



Coldwell Banker Commercial

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

495 CABOOSE PLACE, MULBERRY, FL, 33860

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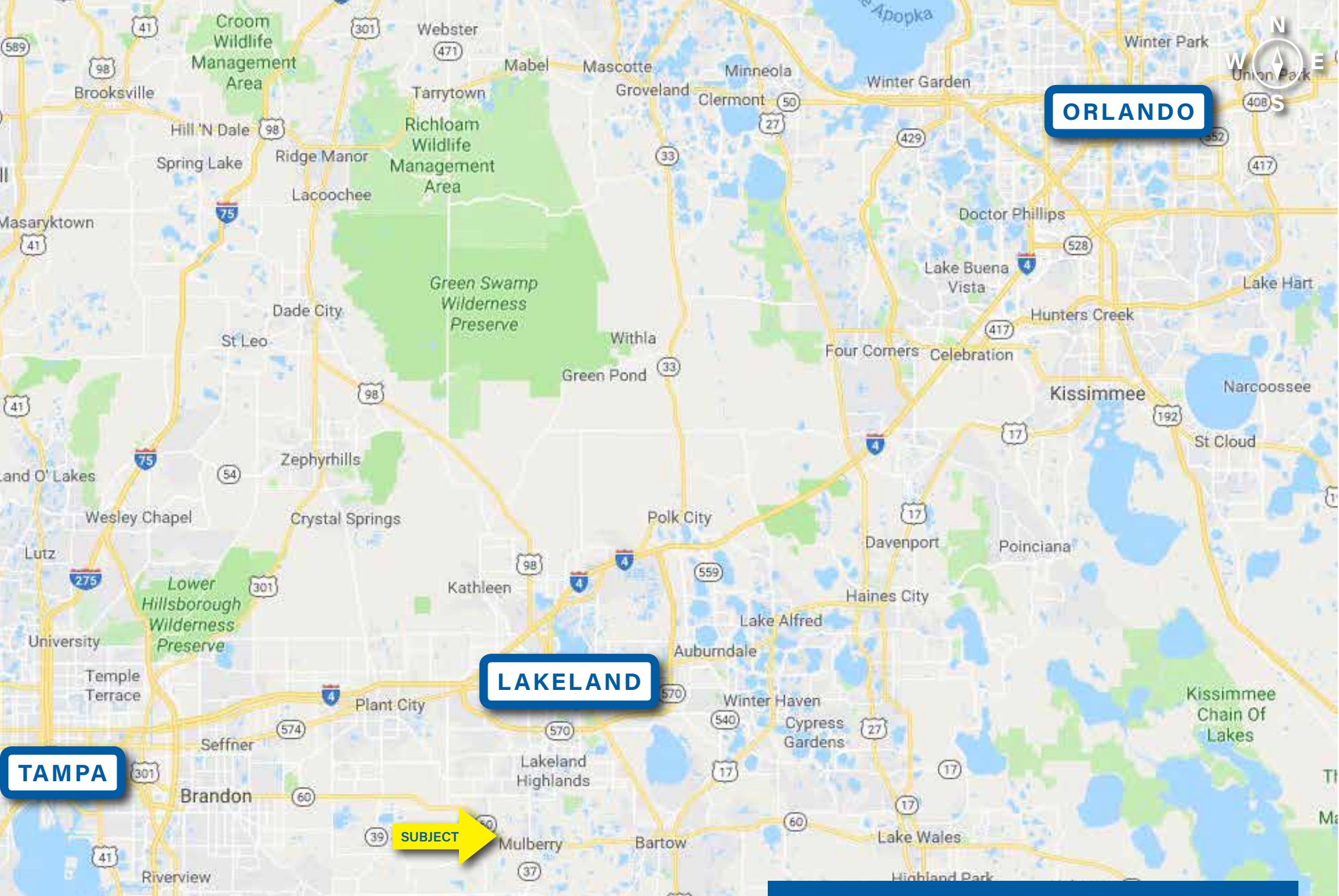


