

FORT MEADE DOWNTOWN VACANT COMMERCIAL LOT

7 SOUTH CHEROKEE AVENUE
FORT MEADE, FL 33841

Craig Morby
Senior Advisor
C: 863.581.0059
craig.morby@svn.com

Eric Ammon, CCIM
Senior Advisor
C: 863.602.1001
eric.ammon@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$69,500
Lot Size:	0.26 ± Acres
Zoning:	C-2
APN:	25-31-27-466500-002030
Road Frontage (Broadway Street):	80 ± FT

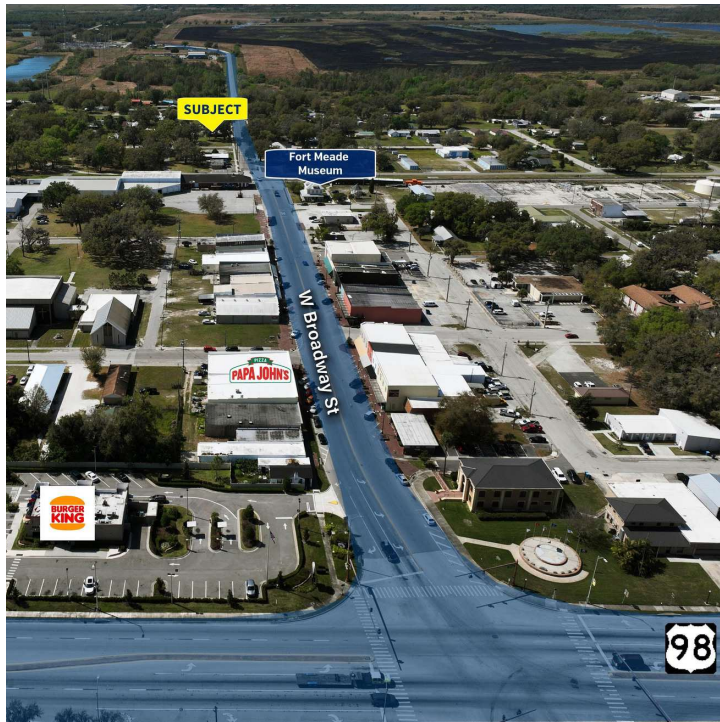
PROPERTY OVERVIEW

Located just off the main strip of downtown Broadway Ave in Fort Meade, this is a .26 ± acre vacant lot, zoned C-2, City of Fort Meade. This generous zoning classification allows for retail, office, restaurant, church, banks, personal service and many more.

Most recently, this property was the site of a church, and this structure was recently removed. Impact fees for new construction may be mitigated.

PROPERTY HIGHLIGHTS

- .26 AC, Zoned C-2
- Allowable uses in the C-2 district include retail, office, restaurant, church, banks, personal service, and more.
- Impact fees will be mitigated due to a recent structure being torn down. The amount of impact will be prorated around the size of the new structure vs. the previous structure.
- Utilities - Electric, water and sewer serviced by the City of Fort Meade.
- Setbacks - Front -20', Rear - 25", and Sides - 10'. Allowable height - 45'



LOCATION DESCRIPTION

This property is located on the corner of Broadway Street West and Cherokee Avenue South in Fort Meade. It's in the heart of city, with the Fort Meade City Hall and the Fort Meade FI Museum a short walk from the property. The subject enjoys having U.S Highway 98 just 0.4 ± miles away, which intersects with U.S Highway 17.

Local retailers in the area include Ace Hardware, Circle K, McDonald's, Burger King, Sunoco, Dollar General, Greenwood Chevrolet, and many more.



