

OFFERING MEMORANDUM

# DOWNTOWN WINTER HAVEN INVESTMENT PORTFOLIO

290 1ST STREET S  
& 109 AVE C SE

Winter Haven, FL 33880

PRESENTED BY:

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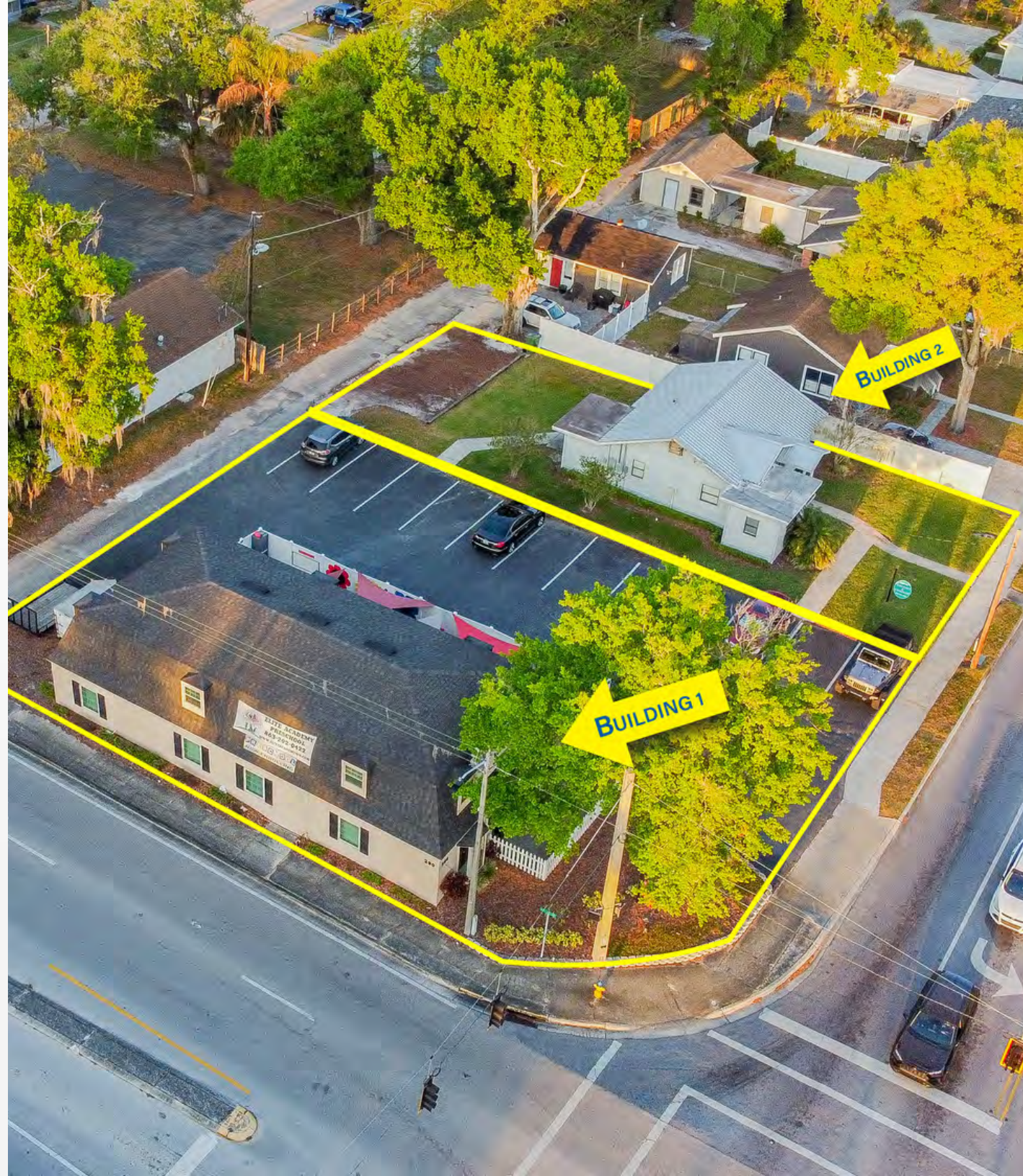






