

26,517 ±  
Cars/Day

Church Ave N

37

# MULBERRY RETAIL / OFFICE OPPORTUNITY

1009 N Church Ave, Mulberry, FL 33860

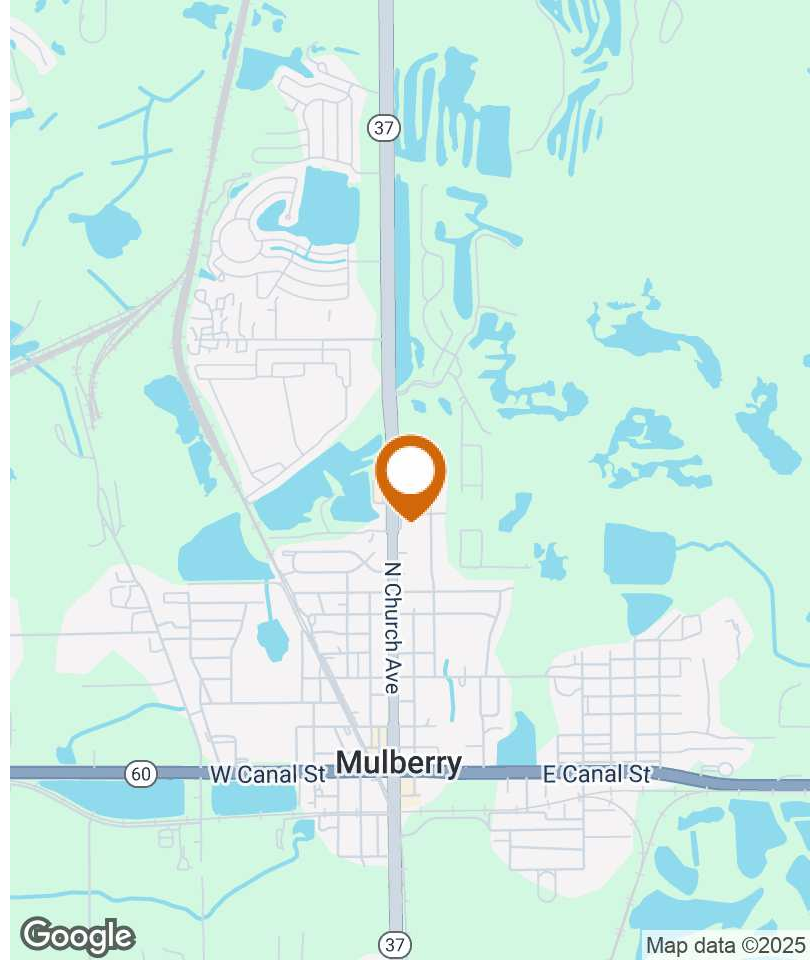
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,525,000</b>
<b>Building Size:</b>	9,855 SF
<b>Lot Size:</b>	0.92 Acres
<b>Price / SF:</b>	\$154.74
<b>Year Built:</b>	1988
<b>Zoning:</b>	C-2. City of Mulberry
<b>APN:</b>	23-30-01-000000-034050

## PROPERTY OVERVIEW

Currently operating as the Mulberry Pharmacy, this property has been a mainstay of the area for decades, and the business has built a rich legacy in the Mulberry Community. The pharmacy component of the building now takes up a small portion of the building, approx. 15%. (The owner is open to a lease back option for the Pharmacy portion of the building - approx. 1,200SF)

Zoned C-2, City of Mulberry, uses include retail, office, restaurant and many others. It could also act as a storage/warehouse facility, or call center. A multi-tenant arrangement would also easily work with a common entrance.

The building is a solid structure, and save for the 1,200 SF Pharmacy portion, is generally open. The vast majority of walls within the space are not floor to ceiling, leaving an available option to section off the space or open it up further.

Mulberry is a growing city just outside of Lakeland and close to Bartow, the County seat. Close to SR Highway 60, the location offers excellent access to a major roadways, including SR 60, that travels east and west throughout the state.



