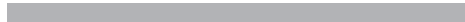
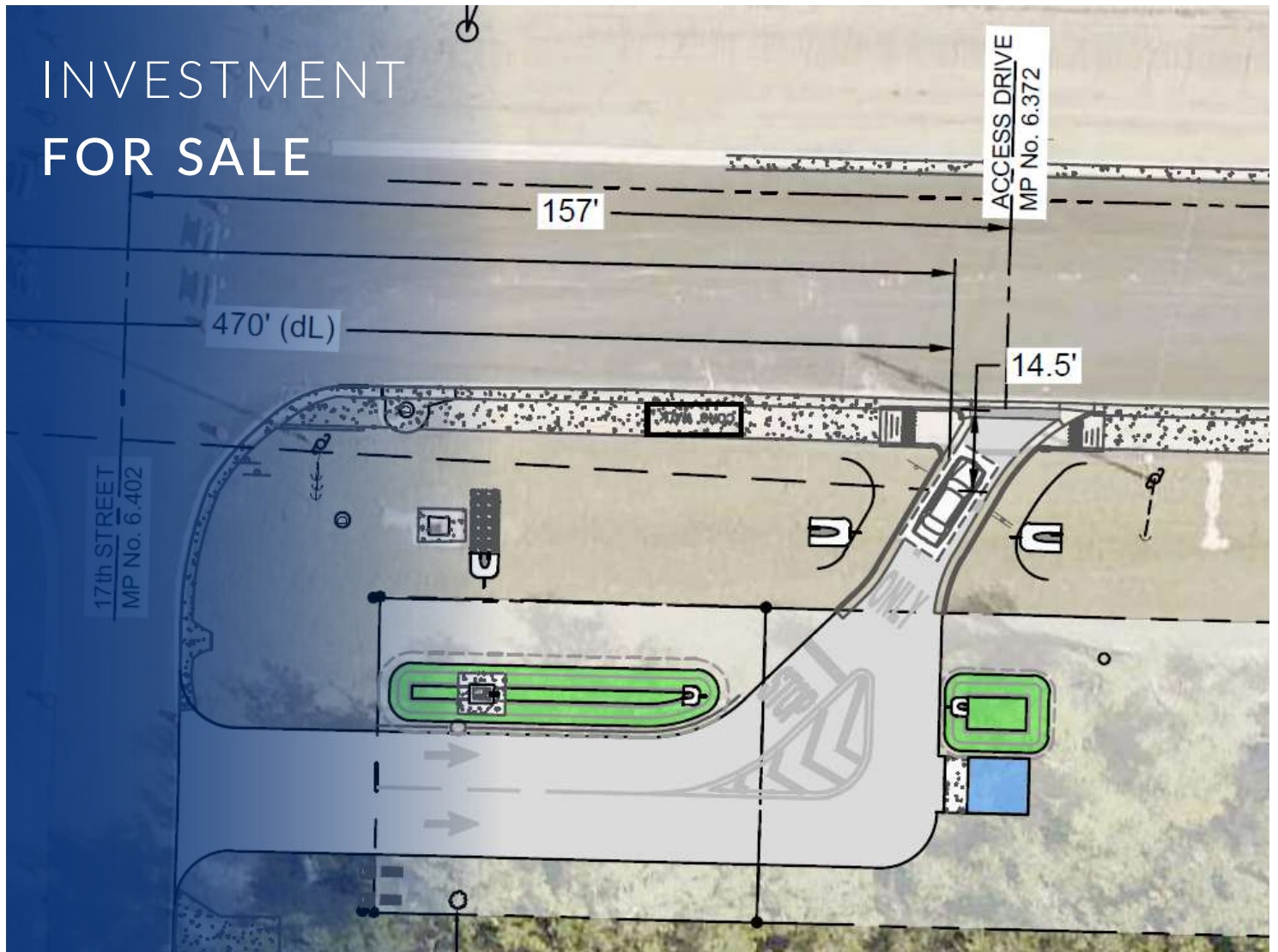
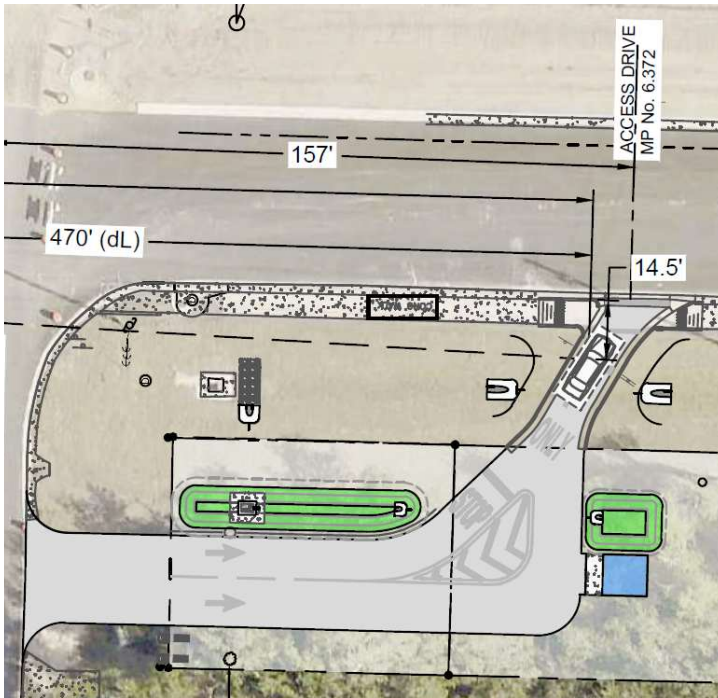


