

Mulberry Flex Space

174 NW 9th Ave, Mulberry, FL 33860



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd gen seafood storage/distribution with cooler & equipment
- Seeking industrial, distribution, storage & office/retail users
- Located off 9th St with easy access to Hwy 60
- Close proximity to intersection of Hwy 60 & Hwy 37
- Hwy 60/Canal St +/- 20,000 AADT
- Hwy 37/Church Ave +/- 20,000 AADT
- High growth trade area

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.51 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,333	18,005	70,604
Total Population	17,540	49,348	189,736
Average HH Income	\$70,680	\$90,469	\$87,451

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,540	49,348	189,736
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,333	18,005	70,604
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$70,680	\$90,469	\$87,451
Average House Value	\$262,265	\$268,300	\$325,022

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