



PROPERTY FOR SALE

702 42ND ST NW - WINTER HAVEN, FL

877.518.5263 | SVNsaunders.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 14 ZONING

Todd Dantzler, ccim

Managing Partner & Broker

todd.dantzler@svn.com

863.877.2846



CONFIDENTIALITY & DISCLAIMER

©2019 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

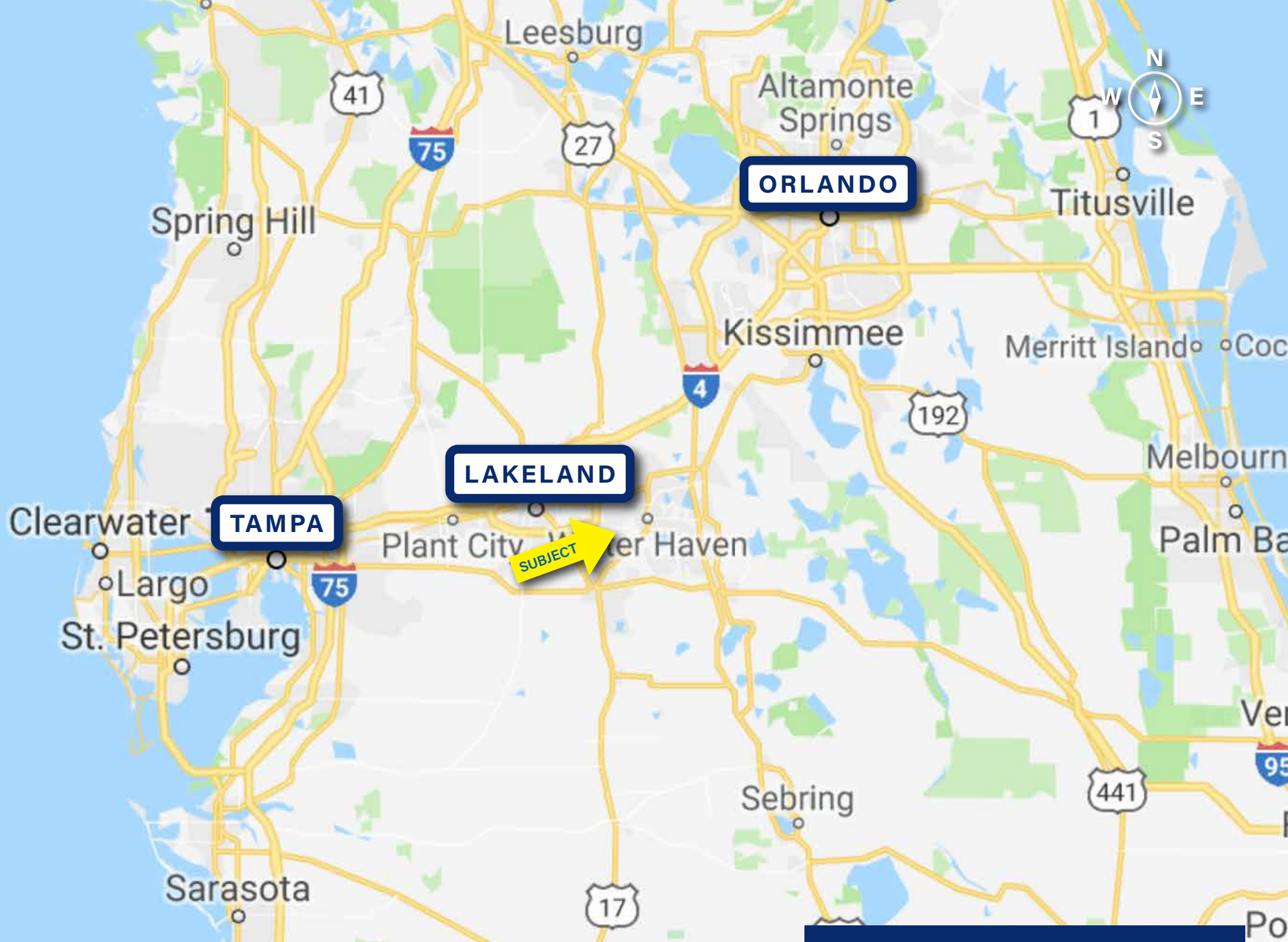


EXECUTIVE SUMMARY

702 42ND ST WINTER HAVEN, FL 33881

