

FOR SALE

BOSS
COMMERCIAL REAL ESTATE

AUTO REPAIR/TIRE RETAIL PROPERTY

BUSINESS AND REAL ESTATE

7125 US HWY 98 N, LAKELAND, FL, 33809



PROPERTY HIGHLIGHTS

- **4,000 SF +/- Auto Repair Building**
- **3,620 SF +/- Canopy Covered Service Area**
- **Land Size: 1 acres** **Zoning: LCC**
- **Frontage US Hwy 98 N: 165 Linear Foot +/-**
- **Close to: I-4, I-75, Equidistant Tampa & Orlando**
- **Traffic Ct: 33,017 vpd Population 5m: 97,525**
- **Avg HH Inc 3 & 5m: \$73,598 & \$69,307**
- **Purchase Price, Real Estate: \$1,199,000**
- **Purchase Price, Business: \$695,000**
 - **14-years successful business operation**
 - **FF&E, Available Upon Request**
 - **Financials Available Upon Request**
- **Purchase Price RE + Business: **\$1,894,000****

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

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Scott@BossCRE.com

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RETAIL AERIAL OVERVIEW



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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AERIAL OVERVIEW PROXIMITY OF THE SITE



TRAFFIC COUNTS

US Hwy 98 N & Mann Road	33,017		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,529	55,533	97,525
Households:	1,966	21,530	36,841
Avg HH Income:	\$65,793	\$73,598	\$69,307