# ICE KIOSK DEVELOPMENT

State Road 390 and West 17th St, Lynn Haven, FL 32444





**OFFERING SUMMARY**

|                 |                |
|-----------------|----------------|
| Sale Price:     | \$130,000      |
| Lot Size:       | 9,675 SF       |
| Cap Rate (est): | 11.5%          |
| NOI:            | \$31,550       |
| Land Use:       | Mixed Use (LH) |
| Traffic Count:  | 20,000         |

**PROPERTY OVERVIEW**

Introducing an exceptional investment opportunity for development at 1706 Tennessee Ave in Lynn Haven, FL. With site survey, engineering, and development order already in place for a pull-through ice kiosk on a corner lot, this shovel-ready site presents a streamlined path to a fast ROI, saving both time and money upfront. Ice vending is a big business with relatively low time demand and this Highway 390 location, now six laned, allows for a perfect pull-through design accommodating neighborhood BBQers and folks pulling their boat to launch in Historic St. Andrews. Benefit from excellent traffic flow, access, and high visibility, ensuring a lucrative investment from the outset with additional potential to add income through food trucks and streetside vendors. Don't miss out on this easy start-up opportunity to make a smart investment in a prime location.

**PROPERTY HIGHLIGHTS**

- Shovel-ready with site survey, engineering, and development order in place
- Streamlined path to fast ROI, saving time and money upfront
- Excellent traffic flow on 6-laned Highway and maximum accessibility
- High visibility (over 600') to attract attention and drive foot traffic
- Ideal for a quick and easy start-up investment opportunity; Call today!

