

AUTOMOTIVE PROPERTY
FOR SALE

106 SHRINE CLUB ROAD, POMONA PARK , FL 32181
M.A. TIRES AND WAREHOUSE LLC

PREPARED FOR:

MA TIRES AND WAREHOUSE LLC

PRESENTED BY

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EXCLUSIVELY
MARKETED BY:



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PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,599,000
Lot Size:	5.19 Acres
Year Built:	2024
Building Size:	1,800
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 1,800 SF tire & automotive service facility
- Established automotive business with 18 years of operating history
- Built in 2024
- 5.19-acre commercial site
- C-1 zoning allowing multiple commercial uses
- Significant excess land for expansion or development
- Ideal for owner-users, contractors, fleet operators, or land investors
- Opportunity to operate immediately while developing the remaining acreage

PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

Located at 106 Shrine Club Rd in Pomona Park, this newly constructed 1,800 SF tire and automotive service facility sits on a 5.19-acre parcel, offering a compelling opportunity for owner-users, land investors, or developers seeking an income-producing asset with significant future upside.

Built in 2024, the property features a modern automotive service building currently operating as a tire and vehicle service shop. While the business recently relocated to this location, the owner has successfully operated the automotive business for approximately 18 years, providing an established customer base and operational history.

The existing building occupies only a small portion of the 5.19-acre site, leaving substantial excess land available for additional service bays, equipment storage, fleet parking, additional commercial structures, or phased development. This creates a unique “covered land play” where investors benefit from current income while maintaining long-term land value and development potential.

Zoned C-1, the property allows for a variety of commercial and agricultural-related uses, making it attractive to automotive users, contractors, service businesses, or investors looking to capitalize on future commercial growth in the area.

Situated in Pomona Park within Putnam County, the property provides accessibility to surrounding communities while offering one of the few commercially zoned parcels in the area with a new building and significant remaining land for expansion or redevelopment.

PROPERTY INFORMATION

LOCATION DESCRIPTION



LOCATION OVERVIEW

Discover the charming surroundings of Pomona Park, FL, and envision the potential for your retail investment. The area offers a picturesque setting, with lush green spaces and a laid-back atmosphere that draws both locals and visitors alike. Nearby, the stunning Lake Broward provides a serene backdrop, attracting outdoor enthusiasts and enhancing the area's allure. The property's proximity to major roadways ensures excellent accessibility and visibility for your retail venture. With its appealing location and community-oriented atmosphere, Pomona Park sets the stage for a thriving retail destination, offering a welcoming environment for businesses and customers alike.

SALE HIGHLIGHTS

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LOCATION INFORMATION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