EXECUTIVE SUMMARY

495 CABOOSE PLACE MULBERRY, FL, 33860

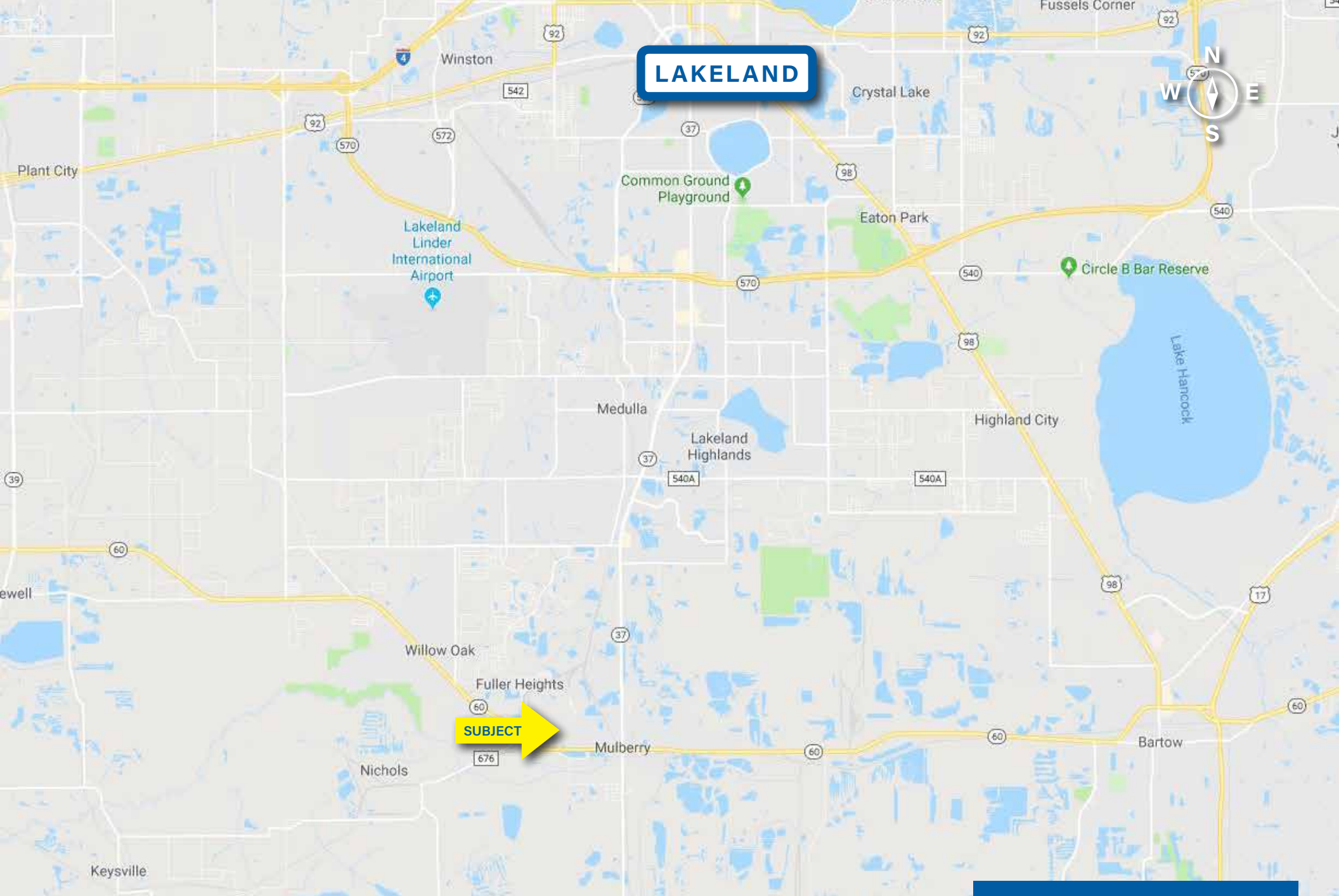
The subject property is a 6,305 +/- SF conventional steel building with structural steel supporting columns, steel girts and metal siding in Mulberry's industrial park, just west of downtown. The property has great access to SR 60, SR 37, and County line road making it convenient to receive and ship products. The building has excellent features including 3 roll up doors, a ceiling height of 17 feet, and 2 floors of office space with storage.

