

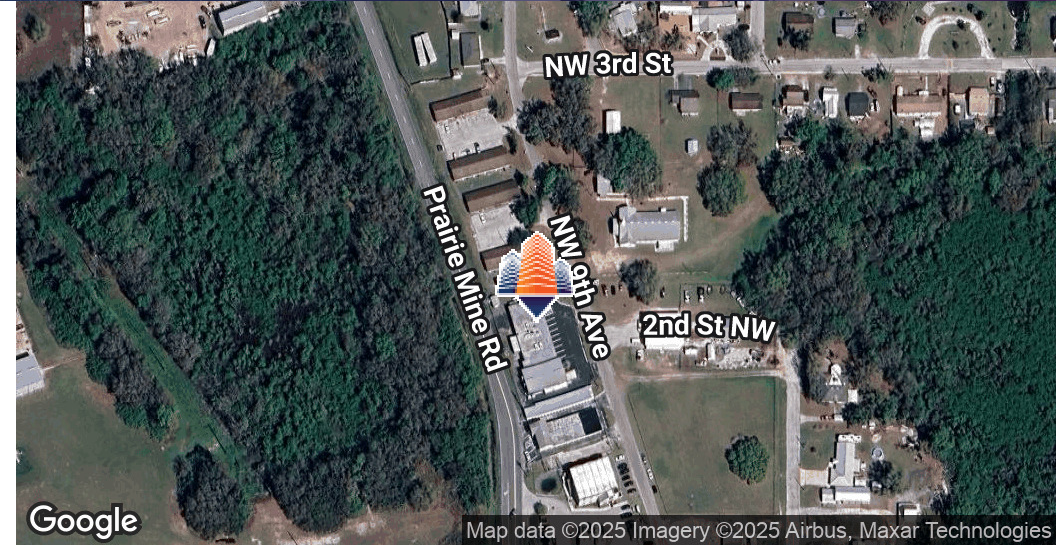
Net-Leased Corporate-Guaranteed Distribution Facility

174 NW 9th Ave, Mulberry, FL 33860



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 8,400 SF fully built-out distribution, storage center
- New 10-year NNN lease with Grow Healthy
- Site serves as Grow Healthy distribution Center who has currently 18 stores in Florida
- Roll-up doors for loading/unloading, fenced yard with multiple access points
- 3-phase power, commercial drainage, and food-grade finishes
- Located 5 minutes from SR-60 with easy access to I-4 and US-98
- Strong long-term lease in place with reliable cash flow with corporate guarantee

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Type:	NNN
Rent Commencement:	12/09/2025
Lease Expiration:	12/09/2035
Sale Price:	\$1,852,941.18
NOI:	\$126,000.00
Cap Rate:	6.8%

DEMOGRAPHICS	15 MILES	30 MILES	50 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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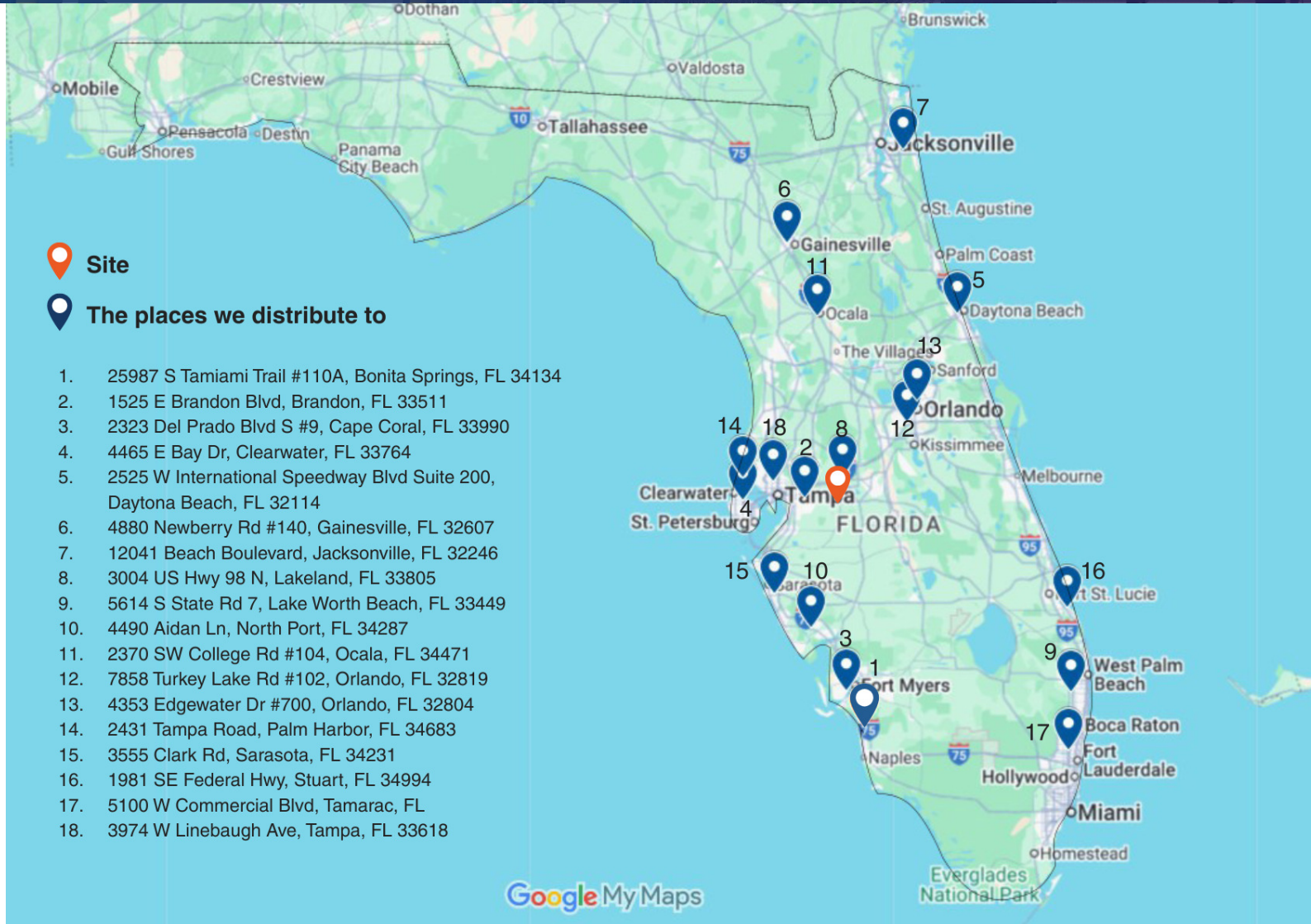
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PRODUCT DISTRIBUTION MAP



