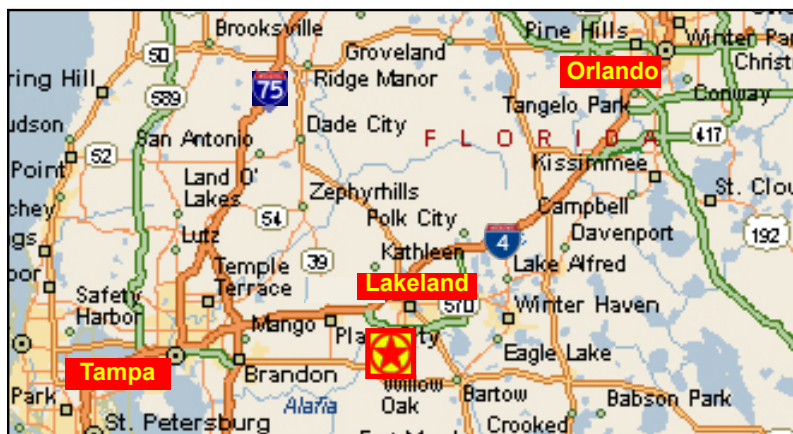




Bonnie Mine Rd Office
8,000 SF Masonry Bldg
Mulberry, Central Florida



www.Hauger-Bunch.com



David F. Bunch, SIOR

415 South Kentucky Avenue
Lakeland, FL 33801
David@hauger-bunch.com

863.682.6147



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Bonnie Mine Rd Office Bldg

Property Overview

| | |
|------------------------|--|
| Identification: | Bonnie Mine Rd Office Building |
| Location: | 2501 Bonnie Mine Road, Mulberry, FL |
| Type: | Office |
| Building Size: | 8,000 SF (1976 with later addition) |
| Construction: | One Story Masonry Building |
| Features: | Conference Room, Work Area, Restrooms & Storage; Nicely furnisahd in very good condition |
| Land Size: | 2 - 5 Acres |
| Utilities: | TECO Electric Service Natural Gas-Florida Public Utilities (Formerly Central Florida Gas) Local and Transmission Lines Water: Private wells offsite / Sewer: Septic tank (Note: City of Mulberry nearest water and sewer provider within 1 to 1.5 miles. Capactiy to serve if extended by owner-verify) |
| Land Use: | Currently PM Phosphate Mining/Pending Polk Co. Industrial (Final December 2011) |
| Access: | 2 lane County Road. Approx 2 miles south of 4 lane cross state SR 60 |
| Soils: | All uplands |
| Comments: | Central in the Florida market. Very nice and functional Class B Office building. Adjacent 15,200 SF warehouse available. Convenient to cross state SR 60. Suited for engineering firm, government offices, etc. |
| Price: | \$800,000 |