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## SECTION 1

# PROPERTY INFORMATION





## OFFERING SUMMARY

SALE PRICE:	\$700,000
BUILDING SIZE [TOTAL]:	4,610 SF
LOT SIZE [TOTAL]:	0.36 Acres
PRICE / SF:	\$151.84
CAP RATE:	9.14%
NOI:	\$64,000
RENOVATED:	2017
ZONING:	Primary Activity Center
APN:	26-28-28-607000-002130 & 26-28-28-607000-002150

## PROPERTY HIGHLIGHTS

- NOI: \$64,000
- Corner property located at a lighted intersection
- Healthy daily traffic [29,000 ± cars per day]
- **Building 1:** 3,660 ± SF
- 0.23 ± acres
- 2 stories
- 13 parking spaces
- **Building 2:** 950 ± SF
- 0.13 ± acres
- 3 parking spaces





Building 1



Building 2

## PROPERTY DESCRIPTION

Great investment opportunity! The property includes two recently renovated buildings. The recent updates include all new drywall, paint, electrical, flooring, A/C, windows, and roof. In addition, the buildings are currently generating an annual income of \$64,000.

Building 1 is a 3,660 ± SF two-story flexible floor plan with open concept downstairs and individual rooms upstairs, including a kitchenette, half bath downstairs, and full bath upstairs. In addition, the upstairs office has completely new custom cabinets with high-end granite.

Building 2 is a 940 ± SF square building offering a very open concept as well with a private kitchenette off the back entrance and a new bathroom.

## LOCATION DESCRIPTION

Just a few blocks away from Downtown Winter Haven on the corner of 1st Street S and Avenue C SE, which is a lighted intersection. This listing includes two properties 290 1st Street South and 109 Avenue C SE.

