

RESTAURANT ON N COMBEE RD

1349 N Combee Rd, Lakeland, FL 33801



OFFERING SUMMARY

| | |
|-------------------------|------------------------------------|
| SALE PRICE: | \$250,000 |
| LOT SIZE: | 0.59 Acres |
| YEAR BUILT: | 1975 |
| BUILDING SIZE: | 1,122 SF |
| PARKING ON SITE: | 25+ Spaces |
| ZONING: | NAC - Neighborhood Activity Center |
| MARKET: | Tampa / St Petersburg |
| SUBMARKET: | Lakeland MSA |
| TRAFFIC COUNT: | 15,800 on N Combee |

PROPERTY OVERVIEW

KW Commercial Lakeland is presenting this 1,122 SF turn-key restaurant located between I-4 and US-92 with 12,000 cars per day on a corner property with traffic lights. Current land use is Neighborhood Activity Center, located in the county and utilities are serviced by the city of Lakeland. Site located within an opportunity zone.

Everything in the restaurant stays (see below for full list). The building has been recently painted, the roof was replaced a few year ago and the HVAC is about 5 years old, the property is on septic (pumped in January 2019) and a grease trap with manhole is on site in the back of the building. Additional storage is available on top of restaurant, access by stairs is located in the back of the restaurant.

Property is located a couple miles from I-4 and between the growing industrial market North Combee Rd and the active retail market of US-92, the subject property centrally located to connect those markets.

PROPERTY HIGHLIGHTS

- Located within Opportunity Zone
- Turn-Key Restaurant, equipment included
- 12,000 Cars / Day with Traffic Light
- Located between I-4 and US-92

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218 E Pine Street
Lakeland, FL 33801-7915

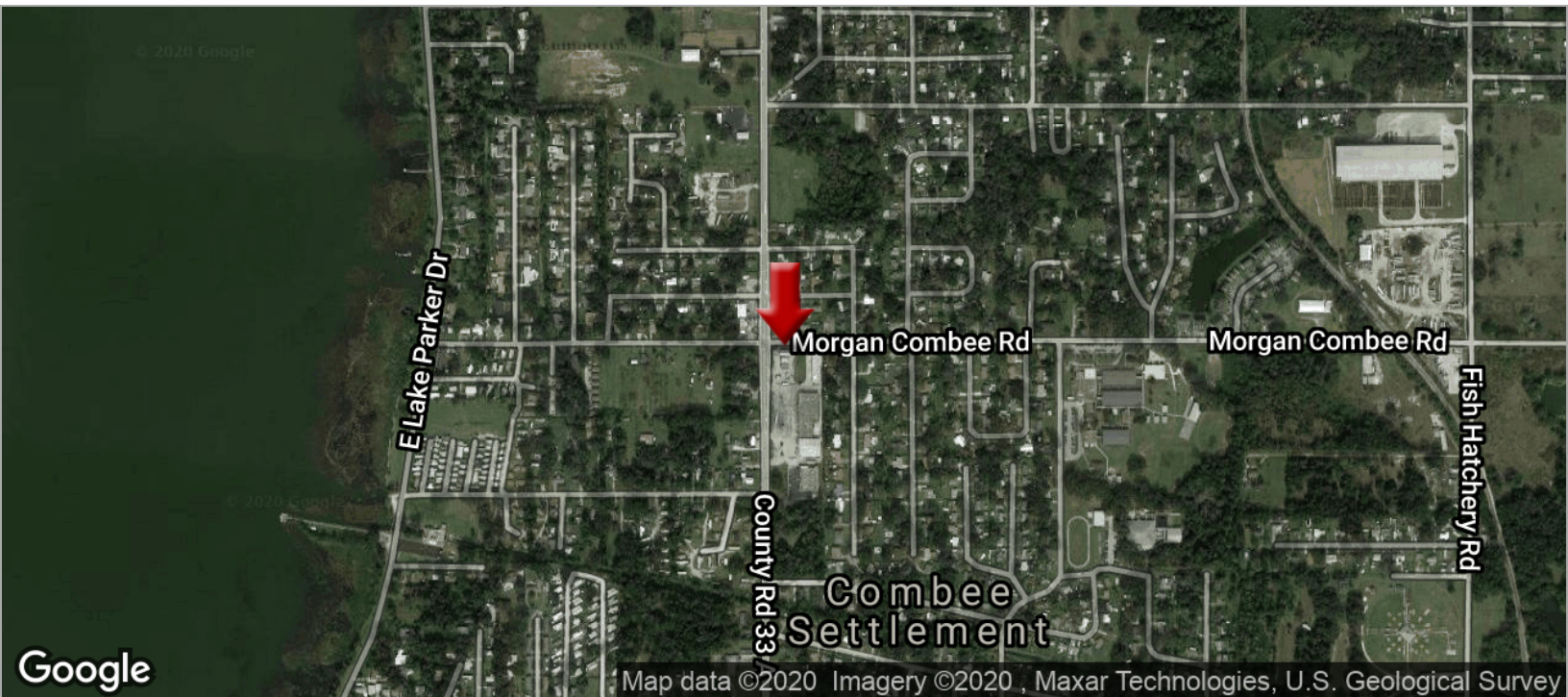
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RETAIL FOR SALE

