



1005 N Church Ave, Mulberry, FL 33860

\$48 - \$98.28/SF/YR**\$4 - \$8.19/SF/MO****Focus Remodels Plaza**

Office | 5 spaces available | 72 sq. ft. - 204 sq. ft.

Janet Whiggeland
FL
863.640.2246Listing Added: 05/03/2022
Listing Updated: 05/03/2022**Building Details**

Property Type: Office Subtype: Medical Office, Coworking, Executive Office

Tenancy: Multiple Land Acres: 1

Year Renovated: 2022 Buildings: 2

Stories: 1 Total Parking Spaces: 13

Power: Electric Cross Street: Hwy 37

Zoning: C2 County: Polk County

Request Tour

Building Spaces My Notes

Address

1005 N Church Ave, Mulberry, FL 33860

[Show on Map](#)

Date Added: May 9, 2022

Time Since Last Update: 12 days

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Building Description**Location, location, location.**

With 200 front feet of prime highway (S Florida / N Church Ave), your business will definitely be noticed by the thousands of commuters travelling back and forth from the mines and businesses each day, and will be easy to access if you cater to walk-ins, appointment only, or no client appointments at all.

The spaces have recently been fully remodeled and include some shared areas like the gourmet kitchen, conference room, break room and outdoor relaxation areas (covered lanai and fire pit).

There is client parking at the front, and office parking at the rear, which includes 2 covered parking spots for a couple of lucky tenants.

There are only five rooms available, so don't miss out. You will notice that they are bright and airy, and the entire space has a cozy, more at-home feel.

Please also remember that there is a vacant piece of land next door if you would like discuss a lease hold and build-to-suit option.

There will be someone on site most weekdays, between 12-4 pm, to collect packages, mail, walk-ins etc.

All suite rentals include:

Use of communal kitchen

Use of conference room by appointment (hours per suite noted)

Use of break room and refrigerator

Mailing address (for Google maps) and interior mailbox / slot

Use of the exterior lanai, backyard and fire pit

One open parking spot per suite

Guest parking

Optional rental items include:

WiFi internet access \$99 per month

Additional conference room hours at \$29 per hour

Covered parking space in lieu of open parking (only 2 available)

Exterior storage closet

Exterior storage building

Overnight equipment / trailer parking on vacant land (north)

Building Highlights

C2 Zoning for the City of Mulberry includes the following "permitted" uses for the existing building, and / or the vacant land adjacent to the north:

Caretaker residence

Hotel / motel

Appliance repair

Bar / lounge

Convenience store

General retail

Recreation, indoor, commercial

Restaurant

Shopping center

Building supply sales

General retail, big box

Manufactured / mobile home sales

Plant nursery

Recreation, indoor, commercial

Veterinary clinic / kennel

Auto parts, retail sales

Auto, boat, RV sales / ancillary service

Gasoline sales (no service)

Bank / financial institution

Clinic

Club, private

Hospital

Medical laboratory

Professional office

Real estate / business office

Public service facilities

Educational / cultural facilities, schools, churches, civic center, museum, library, vocational / tech schools

Golf, public or private

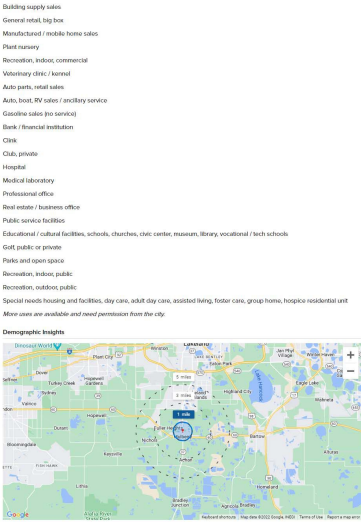
Parks and open space

Recreation, indoor, public

Recreation, outdoor, public

Special needs housing and facilities, day care, adult day care, assisted living, foster care, group home, hospice residential unit

More uses are available and need permission from the city.

Demographic Insights

1 mile 3 miles 5 miles

Population**3,784**

↑ 11% Compared to 3,553 in 2020

↑ 15% Compared to 3,276 in 2017

**Household Income****\$41.2k**

\$46.7k

↑ 3% Growth Rate

Median Income 2025 Estimate

Over \$50k \$10k-\$50k Under \$10k

\$50k-\$100k \$25k-\$50k

Age Demographics**44**

44

↑ 1% Growth Rate

Median Age 2025 Estimate

Over 65 Under 20

45-65 20-25 25-45

Number of Employees**1,961****Top 5 Employment Categories**

Sales & Related

Management

Office & Administrative Support

Production

Food Prep & Service

Housing Occupancy Ratio**4:1**

5:1 predicted by 2025

Occupied

Vacant

Renter to Homeowner Ratio**1:3**

1:3 predicted by 2025

Renters

Homeowner