

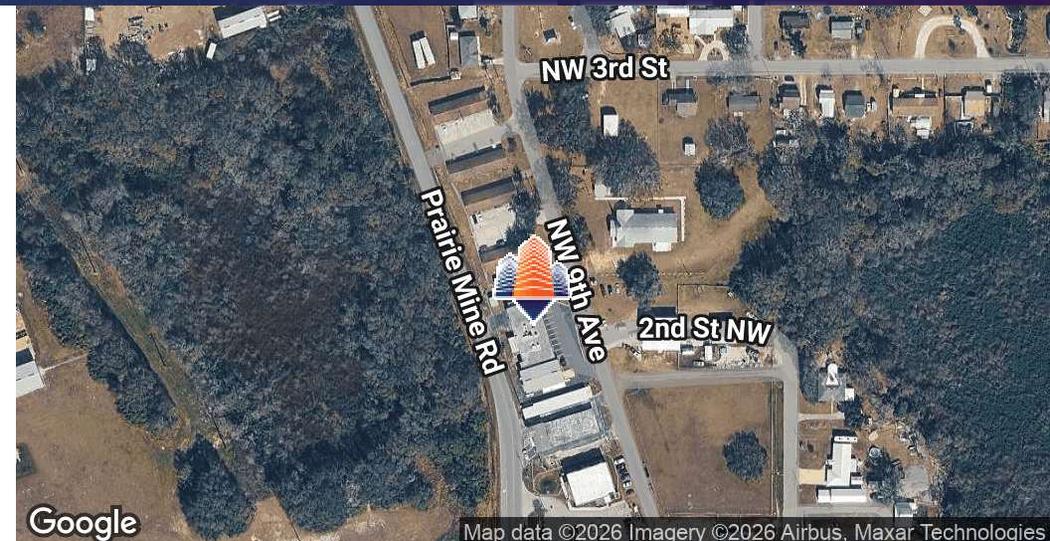
# Net-Leased Corporate-Guaranteed Distribution Facility

174 NW 9th Ave, Mulberry, FL 33860



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 8,400 SF fully built-out distribution, storage center
- New 10-year NNN lease with Grow Healthy
- Site serves as Grow Healthy distribution Center who has currently 18 stores in Florida
- Roll-up doors for loading/unloading, fenced yard with multiple access points
- 3-phase power, commercial drainage, and food-grade finishes
- Located 5 minutes from SR-60 with easy access to I-4 and US-98
- Strong long-term lease in place with reliable cash flow with corporate guarantee

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

### OFFERING SUMMARY

Lease Type:	NNN
Rent Commencement:	12/09/2025
Lease Expiration:	12/09/2035
Sale Price:	\$1,800,000.00
NOI:	\$126,000.00
Cap Rate:	7.0%

DEMOGRAPHICS	15 MILES	30 MILES	50 MILES
Total Households	6,333	18,005	70,604
Total Population	17,540	49,348	189,736
Average HH Income	\$70,680	\$90,469	\$87,451

Andreas Steineger, MBA | Casey Dorner  
407.360.3154 | 407.404.4017  
ASteineger@eisre.com | CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390  
Orlando, FL 32819  
[www.eisre.com](http://www.eisre.com)

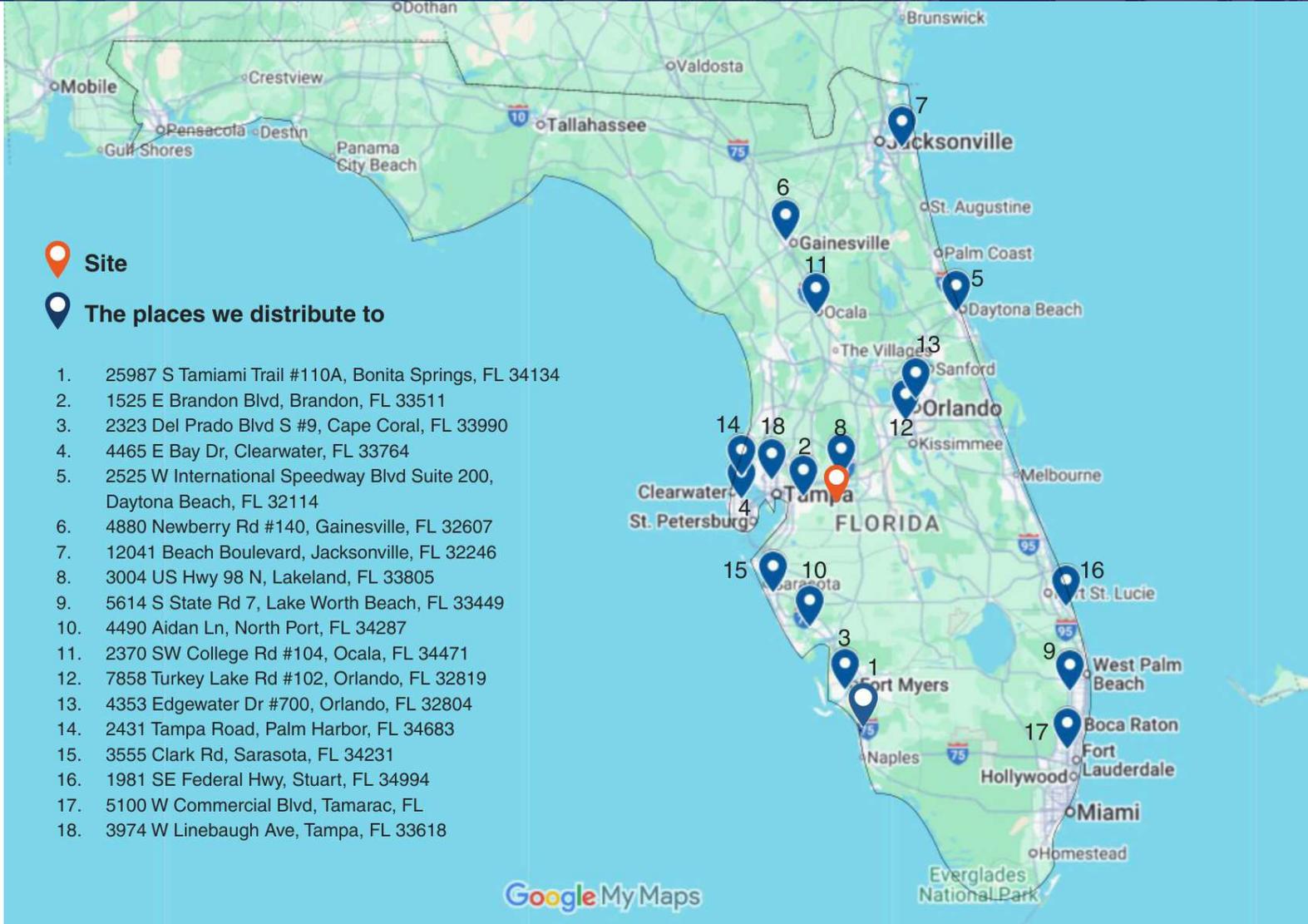
# Net-Leased Corporate-Guaranteed Distribution Facility