Boss Commercial Real Estate, LLC
Licensed Real Estate Brokers

2211 Saxon Dr
New Smyrna Beach, FL, 32169

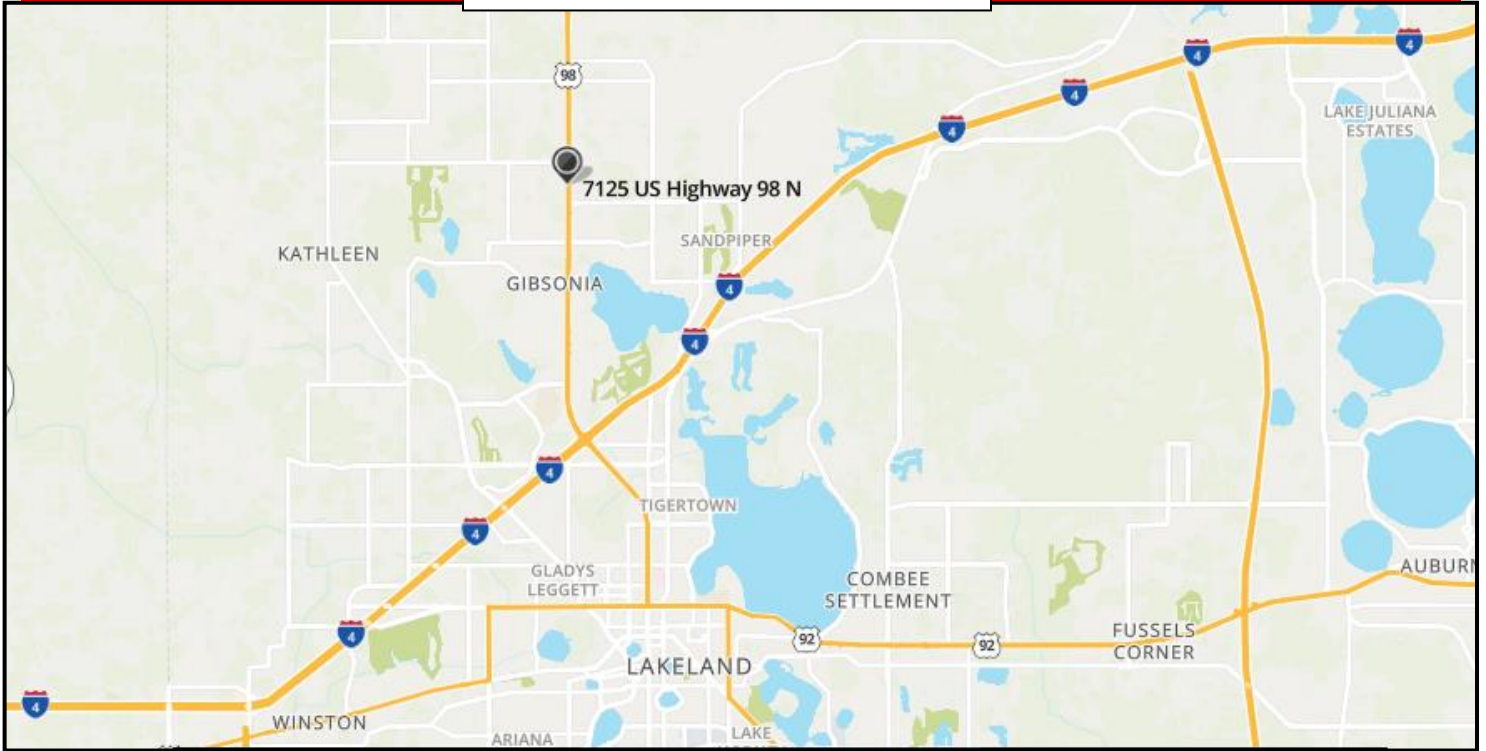
Tel: 407-733-8159
Fax: 321-549-6269

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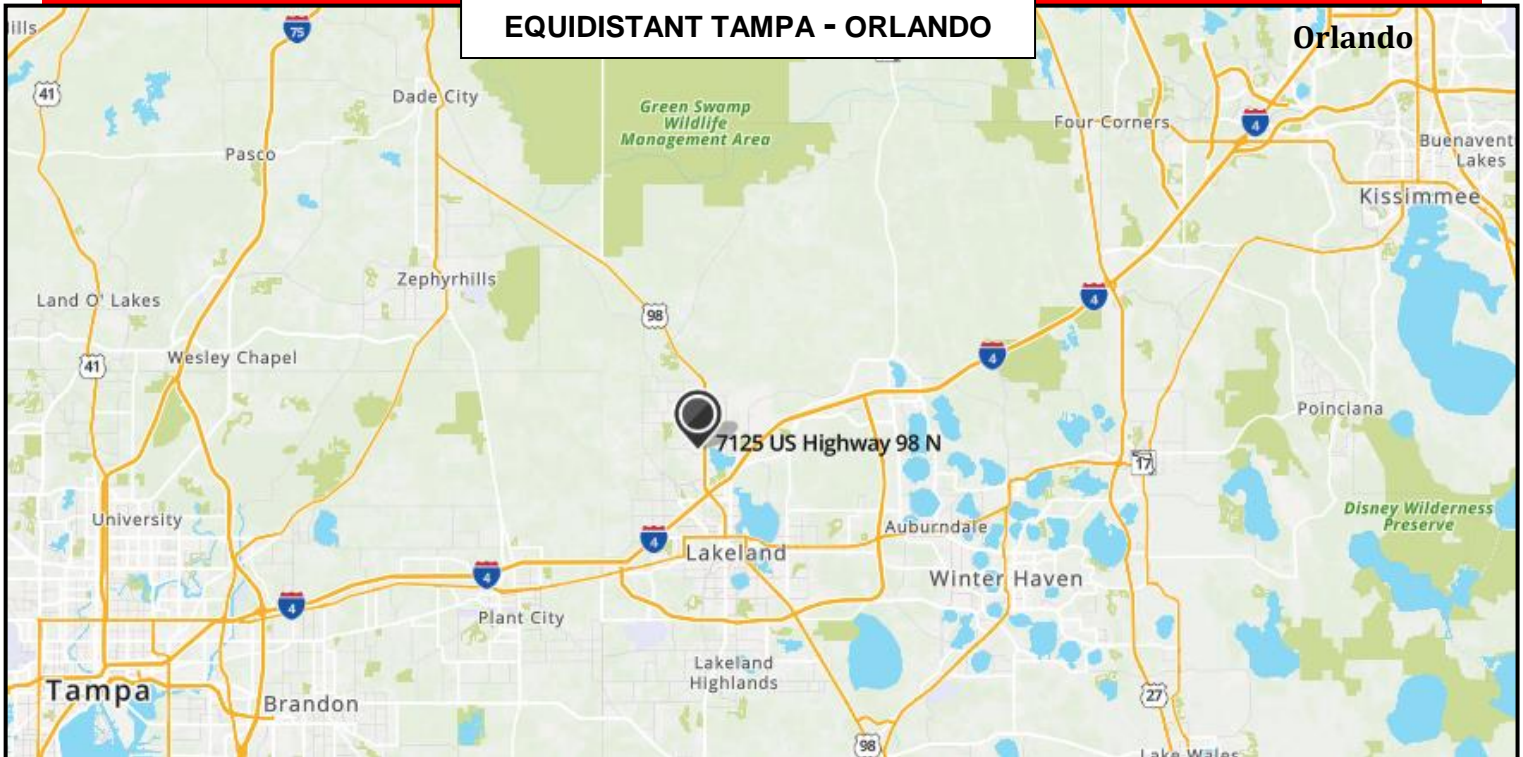
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N LAKELAND METRO AREA



EQUIDISTANT TAMPA - ORLANDO



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