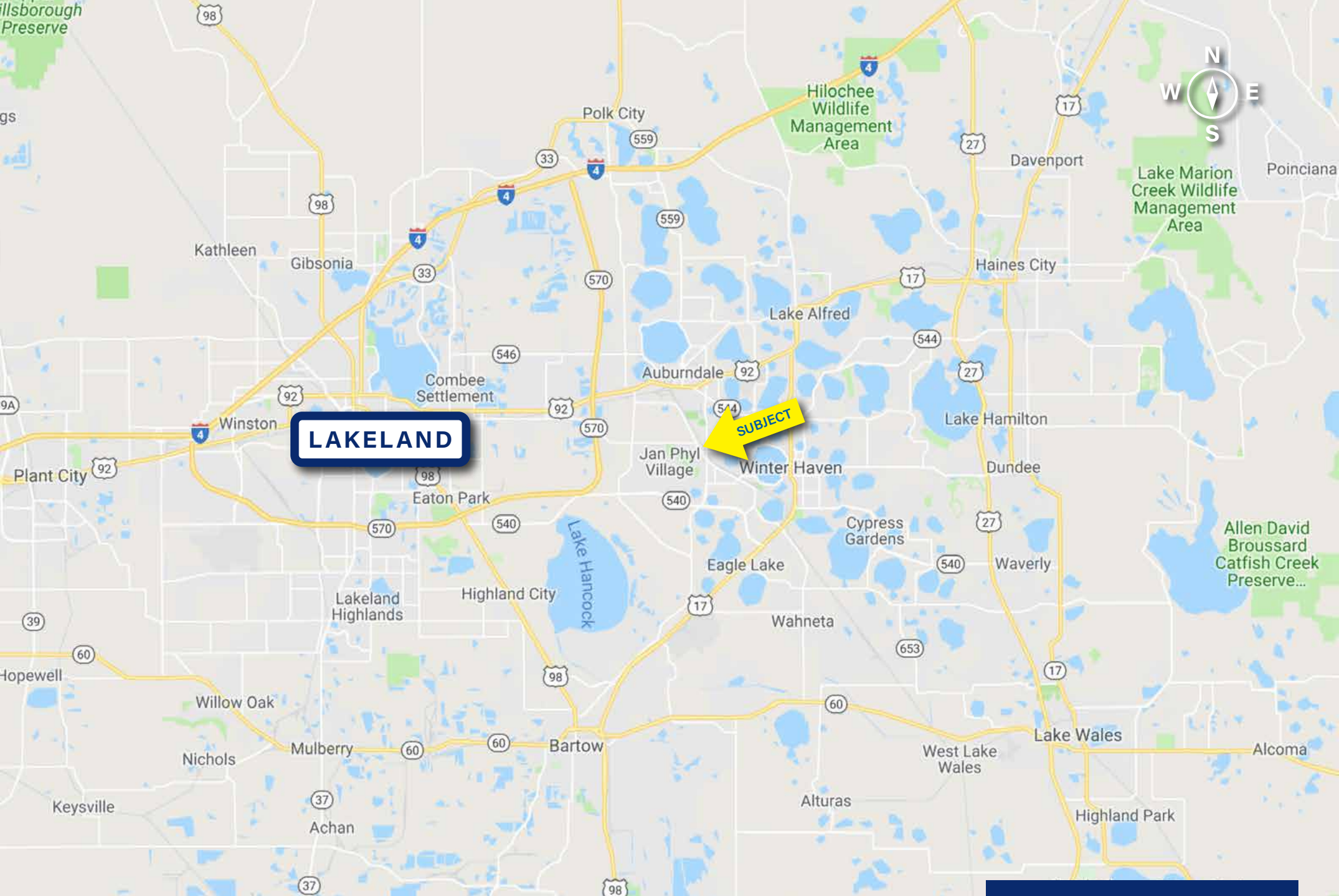
The subject property consists of approximately 8,292 SF (6,832 Usable SF) on 2.75 acres just off Recker Highway in Winter Haven, FL within an industrial neighborhood. The building has recently received some improvements including a new roof and exterior painting. The additional land provides great space for a lay-down yard and also room for large trucks to maneuver around the property.