174 NW 9th Ave, Mulberry, FL 33860



EQUITY  
INVESTMENT  
SERVICES

## PRODUCT DISTRIBUTION MAP



Andreas Steineger, MBA Casey Dorner  
407.360.3154 407.404.4017  
ASteineger@eisre.com CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390  
Orlando, FL 32819  
www.eisre.com

# Net-Leased Corporate-Guaranteed Distribution Facility

174 NW 9th Ave, Mulberry, FL 33860



EQUITY  
INVESTMENT  
SERVICES

## DISTRIBUTION CENTER MAP



Andreas Steiner, MBA  
407.360.3154  
ASteiner@eisre.com

Casey Dorner  
407.404.4017  
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390  
Orlando, FL 32819  
www.eisre.com

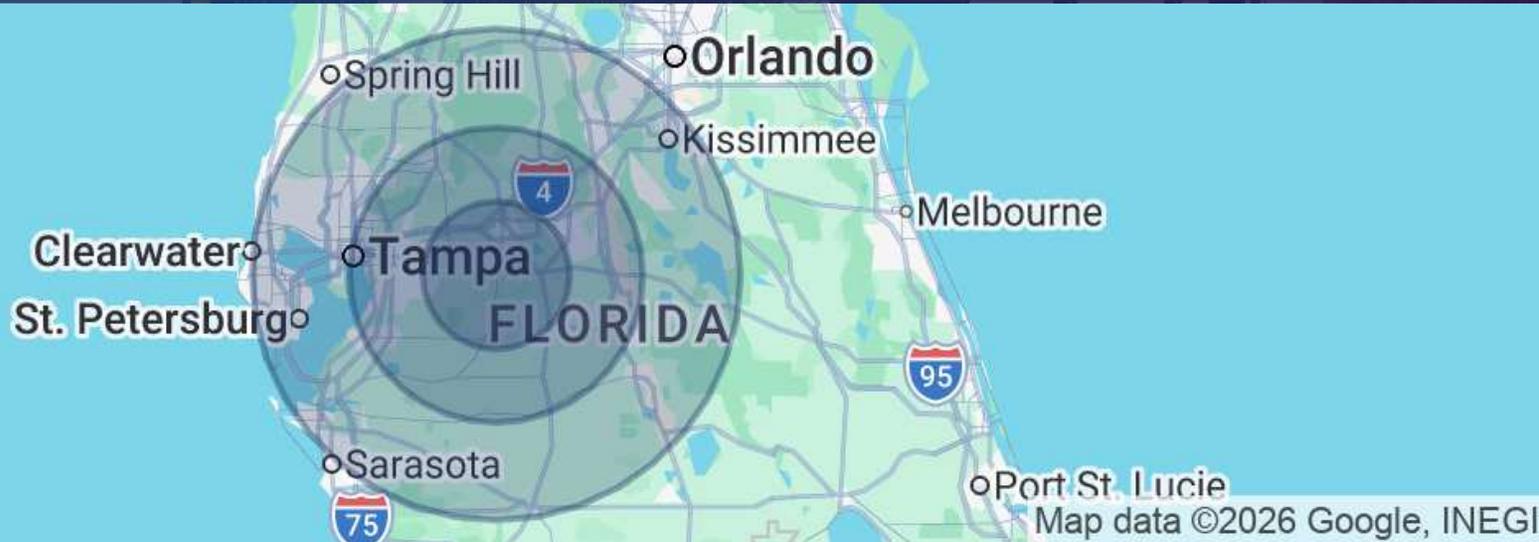
# Net-Leased Corporate-Guaranteed Distribution Facility

174 NW 9th Ave, Mulberry, FL 33860



EQUITY  
INVESTMENT  
SERVICES

## DEMOGRAPHICS MAP & REPORT



POPULATION	15 MILES	30 MILES	50 MILES
Total Population	17,540	49,348	189,736
Average Age	42	40	40
HOUSEHOLDS & INCOME	15 MILES	30 MILES	50 MILES
Total Households	6,333	18,005	70,604
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$70,680	\$90,469	\$87,451
Average House Value	\$262,265	\$268,300	\$325,022

Andreas Steineger, MBA  
407.360.3154  
ASteineger@eisre.com

Casey Dorner  
407.404.4017  
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390  
Orlando, FL 32819  
www.eisre.com