

SOUTH POLK US HWY 17 WAREHOUSE

1351 US HIGHWAY 17 N
BABSON PARK, FL 33827

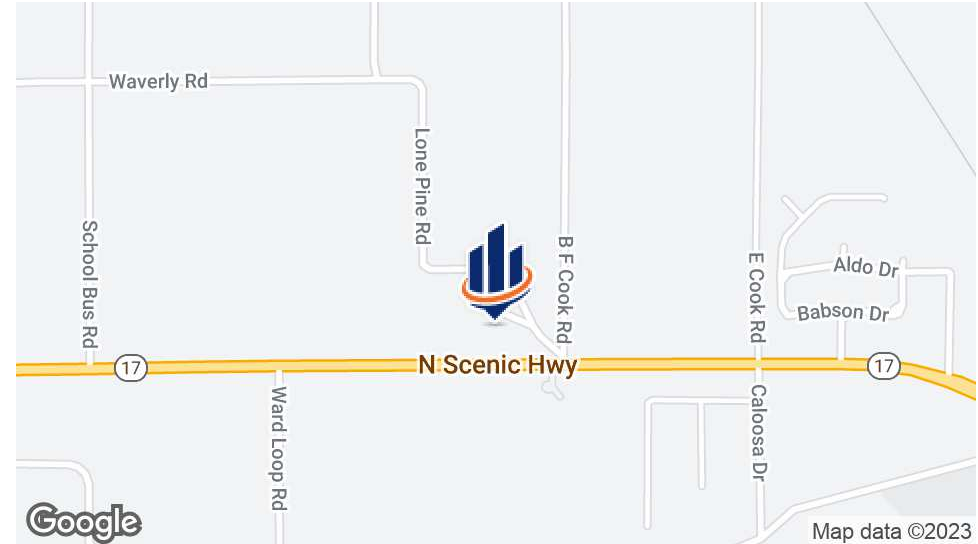
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**Citrus Place
79 SF Units
Under Construction**



Property Summary



OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
NNN:	\$0.57 per SF
Building Size:	11,595 SF
Bldg 4 Mezzanine:	3,200 SF
Lot Size:	2.49 Acres
Zoning:	IND
Traffic Count:	7,300 Cars/Day
APN:	283029952700001010
Road Frontage:	315 ± FT

PROPERTY OVERVIEW

This 11,595 SF warehouse located along US Highway 17 in Southeast Polk County consists of four buildings and can be accessed from both Lone Pine Rd and US Hwy 17. The space is currently available and can be divided into smaller spaces. Additionally, it offers approximately 1.25 ± acres of lay-down yard or outdoor storage space. The owner is open to leaving storage racks for tenant.

This spacious warehouse is suitable for a variety of commercial and industrial uses and benefits from a strategic location along a major transportation route including Lakeland, I-4, and Miami. The additional outdoor storage area provides ample space for equipment, vehicles, or any other outdoor storage needs.

Location Description

LOCATION DESCRIPTION

This property's prime location along US Highway 17 with immediate access to US Highway 27, a major north-south thoroughfare spanning the entire state of Florida, provides users with a strategic advantage.

The intersection of these significant roadways enhances visibility, streamlines logistics, and connects to diverse markets such as the Lakeland-Winter Haven MSA, I-4 corridor, and South Florida.

In the immediate area there are a variety of businesses from different industries such as roofing, fabrication, and welding.

SITE DESCRIPTION

The property comprises four [4] structures, specifically buildings 1, 2, and 3 are made of block construction, while building 4 is constructed with steel. The entirety of the property has four restrooms, with building 4 designed as a residential unit and equipped with two half baths and one full bath. Additionally, building 4 includes a mezzanine, providing approximately 3,200 SF of storage space. The remaining restroom is situated in building 1.

Moreover, buildings 2, 3, and 4 are interconnected and each feature a roll-up door with a clear height of 12 ft and 16ft. Building 1 features a slide door off of a loading dock. A 4 inch well provides water for the entire property.