Financial Summary

INVESTMENT OVERVIEW

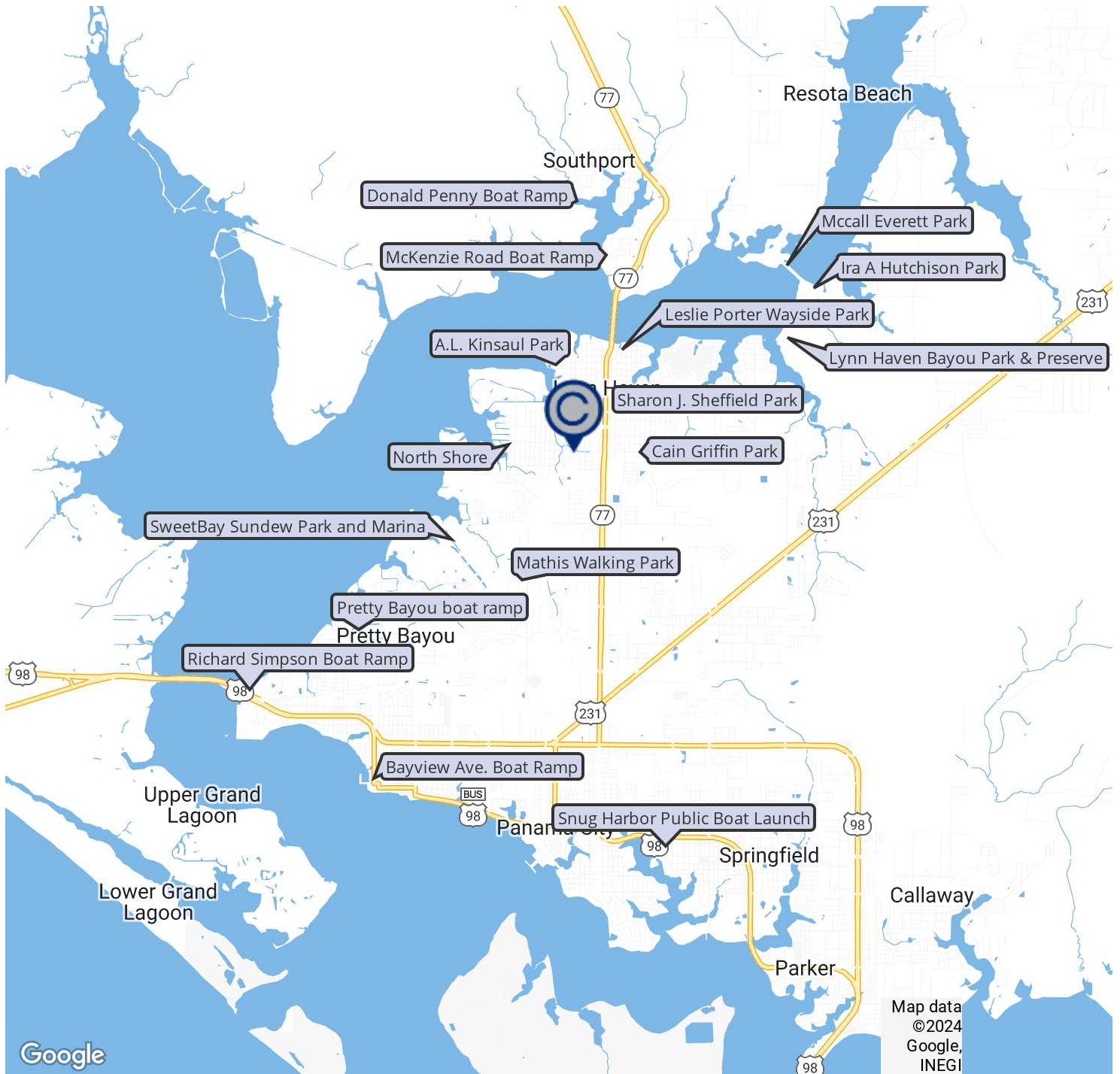
PRO FORMA

|                                       |           |
|---------------------------------------|-----------|
| Price                                 | \$130,000 |
| Estimated Development Costs           | \$90,000  |
| Estimated Kiosk Costs                 | \$55,000  |
| Estimated Total Investment            | \$275,000 |
| CAP Rate (yr 1 post-construction)     | 11.5%     |
| Total Return (yr 1 post-construction) | \$31,550  |

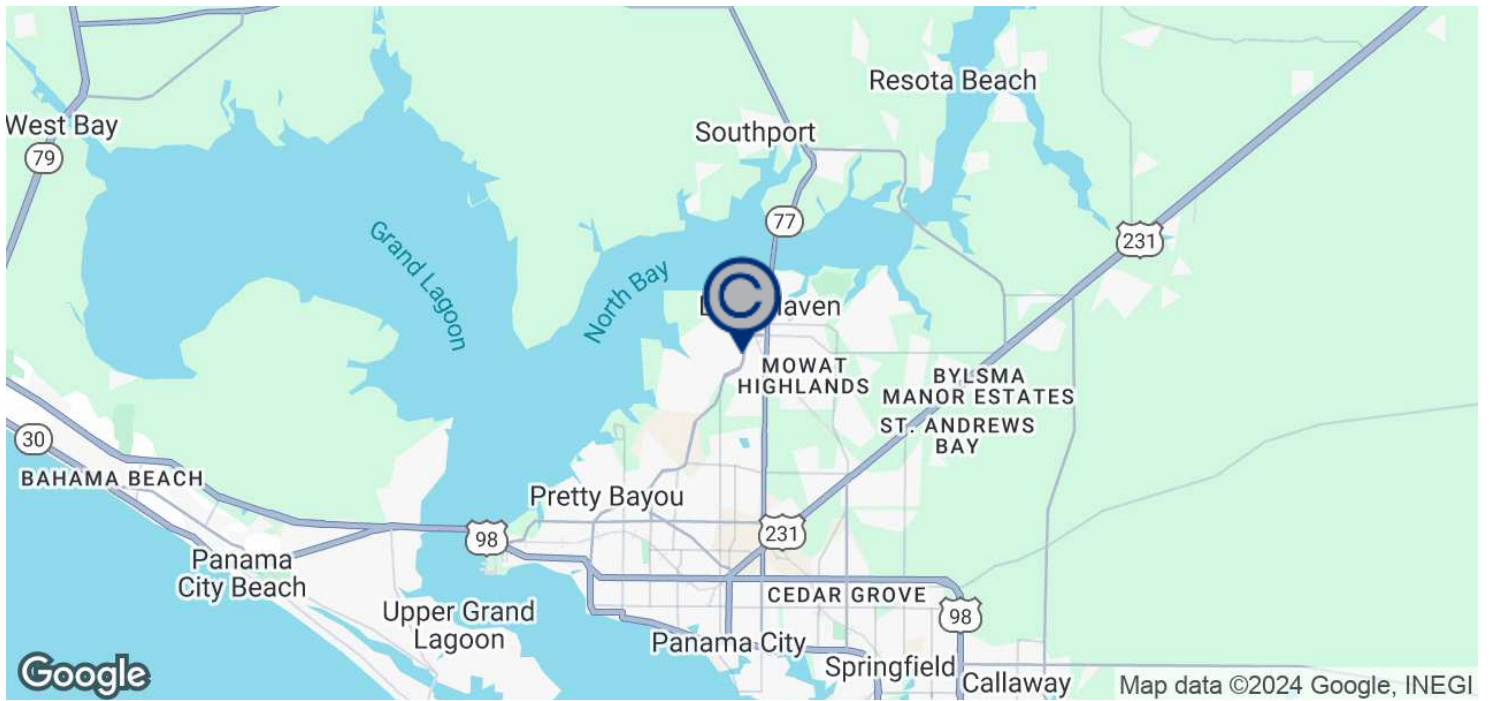
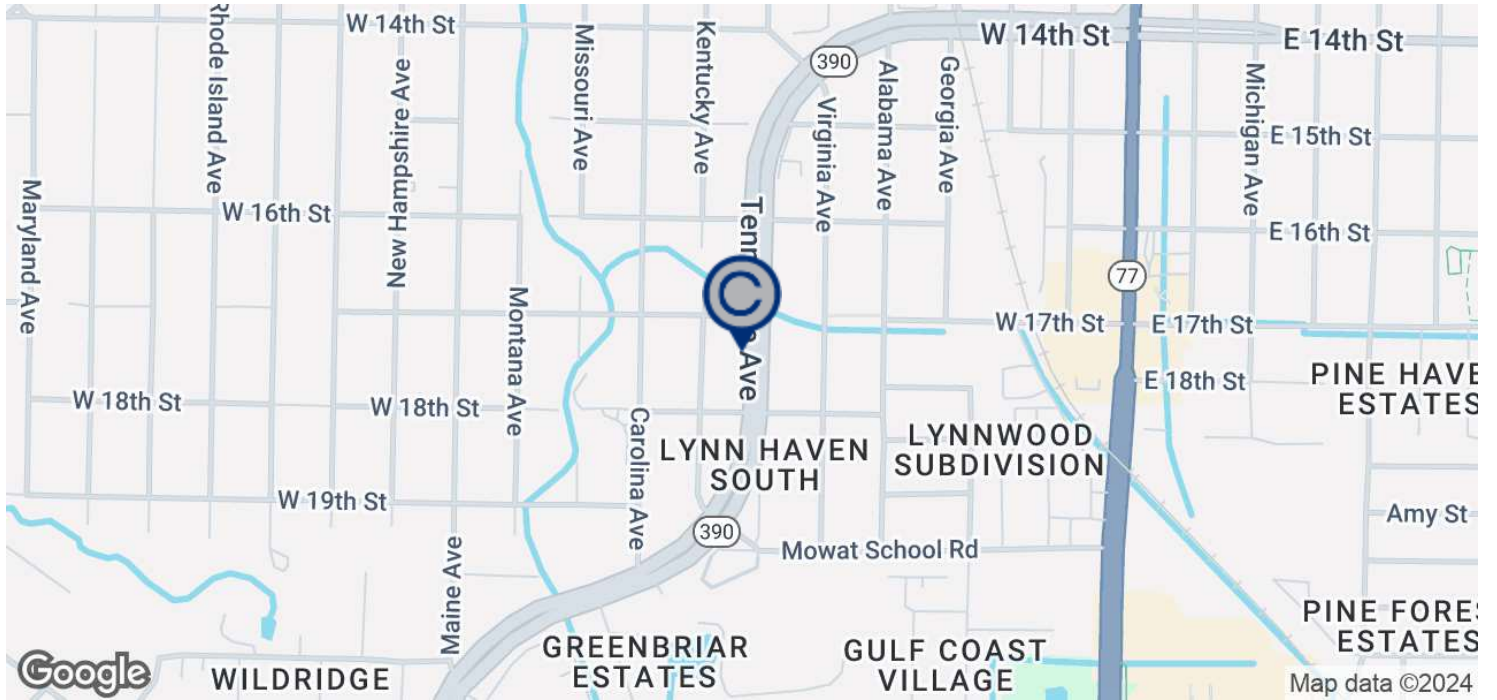
OPERATING DATA

