



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR SALE

**CORNER LOT WITH 1,762 SF BUILDING
ON BUSY CHURCH AVE, MULBERRY**

\$97,000

307 N Church Ave.
Mulberry, FL 33860

AVAILABLE SPACE
1,762 SF

FEATURES

- Corner Lot
- FDOT Traffic count 20,500
- C-1 Zoning
- 1,762 SF
- Parking Spaces

AREA

3 blocks north of HWY 60. Corner lot surrounded by 2 places of worship, 1 elementary school, a bank, restaurants, dental care, Badcock Home Furnishings and other retail stores.



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OFFICE

Sherry Clements

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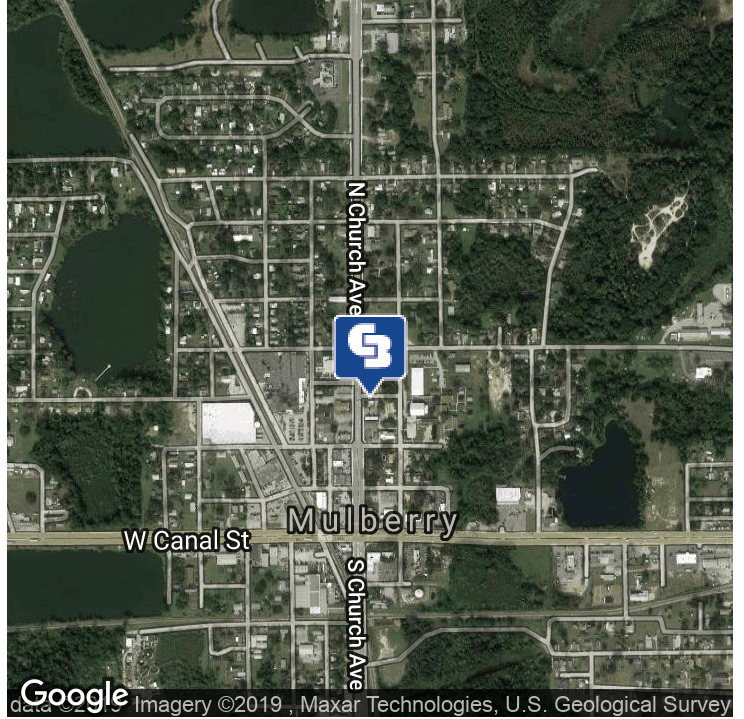
2803 James L Redman Pkwy Ste 4, Plant City, FL 33566
813.754.3586



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OFFERING SUMMARY

Sale Price:	\$97,000
Lot Size:	0.17 Acres
Year Built:	1925
Building Size:	1,762 SF
Zoning:	C-1
Price / SF:	\$55.05

PROPERTY OVERVIEW

Corner lot on busy Church St with a 1,762 SF building. 8 parking spaces with access from Church St or 3rd St NE. Currently a cute thrift shop. Zoning is commercial and current use is retail. Property is leased until 7/31/2020. Only 3 blocks from HWY 60/Canal St!

PROPERTY HIGHLIGHTS

- Corner Lot
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- C-1 Zoning
- 1,762 SF
- Parking Spaces