Site Address:	495 Caboose Place, Mulberry, FL 33860
County:	Polk
PIN (Property Identification Number):	233003000000021260
Land Size:	0.65 +/- acres
Building Size:	6,305 +/- SF
Year Built:	1990
Property Use:	Warehouse, Distribution/Trucking Terminal
Utilities:	Water (City of Mulberry) & Septic
Zoning:	I-H Heavy Industrial (City of Mulberry)
Taxes:	5,240.13 (2017)
Traffic Count:	18,200 cars/day
Asking Price:	\$349,000



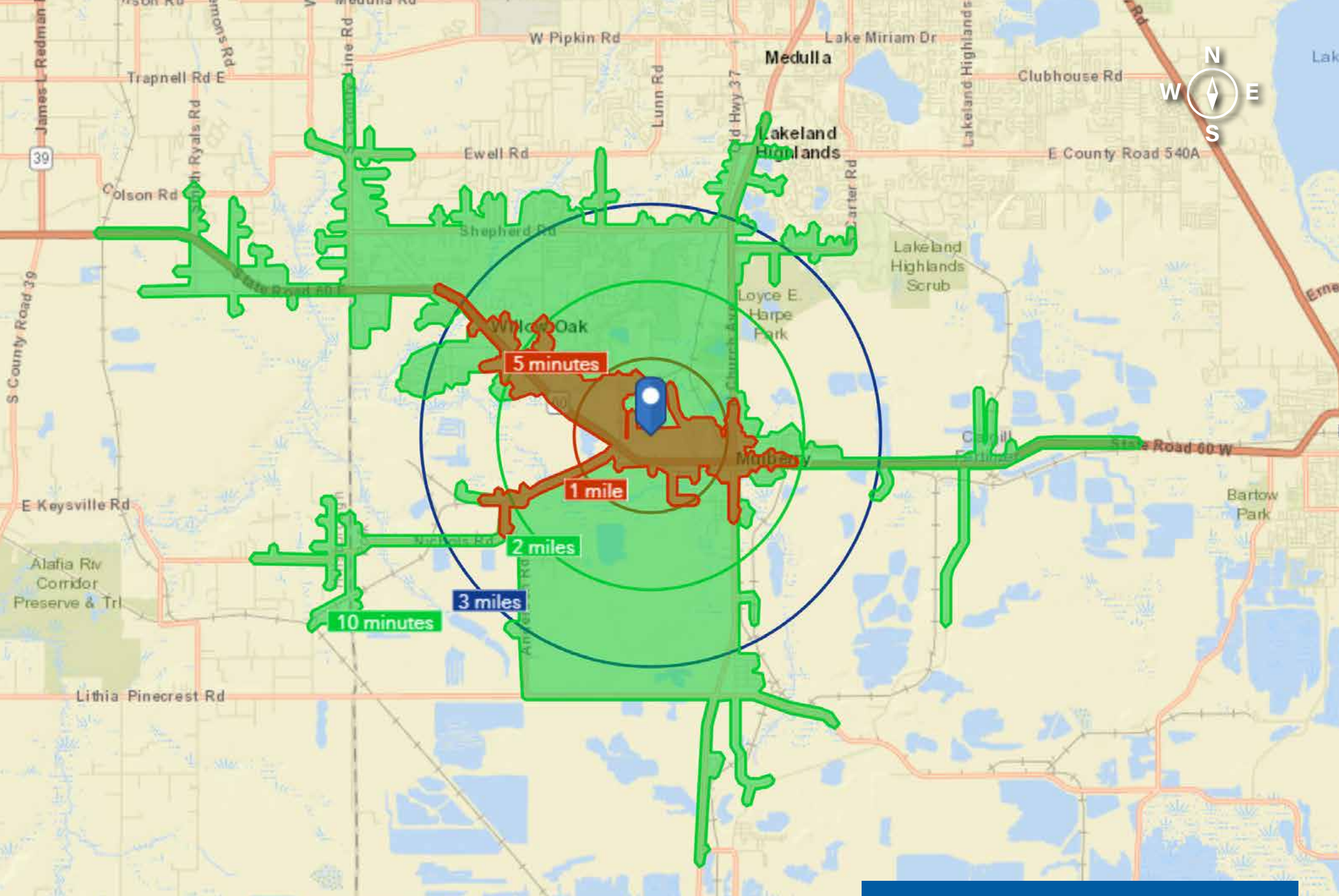
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located just west of Downtown Mulberry and north of SR 60.

