



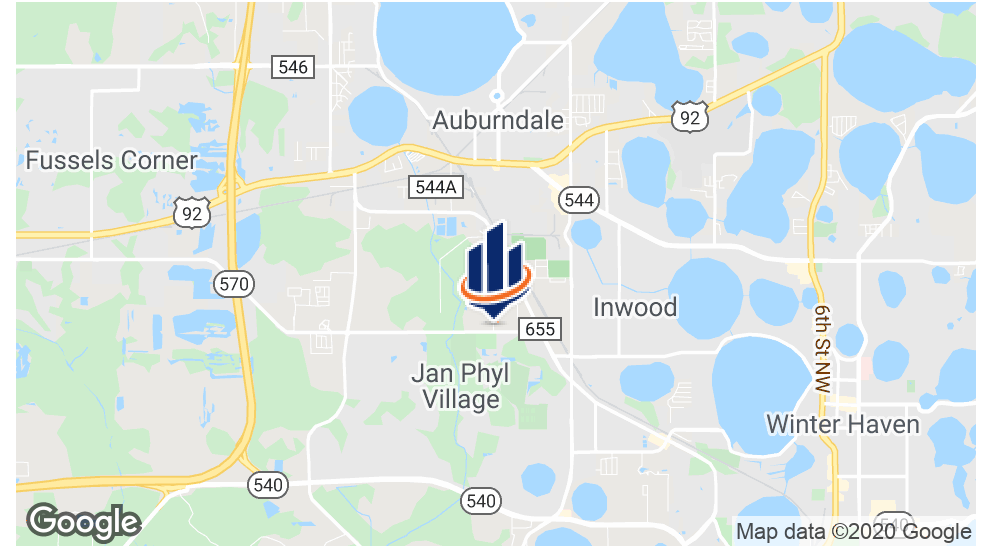
5577 HWY 542

WINTER HAVEN, FL 33880

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Property Summary



Sale Price:

\$650,000

PROPERTY OVERVIEW

This warehouse property consists of 10,648 SF [12,148 total SF] on 1.03 acres in one of the fastest-growing industrial markets in the country. The build out of this property can accommodate a vast majority of industrial users with large open warehouse space, two 14' roll-up doors, and interior office space featuring a showroom, breakroom, and restrooms.

Strategically positioned in West Winter Haven, this property is in close proximity to a variety of other large industrial users and excellent road systems. This property is a short drive away from major roadways such as I-4, 570 [the Polk Parkway], US 92, US 17, and US 27.