LOCATION MAPS

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RETAIL FOR SALE

AREA DESCRIPTION

1349 N Combee Rd, Lakeland, FL 33801



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.

RETAIL MARKET OVERVIEW

"The largest drivers of absorption over recent years have noticeably focused on grocery-anchored centers, likely due to Lakeland's strong household formation.

With a construction pipeline elevated though still manageable compared to historical build levels, and expected strong future demand from the elevated job and population growth rates, vacancies are likely to remain tight for the foreseeable future."

LARGE WORKFORCE HUB NEAR SUBJECT

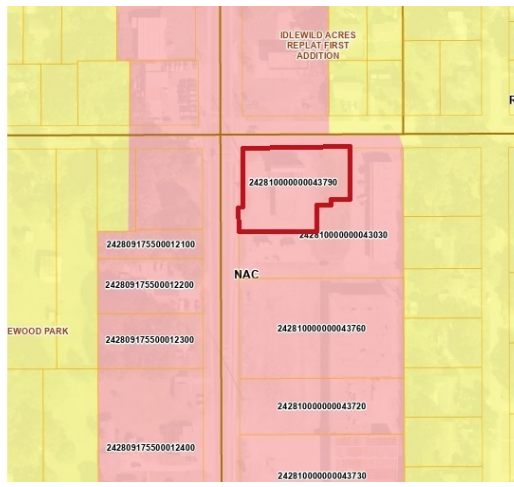
- Saddle Creek & Sams's Club Distribution Center
- Florida Polytechnic University STEM
- HD Supply, Haverty & Walmart Distribution Center
- Ikea (2019) - 325,000 SF & Medline (2017) - 830,000 SF
- Pepsico & Best Buy Distribution Center

ZONING

Neighborhood Activity Center (NAC): The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.



- Land Use and Zoning**
- Land Use & Zoning
- Development of Regional Impact (DRIs)
- Future Land Use 2030
- MU
 - IAC
 - CITY
 - LAKES
 - CC - Convenience Center
 - NAC - Neighborhood Activity Center**
 - CAC - Community Activity Center
 - TC - Town Center
 - RAC - Regional Activity Center
 - HIC - High-Impact Commercial Centers
 - TCC - Tourism Commercial Centers
 - LCC - Linear Commercial Corridor
 - CE - Commercial Enclave
 - OC - Office Center
 - EC - Employment Center
 - BPC-1 - Business Park Center
 - BPC-2 Business Park Center