LOCATION MAP



1, 2, 3 mile radius
5 and 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile	5 Mins	10 Mins	Polk	FL	US
Population	1,570	9,314	20,636	3,009	27,161	662,431	20,619,313	327,514,334
Households	593	3,502	7,139	946	9,335	247,585	8,064,657	123,158,887
Families	405	2,511	5,258	712	6,880	172,355	5,223,357	81,106,685
Average Household Size	2.65	2.66	2.89	3.18	2.91	2.62	2.50	2.59
Owner Occupied Housing Units	369	2,627	4,894	560	6,420	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	223	875	2,245	386	2,915	83,821	2,992,867	45,951,844
Median Age	40.5	39.8	34.9	31.8	35.5	41.3	42.2	38.2

Income

Median Household Income	\$41,834	\$50,376	\$52,004	\$50,461	\$49,897	\$45,704	\$50,606	\$56,124
Average Household Income	\$54,834	\$66,604	\$70,751	\$69,830	\$69,922	\$61,763	\$72,632	\$80,675
Per Capita Income	\$17,166	\$23,068	\$25,951	\$26,964	\$27,911	\$23,623	\$28,921	\$30,820

Trends: 2015 - 2020 Annual Growth Rate

Population	0.17%	1.08%	1.27%	0.76%	1.15%	1.28%	1.36%	0.83%
Households	0.10%	0.95%	1.13%	0.52%	1.02%	1.19%	1.30%	0.79%
Families	-0.05%	0.87%	1.07%	0.47%	0.96%	1.13%	1.25%	0.71%
Owner HHs	0.00%	0.85%	0.88%	0.21%	0.75%	1.09%	1.19%	0.72%
Median Household Income	1.02%	2.69%	2.13%	2.56%	2.18%	2.46%	2.13%	2.12%

The population density within 3 miles is good and the average household income is 14.5 % higher than the county average.

BENCHMARK DEMOGRAPHICS

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

Households by Income

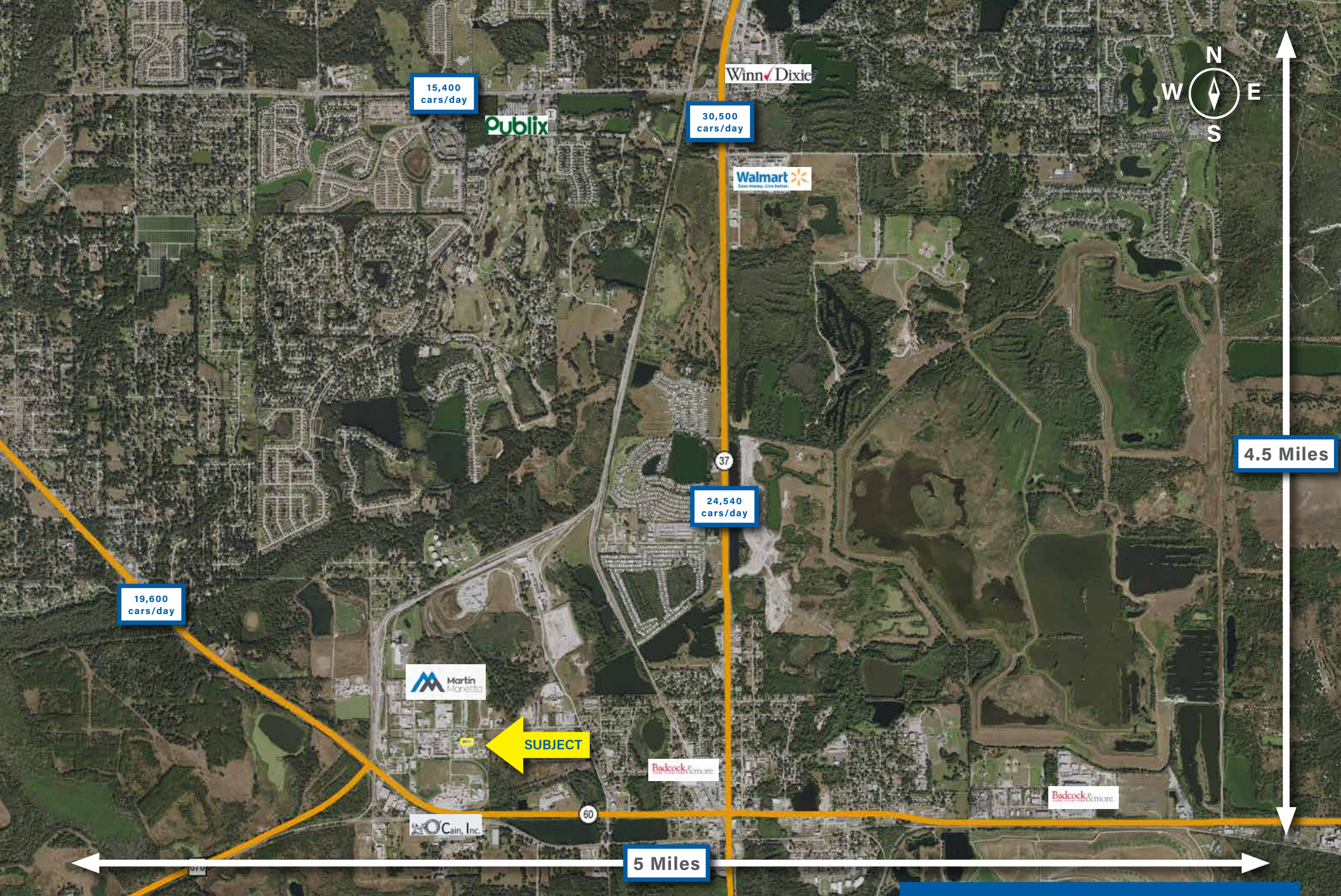
<\$15,000	17.20%	11.20%	8.70%	14.20%	8.20%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	20.20%	14.00%	10.90%	15.40%	10.10%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	8.10%	11.30%	11.60%	10.60%	12.30%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	20.70%	17.20%	18.70%	18.00%	18.70%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	17.20%	18.50%	21.10%	18.50%	20.70%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	6.60%	13.70%	14.70%	10.80%	14.20%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	7.90%	8.10%	8.90%	8.90%	9.10%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	1.90%	4.20%	3.80%	2.60%	3.90%	2.70%	4.30%	5.70%
\$200,000+	0.20%	1.90%	1.50%	1.00%	2.70%	2.50%	4.60%	6.10%