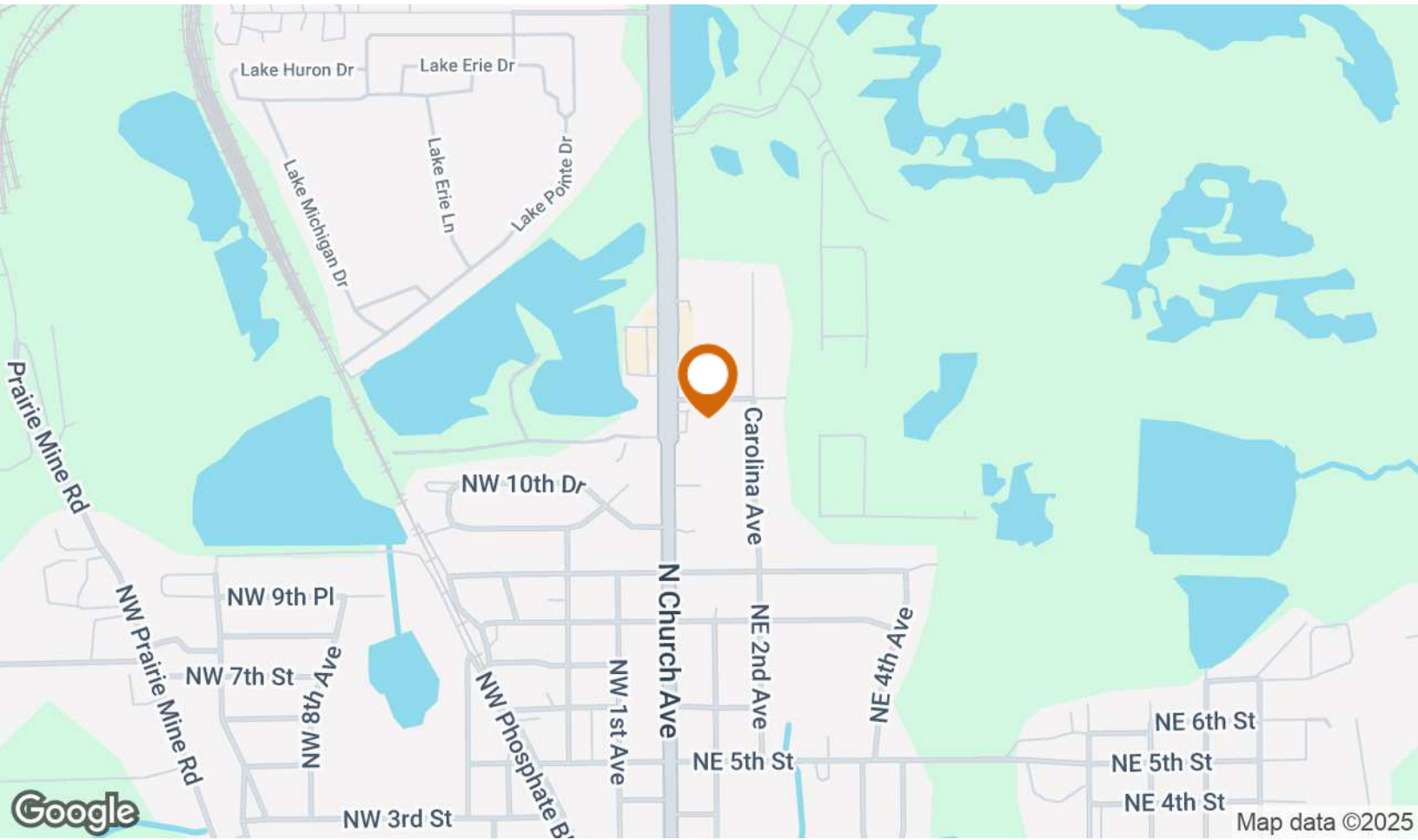