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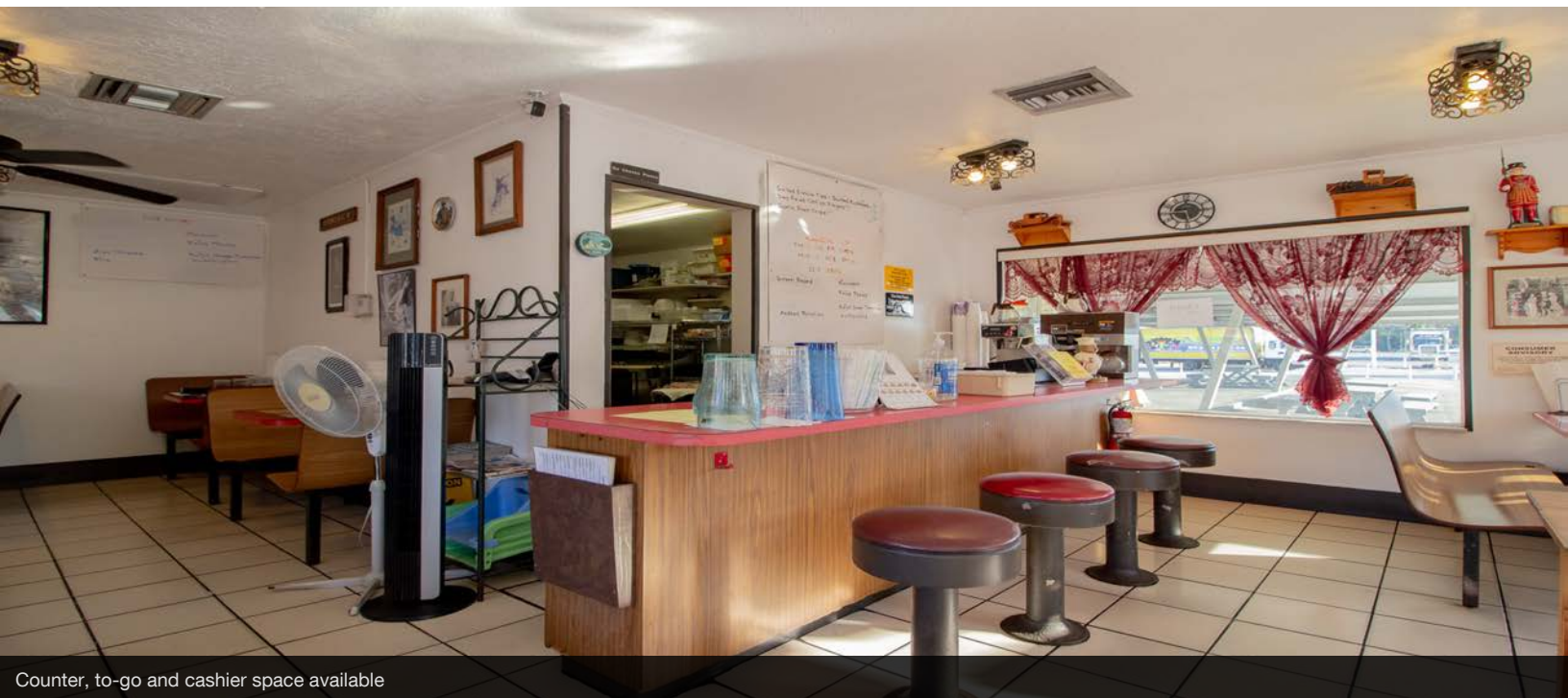
RETAIL FOR SALE

FEATURES PHOTOS

1349 N Combee Rd, Lakeland, FL 33801



3,000 SF seating and parking canopy



Counter, to-go and cashier space available

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RETAIL FOR SALE

RESTAURANT & KITCHEN PHOTOS

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RETAIL FOR SALE

KITCHEN EQUIPMENT INCLUDED

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Everything in the restaurant stays outside of vendor provided (see below), the building has been recently painted, the roof was replaced a few year ago and the HVAC is about 5 years old, the property is on septic (pumped in January 2019) and a grease trap with manhole is on site in the back of the building.