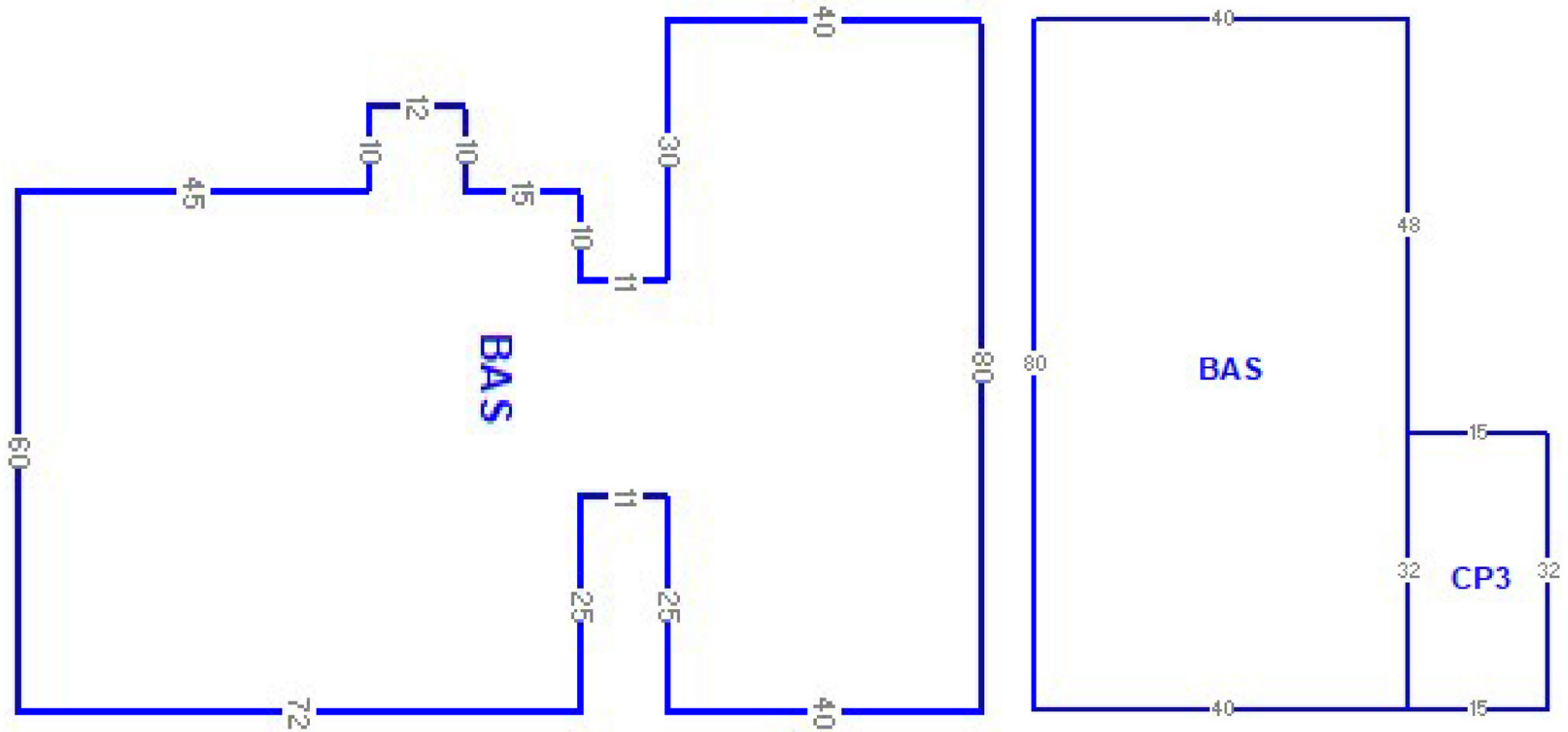
Caloosa Ridge
36 SF Lots
Under Construction