Site Address:	702 42nd ST NW, Winter Haven, FL 33881
County:	Polk
PIN (Property Identification Number):	252823000000021050
Land Size:	2.75 +/- Acres
Building Size:	8,292 +/- SF (6,832 Usable SF)
Year Built:	1960
Power:	3 Phase; 225 A, 240/480V[TECO]
Property Use:	Light Manufacturing
Utilities:	Water - City of Winter Haven
Land Use:	BPC-1 & BPC-2 (Polk County)
Taxes:	\$4,241.82 (2018)
Traffic Count:	13,700 cars/day on 42nd ST
Asking Price:	\$495,000



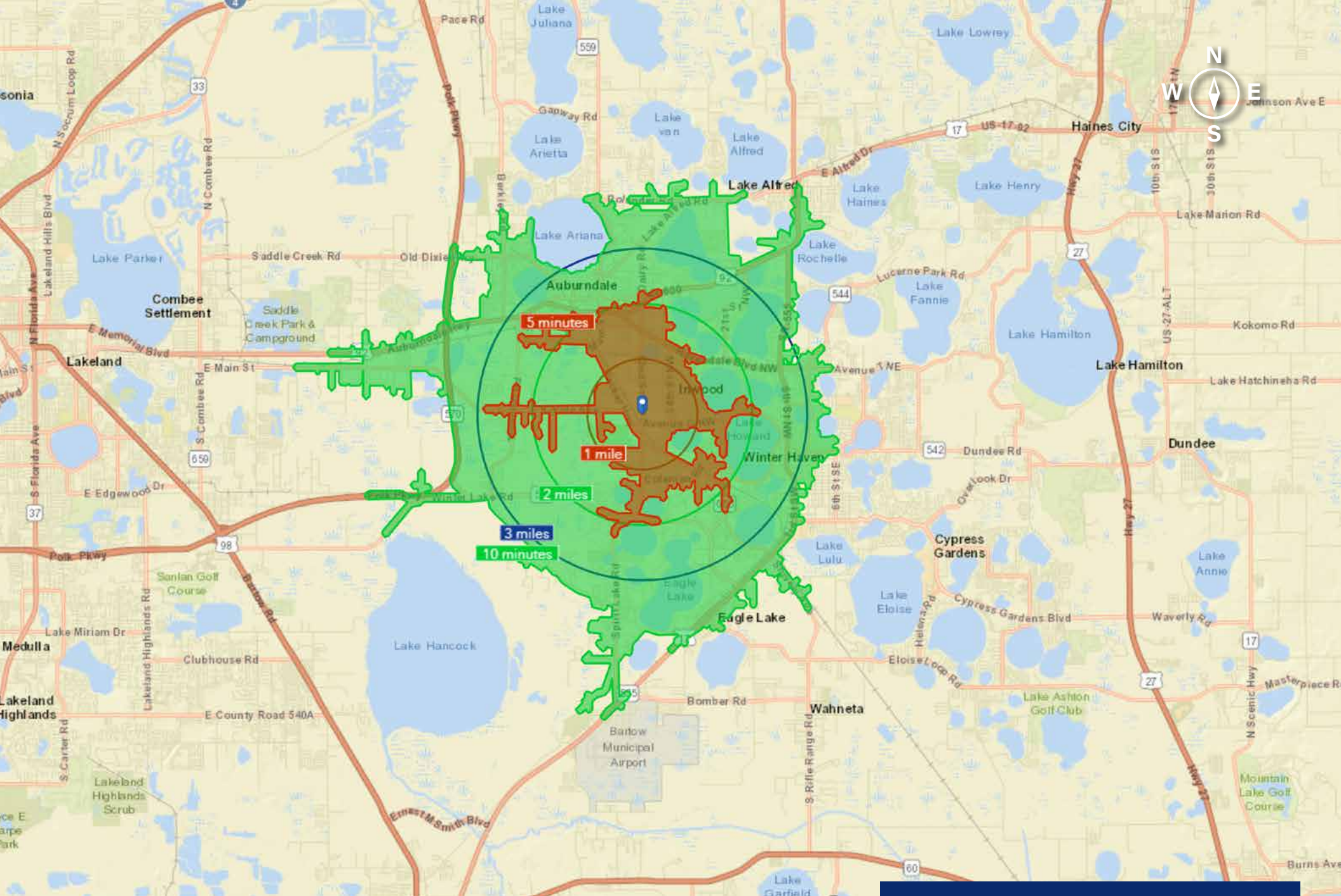
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