MAIN EQUIPMENT LIST

- 1 Walk-in freezer
- 1 Stand up freezer
- 2 Low-boy coolers
- 2 Side by side coolers
- 2 Microwaves
- 2 Deep fryers
- 2 Steam tables
- 4 Burner stove top
- 2 Ovens
- 1 Grill top
- 1 Ice machine
- 1 Food slicer
- Multiple steel storage shelves
- 2 Cash register
- All dining furniture
- All kitchen related tools and small appliances

VENDOR PROVIDED

The dishwasher, soda machine and coffee machine are provided by vendors with use of the products.

ADDITIONAL STORAGE

Additional storage is available on top of restaurant, access by stairs is located in the back of the restaurant.



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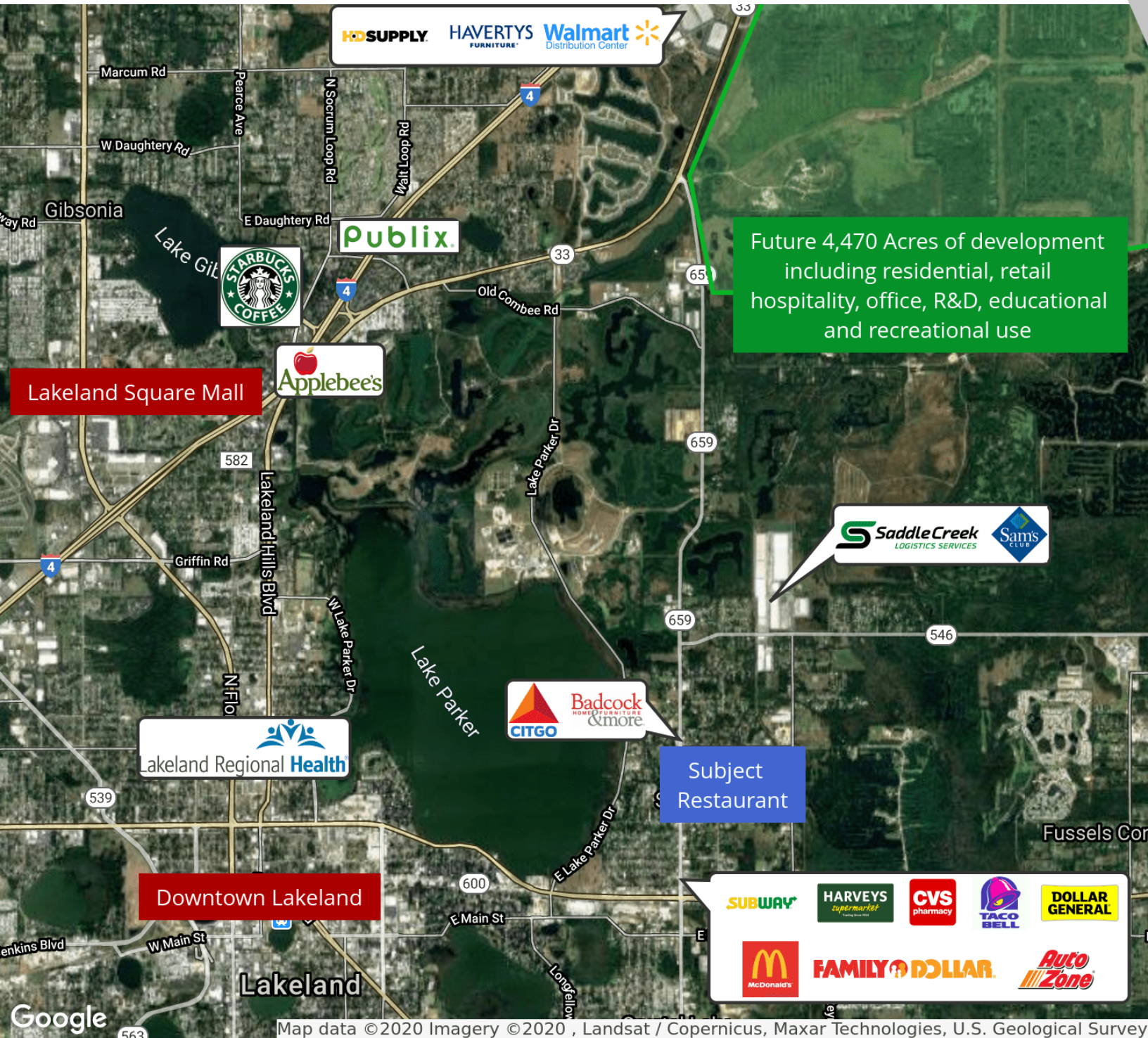
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RETAILER MAP