PARCEL

FLOOR PLAN

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

DEMOGRAPHICS MAP & REPORT

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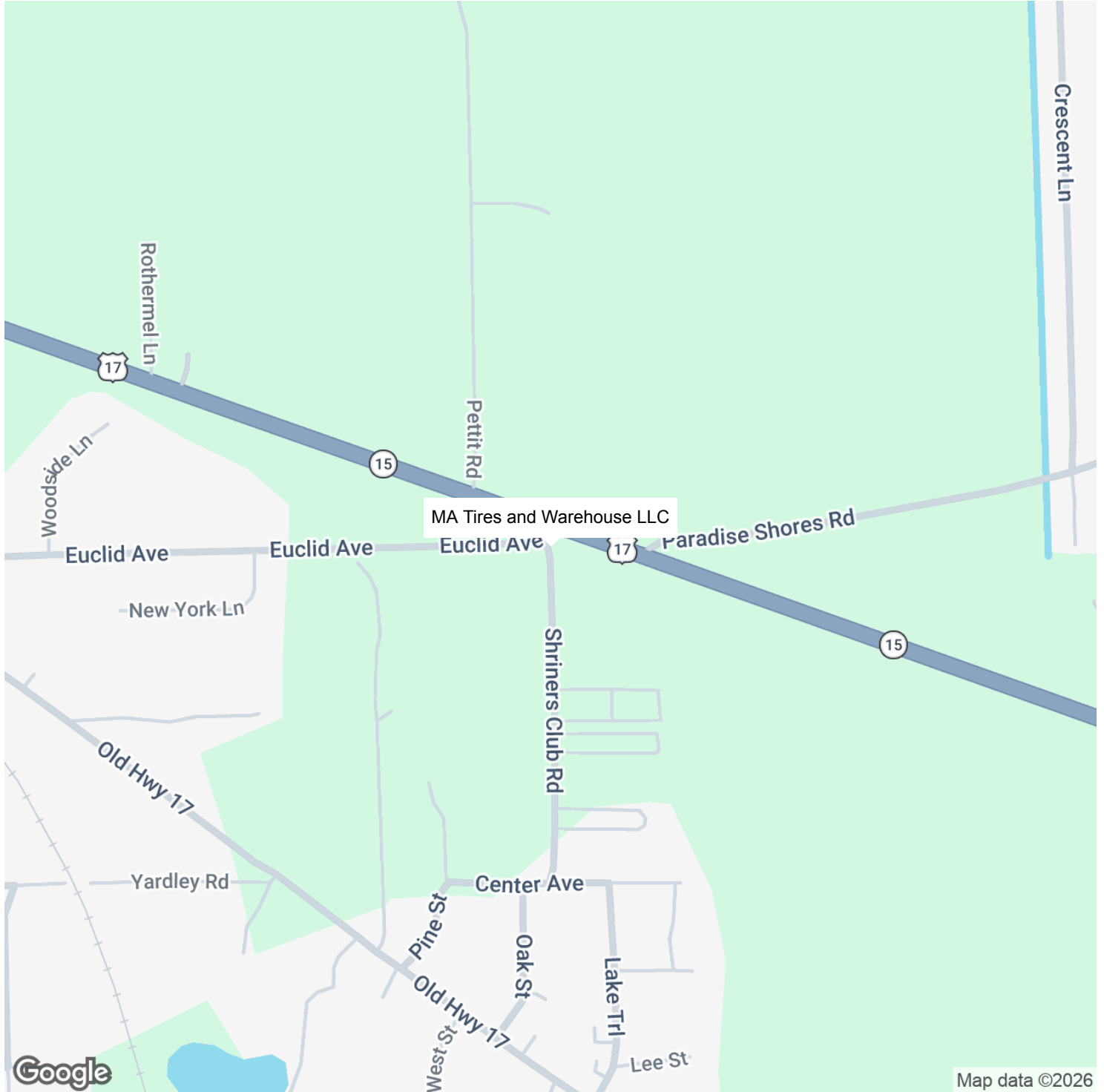
LOCATION INFORMATION

