



# LAKE ALFRED PACKING HOUSE SELF STORAGE

160 W Haines Blvd, Lake Alfred, FL 33850

Trish Leisner, CCIM

352.267.6216

[trish@saundersrealestate.com](mailto:trish@saundersrealestate.com)

FL #BK3185853





## TABLE OF CONTENTS

### TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
LOCATION DESCRIPTION	5
PROPERTY VALUE	6
SQUARE FEET BREAKDOWN.PDF	7
FUTURE POTENTIAL INCOME	8
UNIT BREAKDOWN	9
LOCATION INFORMATION	10
REGIONAL MAP	11
LOCATION MAP	12
DEMOGRAPHICS MAP & REPORT	13
MAPS AND PHOTOS	14
RETAILER MAP	15
RETAILER MAP	16
RETAILER MAP	17
ZONING	18
AERIAL	19
ZONING MAP	20
ADDITIONAL PHOTOS	21
ADDITIONAL PHOTOS	22
ADDITIONAL PHOTOS	23
ADDITIONAL PHOTOS	24
ADDITIONAL PHOTOS	25
ADDITIONAL PHOTOS	26
ADDITIONAL PHOTOS	27
ADDITIONAL PHOTOS	28
COUNTY	29
AGENT AND COMPANY INFO	30
ADVISOR BIOGRAPHY	31

### CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Saunders Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Saunders Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Saunders Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Saunders Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saunders Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.



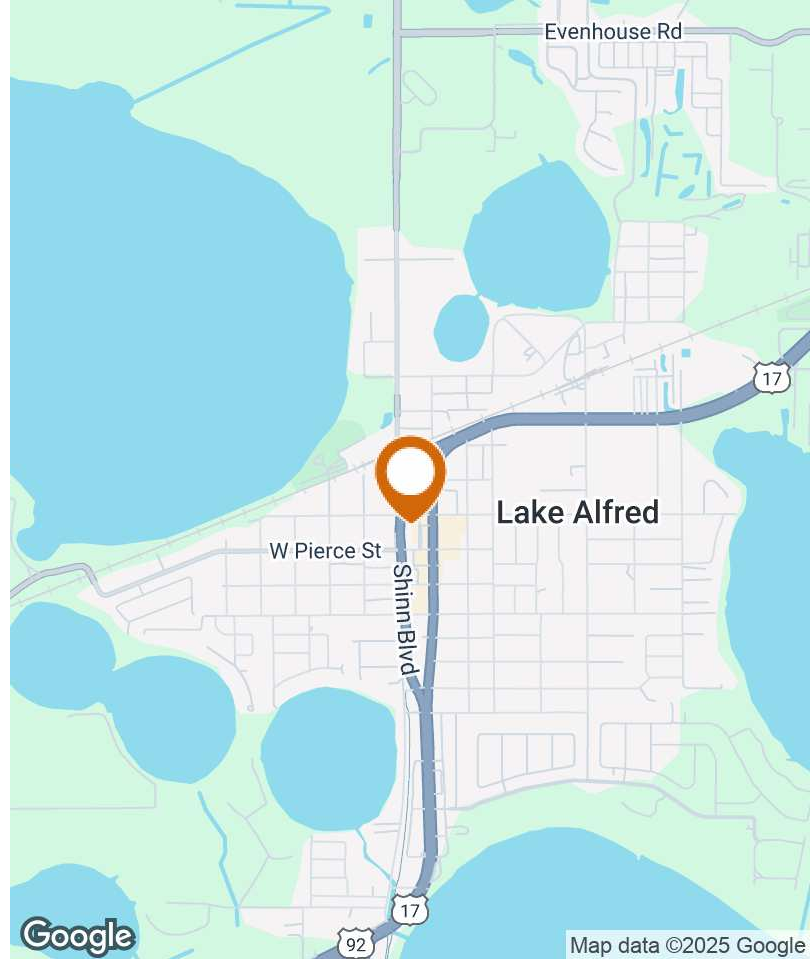


Section 1

# PROPERTY INFORMATION



## PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	<b>\$2,800,000</b>
Building Size:	49,228 SF
Lot Size:	2.16 Acres
Price / SF:	\$56.88
Year Built:	1922
Renovated:	2022
Zoning:	C2 - FLU MU
Market:	Tampa - Orlando
Submarket:	Lakeland - Winter Haven Metropolitan Subarea

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in the Lake Alfred area. This historic distinguished property boasts a 49,228 SF building featuring 11,410 SF - 160 Brand New Self Storage Units, 246 Mailbox Rentals, 2 Apartments, almost 24,000 additional retail and storage SF, offering versatility and potential for income generation or expansion. Owner has installed a Fire Sprinkler System that will protect 22,000 SF which will cover the Storage Warehouse Units and additional areas of the building. Owner is in the process of reroofing 4,500 SF (notice the roof aerial). This building is making money and is on the cusp to currently double the cashflow in a few months. Owner also has plans to add an additional 188 (13,406 SF) additional Storage Units. The current situation plus the future expansion of interior retail and storage space has the potential to create an additional income stream in excess of \$80,000/month. Built in 1922, the historic charm of the building is complemented by a C2 and MU (FLU) zoning designation, accommodating a variety of commercial uses. Located in the thriving Lake Alfred area, this property presents an unparalleled chance to invest in a well-established community with promising growth prospects. Embrace the character and possibilities of this exceptional property, strategically positioned for success in a sought-after location.

