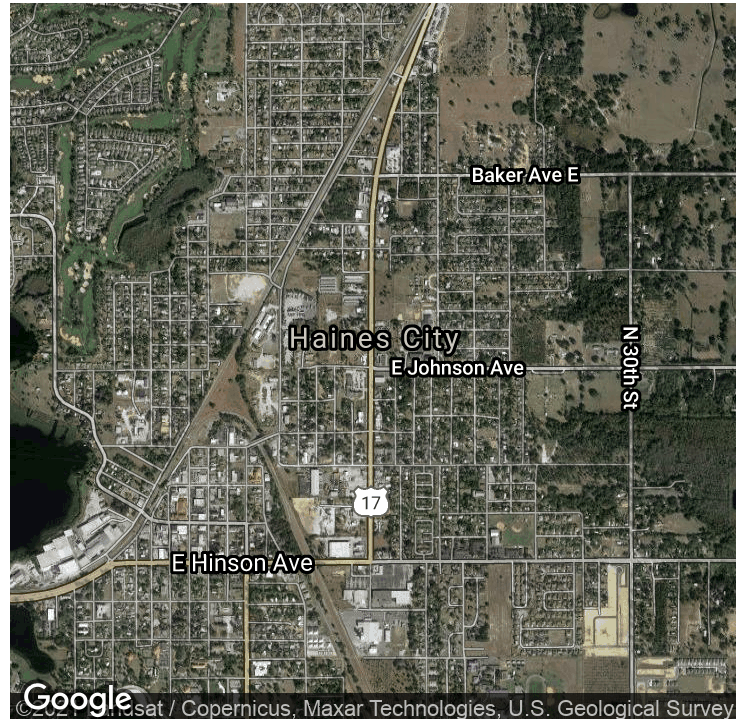


## RETAIL FOR SALE

30,842 SF BUILDING WITH MULTIPLE BAYS & ROLLUP DOORS

Haines City, FL



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,700,000
<b>AVAILABLE SF:</b>	30,842
<b>LOT SIZE:</b>	1.8 Acres
<b>BUILDING SIZE:</b>	30,842 SF
<b>ZONING:</b>	CG General Commercial
<b>MARKET:</b>	Medium
<b>SUBMARKET:</b>	Suburban
<b>TRAFFIC COUNT:</b>	52,500
<b>PRICE / SF:</b>	\$87.54

### PROPERTY OVERVIEW

This 30,842 SF building on 1.8 acre property features multiple bays and rollup doors PLUS a billboard for additional revenue or for owner's own use! Excellent location with high visibility on CORNER lot at signalized intersection. Asking is \$2,700,000.00. **IMPORTANT:** DO NOT GO TO SITE NOR CONTACT PROPERTY OWNERS. Showings are strictly by appointment only and must be scheduled in advance with listing broker.

### PROPERTY HIGHLIGHTS

- 30,842 SF Building Features Multiple Bays with Rollup Doors
- Great Location on Corner of Busy / Lighted Intersection
- Ingress/Egress from Two Major Roadways
- Billboard on Site Conveys with Property
- Ample Parking on Paved Lot

**KW COMMERCIAL**  
6900 Turkey Lake Rd, Ste. 1-3  
Orlando, FL 32819

**MELANIE RASKIN KAYALEH**  
Commercial Director  
0: 407.782.1989  
melanie@choicecommercialgroup.com

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Address Not Disclosed, Haines City, FL