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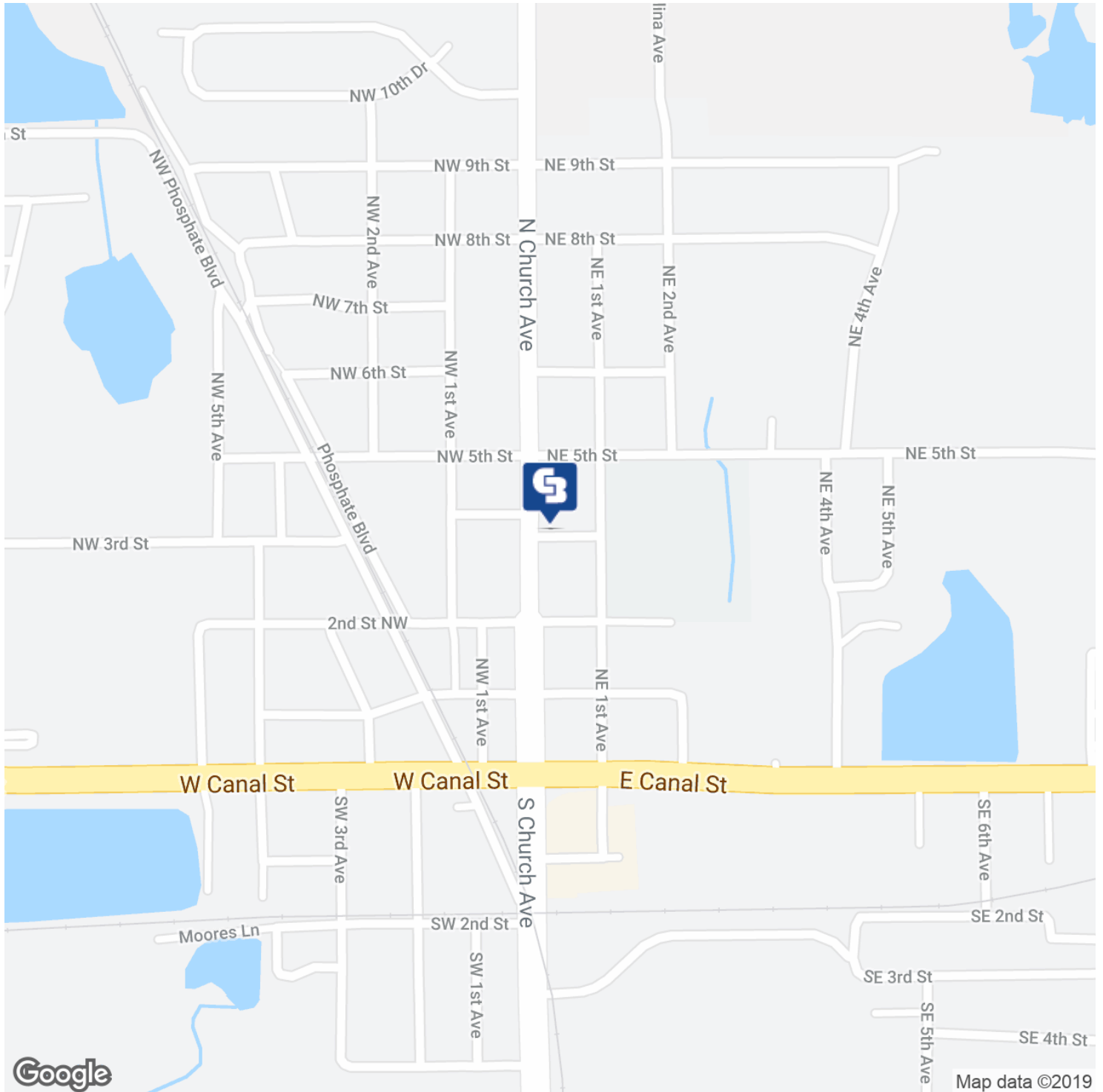
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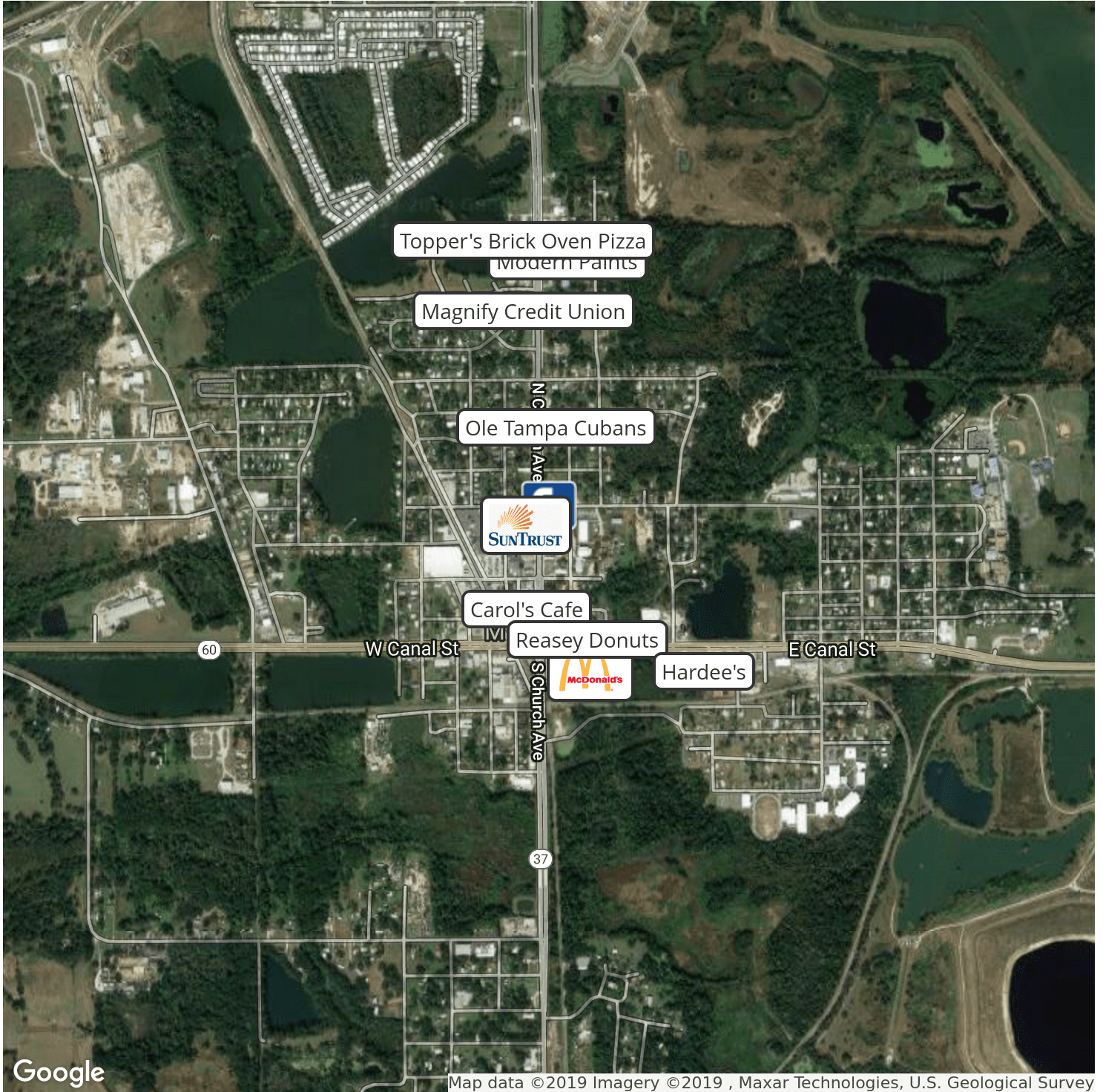
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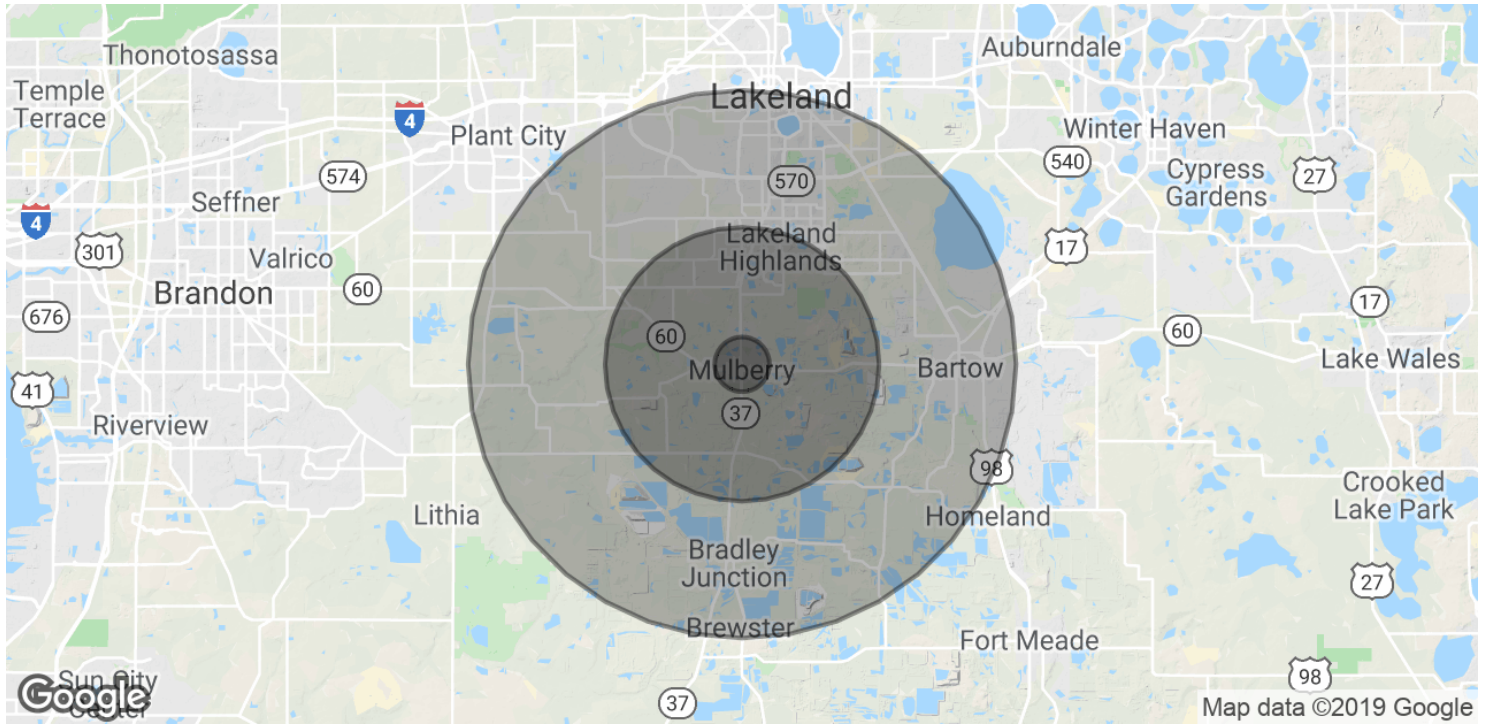
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	573	42,016	172,162
Median age	41.4	36.5	38.3
Median age (Male)	40.7	36.0	37.2
Median age (Female)	42.9	37.3	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	212	14,815	64,997
# of persons per HH	2.7	2.8	2.6
Average HH income	\$76,181	\$75,502	\$69,960
Average house value		\$195,059	\$204,314

* Demographic data derived from 2010 US Census

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