Babson Court
23 SF Units
Under Construction

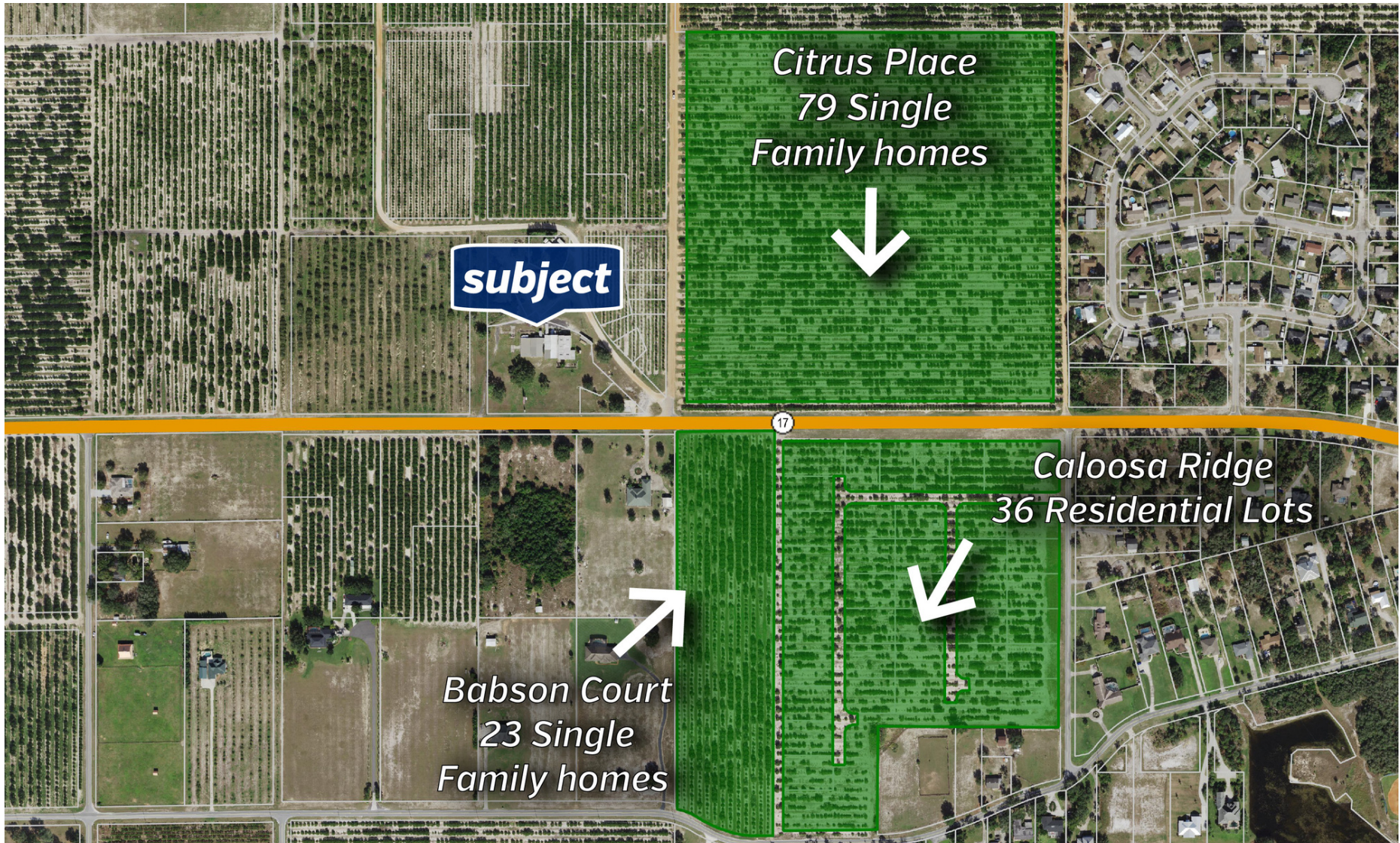




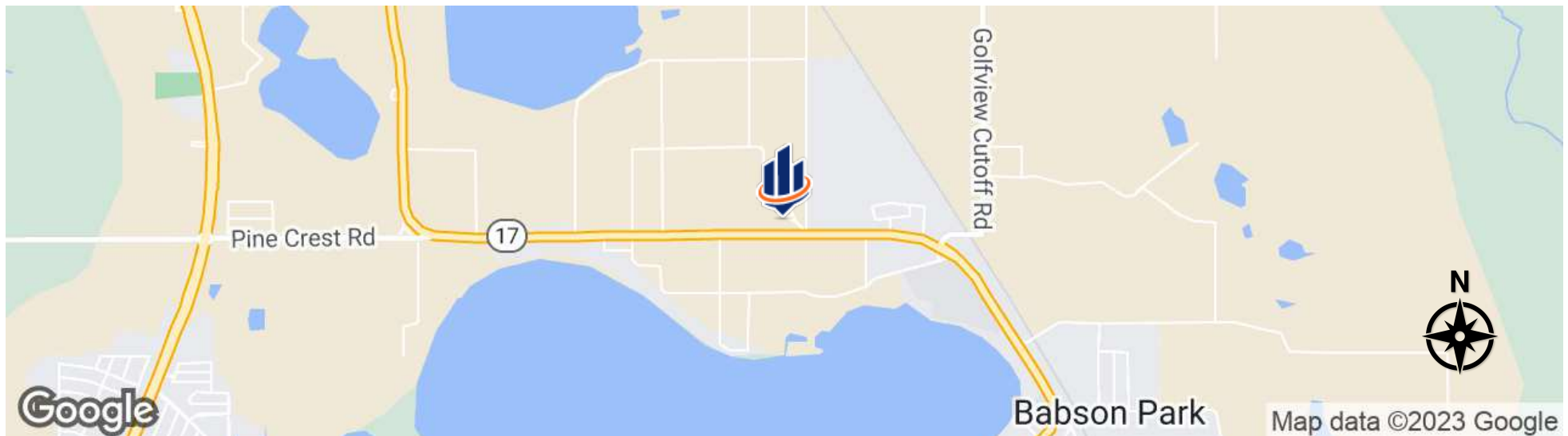
Building Base Plan



Nearby Developments



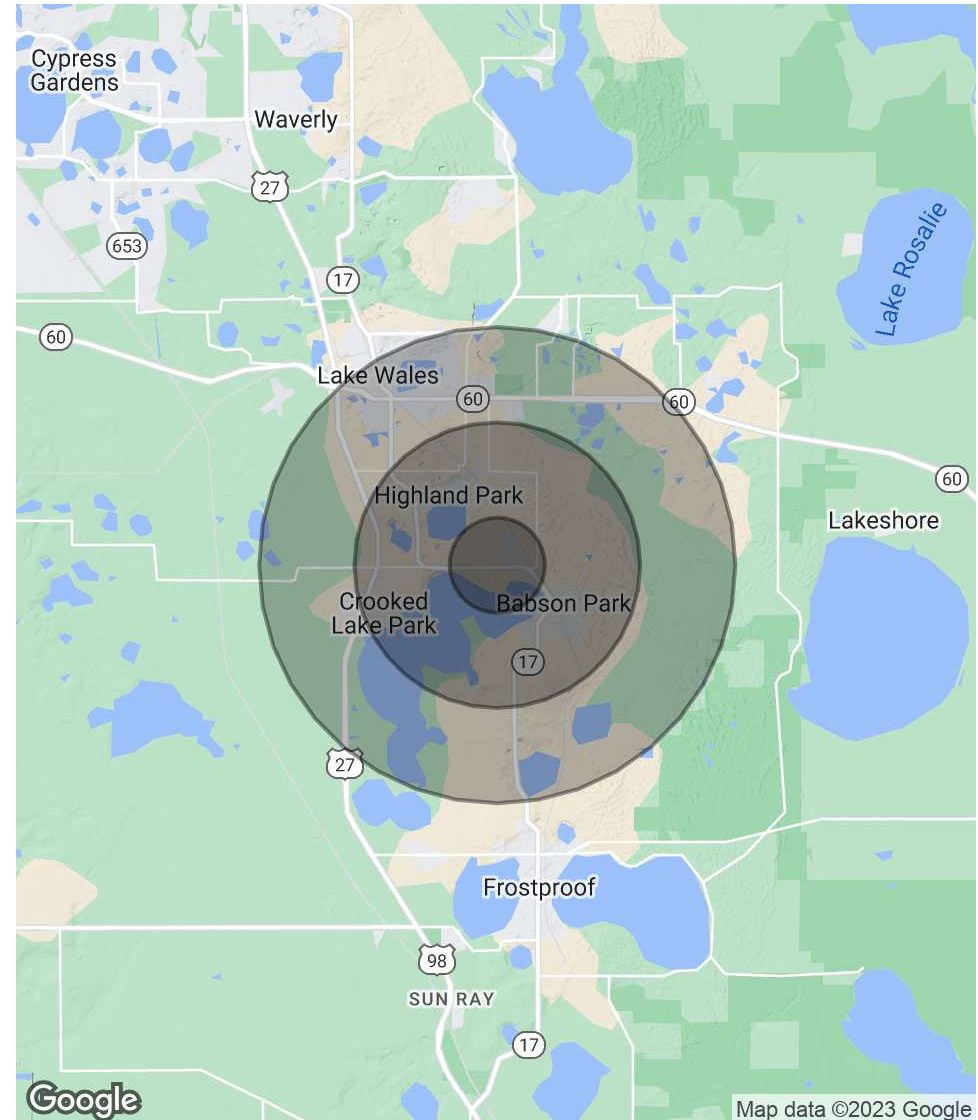