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Site in excess of 1/2 of the city block - 2.16 acres. Located directly on South US Highway 17, including two cross streets - E. Haines Blvd, and E. Pierce Street. FDOT Traffic count 28,000 and 20,500 on South US 17. US Post Office and Taco Bell are also located on E. Haines Blvd which is directly across the street. This building is located in the Core Improvement Area of Lake Alfred, close to Interstate 4. Lake Alfred is centrally located between Tampa and Orlando.



## PROPERTY VALUE



### THREE MARKET SCENARIOS: LOW MEDIUM, HIGH

- Building: 52,000 SF / 2.16 AC
- Vehicle Count 30,000+ Vehicles Per Day
- Lake Alfred Major Expansion of an additional 6,400 Homes in the next 10 years
- 22,000 Square Feet Developed, 11,410 Square Feet Storage Units
- 2,000 Square Feet for Apartments and Offices
- 28,000 Square Feet of Unused Building for Additional Storage

# **SQUARE FEET: 160 WEST HAINES BLVD**

## **COMMERCIAL AREA**

OFFICES (863 Sqft Total in Offices)

• Mailroom	120 Sqft.
• Back Mailroom	119 Sqft.
• Main Office	294 Sqft.
• Office 1	121 Sqft.
• Office 2	121 Sqft.
• Hallway	88 Sqft.

OWNERS APARTMENT 1,644 Sqft.

MANAGER'S APARTMENT 906 Sqft.

PUBLIC BATHROOM 60 Sqft.

MAIN SELF-STORAGE ROOM 21,123 Sqft.

BASEMENT 8,040 Sqft.

MACHINE SHOP 1,428 Sqft.

ROOM BACK OF MACHINE SHOP 2,576 Sqft.

REAR COVERED LOADING DOCK 1,196 Sqft.

CERAMIC MOLDS AREA 2,236 Sqft.

COLD STORAGE AREA 5,668 Sqft.

OUTSIDE COLD STORAGE HALLWAYS 3,488 Sqft.

---

**TOTAL COMMERCIAL** 49,228 Sqft.

## **NON-COMMERCIAL AREA**

PIERCE SIDE 960 Sqft.

LAKE SHORE WAY SIDE 960 Sqft.

---

**TOTAL NON-COMMERCIAL** 1,920 Sqft.

## **Future Potential Income**

Build out Owner's Apartment, Managers Apartment,  
Offices and Public Bathroom.

Build out 11,410 sqft. 160 Self-Storage Units with a  
Monthly Rental [Below Market]

\$16,297.00

Build out 13,406 sqft. 188 Self-Storage Units with a  
Monthly Rental [Below Market]

\$19,150.00

Build 246 Mailboxes with a Monthly Rental

\$ 4,934.00

Build 400 Self-Storage Units on rear undeveloped  
acreage with a [Below Market] Monthly Rental

\$40,744.00

---

Total Monthly Income

\$84,125.00

Total Self-Storage Units 748



## UNIT BREAKDOWN

<u>SIZE</u>	<u>QUANTITY</u>
5X4	3
5X5	29
5X6	3
5X7	1
5X8	4
5X9	1
5X10	46
9X10	10
10X10	47
10X13	9
10X15	7
<u>TOTAL</u>	160



