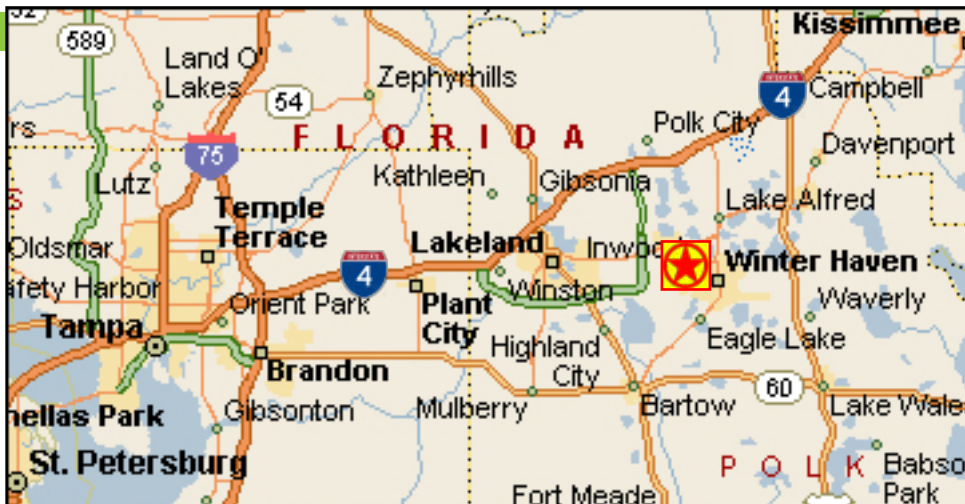




**hauger
bunch**
REALTOR®

***Multi Purpose Warehouse/Exhibition Space
44,160 SF including 12,400 SF Offices
Situated on 6.5 Acres
Winter Haven, Florida***

***MOTIVATED
SELLER***



www.Hauger-Bunch.com

Lisa L. Parks, AICP
415 South Kentucky Avenue
Lakeland, FL 33801
Lisa@hauger-bunch.com

863.682.6147



**hauger
bunch**
REALTOR®

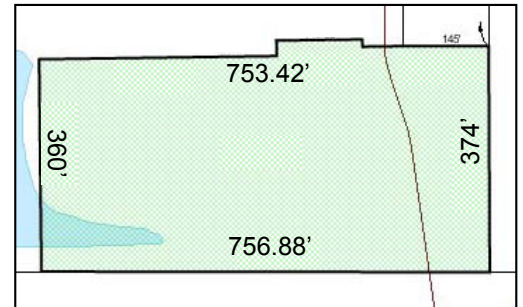
Warehouse/Exhibition Space w/Offices

Property Information

Identification: Florida Citrus, LLC,
Location: 70 Florida Citrus Blvd.
 Winter Haven, FL 33880
Parcel ID: 25-28-23-000000-043010
Lot Size: 6.5 Acres; approximately 757' x 374'



- Building:**
- ◆ 44,100 SF Total
 - ±80% Warehouse/Exhibition Space;
 - ±20% Conference Room/Office/Kitchen
 - ◆ Ceiling Height
 - 26' at center
 - 22' at eaves
 - 17' at HVAC ducting
 - ◆ Column Spacing: 30'
 - ◆ HVAC Units: 7.5 ton and 5 ton
 - ◆ Overhead Door: 12' x 16'
 - ◆ Fully Fenced with Security Gate/Roll Door
 - ◆ Sprinklered
 - ◆ TECO Electric: 600 amp; 3 phase; 1200 volts.
 - ◆ Water & Sewer: City of Auburndale



Taxes: \$14,188.09 (2009); \$10,801.64 (2010 Proposed)

Zoning: BPC-2 (Polk County Business Park Center 2)

- Access:**
- ◆ East Main Street (CR 542)
 - ◆ Recker Highway (CR 665) to Polk Parkway

Comments: Steel construction with steel roofs. Industrial/warehouse design with high ceilings. Building is **fully insulated**, both walls and ceiling, sprinklered, and has ducting in place to support being fully conditioned (some compressors would need to be replaced). Conference room and offices. Designed to accommodate a commercial kitchen.