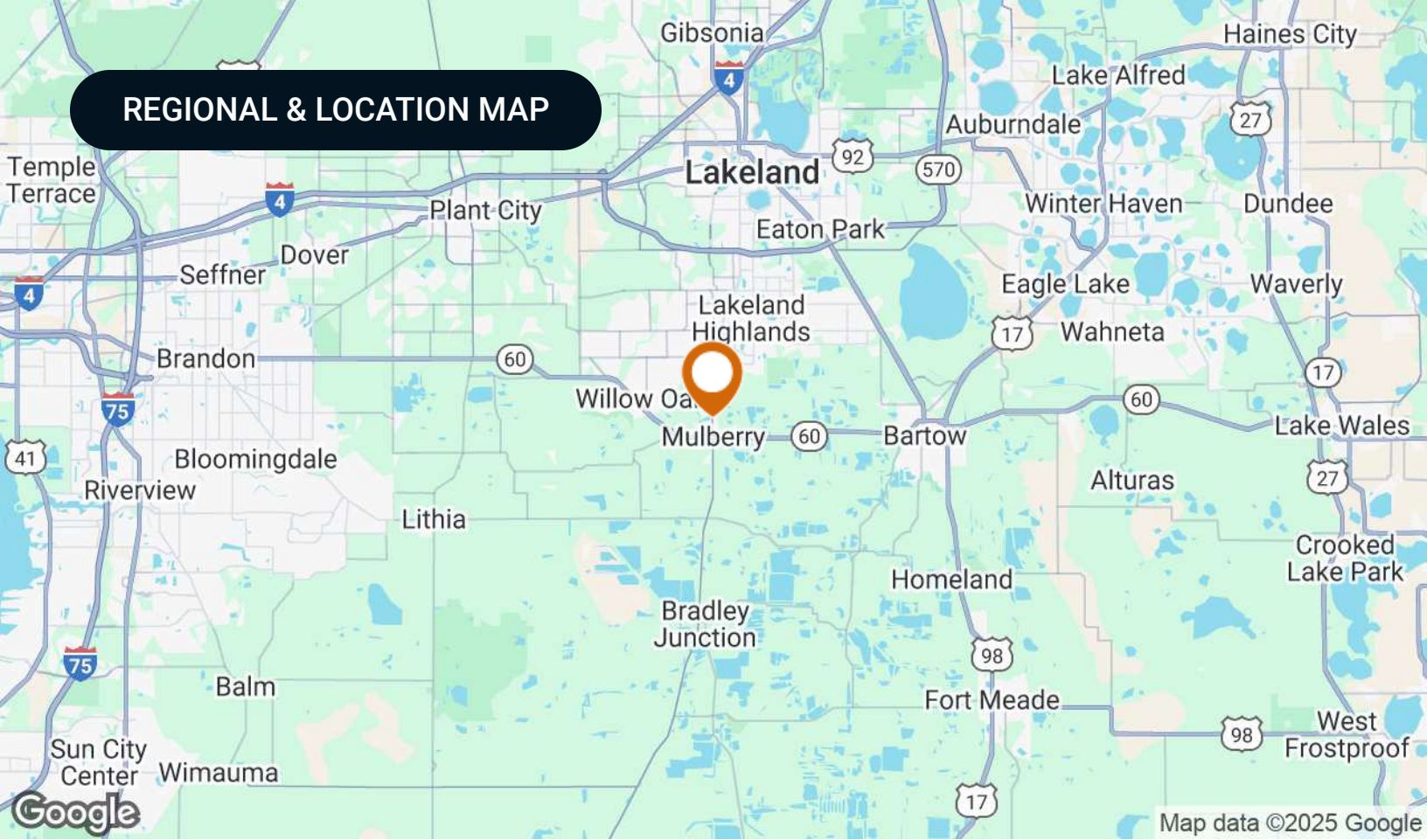