Located in Winter Haven, FL, east of the Polk Parkway and Lakeland, FL.

LOCATION MAP



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

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	5,853	18,861	41,274	13,350	58,842	683,954	21,239,528	332,417,793
Households	2,045	6,646	15,858	4,769	22,579	255,025	8,299,404	125,168,557
Families	1,417	4,654	10,215	3,306	14,633	177,233	5,366,533	82,295,074
Average Household Size	2.86	2.82	2.59	2.78	2.59	2.63	2.51	2.59
Owner Occupied Housing Units	1,109	4,072	9,501	2,750	13,841	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	936	2,573	6,358	2,018	8,738	80,217	2,924,369	45,709,279
Median Age	36.2	36.7	39.6	36.0	40.1	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	\$35,967	\$40,440	\$40,329	\$36,882	\$40,514	\$50,006	\$54,238	\$60,548
Average Household Income	\$52,497	\$60,663	\$56,806	\$53,497	\$56,833	\$67,890	\$78,335	\$87,398
Per Capita Income	\$18,407	\$21,620	\$21,758	\$18,722	\$21,794	\$25,412	\$30,703	\$33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.65%	0.81%	0.90%	0.69%	0.97%	1.46%	1.37%	0.77%
Households	0.54%	0.69%	0.79%	0.58%	0.86%	1.37%	1.31%	0.75%
Families	0.49%	0.63%	0.70%	0.51%	0.78%	1.31%	1.26%	0.68%
Owner HHs	0.87%	0.98%	1.02%	0.81%	1.13%	1.72%	1.60%	0.92%
Median Household Income	3.78%	3.87%	2.78%	3.38%	2.71%	1.95%	2.37%	2.70%

There is good population density within a 2 mile radius of 18,861 people. The immediate population demographics provide a strong potential employable workforce.