Population by Age

0 - 4	8.10%	7.10%	8.10%	9.60%	7.80%	6.00%	5.30%	6.10%
5 - 9	7.10%	7.00%	7.80%	8.90%	7.60%	6.10%	5.50%	6.30%
10 - 14	6.00%	6.50%	7.40%	7.90%	7.20%	6.10%	5.60%	6.30%
15 - 19	5.70%	5.70%	6.40%	7.10%	6.40%	5.90%	5.70%	6.40%
20 - 24	5.80%	5.60%	6.40%	6.80%	6.40%	6.00%	6.40%	7.00%
25 - 34	11.60%	12.20%	13.90%	14.20%	13.90%	12.60%	13.10%	13.80%
35 - 44	10.20%	12.00%	13.20%	12.20%	12.90%	11.40%	11.80%	12.50%
45 - 54	9.90%	11.20%	11.20%	10.80%	11.70%	12.00%	13.00%	13.00%
55 - 64	12.30%	12.10%	10.70%	10.10%	11.30%	13.10%	13.50%	12.90%
65 - 74	13.50%	12.30%	9.10%	7.80%	9.20%	12.00%	11.30%	9.20%
75 - 84	7.20%	6.20%	4.20%	3.50%	4.30%	6.40%	6.20%	4.40%
85+	2.50%	2.00%	1.40%	1.20%	1.30%	2.40%	2.70%	2.00%