Regional & Location Map

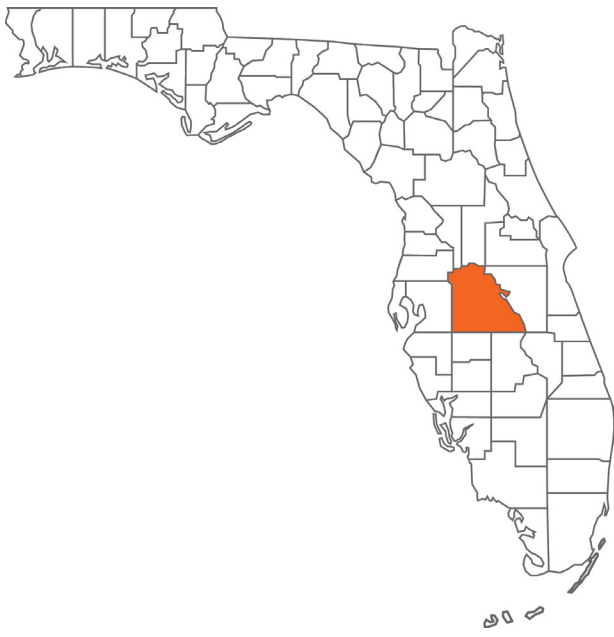


Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	4,073	20,913	34,699
Average Age	31.1	37.7	36.8
Average Age (Male)	32.7	37.9	37.0
Average Age (Female)	29.9	38.3	37.5
HOUSEHOLDS & INCOME			
Total Households	1,486	7,997	12,625
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$44,682	\$56,969	\$63,605
Average House Value	\$140,347	\$154,103	\$166,862