BENCHMARK DEMOGRAPHICS

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

Households by Income

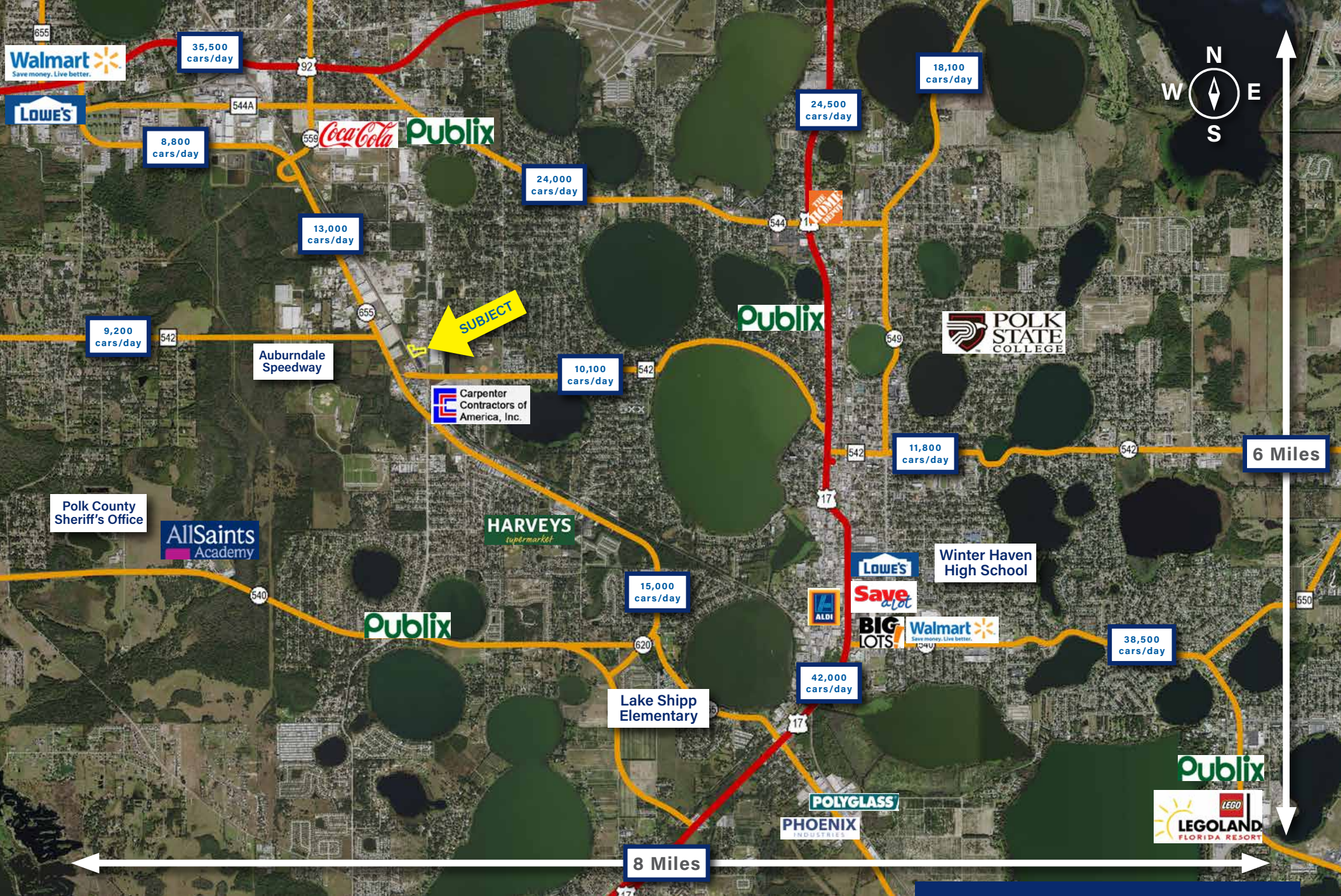
<\$15,000	20.70%	18.10%	18.20%	19.70%	18.10%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	15.30%	13.20%	13.00%	14.50%	12.90%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	12.80%	12.20%	11.60%	13.20%	11.50%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	13.60%	14.70%	16.50%	15.40%	16.70%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	19.50%	18.80%	17.80%	18.10%	18.30%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	7.10%	7.90%	9.90%	8.00%	10.00%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	6.40%	7.70%	8.10%	6.10%	7.80%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	1.40%	2.80%	2.00%	1.70%	1.90%	3.50%	5.00%	6.50%
\$200,000+	3.20%	4.50%	2.90%	3.30%	2.90%	3.60%	5.70%	7.30%