## PARKING DESCRIPTION

Building 1: 13 spaces

Building 2: 3 spaces

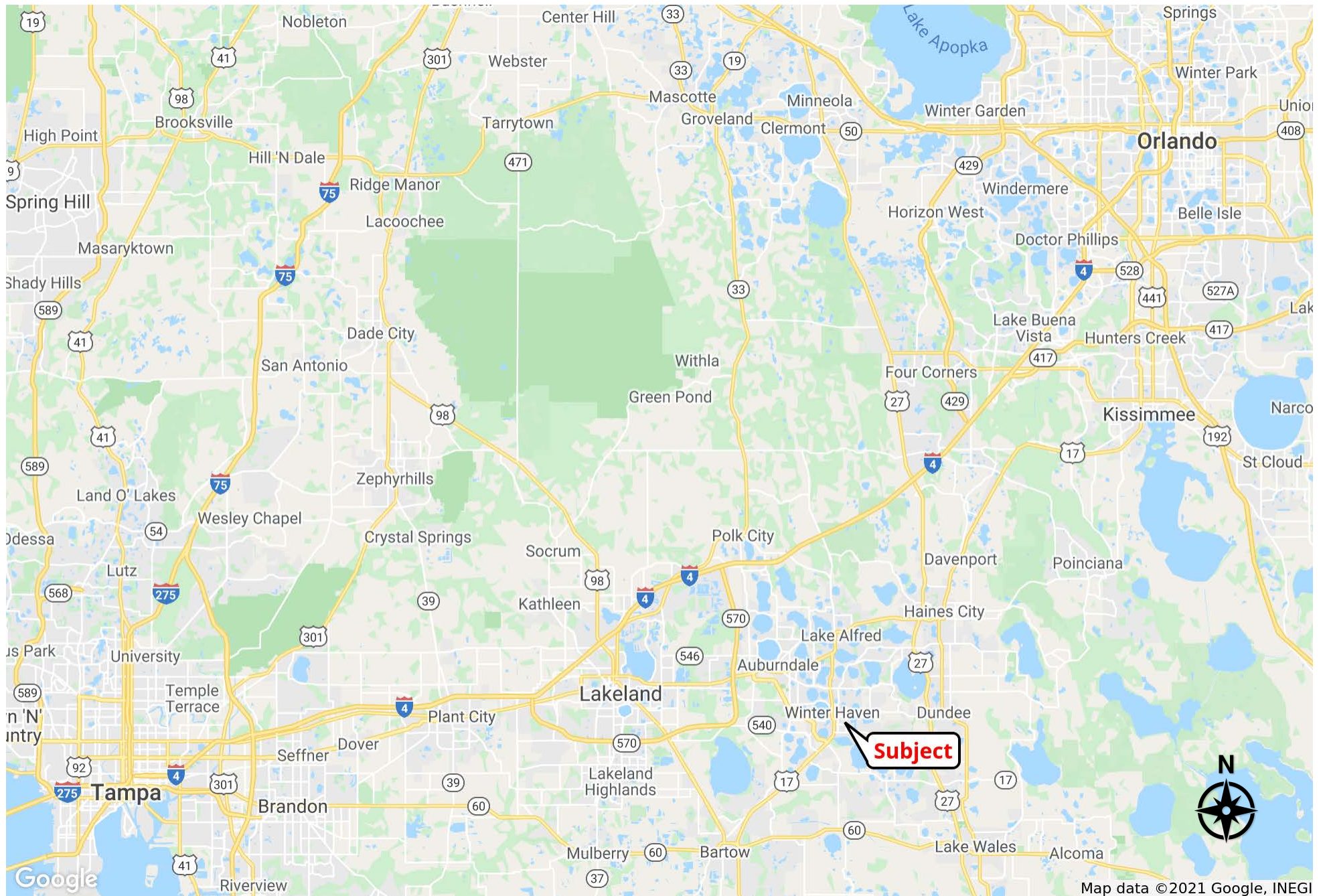


SECTION 2

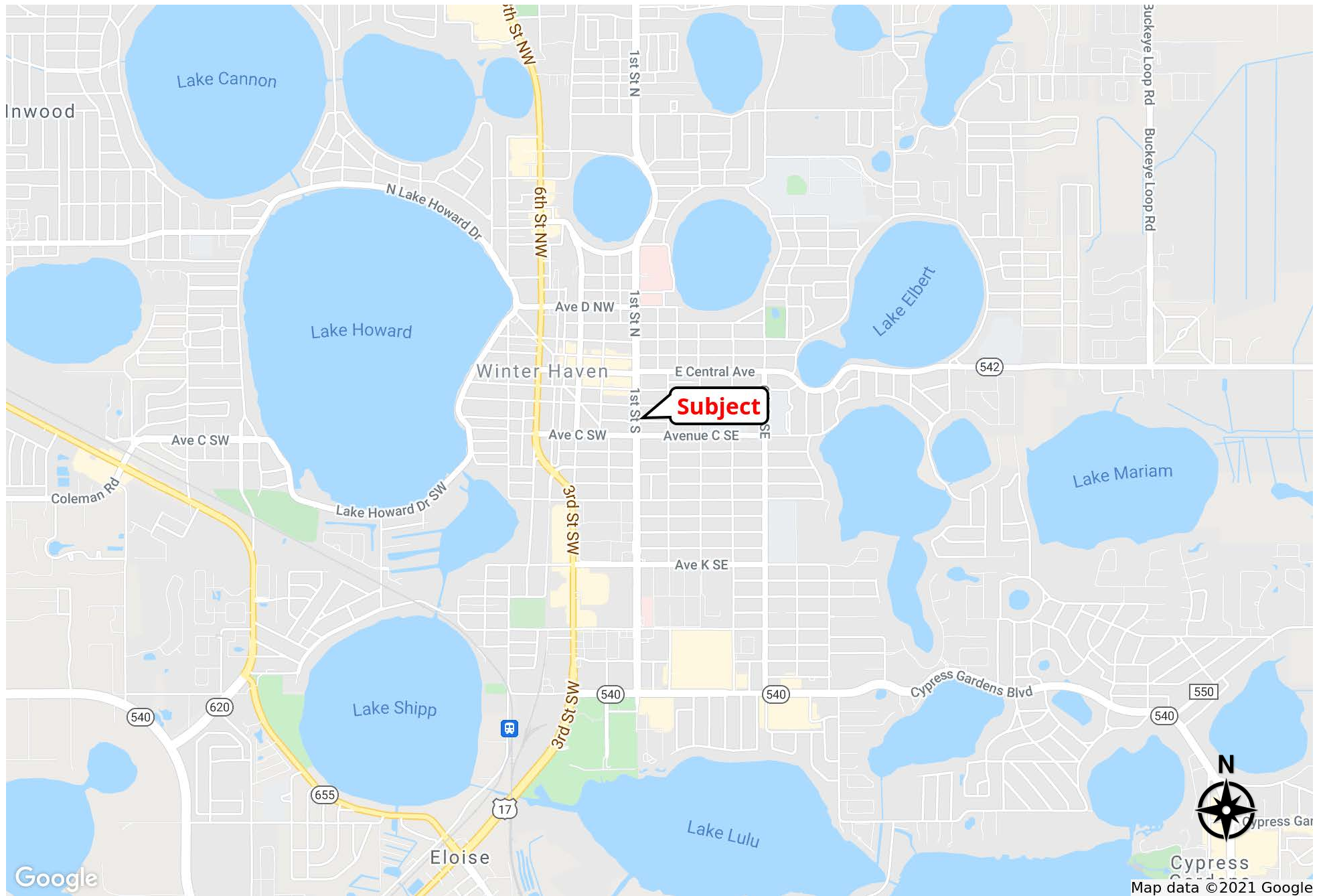
# LOCATION INFORMATION