PROPERTY HIGHLIGHTS

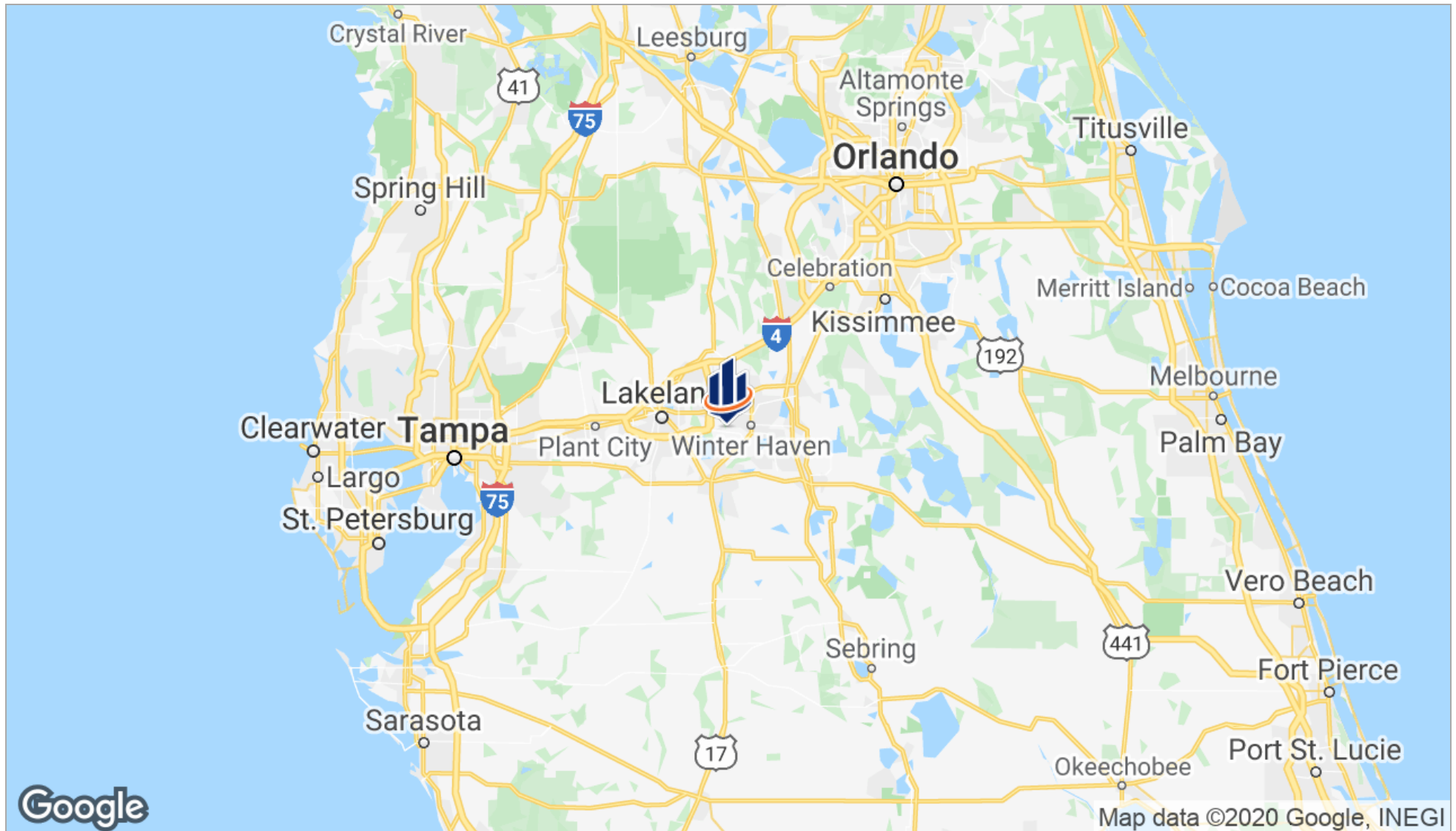
- Located within a rapidly growing market area
- More than 21 million people within a 5 hour drive time
- Easy access to major road systems