Population by Age

0 - 4	7.20%	6.90%	6.40%	7.10%	6.30%	5.90%	5.20%	6.00%
5 - 9	6.90%	6.70%	6.30%	6.80%	6.20%	6.00%	5.40%	6.10%
10 - 14	6.70%	6.60%	6.20%	6.70%	6.20%	6.00%	5.60%	6.30%
15 - 19	6.30%	6.40%	5.90%	6.50%	5.90%	5.90%	5.60%	6.30%
20 - 24	6.80%	6.70%	6.10%	6.90%	5.90%	5.70%	6.10%	6.70%
25 - 34	14.50%	14.60%	13.80%	14.80%	13.70%	12.90%	13.30%	14.00%
35 - 44	11.20%	11.40%	11.10%	11.20%	11.00%	11.40%	11.70%	12.60%
45 - 54	11.70%	11.60%	11.50%	11.60%	11.60%	11.70%	12.50%	12.50%
55 - 64	13.30%	13.00%	13.20%	12.80%	13.40%	13.10%	13.70%	13.10%
65 - 74	9.50%	9.40%	10.70%	9.30%	10.90%	12.20%	11.70%	9.70%
75 - 84	4.50%	4.80%	6.10%	4.60%	6.20%	6.80%	6.50%	4.70%
85+	1.30%	1.80%	2.80%	1.70%	2.70%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	54.50%	60.40%	67.90%	57.60%	68.50%	71.50%	72.70%	69.60%
Black Alone	31.90%	26.90%	20.00%	29.50%	19.60%	15.60%	16.50%	12.90%
American Indian Alone	0.50%	0.60%	0.60%	0.60%	0.60%	0.50%	0.40%	1.00%
Asian Alone	1.20%	1.30%	1.40%	1.10%	1.30%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.90%	7.30%	6.70%	7.70%	6.70%	7.40%	4.50%	7.00%
Two or More Races	3.90%	3.50%	3.30%	3.50%	3.30%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	21.90%	20.70%	19.10%	21.40%	18.90%	24.00%	26.60%	18.60%



Active, dense market area with multiple big box retailers and employment centers.