Area: Located on Florida Citrus Boulevard, south of CR 542, and west of Recker Highway. The property is immediately adjacent to the **200 acre Polk County recreational facilities, Simmers-Young Park**, and adjacent to a race track/speedway. Other uses in the immediate area are of a warehouse/light industrial nature.

Asking Price: **\$1,700,000 - SELLER MOTIVATED**

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



**hauger
bunch**
REALTOR®

Warehouse/Exhibition Space w/Offices

Photographs



Main Warehouse/Exhibition Hall
(Mini-Storage Temporary Use)



Large Conference/Banquet Room



Entrance-Exhibition Hall



South View



Office/Meeting Space



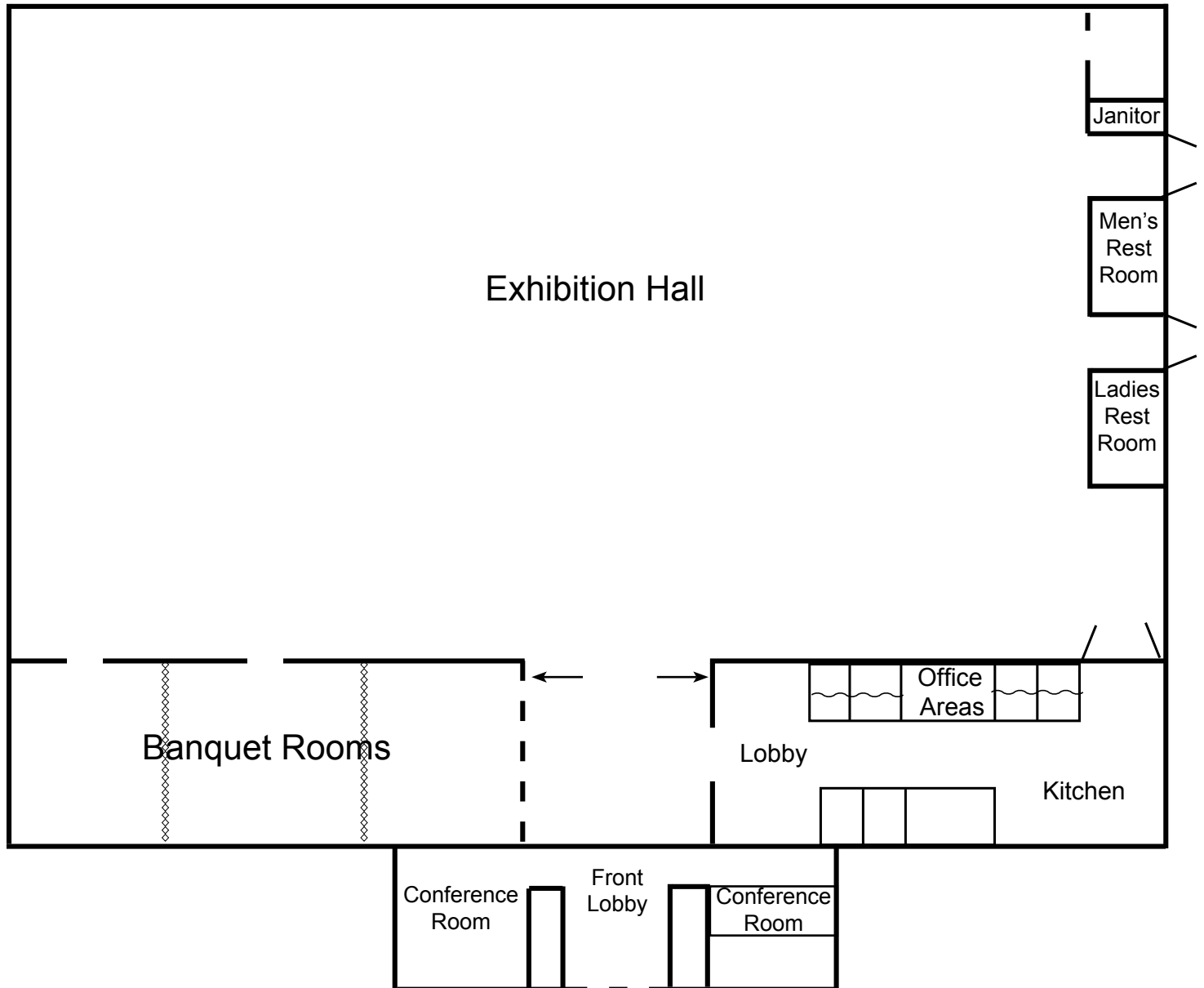
Simmers-Young Park
Ball Fields



hauger
bunch
REALTOR®

Warehouse/Exhibition Space w/Offices

Floor Plan

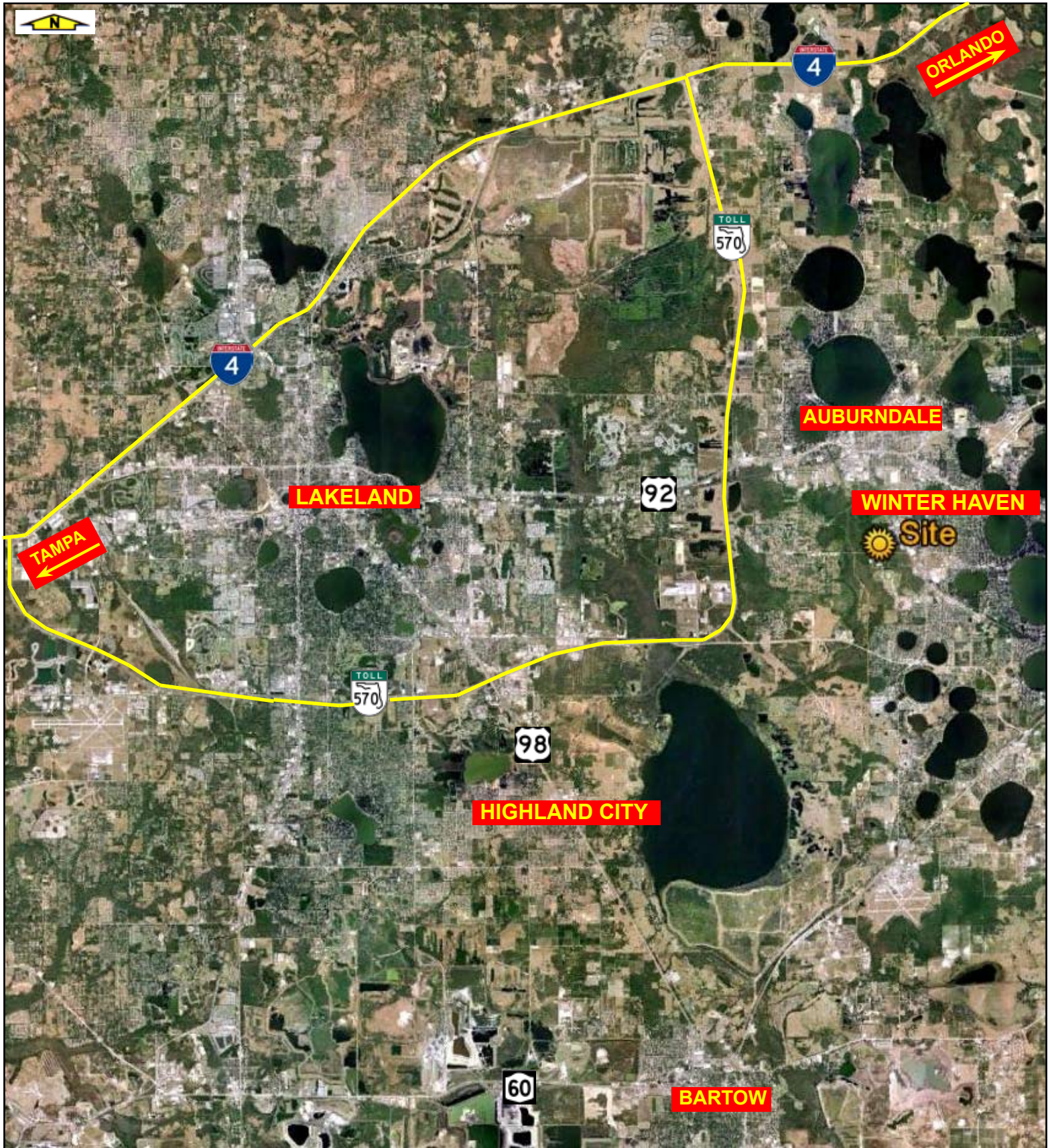




hauger
bunch
