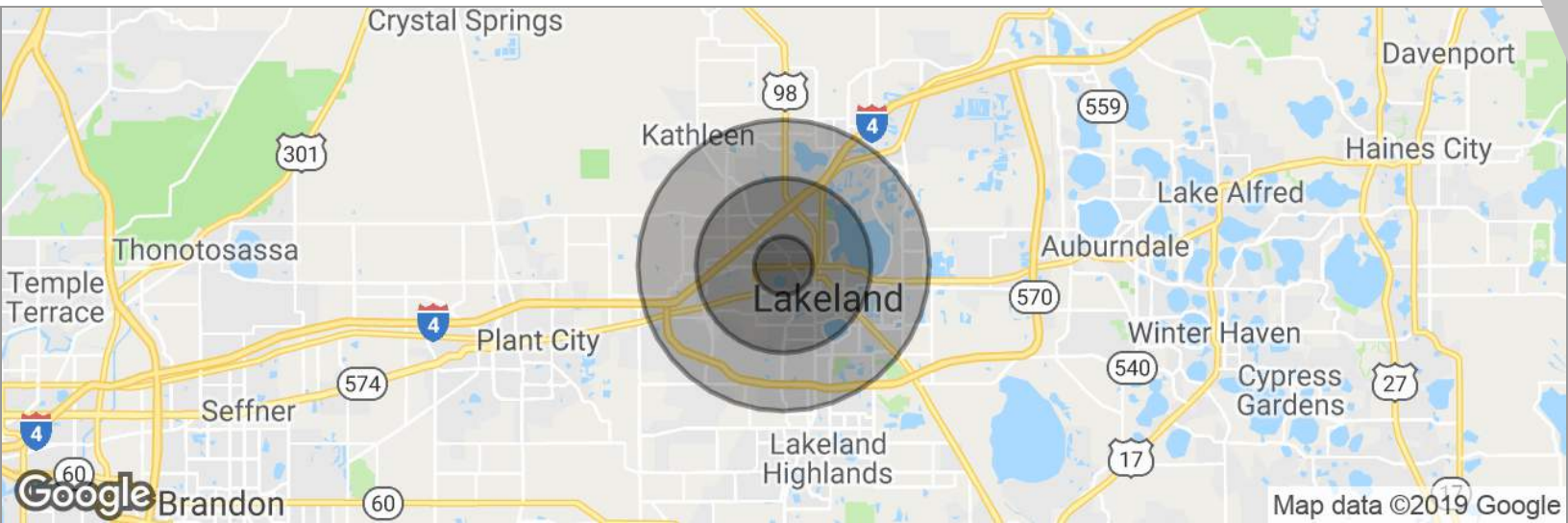
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,433	59,827	131,046
Median age	35.5	38.6	38.7
Median age (male)	29.6	35.5	36.4
Median age (Female)	40.0	40.9	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,682	23,732	52,525
# of persons per HH	2.8	2.5	2.5
Average HH income	\$35,486	\$44,684	\$53,632
Average house value	\$78,513	\$138,189	\$163,884
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.8%	15.7%	14.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	31.9%	60.4%	71.6%
Black	57.4%	29.0%	19.5%
Asian	0.5%	0.8%	1.1%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.5%	0.4%	0.3%
Other	6.4%	6.6%	5.5%

* Demographic data derived from 2010 US Census

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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