MARKET AREA MAP

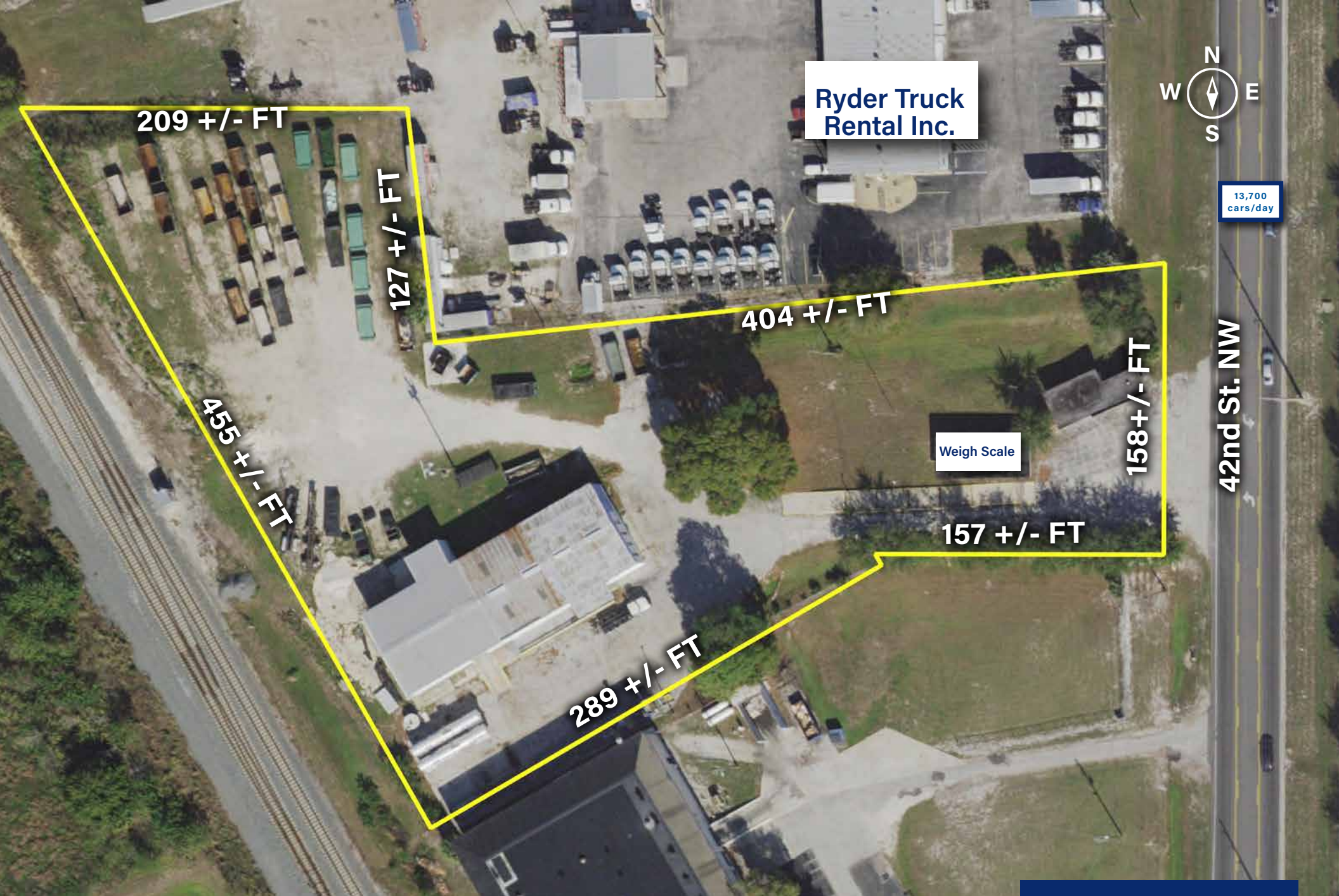


10



The neighborhood is strongly populated with industrial uses.

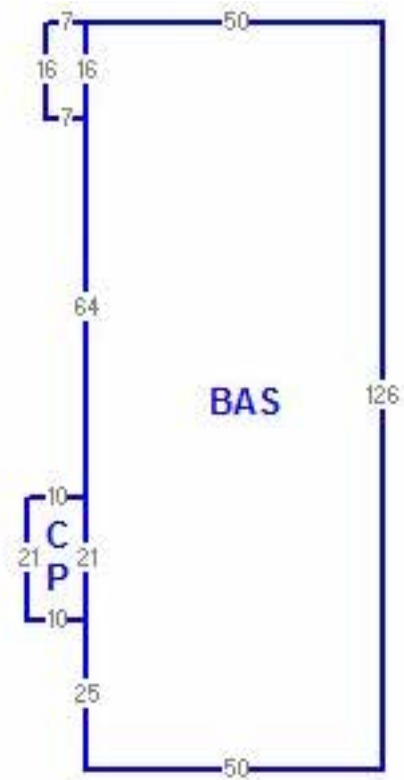
NEIGHBORHOOD AERIAL



The site features full access via 42nd St.

SITE AERIAL

BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	6,832 +/- SF
Living Area	6,300 +/- SF
Wall Height	20'
Restrooms	2
Doors	2 (12) ft roll-up
Wall Structure	Steel
Year Built	1960