REGIONAL MAP



LOCATION INFORMATION

LOCATION MAP





LOCATION INFORMATION

AERIAL MAP

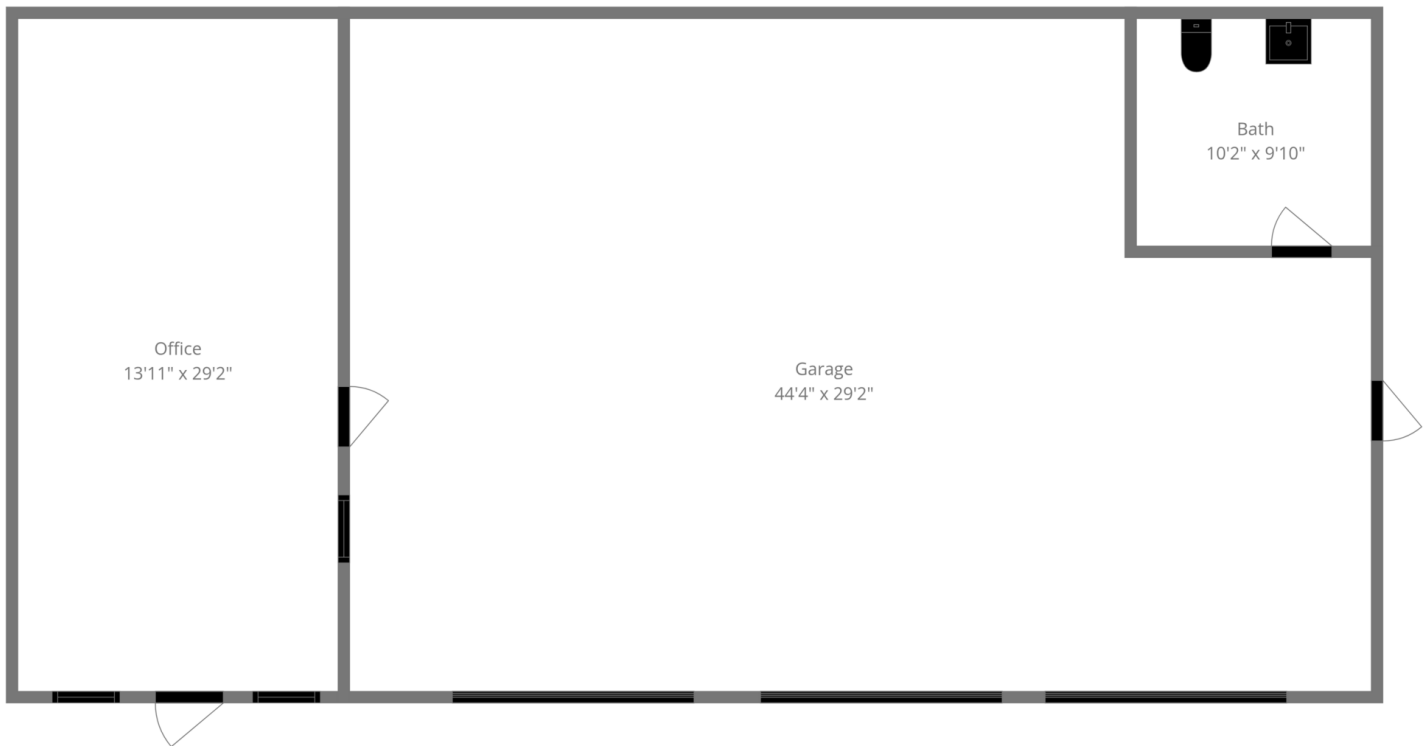


LOCATION INFORMATION

PARCEL



LOCATION INFORMATION
FLOOR PLAN



TOTAL: 506 sq. ft
1st floor: 506 sq. ft
EXCLUDED AREAS: GARAGE: 1184 sq. ft, WALLS: 114 sq. ft

Compliments Of Bob Buckmaster, Cdim - 904-392-5151



LOCATION INFORMATION

ADDITIONAL PHOTOS





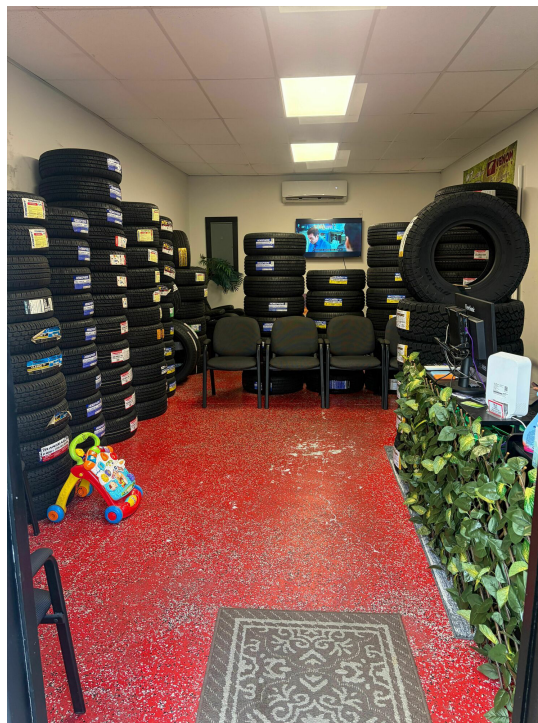
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



