

MULTI-TENANT WAREHOUSE NEXT TO PUBLIX DEVELOPMENT

12,323 SF | WINTER HAVEN, FL



4212 HAMMOND DRIVE | WINTER HAVEN, FL 33881

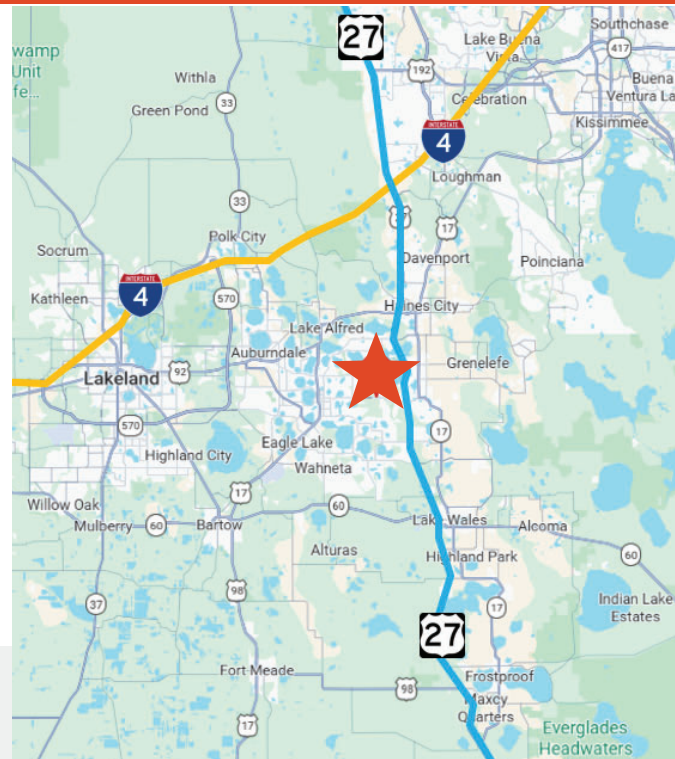
SALE PRICE: \$1,650,000

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Asset
- 7-unit warehouse offering diversified income streams and tenant mix
- Significant Value-Add Opportunity. Short-term lease structures across the rent roll allow new ownership to mark rents to market quickly
- Strong Demand Driver Nearby. New-Publix-anchored development underway 2 parcels east, expected to boost area traffic and visibility.
- Close proximity to I-4 and 27 allows easy connectivity to Lakeland, Orlando and surrounding markets.

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407-516-4562
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GRANT ROWARS, MSIRE
954-790-7790
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3CommercialAdvisors.com

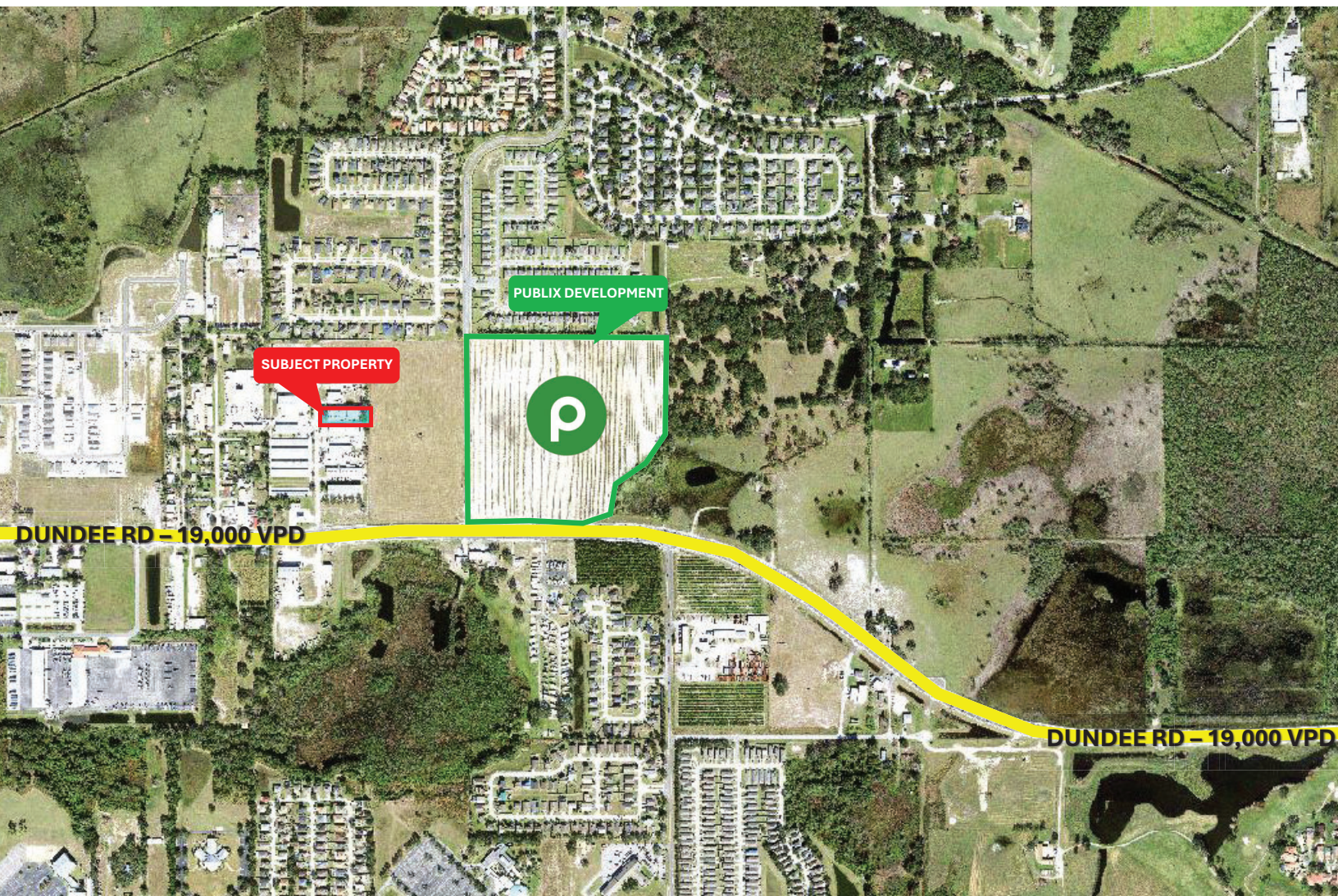
ABOUT THE PROPERTY

- NEW ROOF ON HALF
- NEW ASPHALT
- NEW GUTTERS
- 16' & 22' CLEAR HIGHS
- HVAC'D OFFICE IN ALL UNITS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,465	36,526	95,981
Households	1,417	14,446	38,742
Avg. HH Income	\$92,712	\$88,175	\$84,453

PROPERTY AERIAL



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PROPERTY PHOTOS



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