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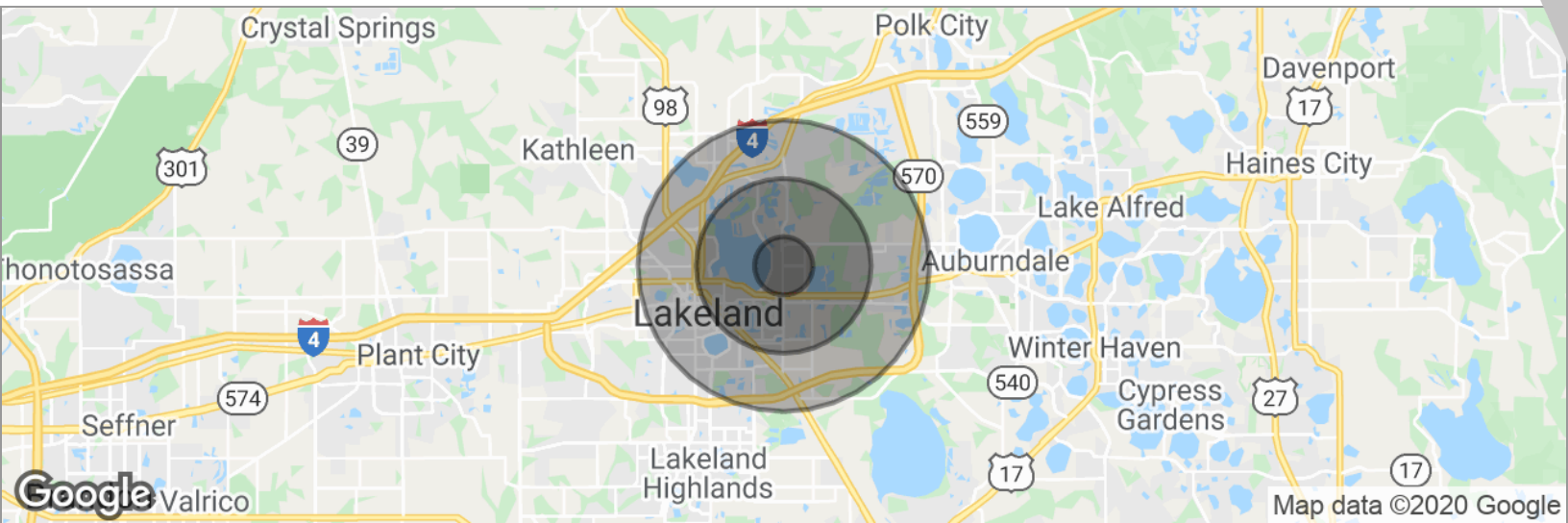
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DEMOGRAPHICS MAP

1349 N Combee Rd, Lakeland, FL 33801



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 6,359 | 31,590 | 95,861 |
| Median age | 33.1 | 33.3 | 37.0 |
| Median age (male) | 31.4 | 31.3 | 35.0 |
| Median age (Female) | 35.0 | 34.6 | 38.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,247 | 11,488 | 37,519 |
| # of persons per HH | 2.8 | 2.7 | 2.6 |
| Average HH income | \$46,202 | \$47,748 | \$51,599 |
| Average house value | \$153,941 | \$126,991 | \$162,293 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 23.2% | 17.9% | 14.0% |
| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
| White | 74.5% | 70.9% | 70.3% |
| Black | 5.2% | 15.5% | 19.9% |
| Asian | 0.0% | 0.9% | 1.0% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.0% | 0.1% | 0.2% |
| Other | 18.0% | 10.2% | 6.2% |

* Demographic data derived from 2010 US Census

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ADVISOR BIO

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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

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