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DISTRIBUTION CENTER MAP



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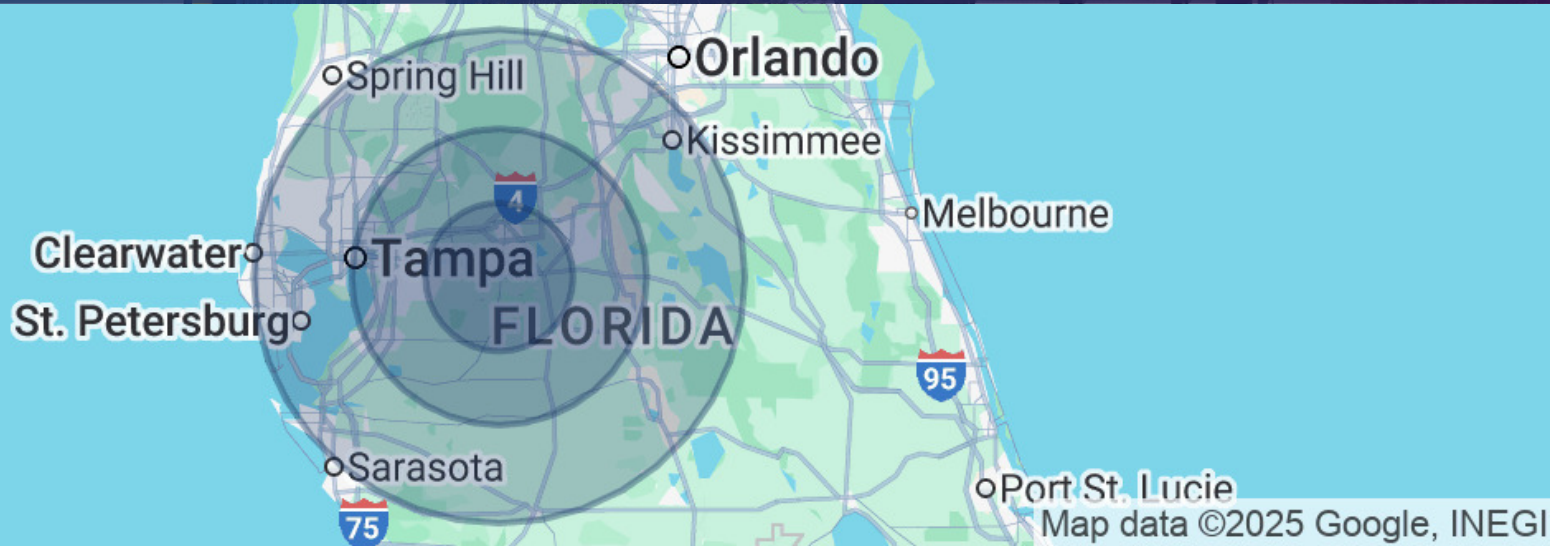
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DEMOGRAPHICS MAP & REPORT



POPULATION	15 MILES	30 MILES	50 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	15 MILES	30 MILES	50 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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