OFFERING SUMMARY

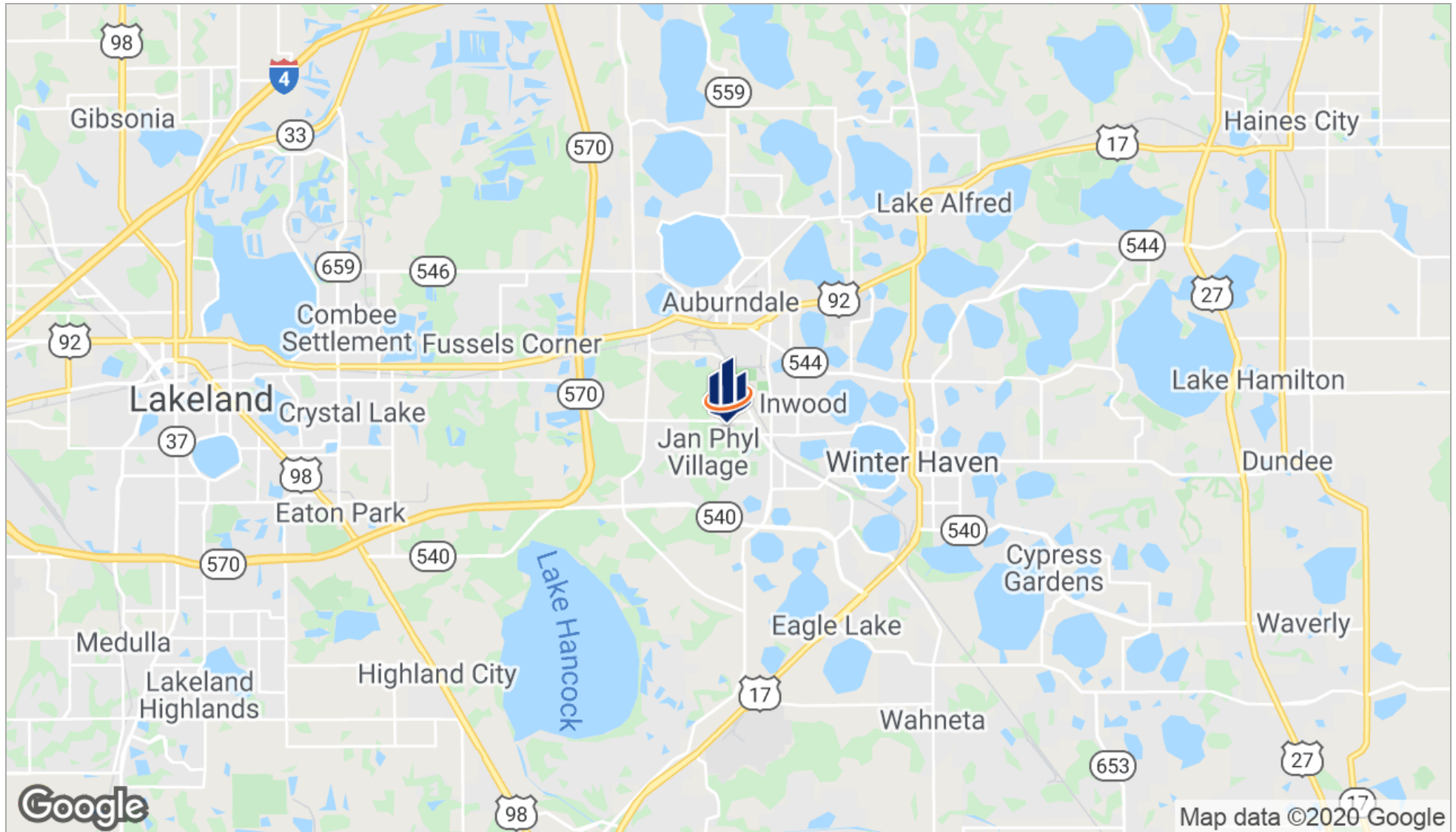
Building Size:	10,648 SF
Lot Size:	1.03 Acres
Price / SF:	\$61.04
Year Built:	1987
Zoning:	Industrial
APN:	252823000000034020
Asking Price:	\$650,000