Bonnie Mine Rd Office Bldg

Floor Plan





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Property Aerial

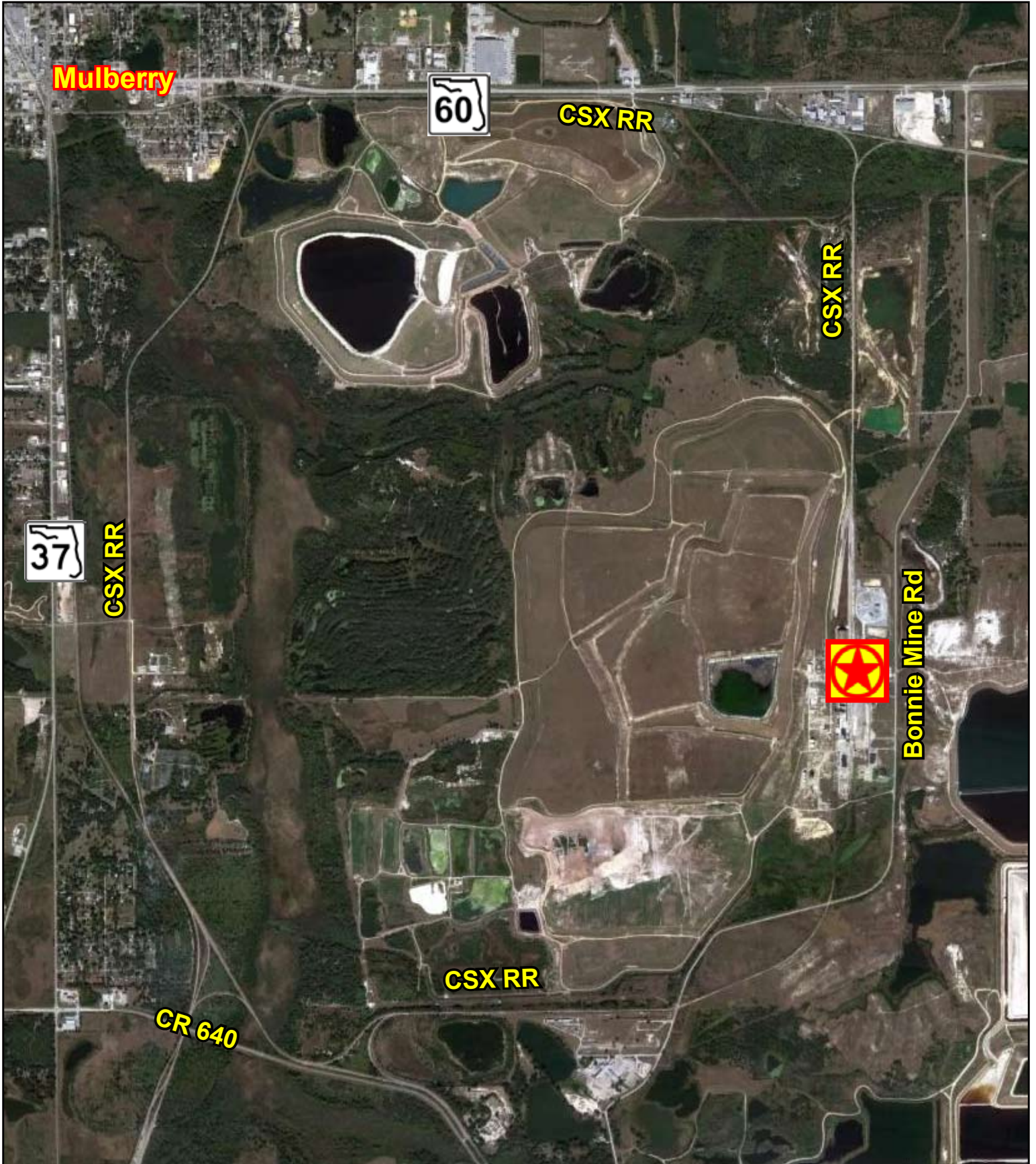




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Mid Range Aerial

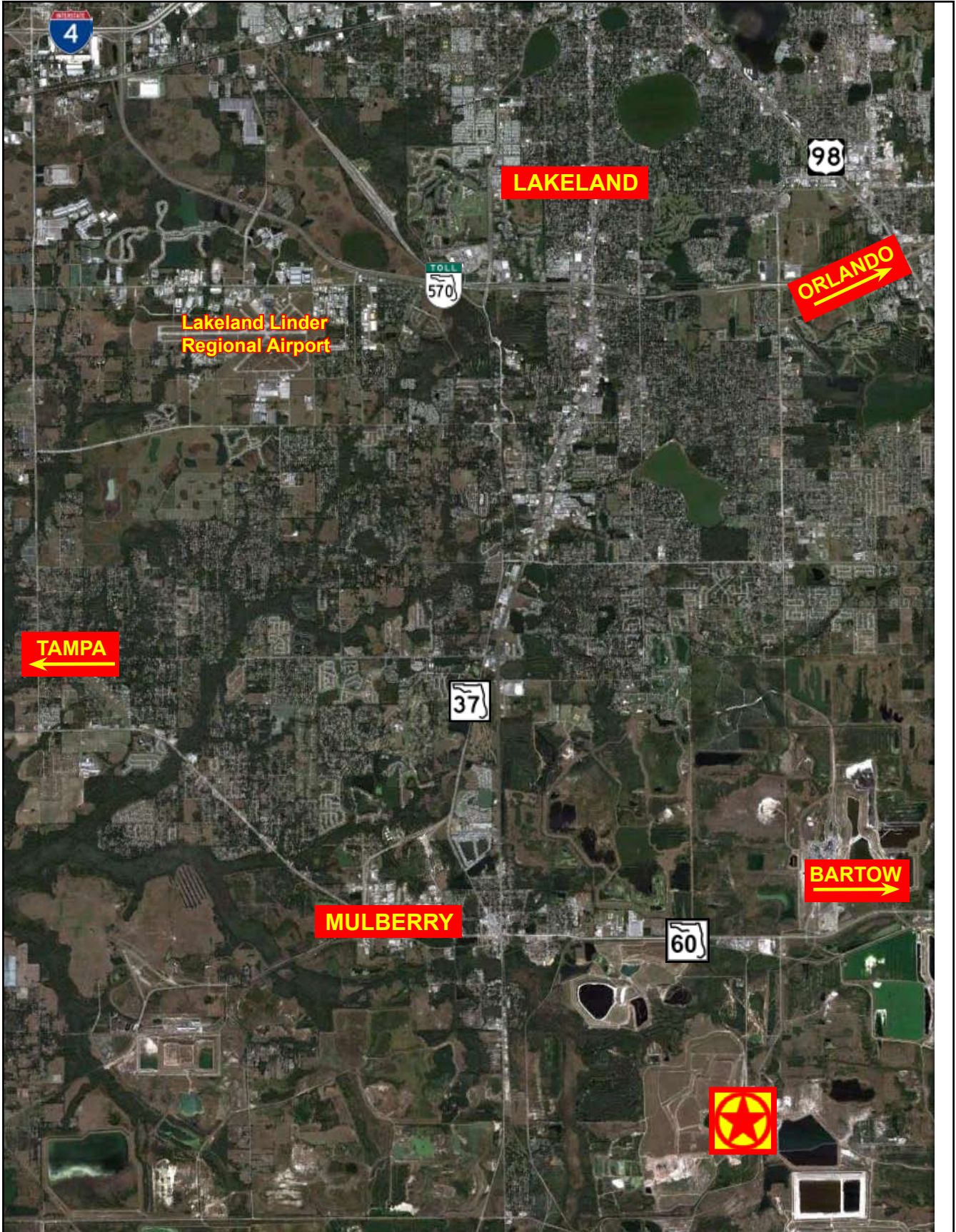




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Distance Aerial





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Bonnie Mine Rd Office Bldg

Lakeland/Mulberry/Bartow Area Map





Bonnie Mine Rd Office Bldg

Demographics - Executive Summary

| | 15 miles radius | 30 miles radius | 60 miles radius |
|-------------------------------|-----------------|-----------------|-----------------|
| 2010 Population | | | |
| Total Population | 332,560 | 1,126,207 | 5,390,507 |
| Male Population | 48.8% | 49.2% | 48.7% |
| Female Population | 51.2% | 50.8% | 51.3% |
| Median Age | 38.3 | 39.4 | 41.4 |
| 2010 Income | | | |
| Median HH Income | \$44,982 | \$48,858 | \$48,885 |
| Per Capita Income | \$21,920 | \$22,937 | \$25,338 |
| Average HH Income | \$56,296 | \$59,517 | \$62,331 |
| 2010 Households | | | |
| Total Households | 127,553 | 427,661 | 2,164,063 |
| Average Household Size | 2.55 | 2.58 | 2.44 |
| 2010 Housing | | | |
| Owner Occupied Housing Units | 56.4% | 59.7% | 57.6% |
| Renter Occupied Housing Units | 27.4% | 22.5% | 25.2% |
| Vacant Housing Units | 16.2% | 17.7% | 17.2% |
| