



FORT MEADE MIXED USE COMMERCIAL REDEVELOPMENT OR POSSIBLE MULTIFAMILY

26 S LANIER AVE
FORT MEADE, FL 33841

\$350,000

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Property Summary



OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	2,292 SF amongst 2 homes.
Lot Size:	0.55 Acres
Price / SF:	\$152.71
Zoning:	C-2, City of Fort Meade
APN:	25-31-27-452500-000140

PROPERTY OVERVIEW

Excellent commercial opportunity in downtown Fort Meade. Just over half an acre of C-2 [City of Fort Meade] zoned land available for a wide range of retail or office uses.

The current use is residential with two single family homes producing income. The homes are a 1,506 SF, 3/1 and and 788 SF, 1/1, respectively. Although a LEGAL non conforming use at present, a residential expansion may be possible with a variance or re-zone, as the property has (5) 53' x 90' platted lots.

Fort Meade downtown is within a block of the subject property, and a new WAWA gas and convenience store is currently under construction at Broadway and Charleston.

Fort Meade is located in Polk County, Florida, the third largest growing County in the United State. Highway 17 sees 15,600 cars per day.

Complete Highlights



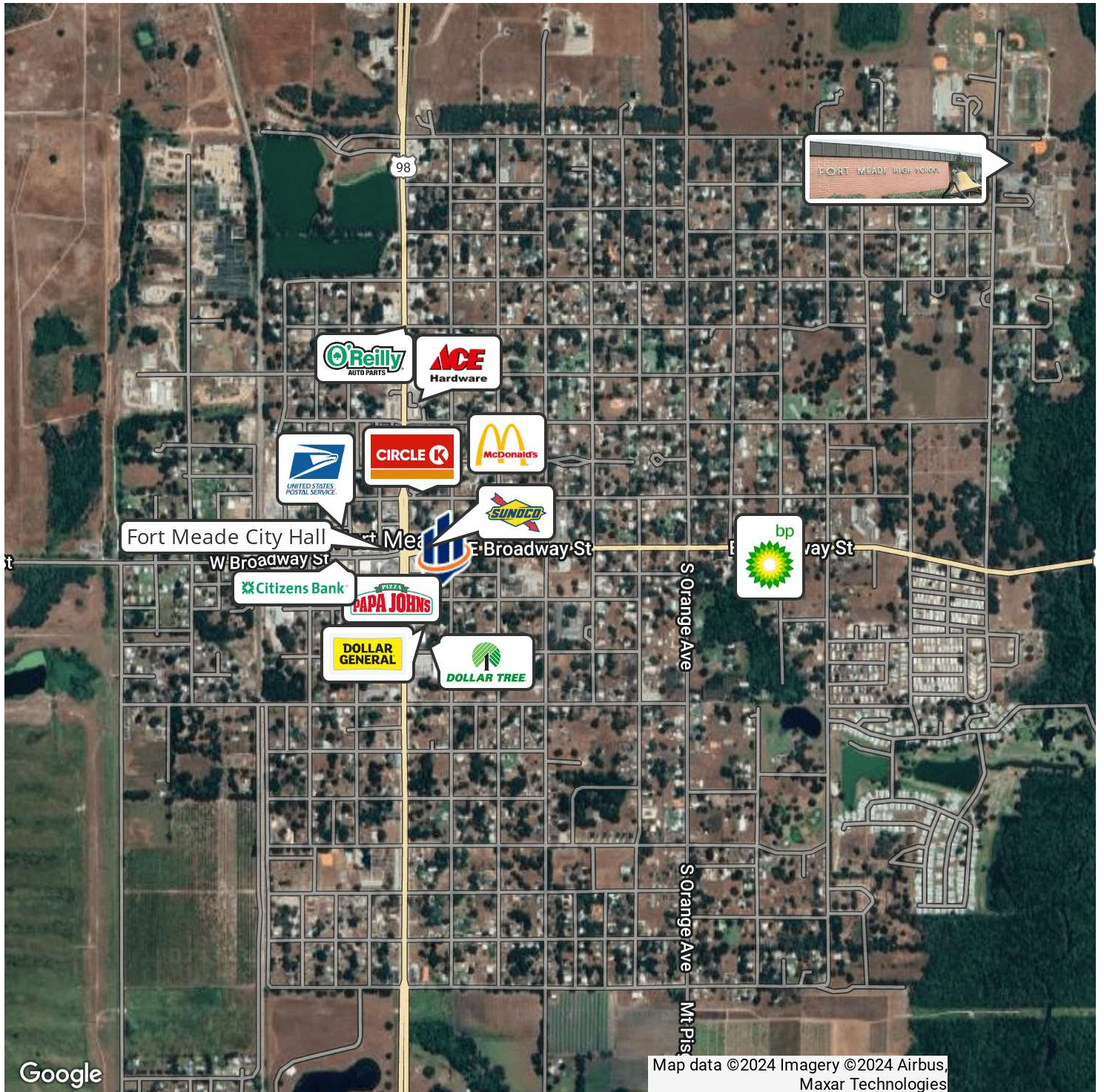
PROPERTY HIGHLIGHTS

- Mixed Use property in downtown Fort Meade. Property is one parcel off the main thoroughfare, Charleston Ave (aka US Hwy 17)
- Zoned C-2, City of Fort Meade - wide open zoning includes an abundance of retail and office uses.
- 2 income producing homes currently sit on the property.
- The residential use is considered a LEGAL non conforming use, so this use may continue as is. Any modifications should be discussed with the City of Fort Meade.
- Home # 1 - 3/1, 1506 SF. Vacant. Proforma rent - \$1,300.
- Home # 2 - 2/1, 788 SF. Current rent - \$565 Proforma rent - \$950.
- WAWA gas and convenience currently under construction on the corner of Charleston and Broadway.
- Property on city water and sewer.
- AADT - 15,600 Charleston Ave (Hwy 17), and 22,500 on Broadway.
- Fort Meade is located in Polk County Florida, one of the fastest growing counties in the United States.
- It is located 15 minutes from Bartow, the County government seat, 30 minutes from Lakeland, 1 hour from Tampa and 90 minutes from Orlando.
- Property taxes - \$2,067

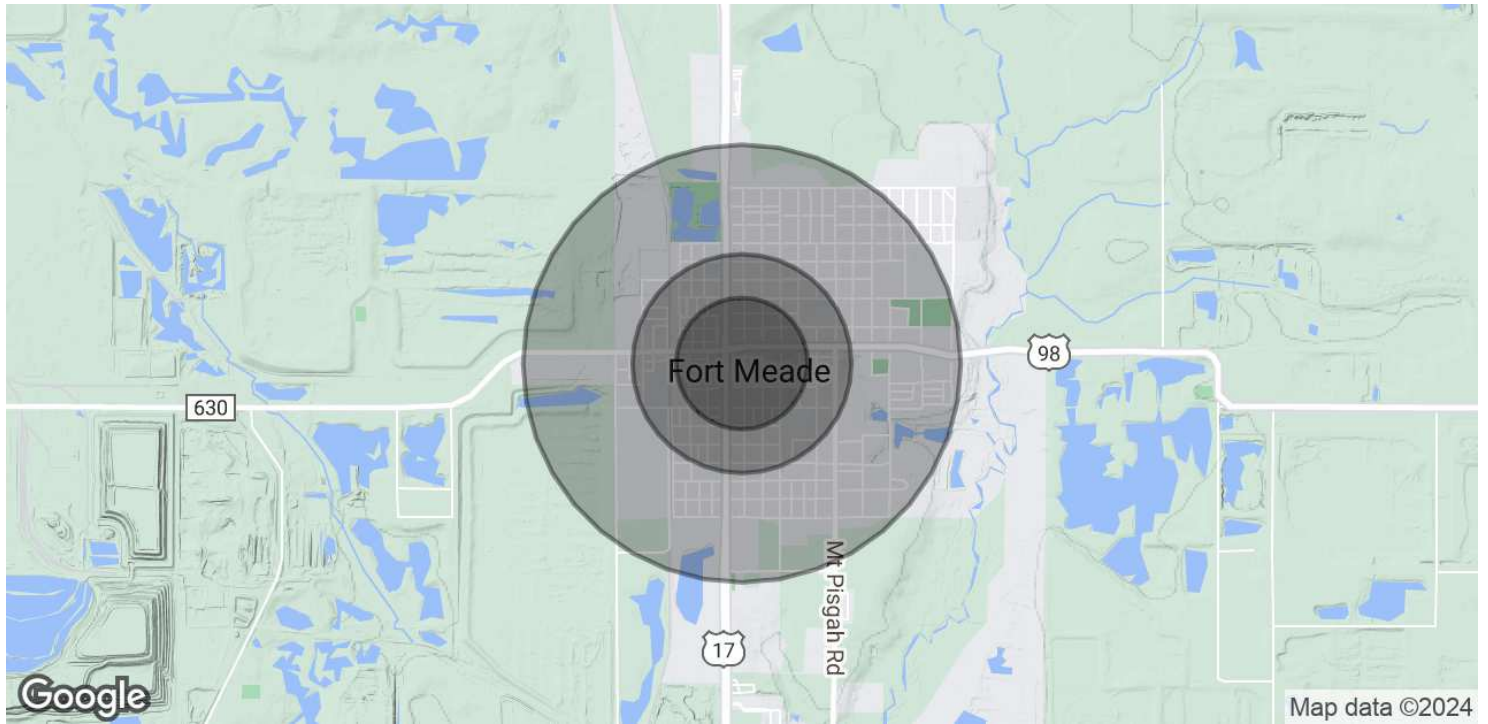
Additional Photos



Retailer Map



Demographics Map & Report



POPULATION

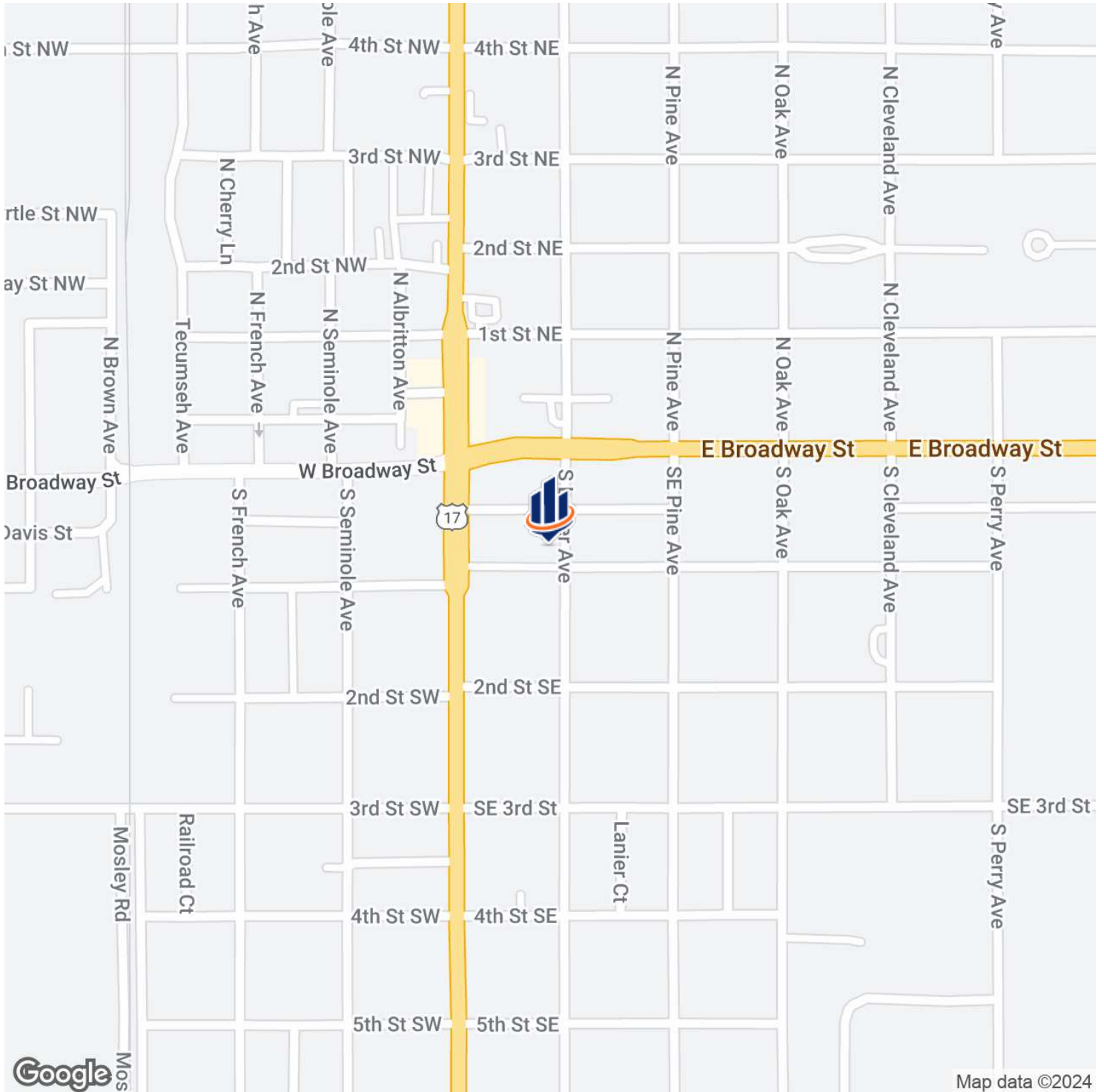
	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	1,514	4,529
Average Age	39	39	40
Average Age (Male)	38	39	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	534	1,668
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$72,691	\$67,741	\$67,686
Average House Value	\$236,913	\$254,917	\$237,900

Demographics data derived from AlphaMap

Location Map





CRAIG MORBY

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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



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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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