20,500 ±  
Cars/Day

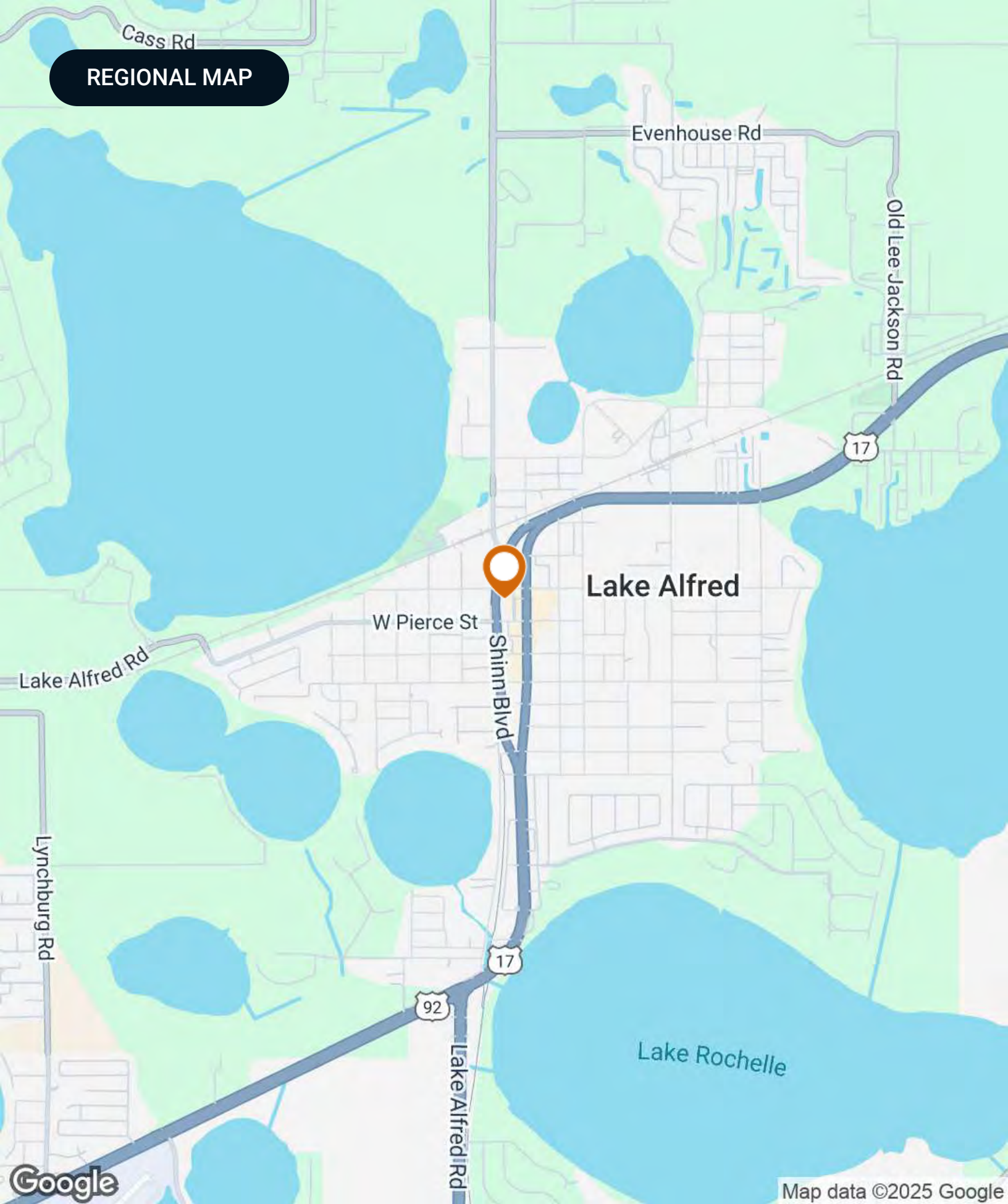
Shinn Blvd

Section 2

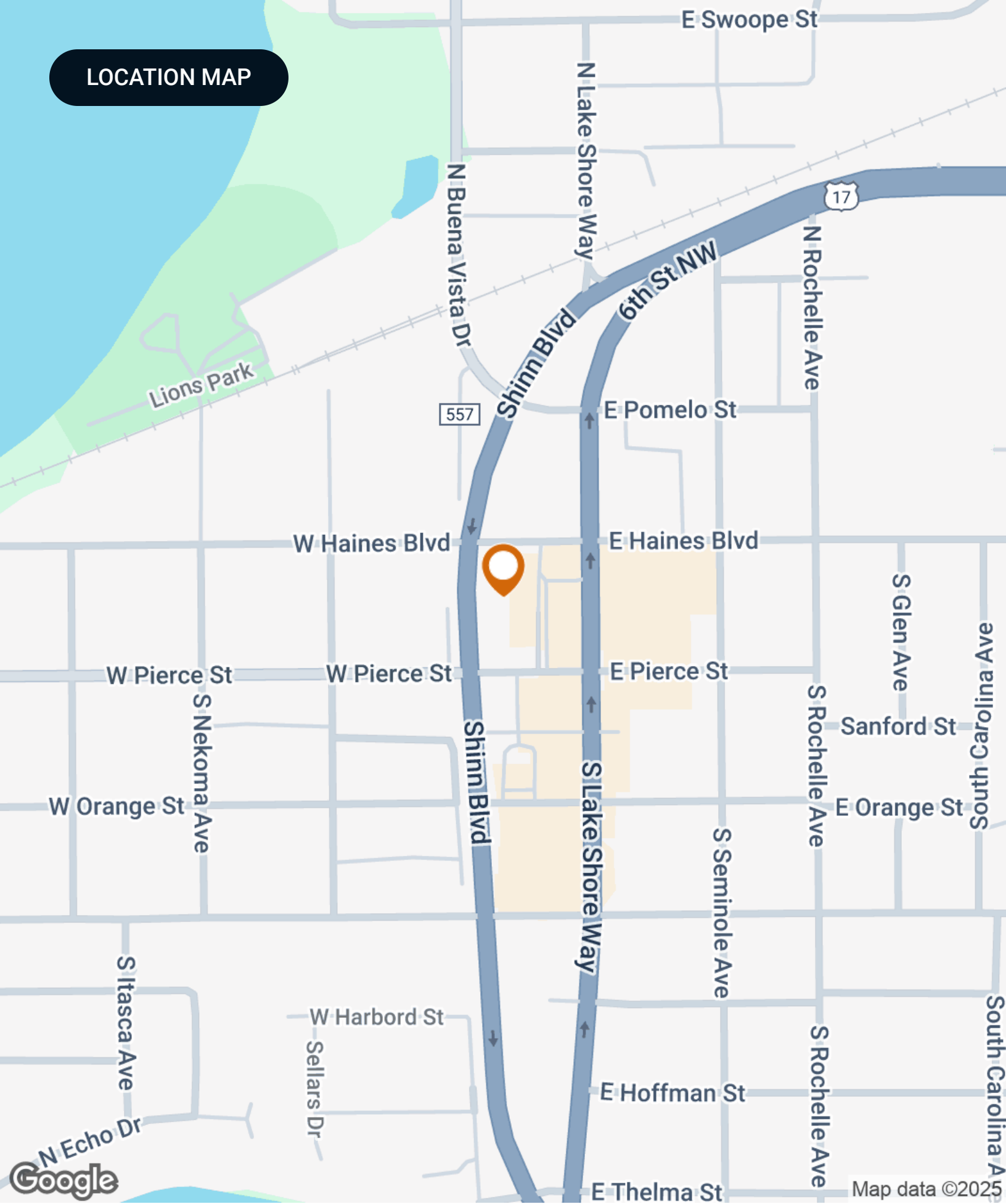
# LOCATION INFORMATION



REGIONAL MAP

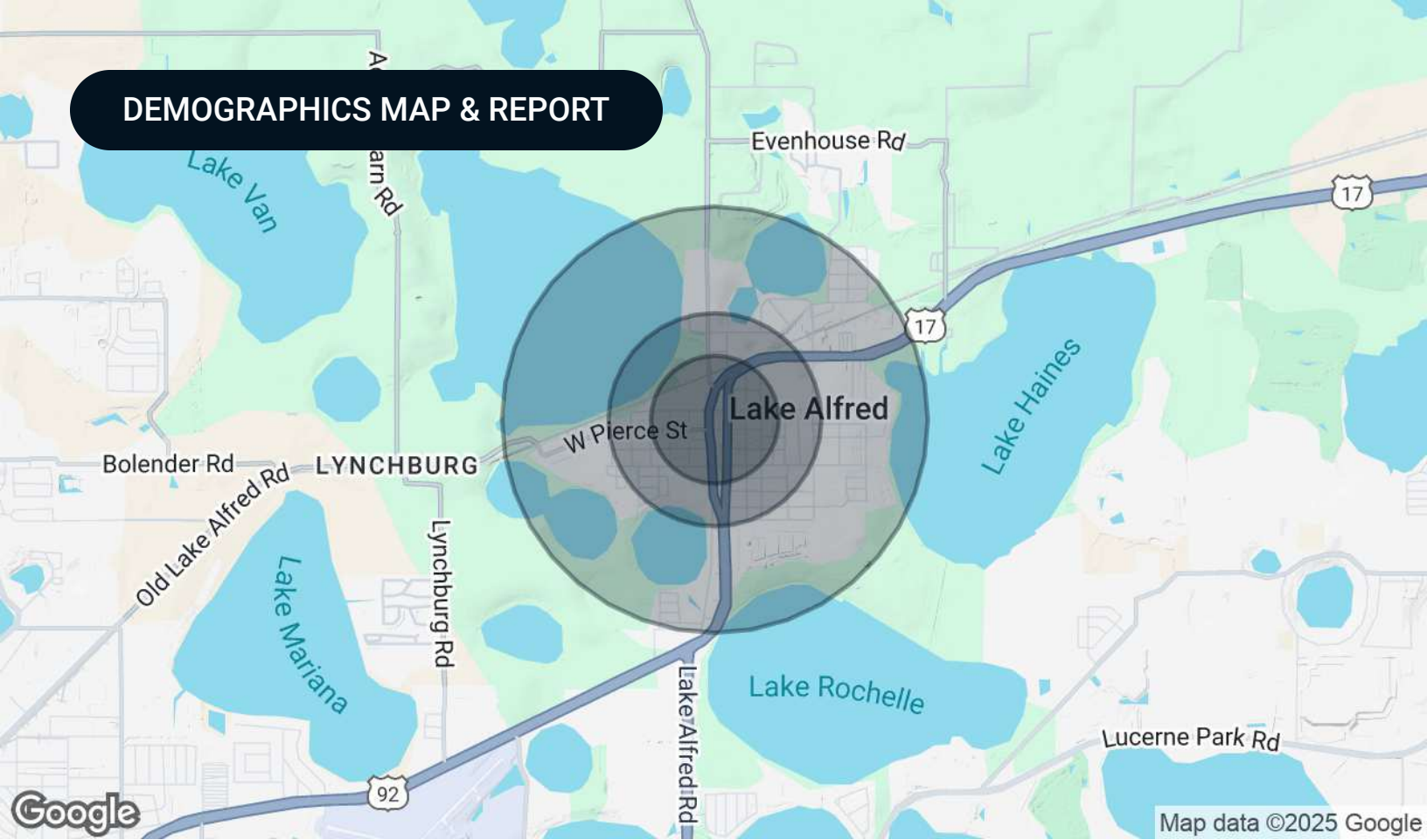


LOCATION MAP





## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	818	1,976	5,186
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	726	1,865
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$82,793	\$83,679	\$81,982
Average House Value	\$218,219	\$219,595	\$222,985

