



COMMERCIAL SALES LOT

2220 CHURCH AVE. N
MULBERRY, FL 33860
3.26 ACRES

Rick Carroll
T. Mims Corp.
439 South Florida Avenue Suite 202
Lakeland, FL 33801
info@tmimscorp.com
863-683-9297



Property Description

A 3.26 acre parcel for lease with newly constructed 1350 sq ft. office building. With 141 ft of frontage along N. Church Ave. making it an excellent opportunity for contractors, building material suppliers, equipment sales or rental companies, and other businesses requiring a combination of office space and functional yard area. The office includes 5 individual offices, 1 central bath, a large reception area, and a utility/ snack room.

Price:	\$7,800/ Monthly
Property Type:	Commercial Sales Lot
Property Use:	Commercial
Sale Type:	Investment or Owner User
Total Size:	3.26 Acres
Zoning Description:	Commercial
APN/Parcel ID:	2329350000002260

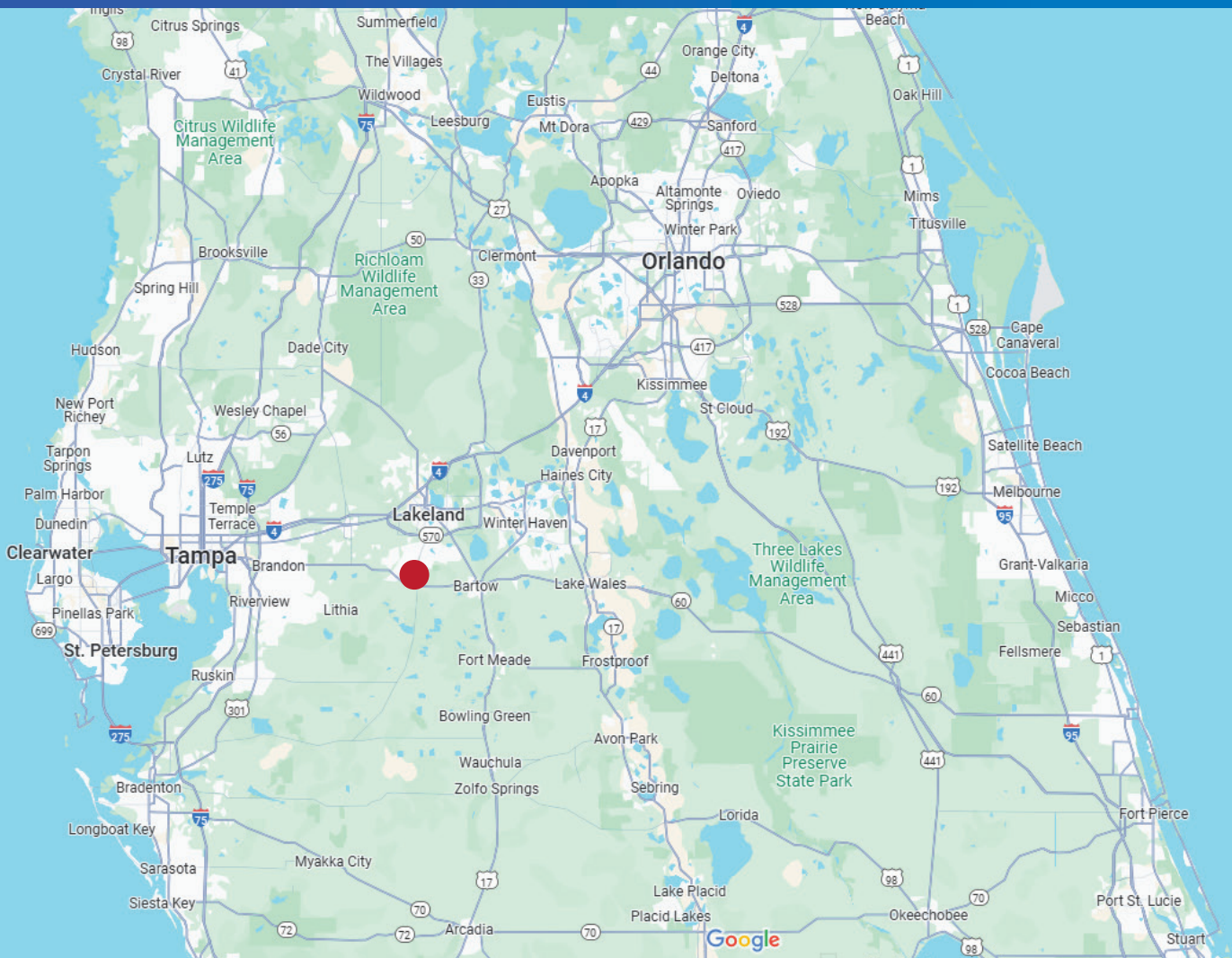
Sale Notes:

Commercial Sales Lot.
5 Year Triple Net Lease
Rental Rate: \$7,800.00/ Monthly

Multiple Uses:

Equipment Sales/ Rentals, Contractor Storage, Outdoor Sales, Display Operation, Automotive-Oriented Commercial, Building Material Sales, Home Improvement Sales, Contractor/ Trades Center, Contractor Storage.