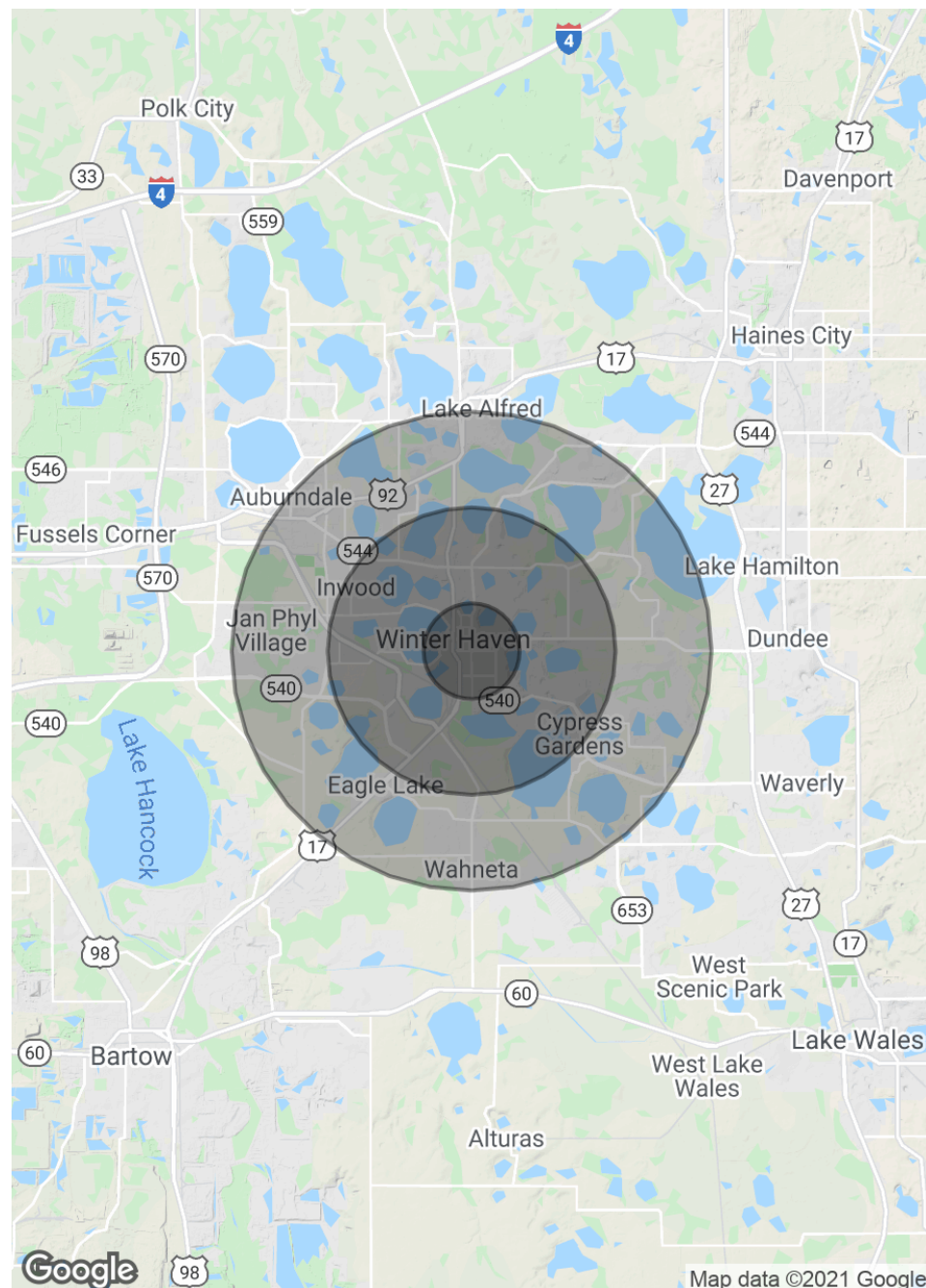
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,286	42,565	89,635
AVERAGE AGE	37.4	37.8	39.3
AVERAGE AGE (MALE)	38.4	37.7	38.8
AVERAGE AGE (FEMALE)	38.8	38.7	40.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,288	16,948	35,168
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$42,915	\$51,733	\$53,070
AVERAGE HOUSE VALUE	\$181,991	\$179,425	\$171,854