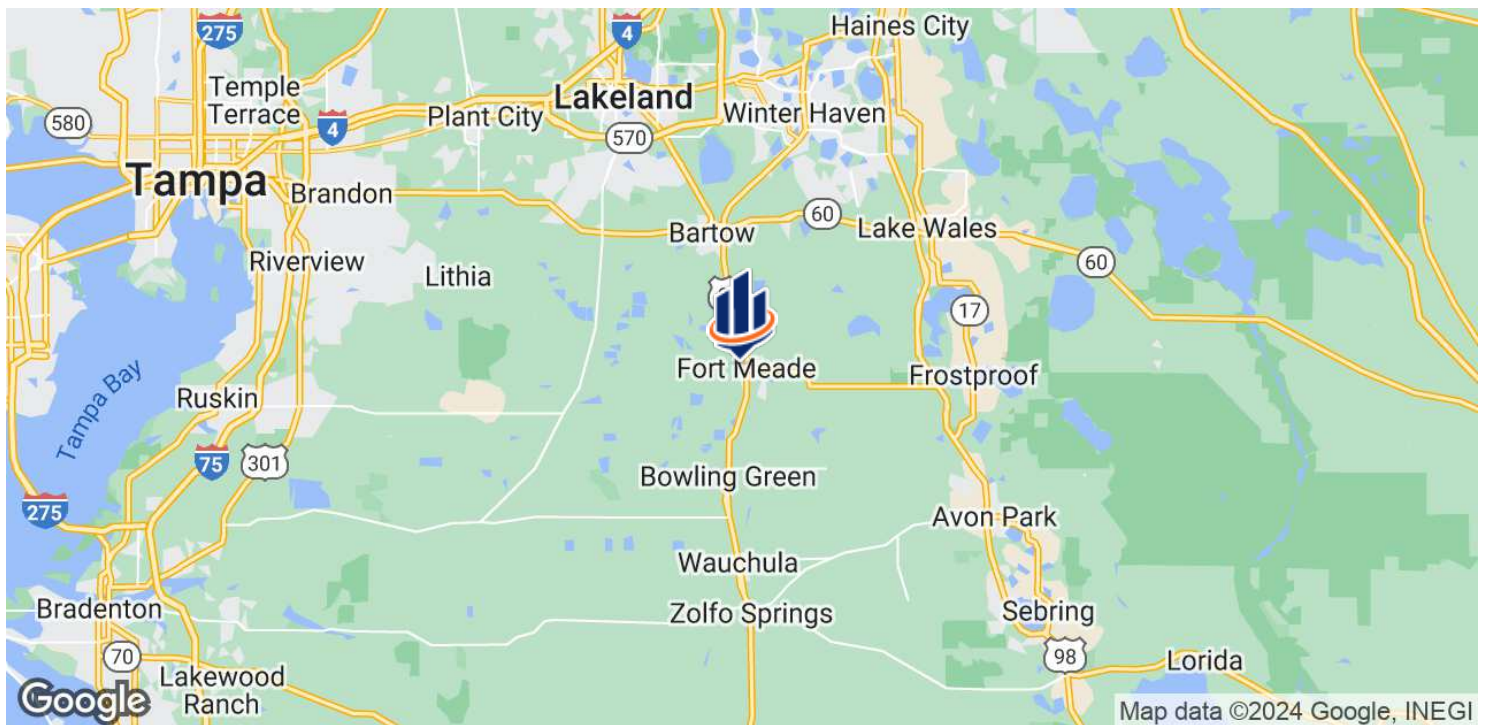


W Broadway St

S Cherokee Avenue

RR

Regional & Location Map



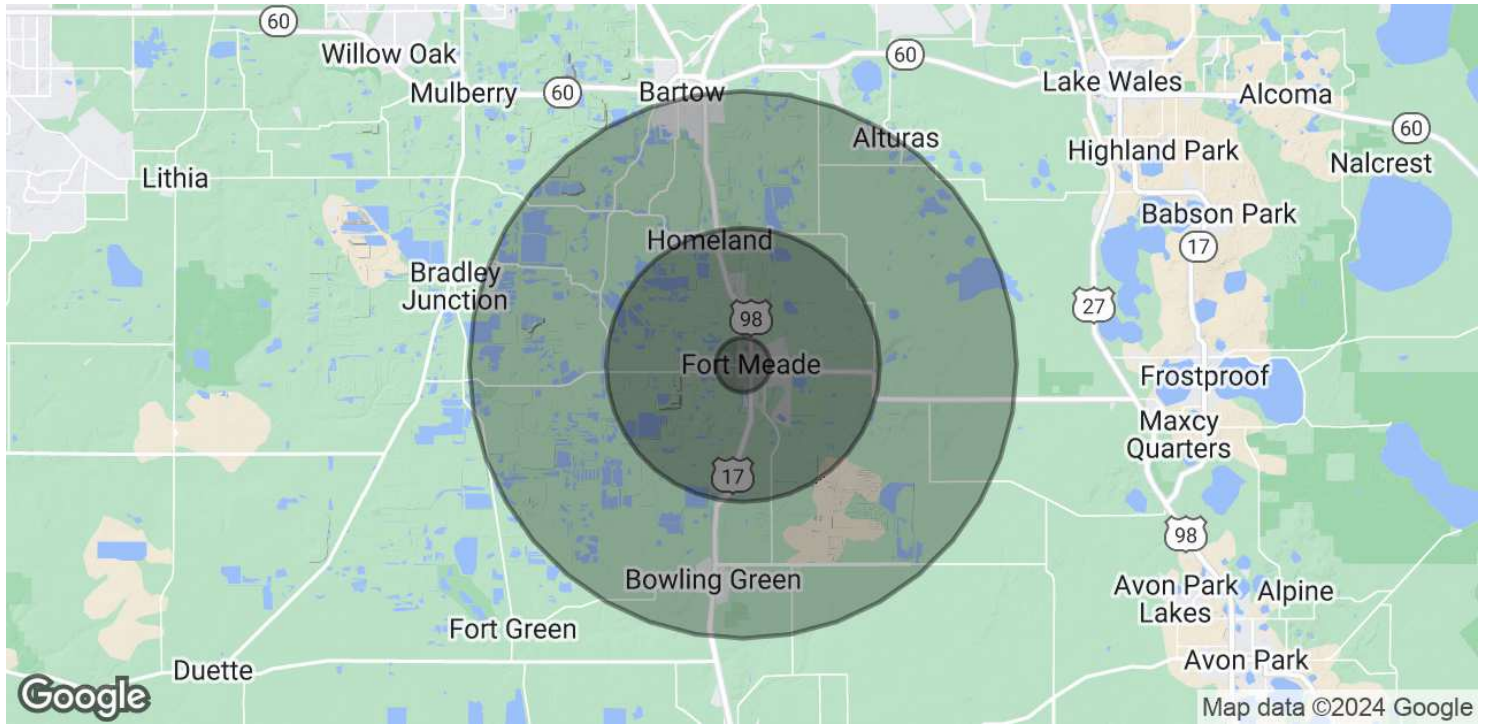
Retailer Map



Additional Photos



Demographics Map & Report

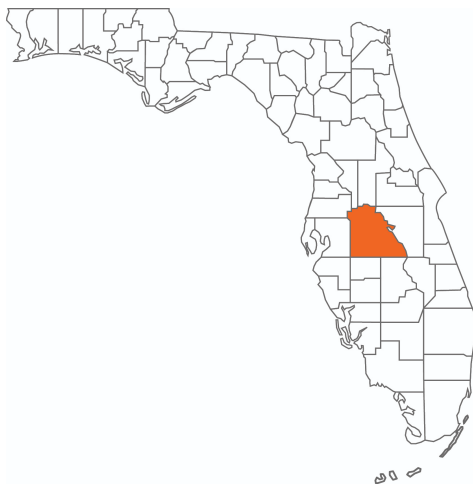


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,547	7,756	27,841
Average Age	35.2	40.9	38.1
Average Age (Male)	31.7	37.8	35.4
Average Age (Female)	37.0	42.8	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	937	3,419	10,958
# of Persons per HH	2.7	2.3	2.5
Average HH Income	\$47,209	\$46,512	\$49,692
Average House Value	\$90,169	\$102,363	\$118,651

2020 American Community Survey (ACS)



POLK COUNTY FLORIDA



Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: 877.518.5263 x442 | Cell: 863.581.0059

PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



ERIC AMMON, CCIM

Senior Advisor

eric.ammon@svn.com

Direct: **877.518.5263 x353** | Cell: **863.602.1001**

PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

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Lakeland, FL 33801



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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