Rick Carroll
T. Mims Corp.
439 South Florida Avenue Suite 202
Lakeland, FL 33801
info@tmimscorp.com
863-683-9297



**LOCATED IN CENTRAL FLORIDA
LESS THAN 50 MILES FROM ORLANDO
LESS THAN 40 MILES FROM TAMPA**

Rick Carroll
T. Mims Corp.
439 South Florida Avenue Suite 202
Lakeland, FL 33801
info@tmimscorp.com
863-683-9297



DEMOGRAPHIC METRIC	MULBERRY, FL	WITHIN 25 MILES	WITHIN 50 MILES	WITHIN 100 MILES
POPULATION	4,200	1,000,000	3,500,000	10,000,000
MEDIAN AGE	42.4	38.2	39.0	38.9
HOUSEHOLD INCOME	\$44,500	\$55,000	\$58,000	\$61,000
MEDIAN HOME VALUE	\$150,000	\$230,000	\$250,000	\$275,000

POLK COUNTY ECONOMIC DEVELOPMENT INCENTIVES

POLK COUNTY JOB GROWTH INCENTIVE FUND (JGIF):

A financial incentive offered by Polk County to businesses that create jobs in targeted industries (such as manufacturing, logistics, and technology). Businesses that meet certain criteria can apply for cash incentives based on the number of jobs created and the quality of the employment opportunities.

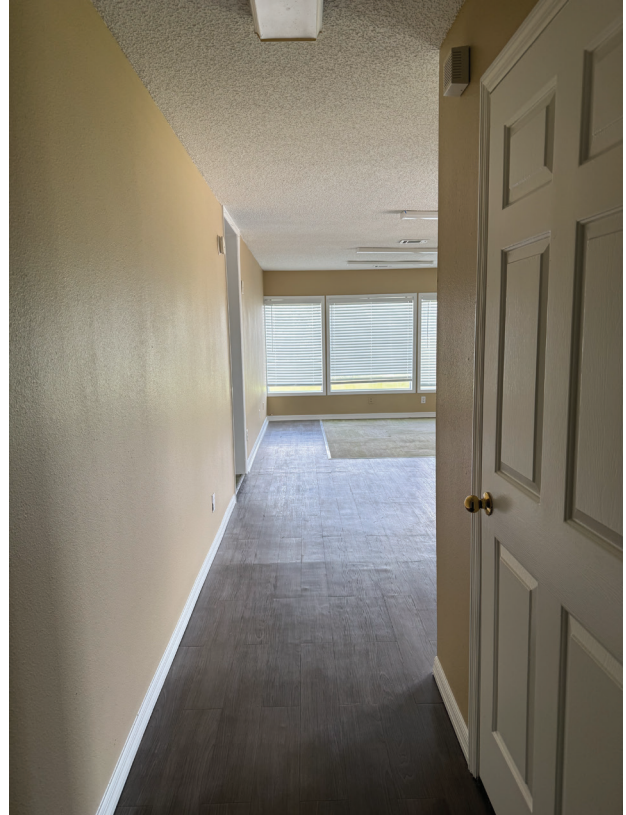
POLK COUNTY INFRASTRUCTURE ASSISTANCE:

New industrial businesses can potentially receive assistance with infrastructure improvements (such as utilities, roads, and transportation connections) if their development is located in a designated Enterprise Zone or targeted development area.

POLK COUNTY TAX ABATEMENT:

Eligible businesses may be able to receive property tax abatements if they create a significant number of jobs and/or invest in new facilities. This can significantly reduce upfront costs for building and expanding industrial operations.

Rick Carroll
T. Mims Corp.
439 South Florida Avenue Suite 202
Lakeland, FL 33801
info@tmimscorp.com
863-683-9297



Rick Carroll
T. Mims Corp.
439 South Florida Avenue Suite 202
Lakeland, FL 33801
info@tmimscorp.com
863-683-9297