Demographics data derived from AlphaMap





20,000 ±  
Cars/Day

Lake Shore Way S

Haines Blvd W

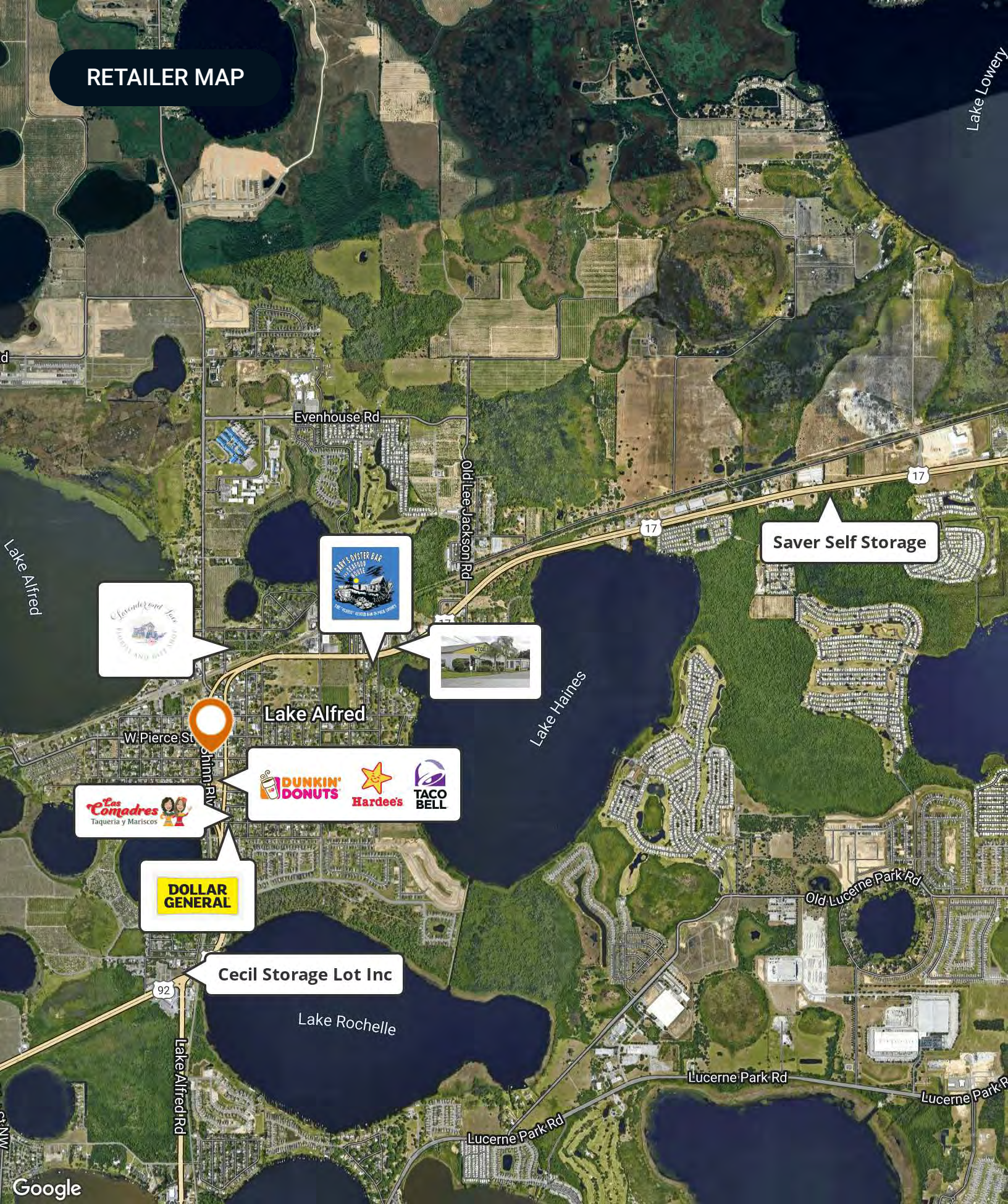
Shinn Blvd

Section 3

# MAPS AND PHOTOS

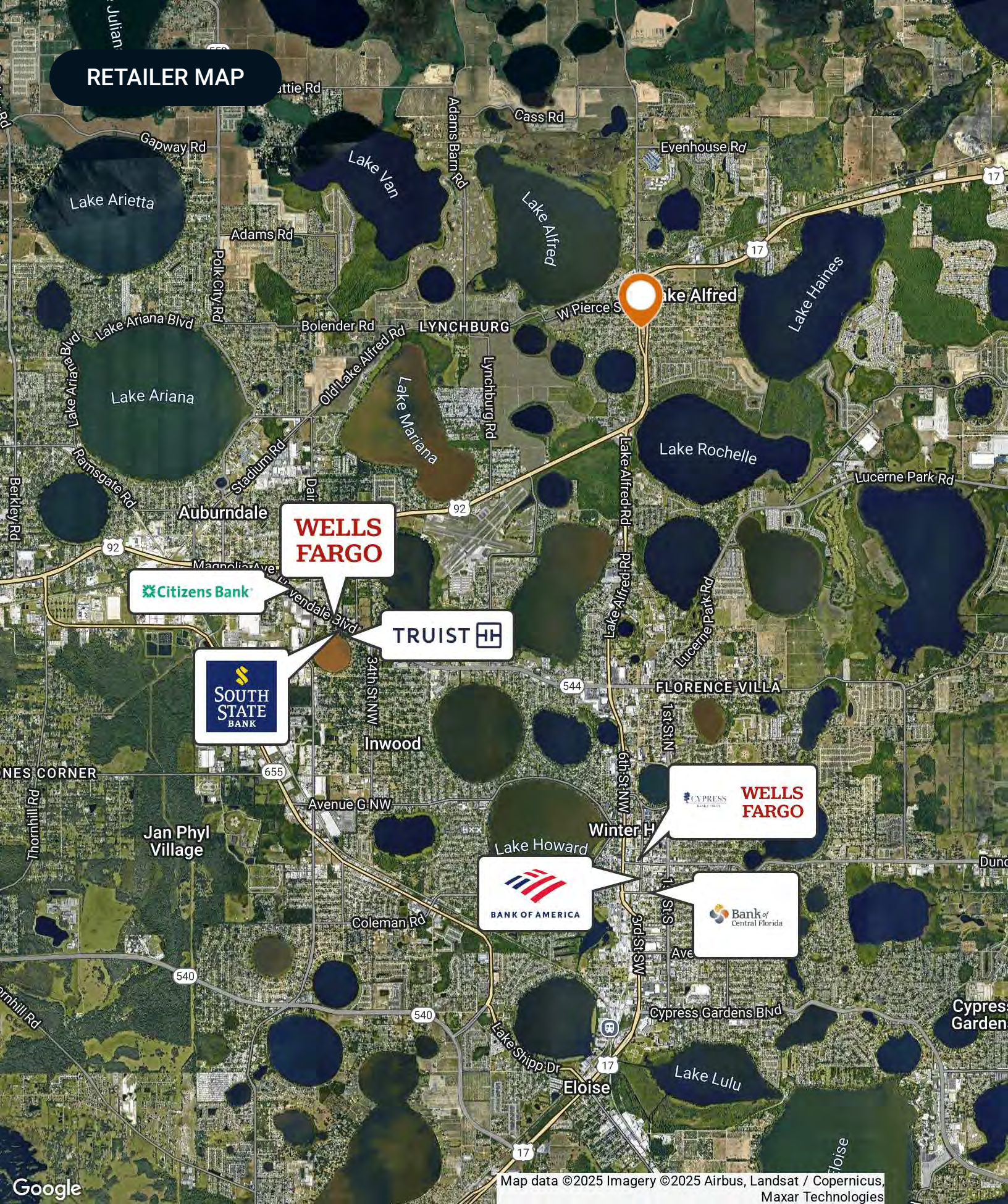


# RETAILER MAP





## RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



## RETAILER MAP

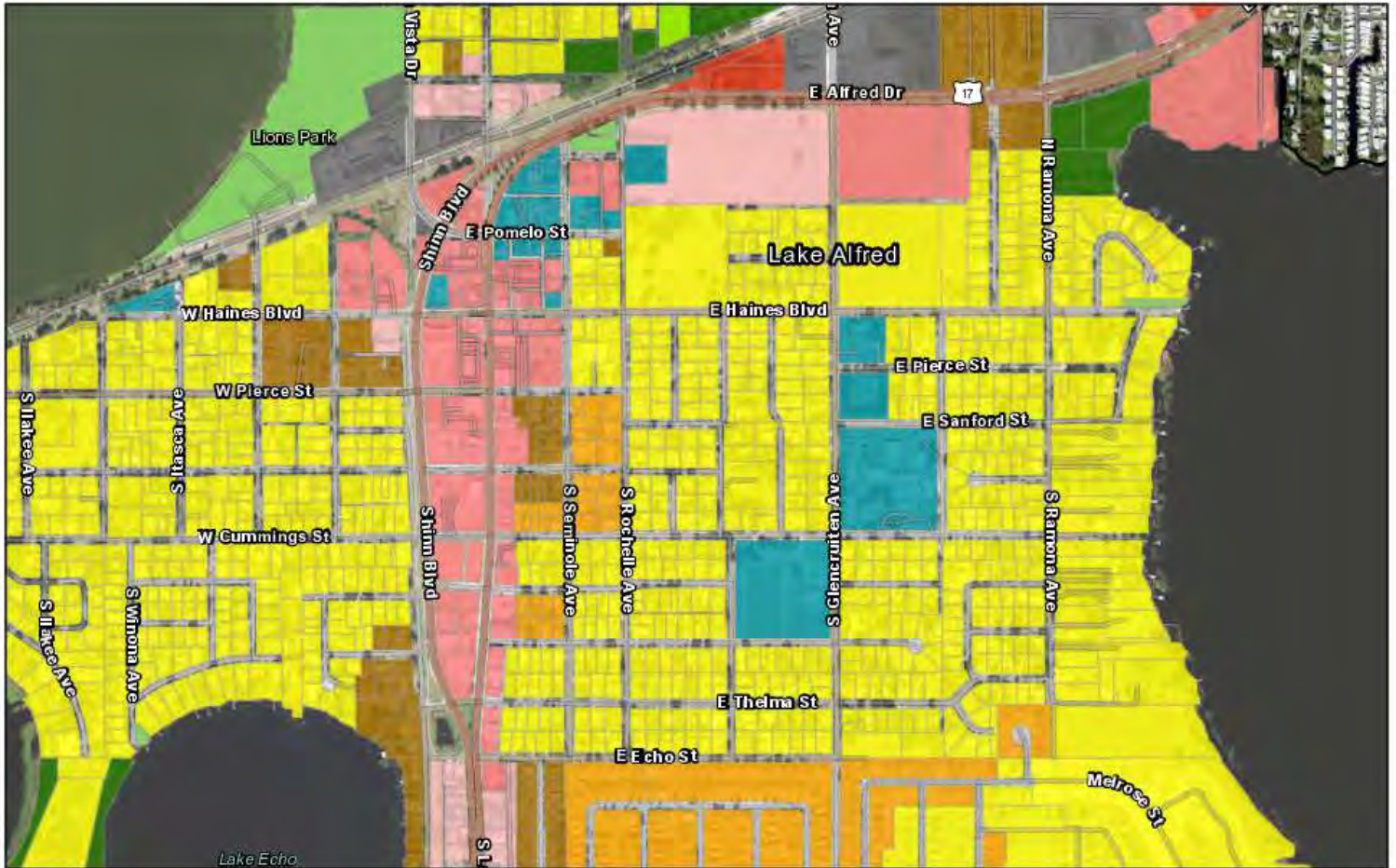


Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies



# ZONING

## City of Lake Alfred Planning



1/11/2025

LA\_FLU\_ZN\_June\_2023

RR - Rural Residential

VRN - Vintage Residential

RN-1 - Residential Neighborhood

RN-2 - Residential Neighborhood

PB - Public Buildings

PR - Parks and Recreation

CN - Conservation

C-1 - Neighborhood Activity Center

C-2 - Mixed Use Corridor

C-3 - Commercial

I-2 - Heavy Industrial

LA\_City\_Boundary2024

World Imagery

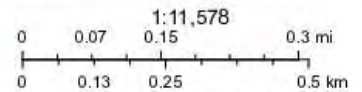
Low Resolution 15m Imagery

High Resolution 60m Imagery

High Resolution 30m Imagery

Citations

2.4m Resolution Metadata



Eri Community Maps Contributors, FDEP, Eri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US