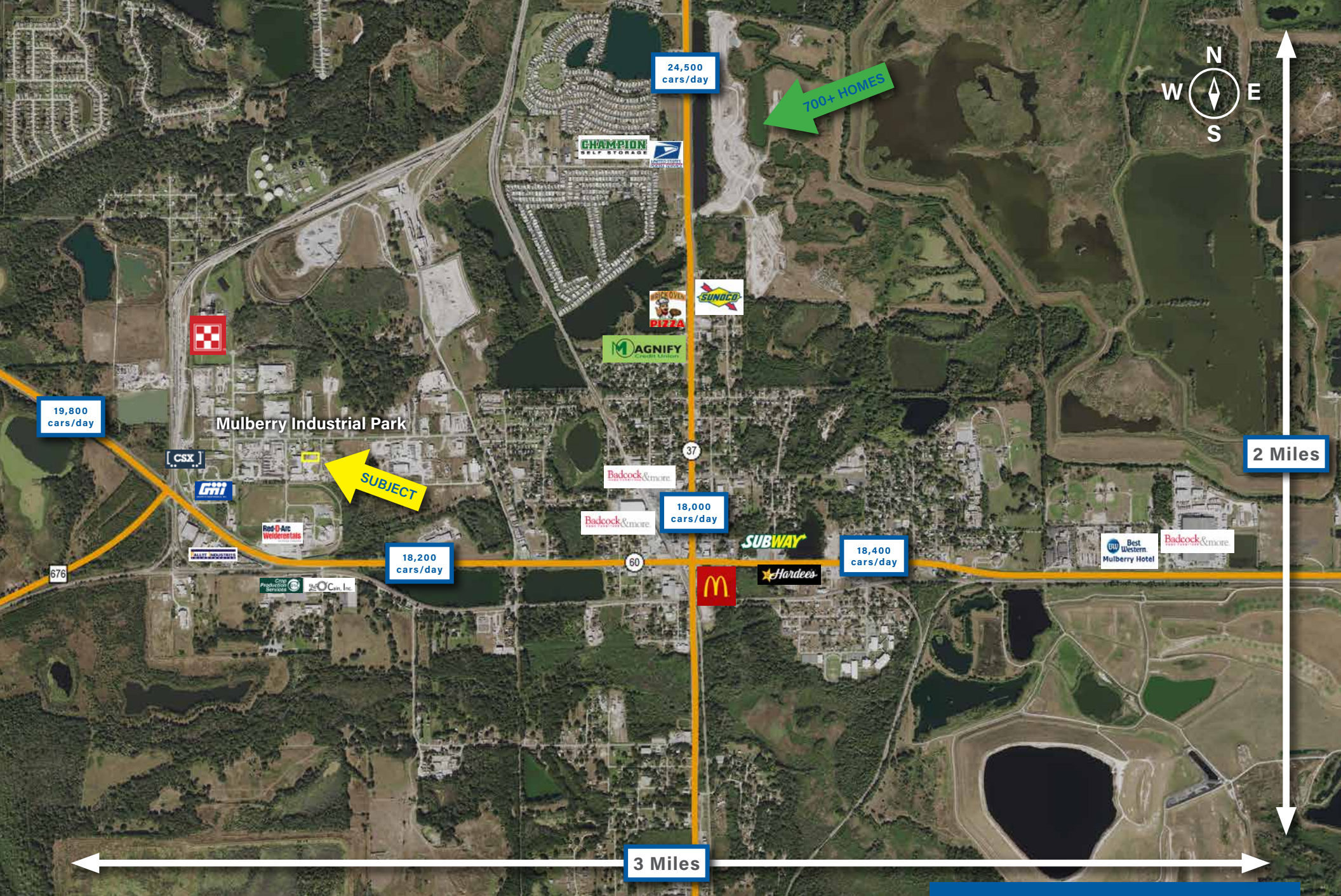
Race and Ethnicity

White Alone	74.30%	78.80%	74.70%	67.50%	76.20%	72.60%	73.10%	70.20%
Black Alone	16.60%	10.00%	9.20%	12.30%	8.60%	15.30%	16.40%	12.80%
American Indian Alone	0.40%	0.20%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	0.30%	0.90%	1.30%	0.40%	1.20%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	6.30%	7.40%	11.50%	17.30%	10.60%	6.80%	4.20%	6.80%
Two or More Races	2.10%	2.60%	3.00%	2.20%	3.00%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	22.70%	22.40%	29.90%	38.80%	28.40%	22.00%	25.50%	18.10%



Key location - quick access to SR 60 and SR 37, allowing easy transport throughout Florida.

MARKET AREA MAP



TRADE AREA MAP

The City of Mulberry is growing, with more than 700 homes being built north of the property. Other new residential subdivision are planned.



The neighborhood encompasses the entirety of the Mulberry Industrial Park District.

NEIGHBORHOOD AERIAL



Industrial Park Rd



109 +/- ft
0.65 +/- acres
244 +/- ft



Caboose Place



The property can be accessed via Industrial Park Rd and turning south on Caboose Place.

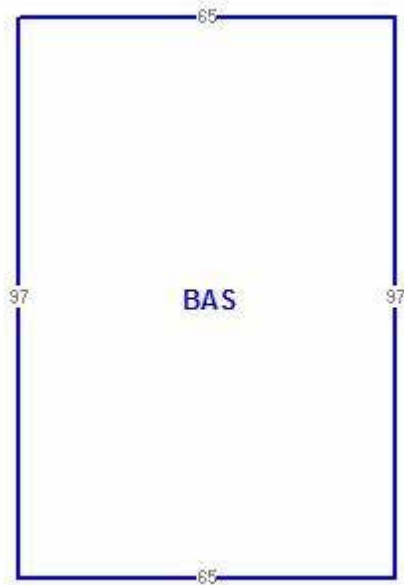
50 +/- ft wide driveway provides enough space for trucks for shipping and receiving.