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Regional Map



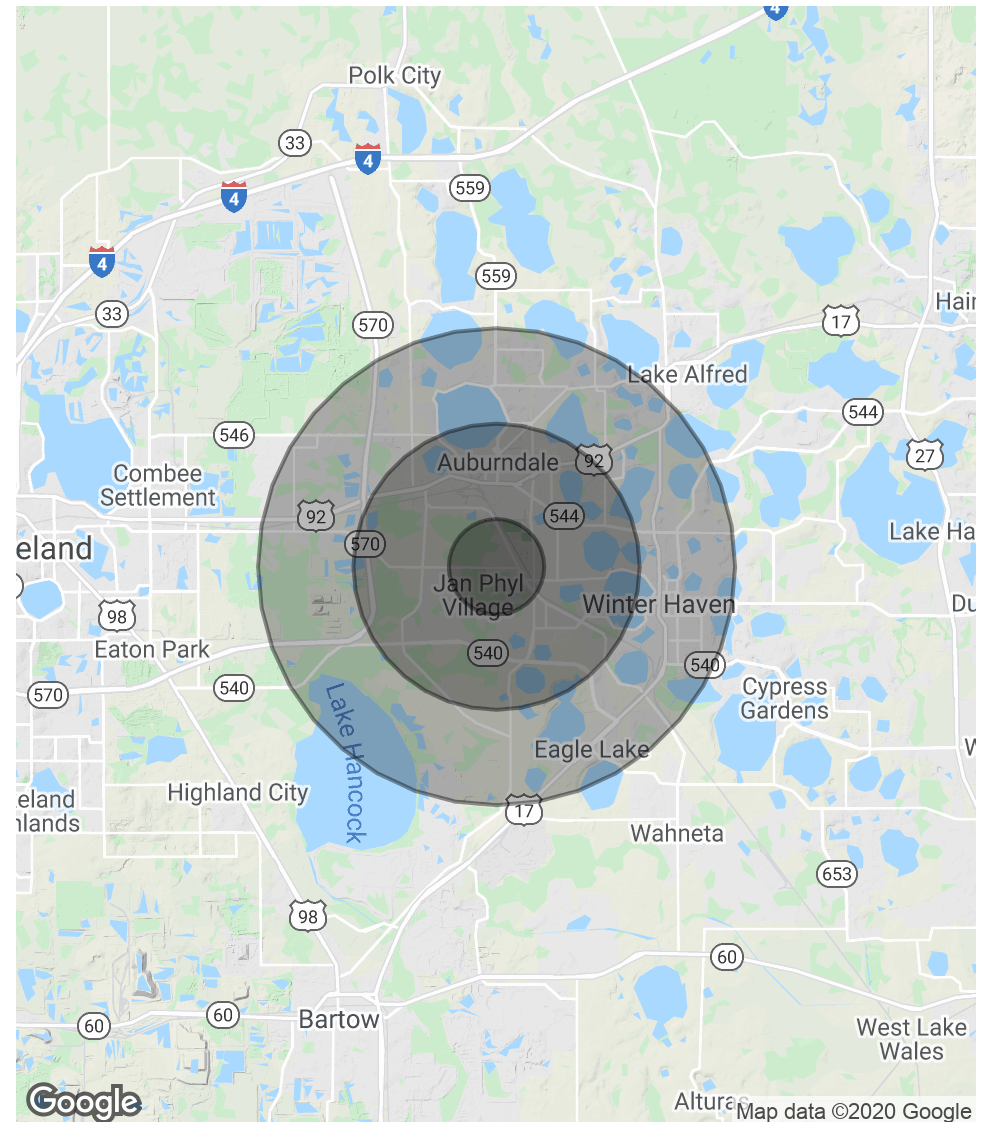
Location Map



Demographics Map & Report

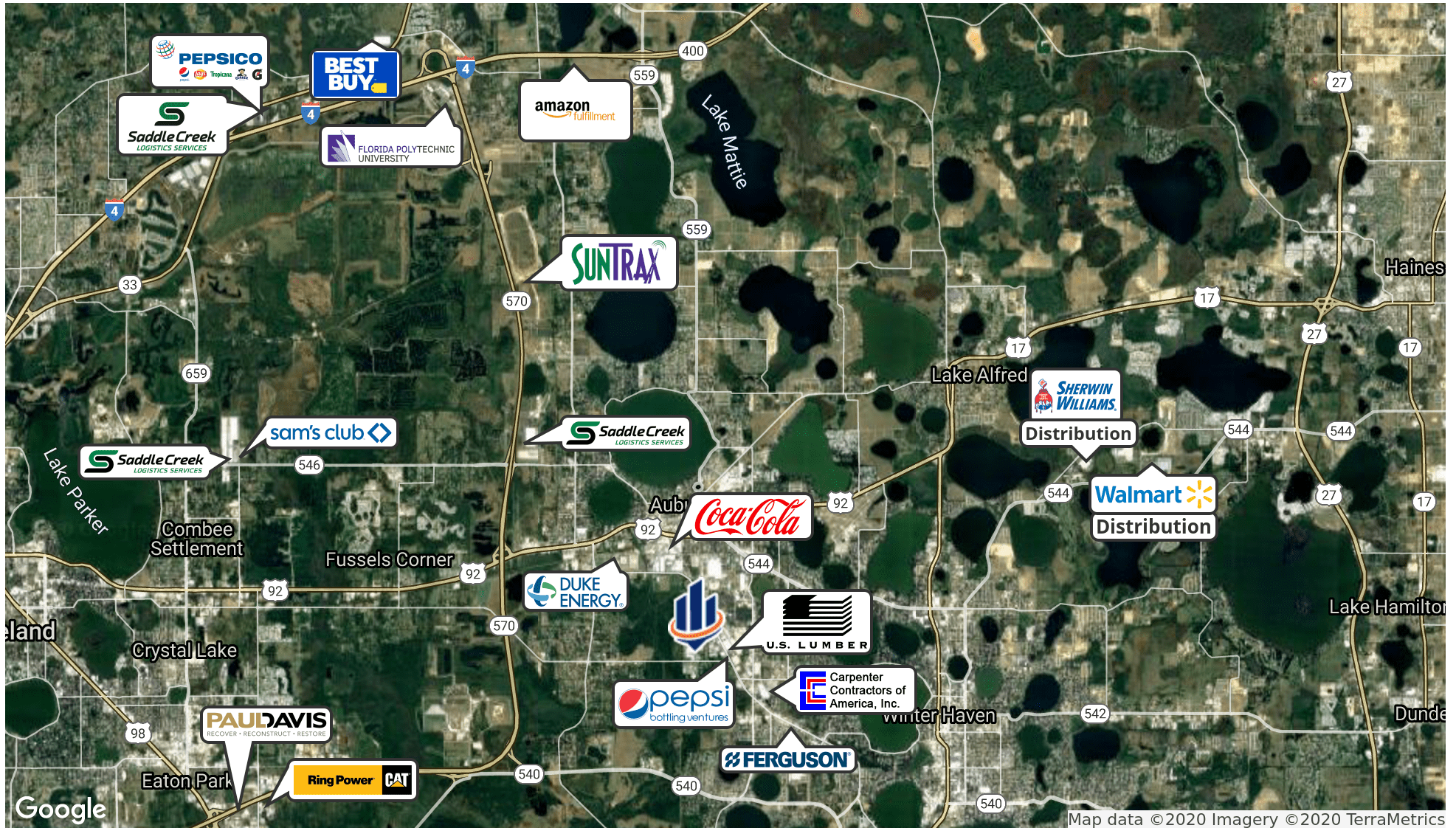
	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,275	44,629	89,789
Average age	39.6	37.3	39.4
Average age (Male)	39.7	37.1	38.8
Average age (Female)	41.4	38.2	40.3
HOUSEHOLDS & INCOME			
Total households	2,977	17,786	35,232
# of persons per HH	2.1	2.5	2.5
Average HH income	\$42,203	\$48,680	\$52,088
Average house value	\$166,235	\$175,062	\$172,505

* Demographic data derived from 2010 US Census



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Industrial Market



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Neighborhood Map



Aerial Facing North



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Aerial Facing East



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Exterior Photos



Interior Photos



Warehouse Photos



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PROFESSIONAL BACKGROUND

Augie Schmidt is an Advisor at SVN | Saunders Ralston Dantzler Real Estate – the premier commercial services provider throughout Central Florida and the I-4 corridor.

Augie specializes in investment sales, tailoring custom strategic plans to advise his clients through the acquisition, disposition, and evaluation of investment-grade commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients' returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the university's Football Program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Disciplines:

- Investment Properties
- 1031 Exchanges
- NNN Leases
- Real Estate Analytics

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