REALTOR®

Warehouse/Exhibition Space w/Offices

Distance Aerial

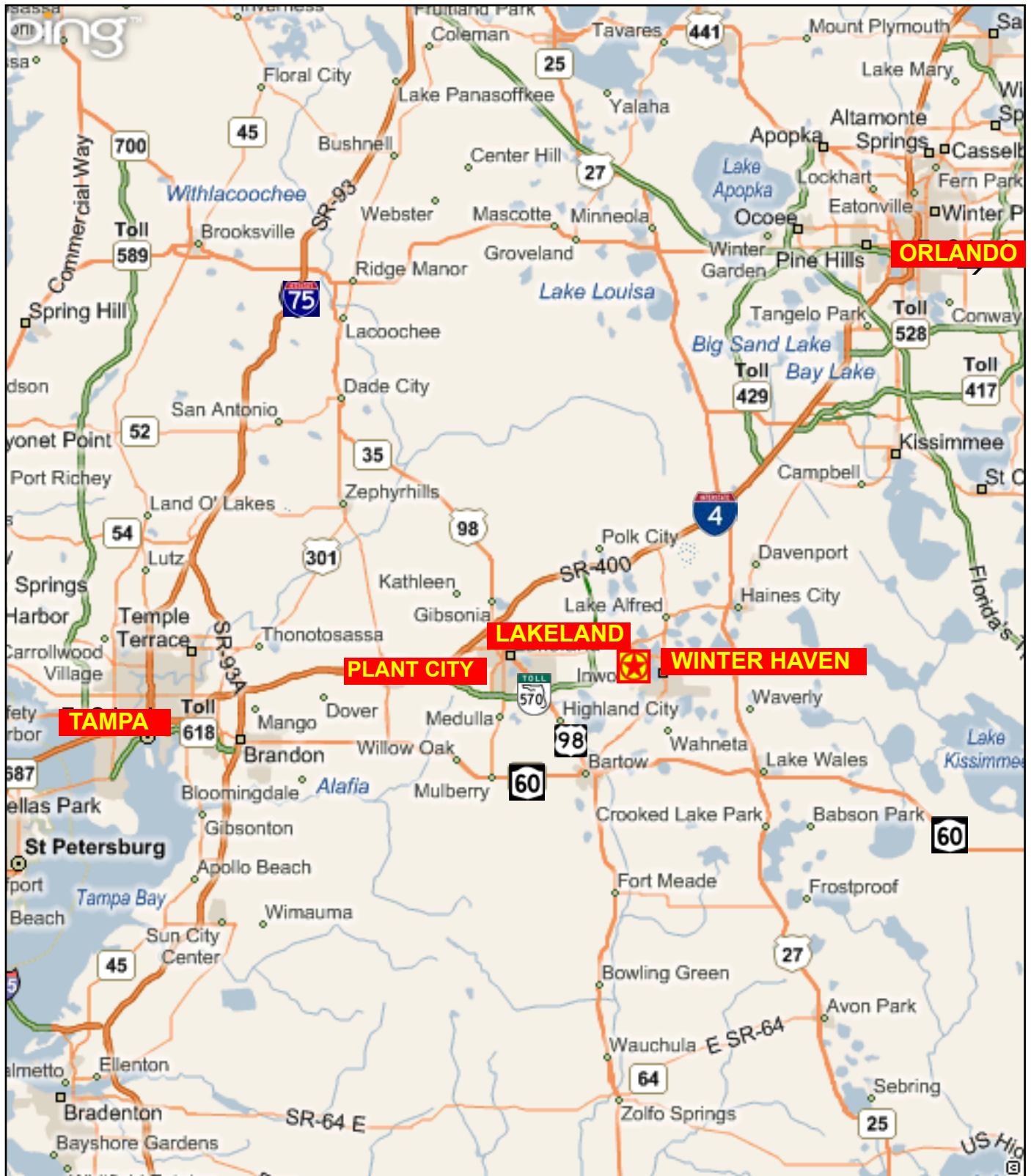




hauger
bunch
REALTOR®

Warehouse/Exhibition Space w/Offices

Tampa to Orlando I-4 Corridor Map





Warehouse/Exhibition Space w/Offices

Demographics-Executive Summary

| | 10 miles radius | 20 miles radius | 30 miles radius |
|-------------------------------|-----------------|-----------------|-----------------|
| 2010 Population | | | |
| Total Population | 185,254 | 556,990 | 940,207 |
| Male Population | 48.5% | 48.8% | 49.2% |
| Female Population | 51.5% | 51.2% | 50.8% |
| Median Age | 42.7 | 41.2 | 39.0 |
| 2010 Income | | | |
| Median HH Income | \$42,243 | \$44,691 | \$45,897 |
| Per Capita Income | \$21,162 | \$21,881 | \$21,636 |
| Average HH Income | \$53,064 | \$55,552 | \$56,564 |
| 2010 Households | | | |
| Total Households | 73,005 | 216,170 | 354,751 |