PRO FORMA

|                                   |          |
|-----------------------------------|----------|
| Gross Scheduled Income            | \$35,750 |
| Other Income (Food Truck Parking) | \$7,200  |
| Gross Income                      | \$42,950 |
| Operating Expenses                | \$11,400 |
| Net Operating Income              | \$31,550 |

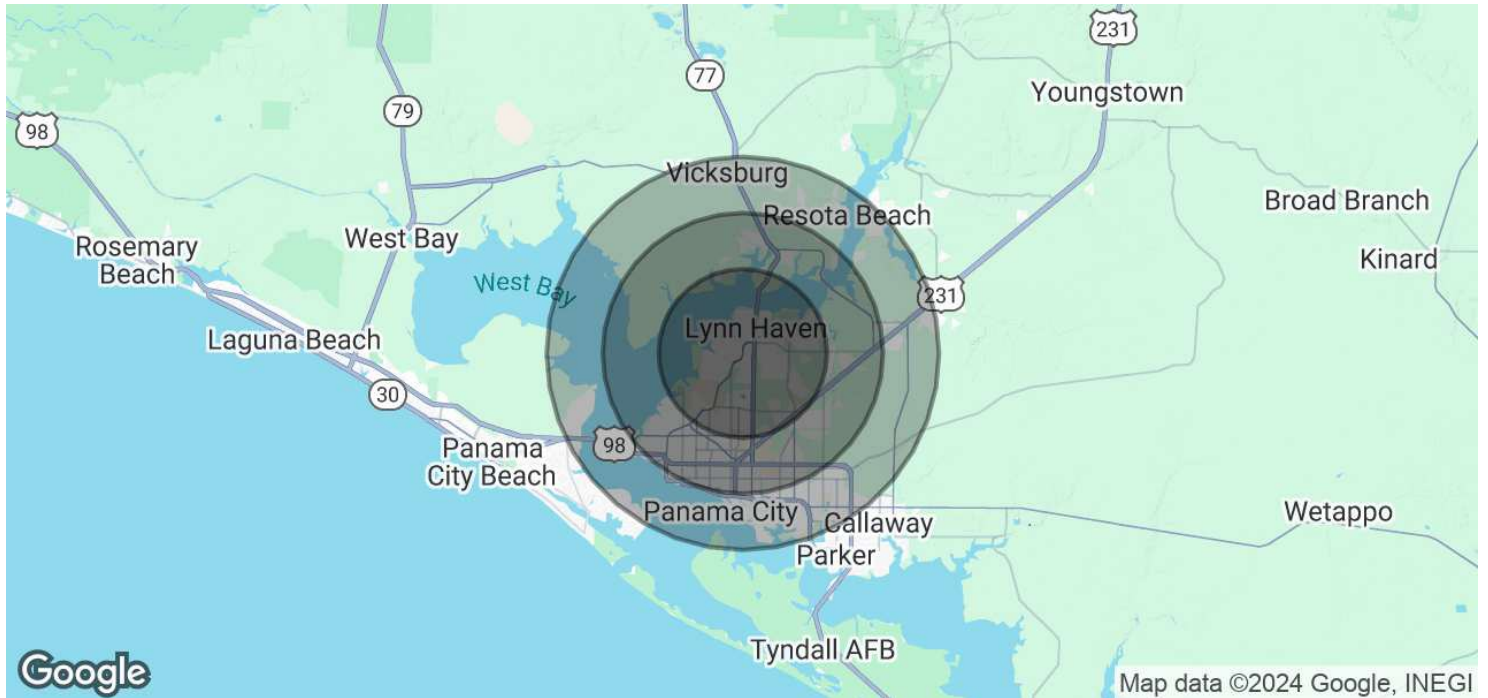


## Location Map



CLUBBS REAL ESTATE GROUP, LLC  
1103 Fortune Avenue  
Panama City, FL 32401

CHRIS CLUBBS, CCIM, ACOM  
850.819.0136  
cclubbs@clubbsrealestate.com



| POPULATION           | 3 MILES   | 5 MILES   | 7 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 33,416    | 70,743    | 97,569    |
| Average Age          | 42        | 41        | 42        |
| Average Age (Male)   | 41        | 40        | 41        |
| Average Age (Female) | 43        | 43        | 43        |
| HOUSEHOLDS & INCOME  | 3 MILES   | 5 MILES   | 7 MILES   |
| Total Households     | 13,011    | 27,544    | 37,931    |
| # of Persons per HH  | 2.6       | 2.6       | 2.6       |
| Average HH Income    | \$98,907  | \$85,951  | \$85,346  |
| Average House Value  | \$338,380 | \$303,199 | \$309,440 |

Demographics data derived from AlphaMap