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

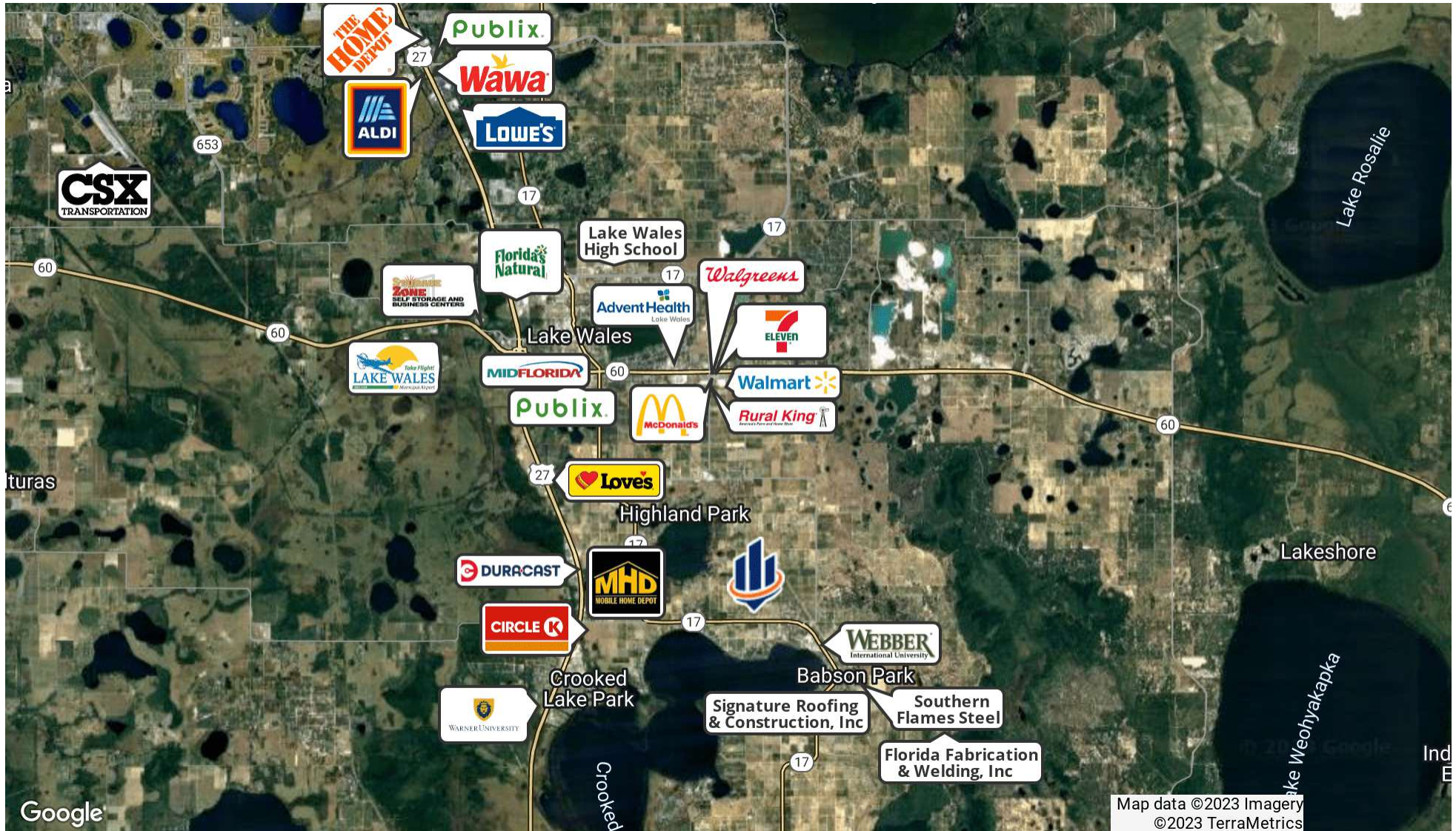
7,300 ±
Cars/Day

17

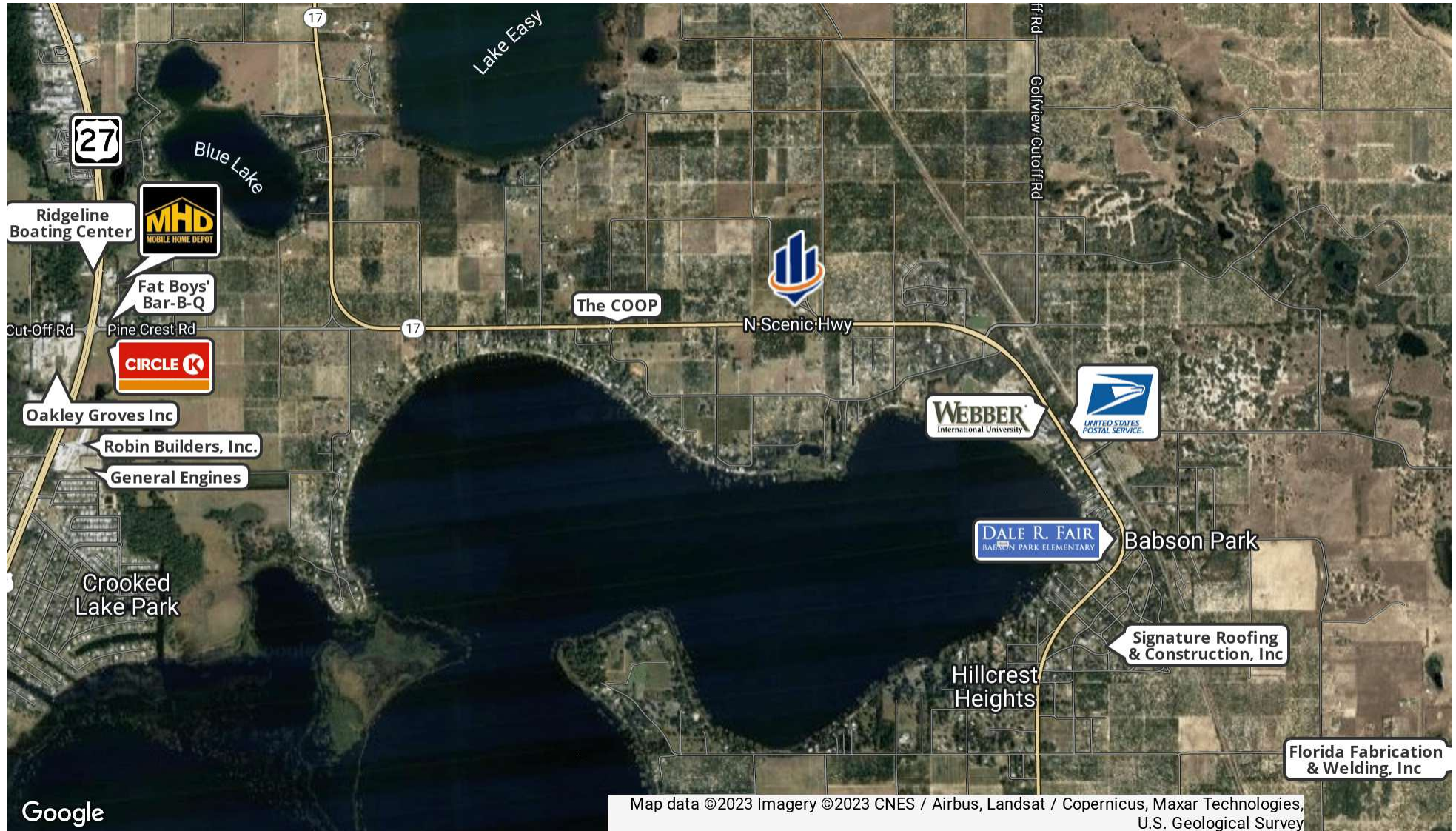
JUST THE TIP



Market Area Map



Neighborhood Area Map



Exterior Photos



Interior Photos



Additional Photos





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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

- Maricruz specializes in:
- Commercial Properties
 - Investment Sales
 - Site Selection

EDUCATION

- 2022 CREW Scholarship Recipient

MEMBERSHIPS

- CREW Orlando
- UCREW Committee

Disclaimer



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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.



For more information visit www.SVNsaunders.com

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