SITE AERIAL

BUILDING INFORMATION



495 CABOOSE PL



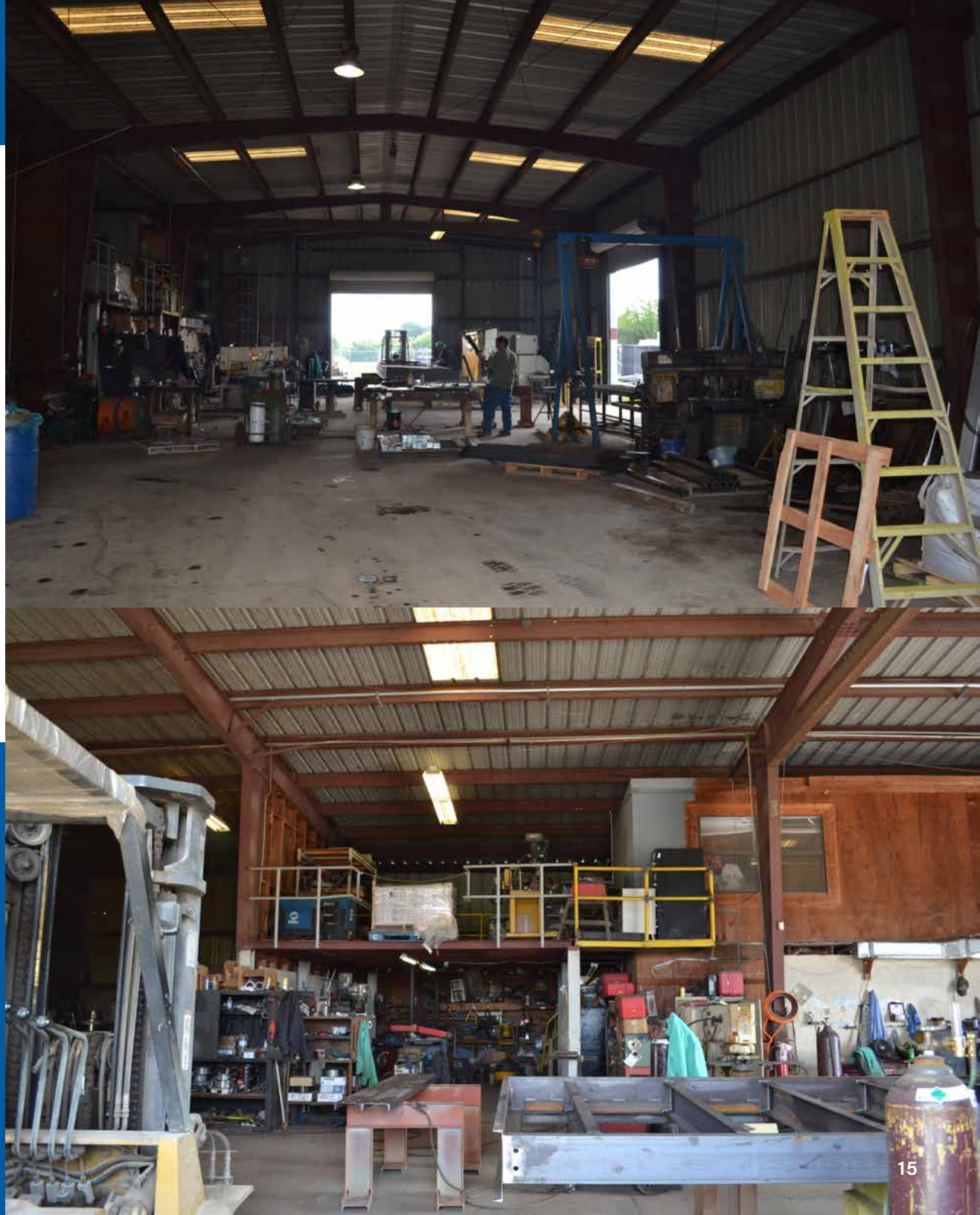
<i>Description</i>	<i>Total:</i>
Ceiling Height	16' at eave 17' under beams in center
Construction	Steel Siding
Electrical Power	600 amp-460 volt-3 Phase
Column or Clear Span	Clear Span
Year Built/Effective Year	1990/2005
Driveway	50' wide +/-

The subject features 3 roll up doors that are 12' X 14' clear each. Office space includes 2 offices on the first floor, a foyer and 2 restrooms with 3 additional office spaces on the 2nd floor.

Site aerial of the subject property facing south.



The ceiling height is 16' at the eaves and 17' under the beams in the center as seen in the top photo. The most productive use of the space would be for manufacturing. The warehouse area is spacious and has plenty of ceiling height for storage.