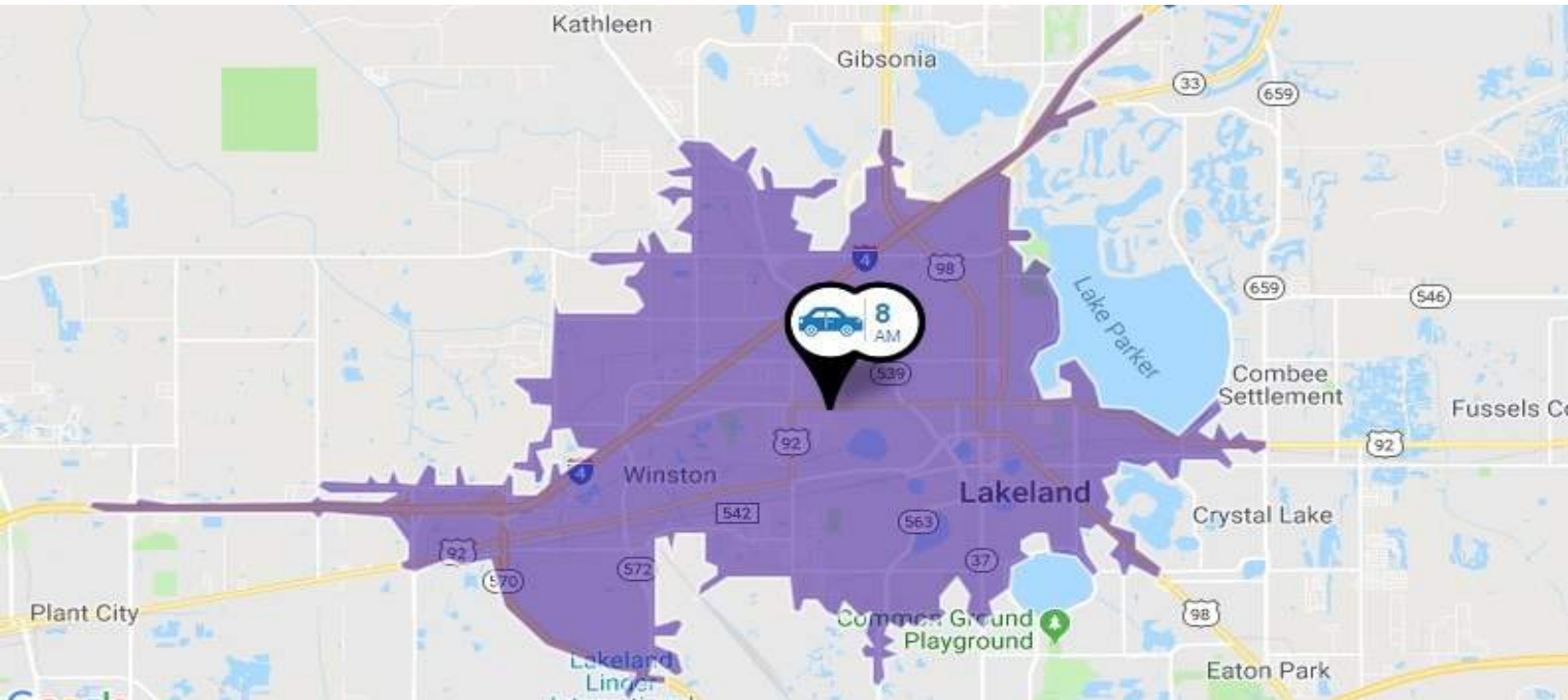
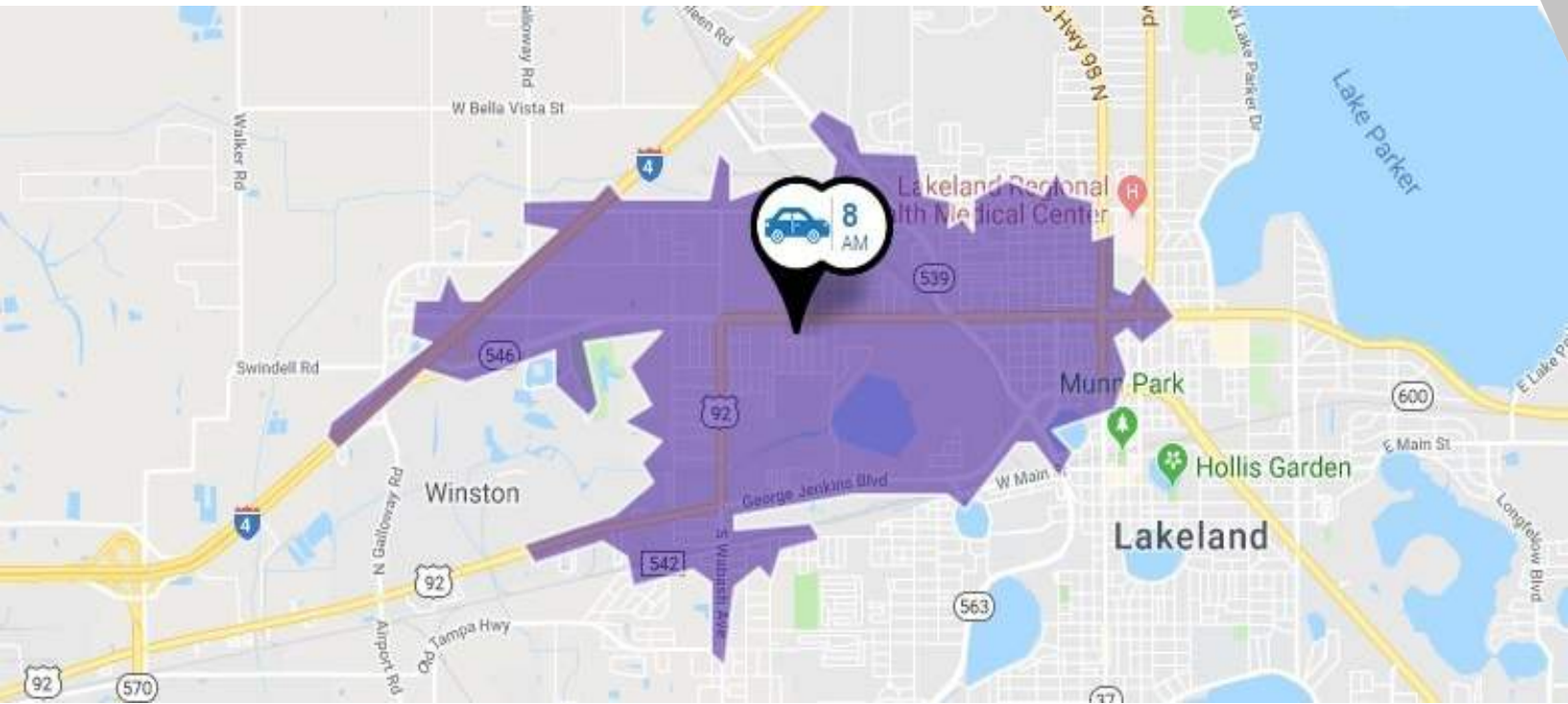
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 863.224.6915
alexdelannoy@kwcommercial.com