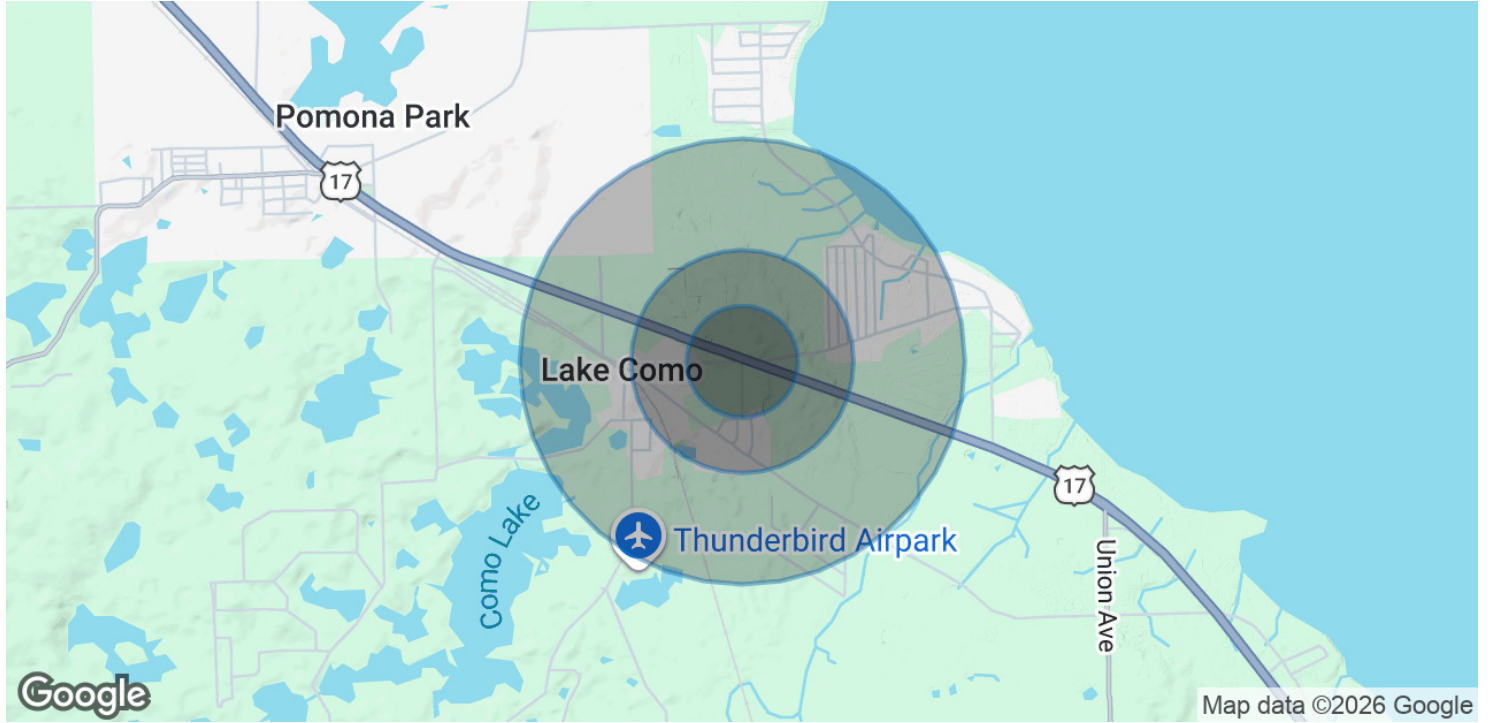
LOCATION INFORMATION

ADDITIONAL PHOTOS



LOCATION INFORMATION

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	53	193	643
Average Age	38.9	37.8	38.1
Average Age (Male)	50.1	48.1	47.3
Average Age (Female)	34.1	33.7	34.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	77	257
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$43,400	\$43,571	\$44,957
Average House Value	\$110,673	\$109,559	\$109,244

2023 American Community Survey (ACS)

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ADVISOR BIOS

ADVISOR BIO 1

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ADVISOR BIO 1

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