| Average Household Size | 2.51 | 2.53 | 2.60 |
| 2010 Housing | | | |
| Owner Occupied Housing Units | 56.8% | 57.9% | 55.3% |
| Renter Occupied Housing Units | 22.7% | 21.5% | 23.4% |
| Vacant Housing Units | 20.5% | 20.6% | 21.3% |
| Population | | | |
| 1990 Population | 140,716 | 364,997 | 551,810 |
| 2000 Population | 159,006 | 436,830 | 708,296 |
| 2010 Population | 185,254 | 556,990 | 940,207 |
| 2015 Population | 194,161 | 598,171 | 1,020,294 |
| 1990-2000 Annual Rate | 1.23% | 1.81% | 2.53% |
| 2000-2010 Annual Rate | 1.5% | 2.4% | 2.8% |
| 2010-2015 Annual Rate | 0.94% | 1.44% | 1.65% |

In the identified market area, the current year population is 940,207. In 2000, the Census count in the market area was 708,296. The rate of change since 2000 was 2.8 percent annually. The five-year projection for the population in the market area is 1,020,294, representing a change of 1.65 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

| | | | |
|-----------------------|--------|---------|---------|
| Households | | | |
| 1990 Households | 55,248 | 141,614 | 208,887 |
| 2000 Households | 62,382 | 169,916 | 267,255 |
| 2010 Households | 73,005 | 216,170 | 354,751 |
| 2015 Households | 76,653 | 232,101 | 385,128 |
| 1990-2000 Annual Rate | 1.22% | 1.84% | 2.49% |
| 2000-2010 Annual Rate | 1.55% | 2.38% | 2.8% |
| 2010-2015 Annual Rate | 0.98% | 1.43% | 1.66% |

The household count in this market area has changed from 267,255 in 2000 to 354,751 in the current year, a change of 2.8 percent annually. The five-year projection of households is 385,128, a change of 1.66 percent annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2000. The number of families in the current year is 249,223 in the market area.