\* Demographic data derived from 2010 US Census

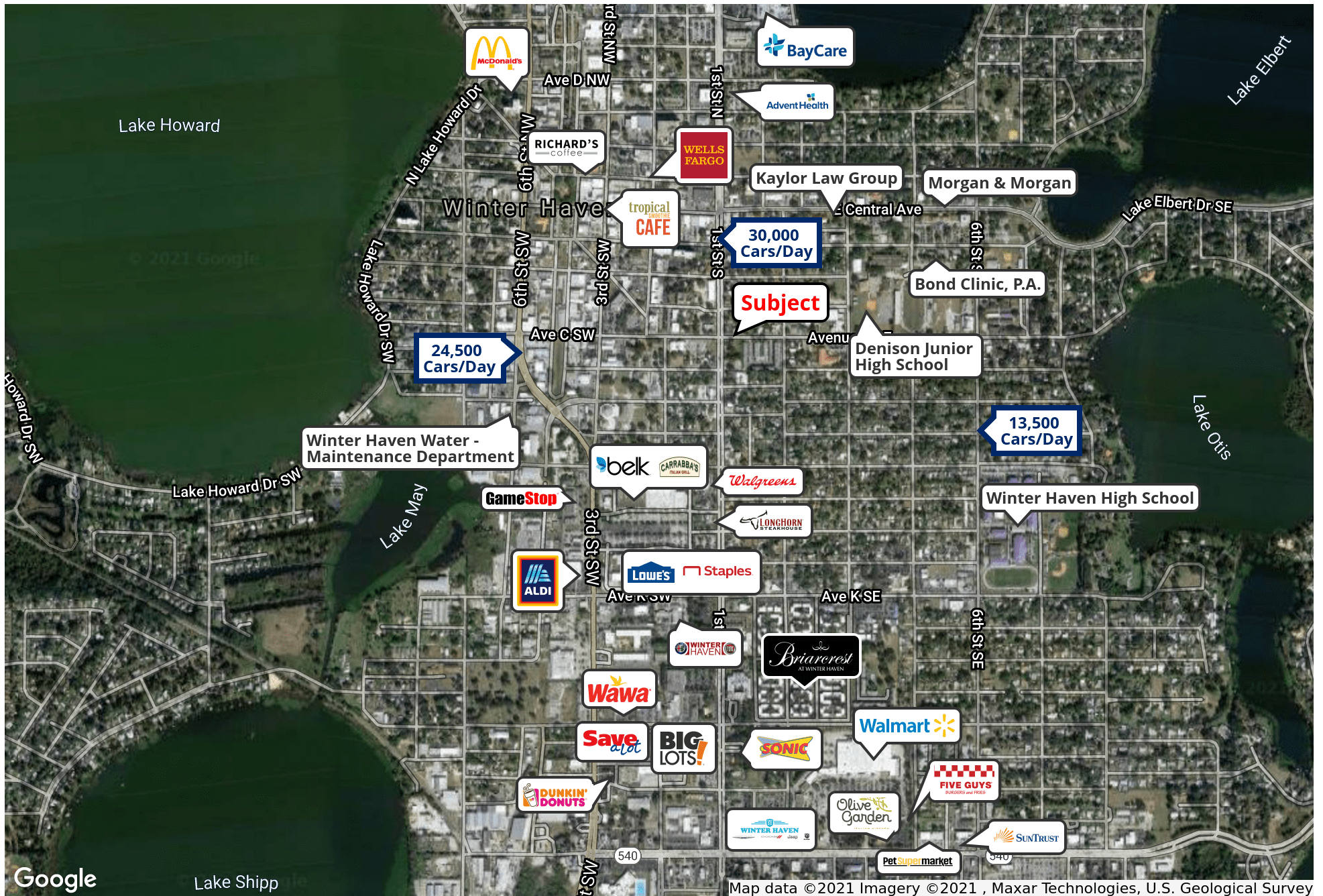


SECTION 3

# MAPS AND PHOTOS



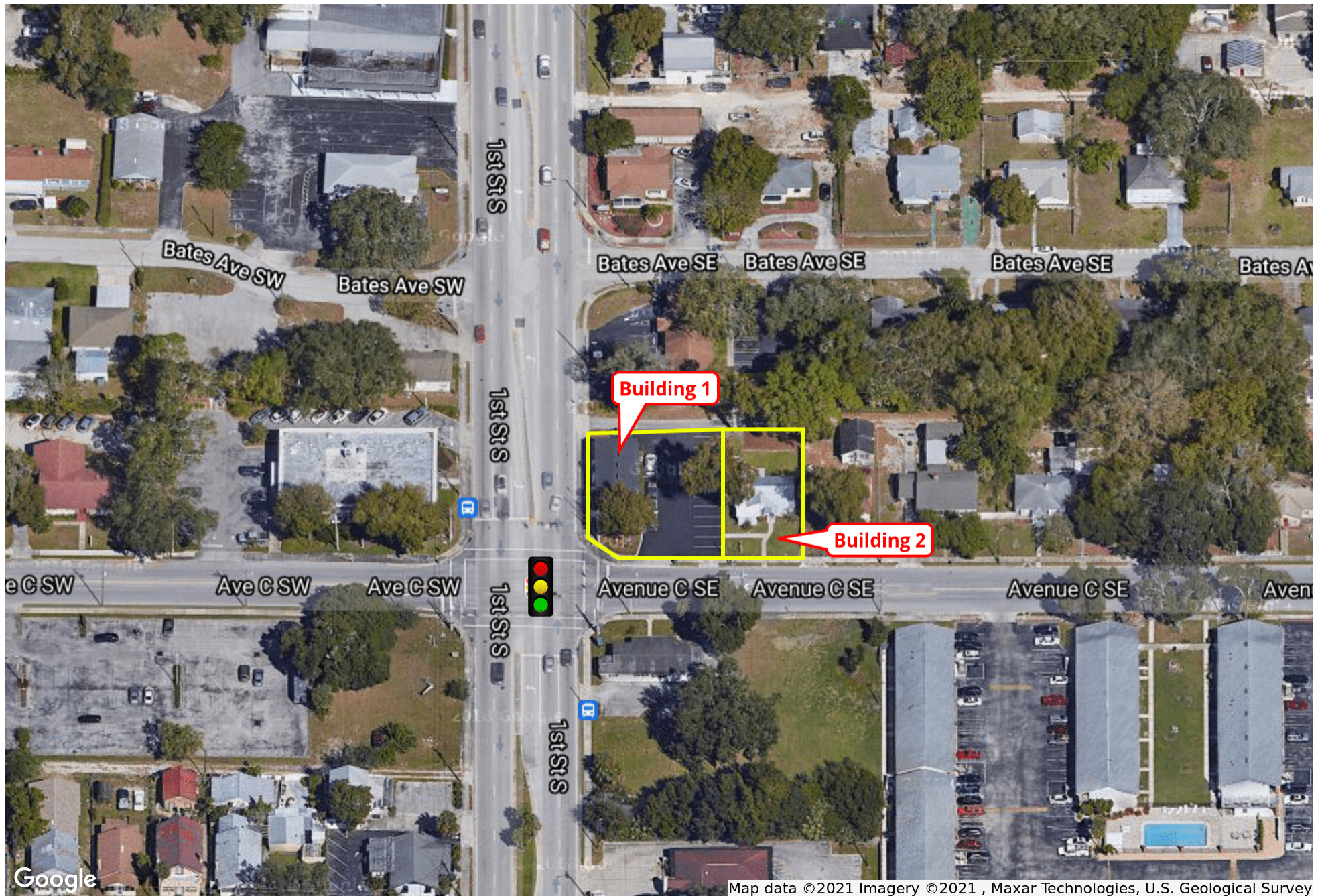








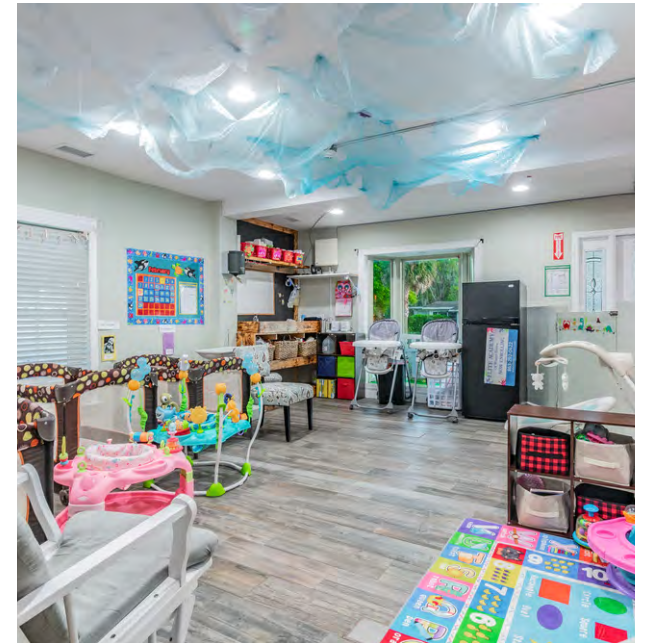
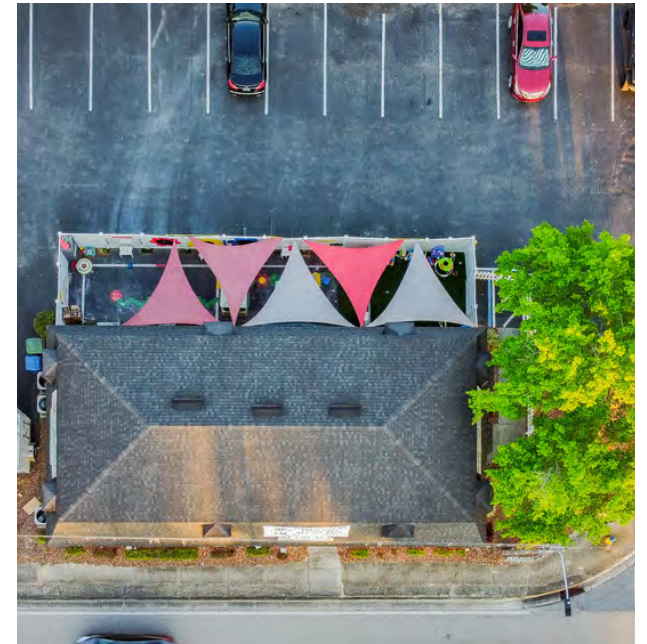


















SECTION 4

# AGENT AND COMPANY







## JONATHAN FLEMING

Associate Advisor

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### PROFESSIONAL BACKGROUND

Jonathan Fleming is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Jonathan earned his real estate license in 2008 and started his career with Choice-Dantzler Properties. He joined Coldwell Banker Commercial Saunders Ralston Dantzler in 2012.

Jonathan then attended the University of Central Florida and graduated with honors with a major in Political Science and a minor in Business Administration. Upon graduation, Jonathan gained extensive experience in the logistics industry which informs his current work in commercial real estate with SVN | Saunders Ralston Dantzler.

He worked at Phoenix Logistics & Cold Storage, owned by Colorado Boxed Beef Company [CBBC], until March of 2020. Jonathan's roles included three years as transportation manager and four years as operations manager. He worked with and helped acquired national accounts like Daisy Brand Sour Cream & Cottage Cheese, Coca-Cola North America, McDonald's, and more. He helped CBBC with acquisitions as it from a \$1.2 billion company to over \$2 billion, and he managed facility moves. Jonathan was one of two leads responsible for the remodel of a dry warehouse to build a 50,000 square foot freezer and cooler. He also worked on an implementation team for new hardware and software for warehouse management and transportation management systems.

#### Disciplines:

- Industrial Real Estate
- Logistics and Warehousing
- Commercial Real Estate

SVN | Saunders Ralston Dantzler

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Lakeland, FL 33801





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