1st floor Office 1



2nd floor Office 1



2nd floor Office 2



2nd Floor Storage Room



Roll-Up doors measure 12' ft wide and 14' tall



Warehouse has excellent space

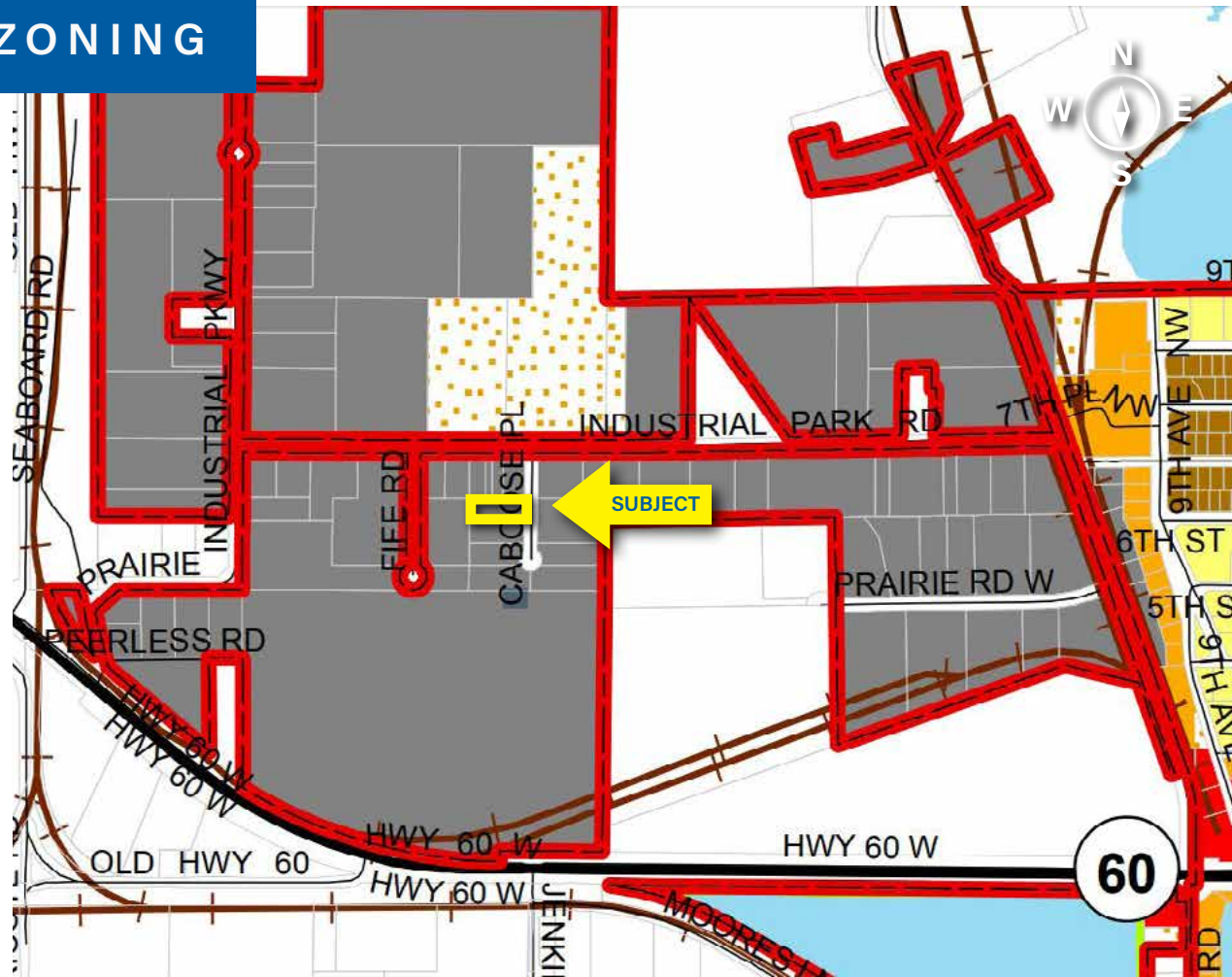


Front entrance featuring roll-up door and driveway



Side entry and roll-up door

ZONING



Industrial (I-H)

The purpose of this industrial district is to provide for those manufacturing activities that may unavoidably create some undesirable effects and that are not desirably associated in proximity to residential areas. In order to minimize conflicts, and to preserve and protect the character of the general industrial districts, certain residential and institutional uses are not permitted therein.

- ✓ INDUSTRIAL HEAVY
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- UNASSIGNED



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