Housing

Currently, 55.3 percent of the 450,783 housing units in the market area are owner occupied; 23.4 percent, renter occupied; and 21.3 percent are vacant. In 2000, there were 319,916 housing units - 59.5 percent owner occupied, 24.0 percent renter occupied and 16.5 percent vacant. The rate of change in housing units since 2000 is 3.4 percent. Median home value in the market area is \$110,502, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.65 percent annually to \$132,218. From 2000 to the current year, median home value changed by 3.81 percent annually.



Warehouse/Exhibition Space w/Offices

Demographics-Executive Summary

| | 10 miles radius | 20 miles radius | 30 miles radius |
|---------------------------------|-----------------|-----------------|-----------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$24,316 | \$25,195 | \$25,628 |
| 2000 Median HH Income | \$33,518 | \$35,932 | \$36,706 |
| 2010 Median HH Income | \$42,243 | \$44,691 | \$45,897 |
| 2015 Median HH Income | \$49,855 | \$51,536 | \$52,535 |
| 1990-2000 Annual Rate | 3.26% | 3.61% | 3.66% |
| 2000-2010 Annual Rate | 2.28% | 2.15% | 2.2% |
| 2010-2015 Annual Rate | 3.37% | 2.89% | 2.74% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$12,408 | \$12,563 | \$12,335 |
| 2000 Per Capita Income | \$17,638 | \$18,428 | \$18,133 |
| 2010 Per Capita Income | \$21,162 | \$21,881 | \$21,636 |
| 2015 Per Capita Income | \$23,356 | \$23,913 | \$23,675 |
| 1990-2000 Annual Rate | 3.58% | 3.91% | 3.93% |
| 2000-2010 Annual Rate | 1.79% | 1.69% | 1.74% |
| 2010-2015 Annual Rate | 1.99% | 1.79% | 1.82% |
| Average Household Income | | | |
| 1990 Average Household Income | \$31,302 | \$32,038 | \$32,090 |
| 2000 Average Household Income | \$44,054 | \$46,615 | \$47,328 |
| 2010 Average HH Income | \$53,064 | \$55,552 | \$56,564 |
| 2015 Average HH Income | \$58,479 | \$60,754 | \$61,906 |
| 1990-2000 Annual Rate | 3.48% | 3.82% | 3.96% |
| 2000-2010 Annual Rate | 1.83% | 1.73% | 1.75% |
| 2010-2015 Annual Rate | 1.96% | 1.81% | 1.82% |

Households by Income

Current median household income is \$45,897 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,535 in five years. In 2000, median household income was \$36,706, compared to \$25,628 in 1990.

Current average household income is \$56,564 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$61,906 in five years. In 2000, average household income was \$47,328, compared to \$32,090 in 1990.

Current per capita income is \$21,636 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$23,675 in five years. In 2000, the per capita income was \$18,133, compared to \$12,335 in 1990.

Population by Employment

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 89.2 percent of the civilian labor force, and unemployment will be 10.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 59.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 21.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.1 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 25.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