160 W Haines Blvd



- Municipal Boundaries
 ■ Parcels
 ■ PLSS Townships
 ■ RGB
- Lots
 ■ PLSS Sections
 ■ Red: Band\_1
- Blocks
 ■ PLSS Boundaries
 ■ Green: Band\_2
- Arrows
 ■ Blue: Band\_3

0 55 110 220 Feet

All maps are worksheets used for illustrative purposes only. They are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

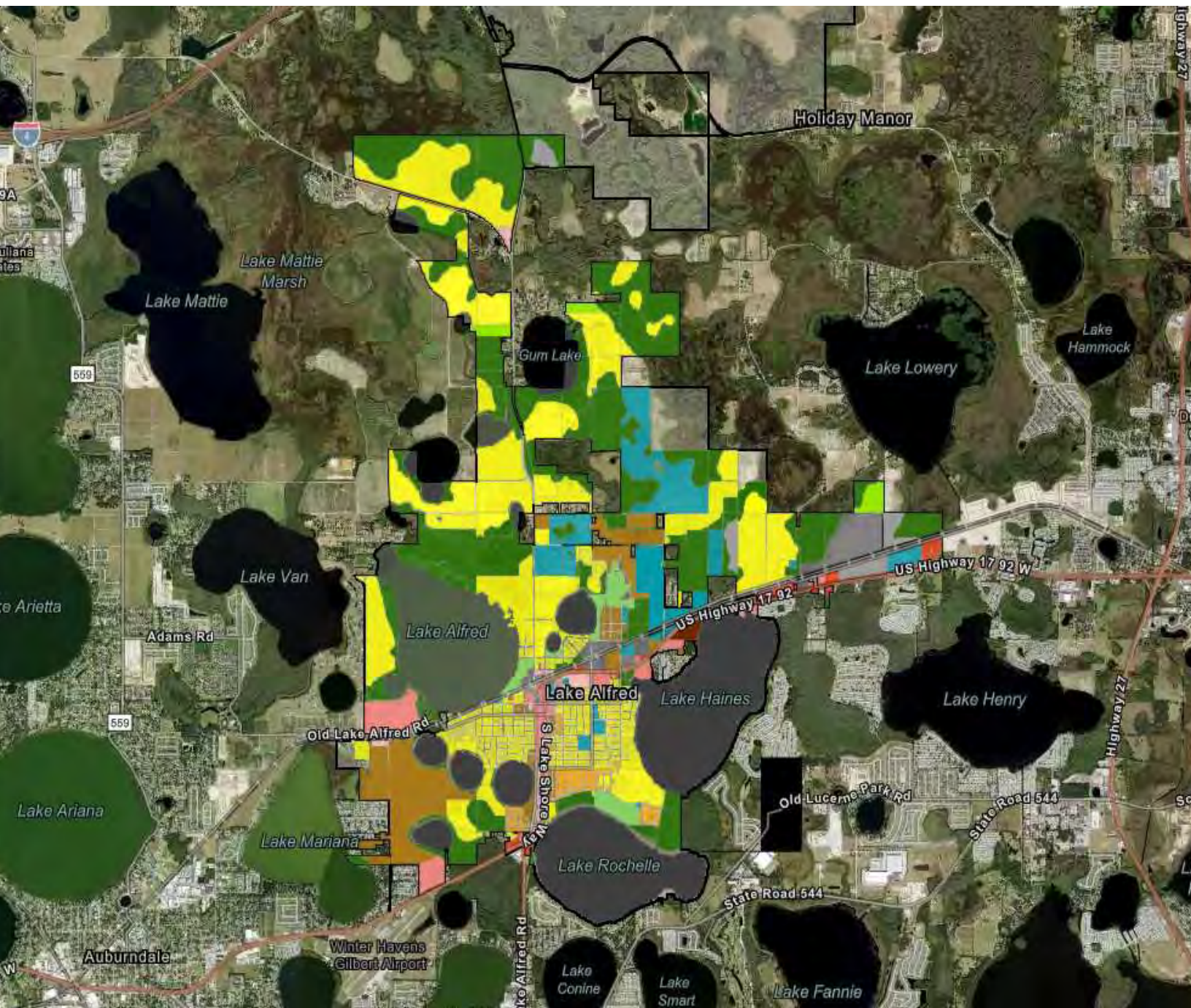


Polk County Property Appraiser  
Polk County, Florida  
January 11, 2025





## ZONING MAP



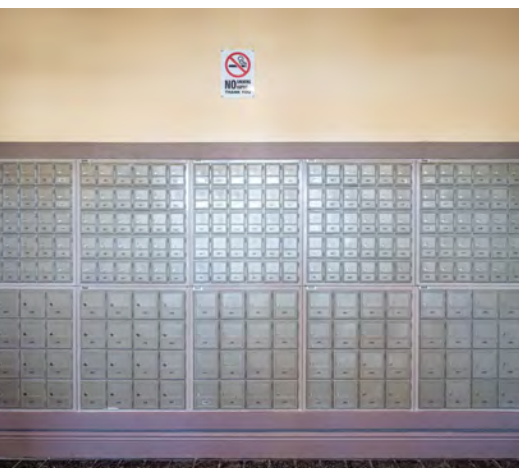
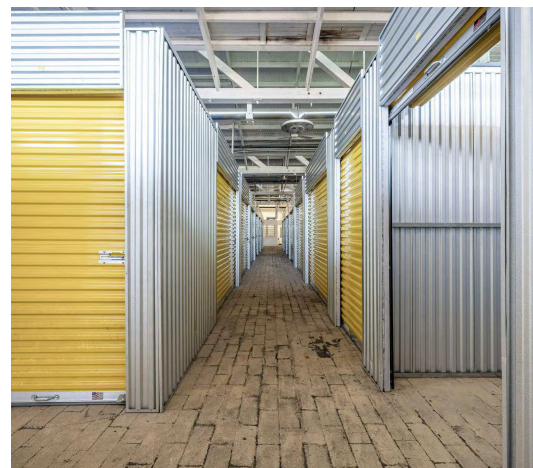
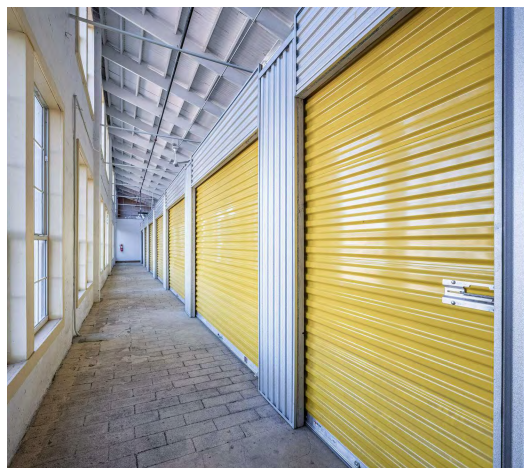
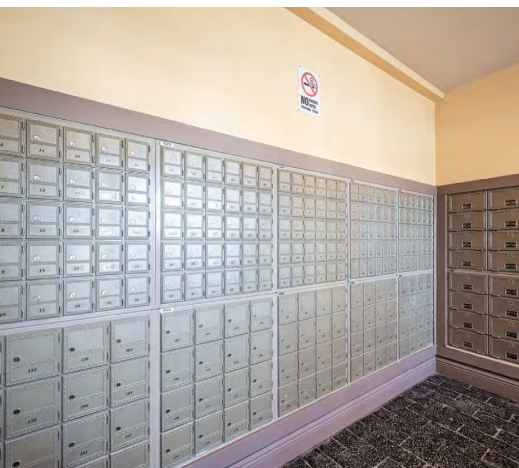


## MAIL BOXES & STORAGE UNITS





ADD'L. MAIL BOXES & STORAGE UNITS  
PHOTOS



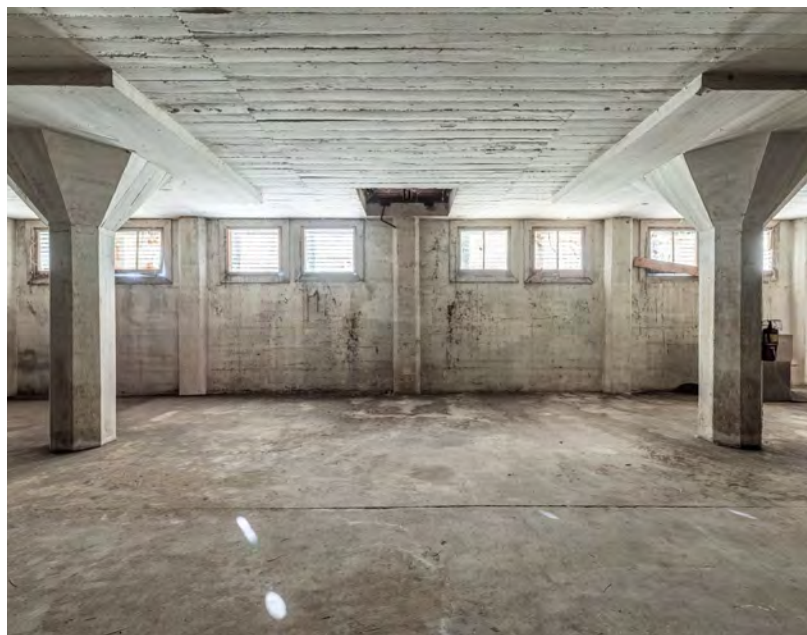


## APARTMENT 1 & 2/OFFICES PHOTOS





## MACHINE SHOP & BASEMENT PHOTOS





MISC. PHOTOS





## EXTERIOR PHOTOS





## AERIAL PHOTOS





## FRONT OF BUILDING PHOTOS







## POLK COUNTY FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





Section 4

# AGENT AND COMPANY INFO



## ADVISOR BIOGRAPHY



### TRISH LEISNER, CCIM

Senior Advisor

trish@saundersrealestate.com

Direct: 877.518.5263 x438 | Cell: 352.267.6216

FL #BK3185853

## PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at Saunders Real Estate.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined Saunders Real Estate to expand her commercial services offerings through the firm's marketing strategies and advisor team.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

#### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street Suite 410  
Orlando, FL 32801  
407.516.4300

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

#### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