## PROPERTY HIGHLIGHTS

- 9,855 SF on nearly 1 acre on N Church Ave/SR 37 in Mulberry FLA. There are 32 parking spaces.
- Zoned C2, City of Mulberry. This classification allows for a multitude of uses, including the following: retail, office, restaurant, and many others.
- The building could also be split into a multi-tenant arrangement with a common entrance.
- Full left and right hand turns available to property with two curb cuts. The traffic count is 26,500 vehicles daily.
- Current owner would be amenable to the lease back of approx. 1,200 SF for their current operation. They would also move if preferred by a new owner.
- The main area has men's and women's large multi-stall bathrooms. There are additional bathrooms in the compounding pharmacy, and two more in the previous tenant space
- Main entrance comprises a traditional double entry, and two roll up doors, 6' x 8'.
- Large Generac generator conveys with the sale of the property. This unit is currently serviced monthly.
- City water and septic tank. 6 total A/C units.
- Metal roof and large double sided monument sign.
- Existing office cubicles can be included in the sale, if needed.
- Several power poles are located throughout the building.

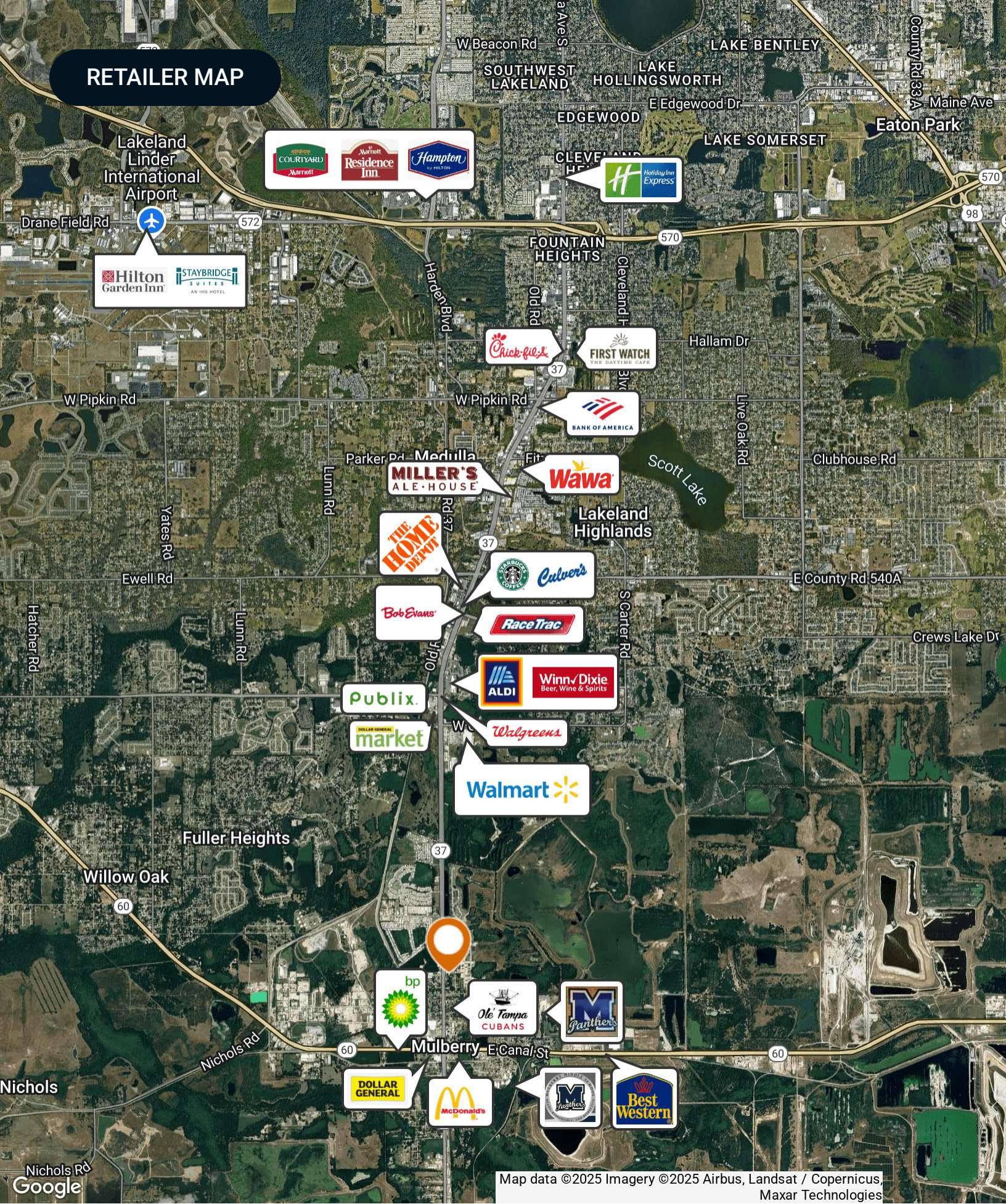


# REGIONAL & LOCATION MAP





# RETAILER MAP

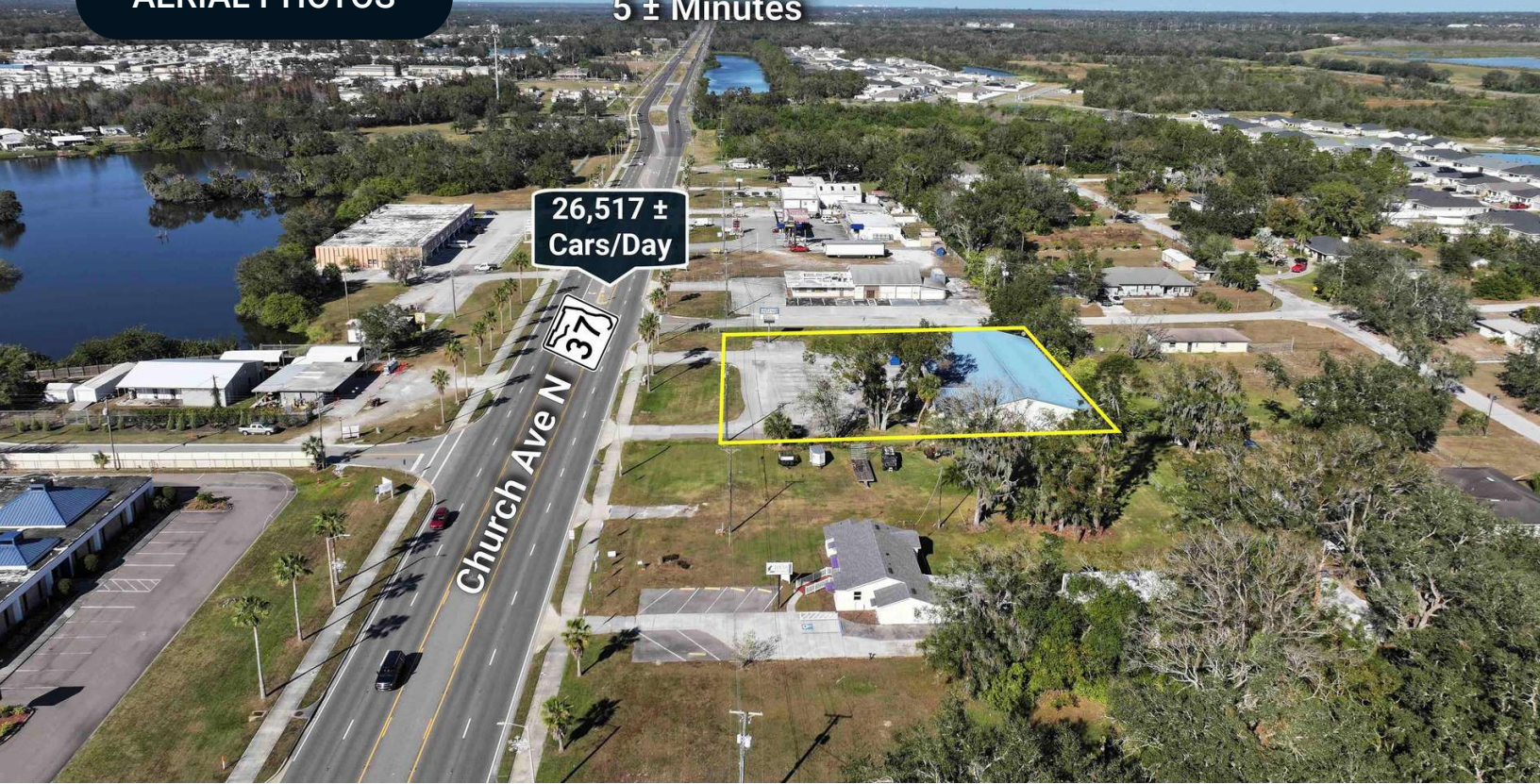


Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



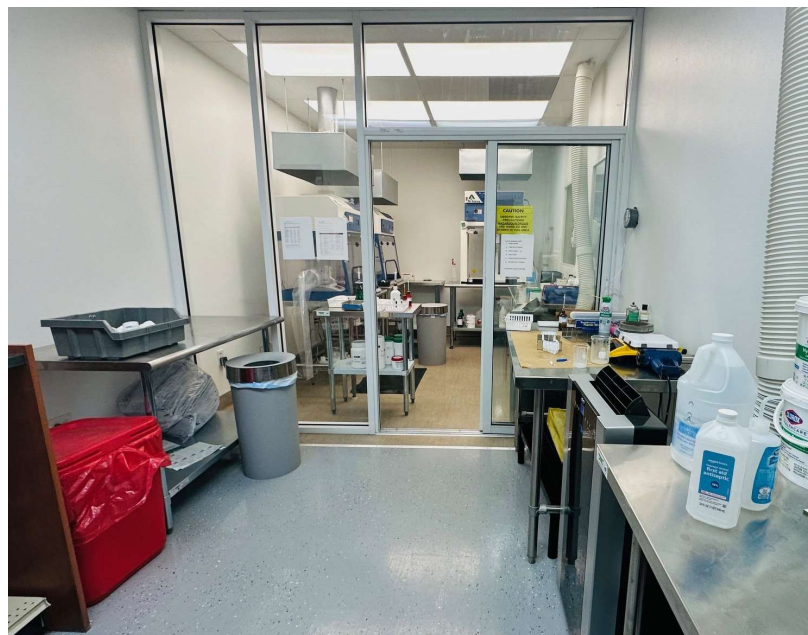
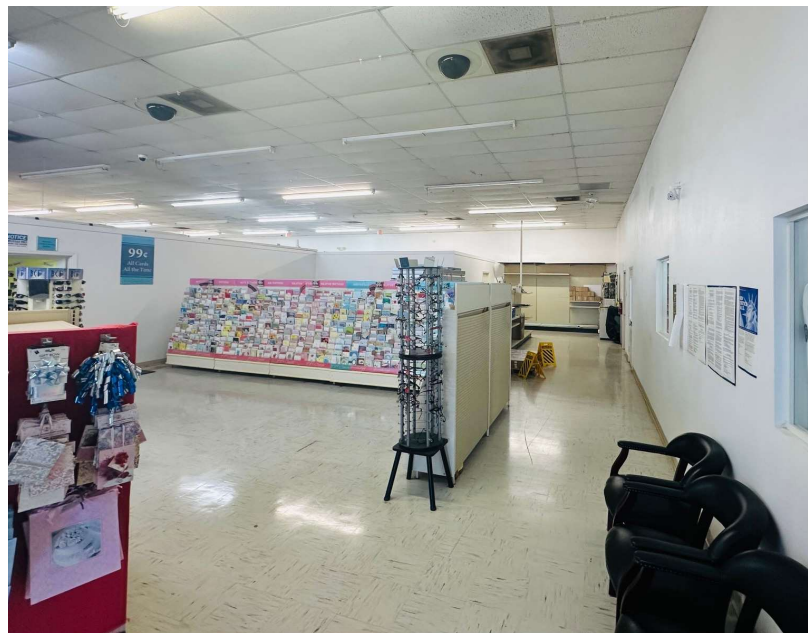
**AERIAL PHOTOS**