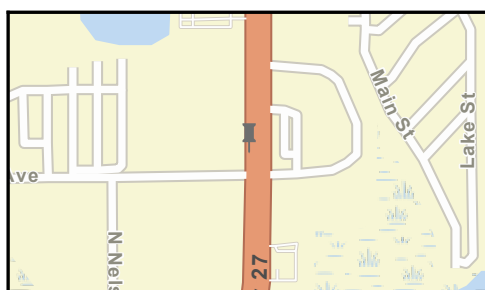
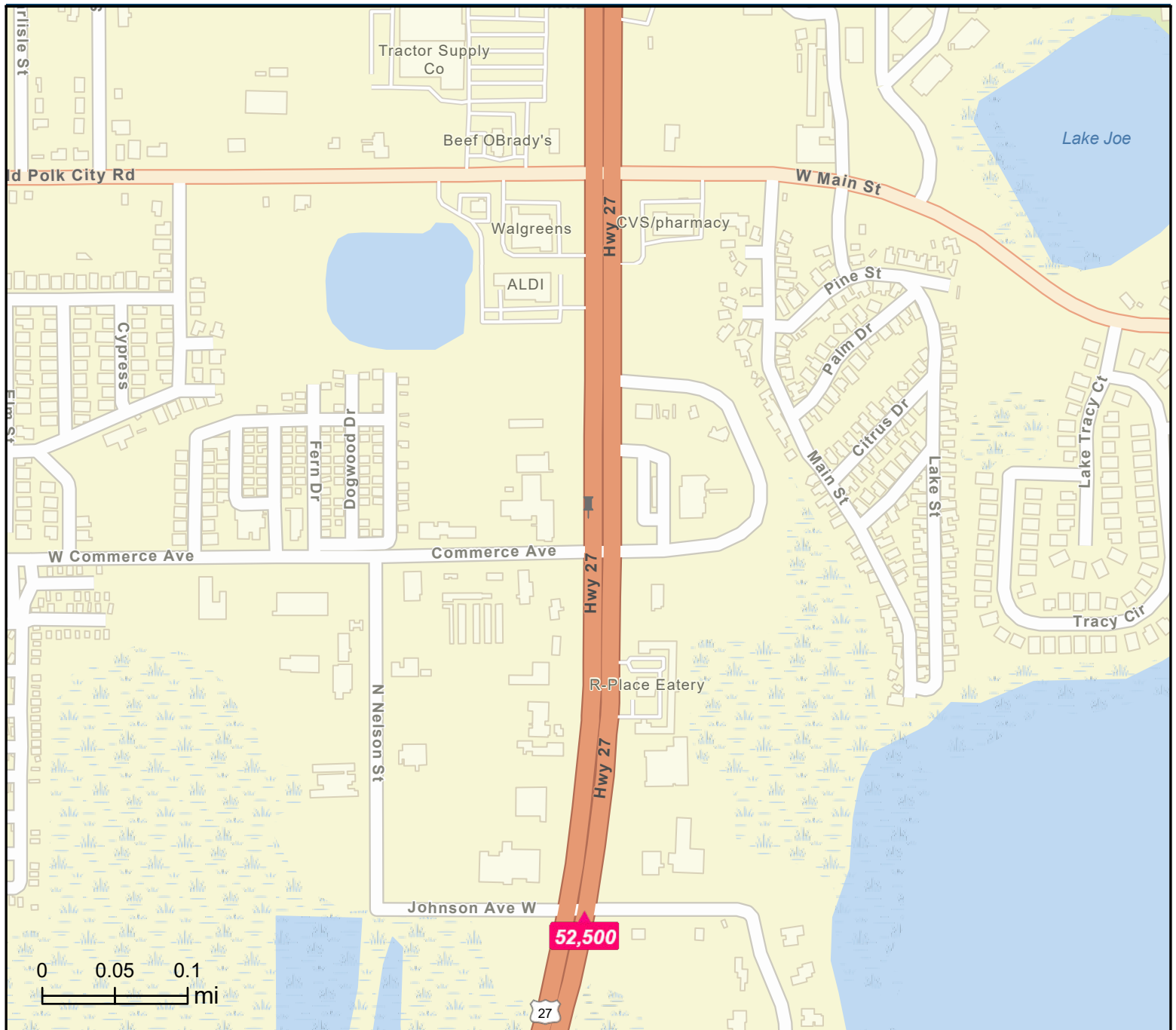
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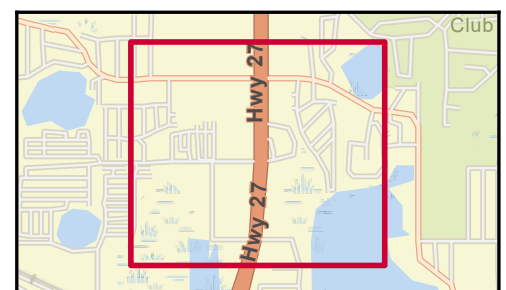
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N. US Highway 27, Haines City, FL