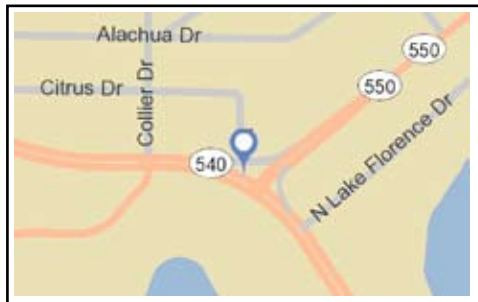
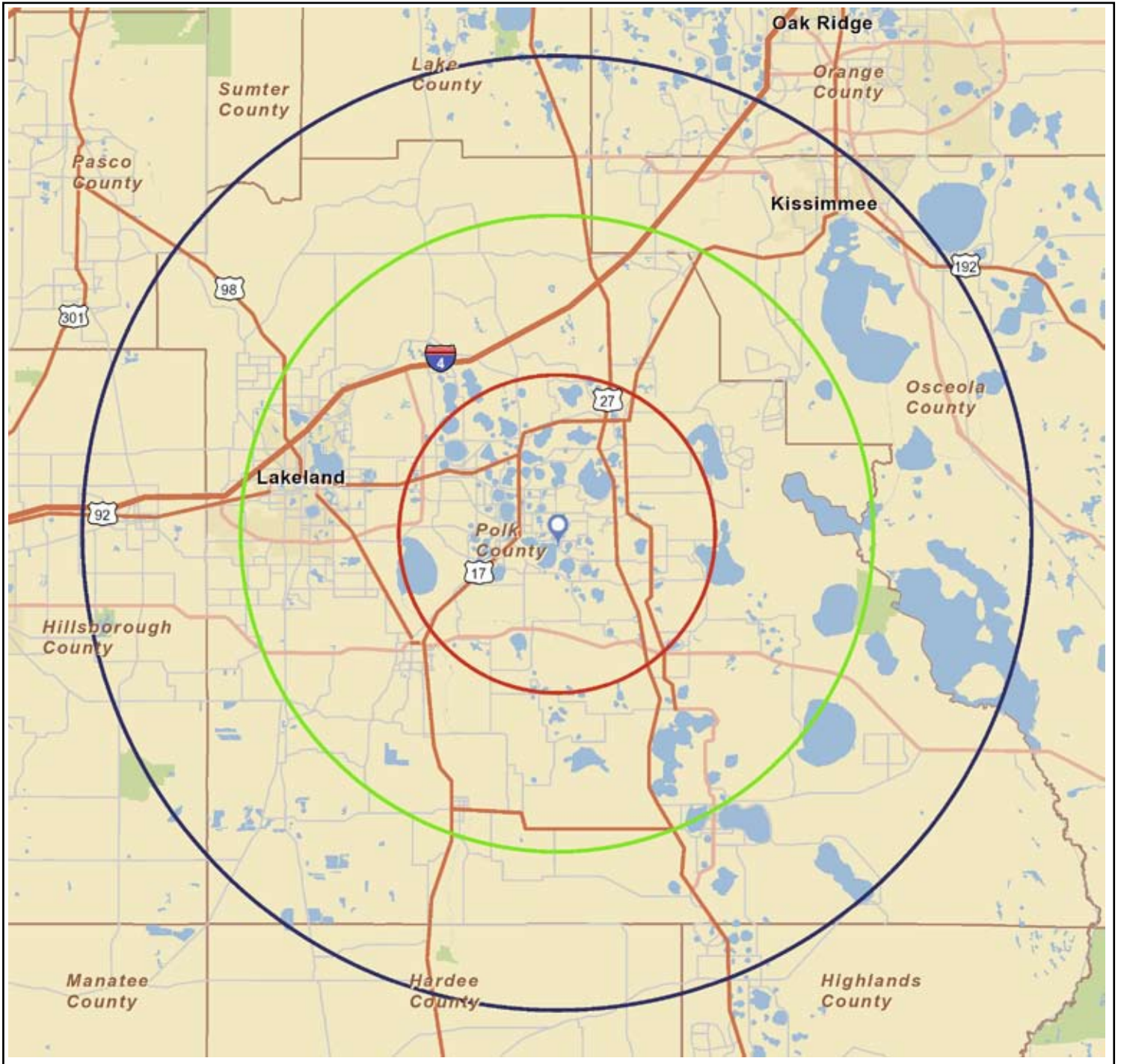
- 17.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.9 percent were high school graduates only (29.6 percent in the U.S.)
- 8.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



**hauger
bunch**
REALTOR®

Warehouse/Exhibition Space w/Offices

Demographics-Site Map



**hauger
bunch**
REALTOR®