Site aerial facing north





The subject has one point of entry



Site aerial facing north



Security cameras are in place along the building



Good space in the warehouse



Dock-high loading ramp



This office is one of seven in the 2,200 +/- SF of total office space



One of two 10x12 roll-up doors



Generous office spaces



16' ceiling height in the warehouse



Training/Classroom

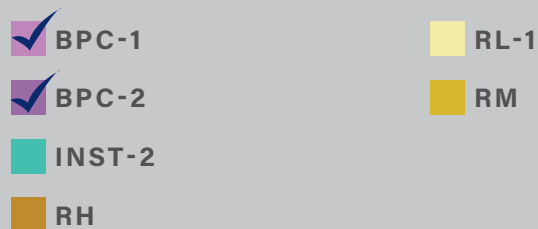
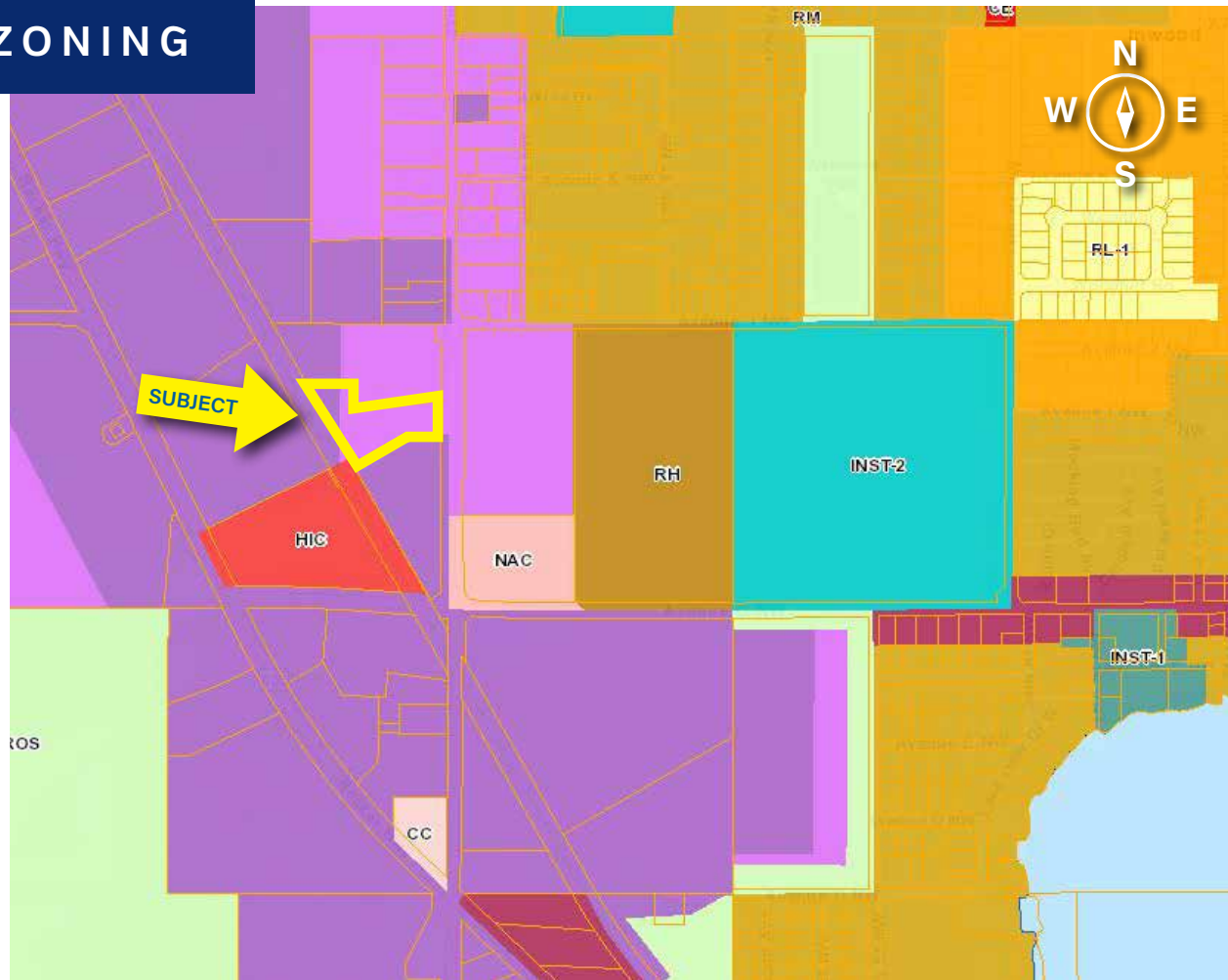


Property fronts on active railway



Building is in good condition with ample parking space

ZONING



Business Park Center (BPC-1)

The purpose of the BPC-1 district is to provide areas for office and business park development. The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center.

Business Park Center (BPC-2)

The purpose of the BPC-2 district is to provide areas for light-industrial activities. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center.



SVN | Saunders Ralston Dantzler
Real Estate

877.518.5263

114 N. Tennessee Ave.
Lakeland, FL 33801