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



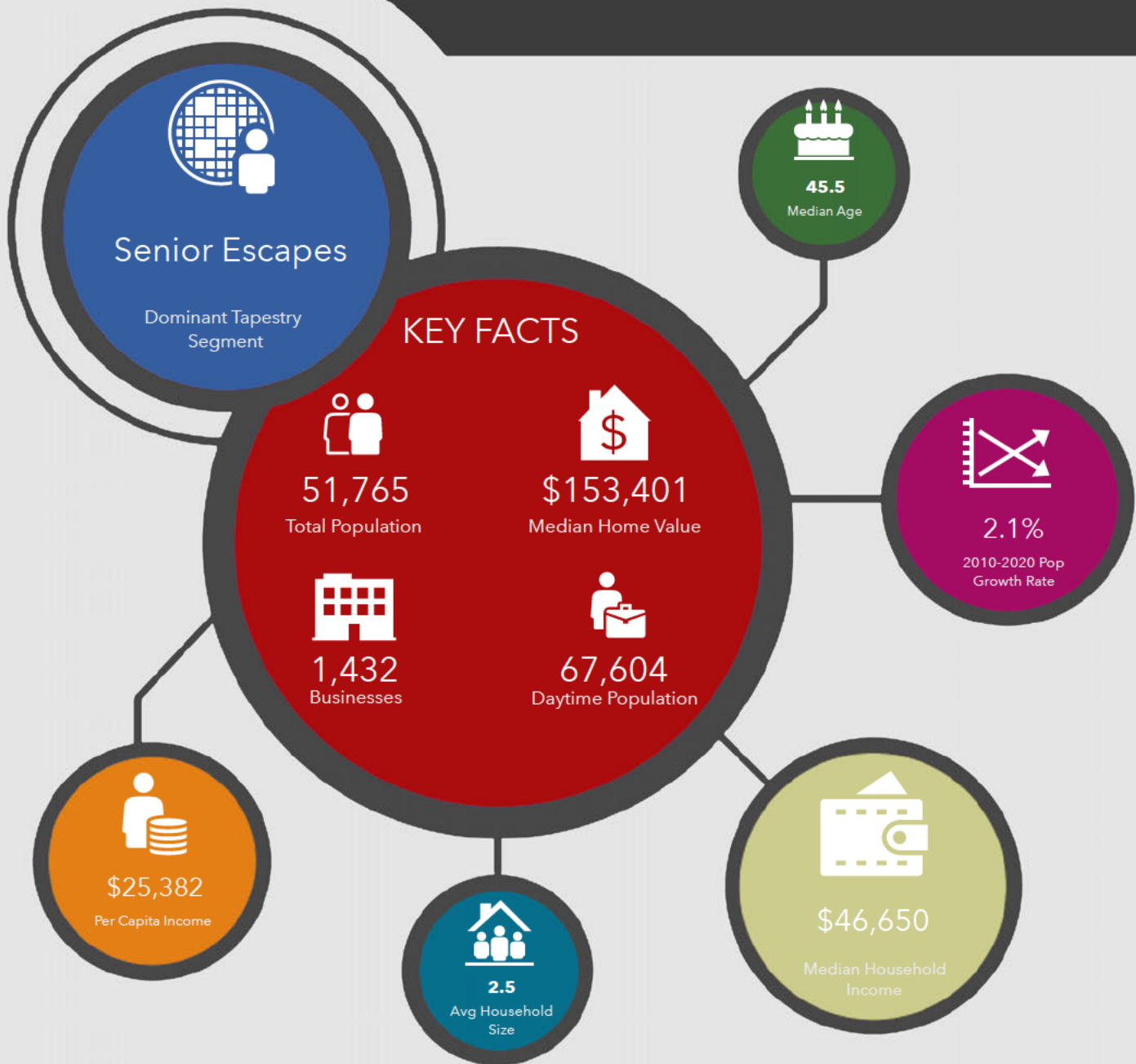
Source: ©2020 Kalibrate Technologies (Q4 2020).