**Lakeland Highlands  
5 ± Minutes**





# INTERIOR PHOTOS



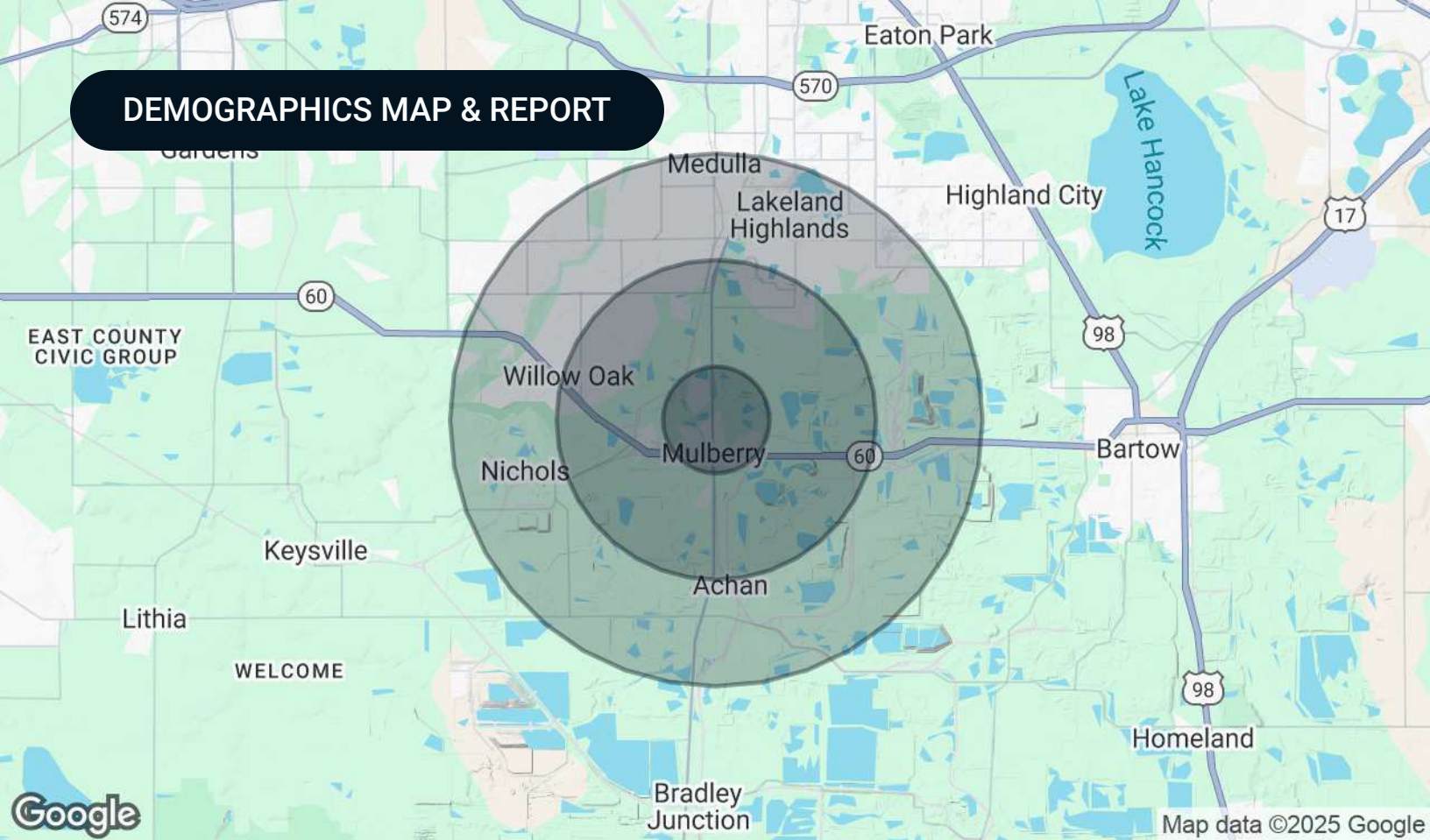


**INTERIOR PHOTOS**





# DEMOGRAPHICS MAP & REPORT



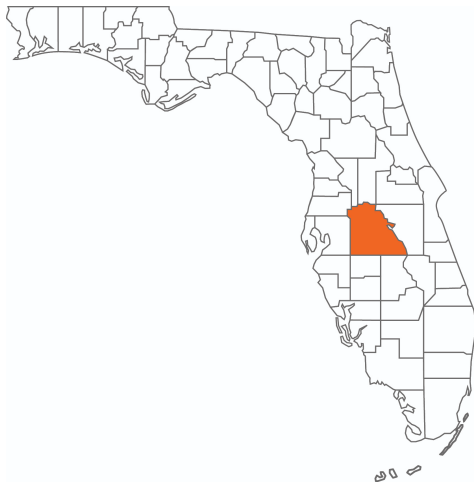
POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	3,677	23,405	65,862
<b>Average Age</b>	44	40	40
<b>Average Age (Male)</b>	43	39	39
<b>Average Age (Female)</b>	45	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,512	8,703	23,992
<b># of Persons per HH</b>	2.4	2.7	2.7
<b>Average HH Income</b>	\$69,306	\$91,488	\$103,951
<b>Average House Value</b>	\$241,712	\$299,392	\$339,794

Demographics data derived from AlphaMap





**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.



## ADVISOR BIOGRAPHY



### CRAIG MORBY

Senior Advisor

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### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at Saunders Real Estate.

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



## ADVISOR BIOGRAPHY



### ERIC AMMON, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

### MEMBERSHIPS

Certified Commercial Investment Member





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

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