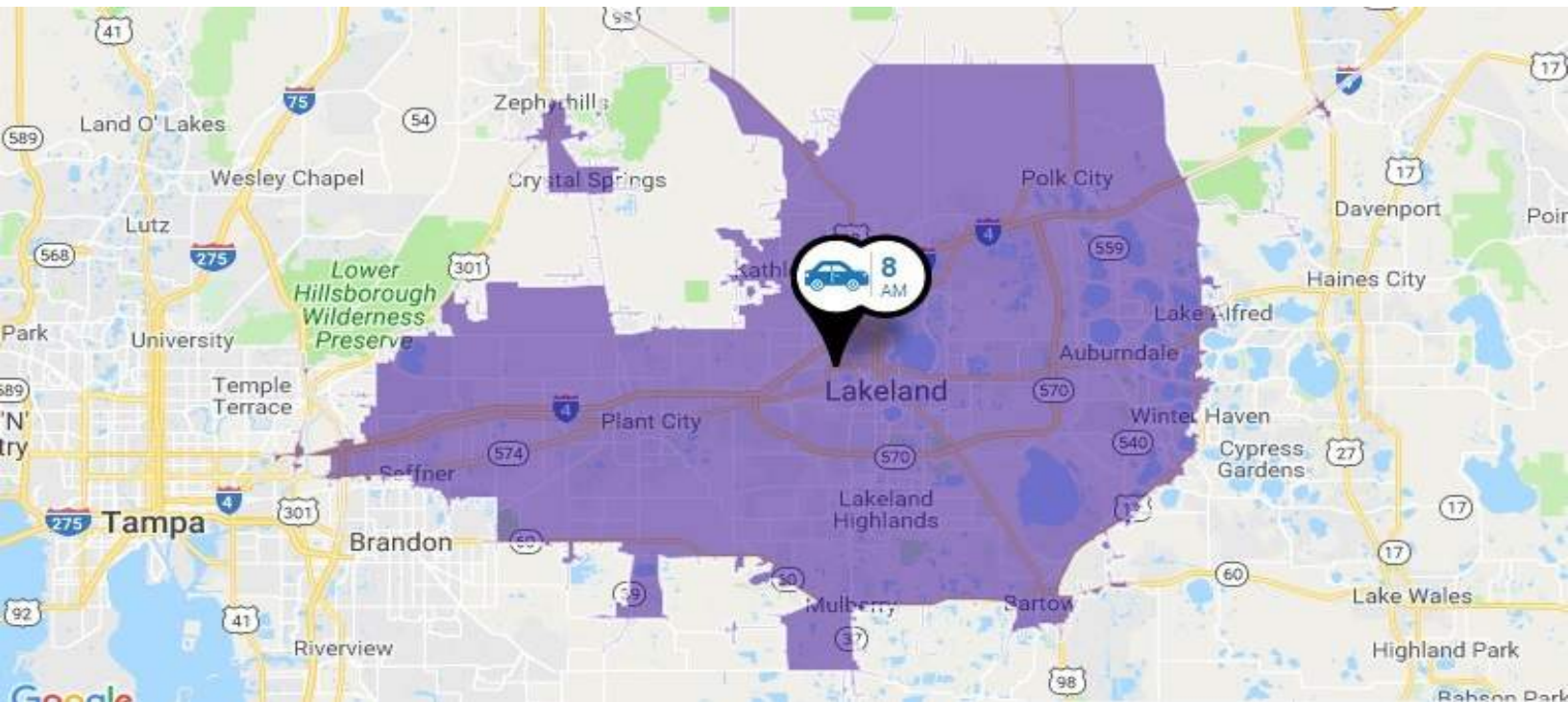
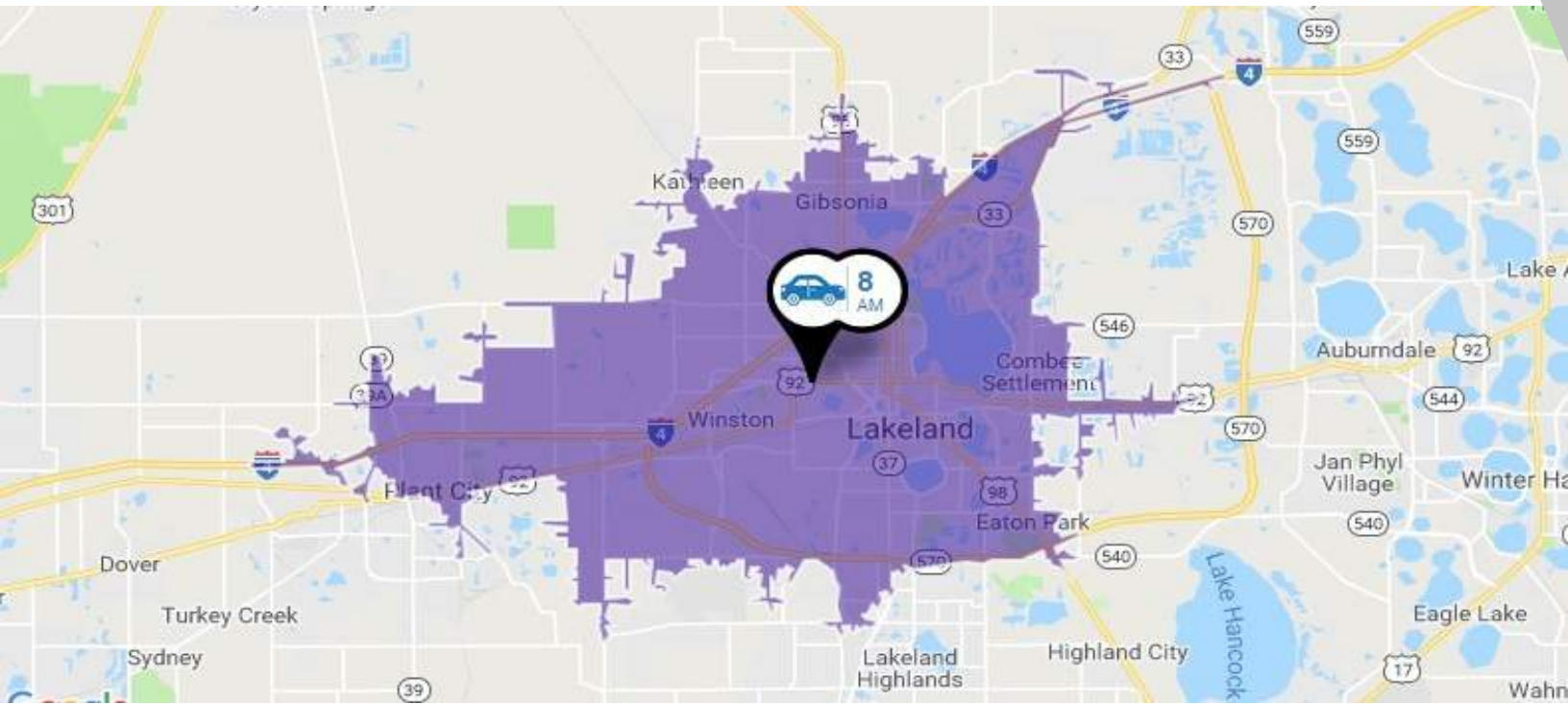
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

BODY SHOP - INDUSTRIAL/RETAIL FREE STANDING BUILDING

1233 W Memorial Blvd, Lakeland, FL 33815



ALEX DELANNOY

Sales Associate

alexdelannoy@kwcommercial.com

Direct: 863.224.6915

PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS

International Council of Shopping Center Member
CCIM Candidate
Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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

ALEX DELANNOY
Sales Associate
0: 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.

Each Office Independently Owned and Operated kwcommercial.com

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
Sales Associate
O: 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.