April 03, 2021

# Executive Summary - Call Outs

US-27 S, Haines City, Florida, 33844 (10 - 15 minute)

Drive Time Band: 10 - 15 minute radius



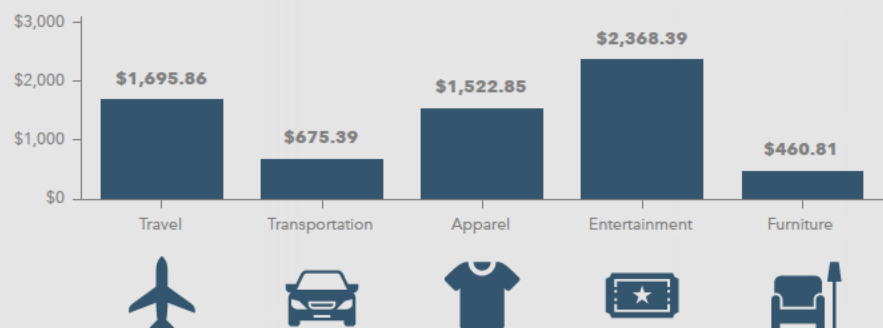
## KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri

Spending facts are average annual dollars per household





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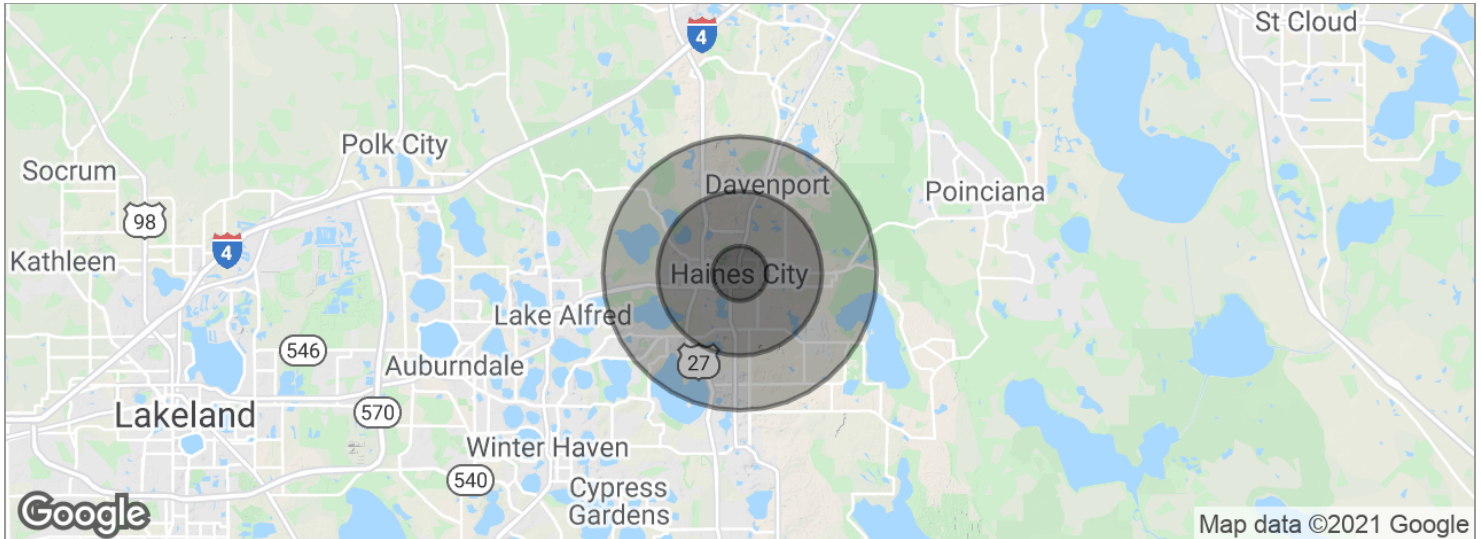
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Address Not Disclosed, Haines City, FL



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,666	22,652	39,474
Median age	38.1	39.8	42.7
Median age (male)	36.6	38.9	42.1
Median age (Female)	39.4	40.6	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,464	8,753	15,580
# of persons per HH	2.5	2.6	2.5
Average HH income	\$39,806	\$42,918	\$46,137
Average house value	\$138,308	\$152,518	\$157,738

\* Demographic data derived from 2010 US Census

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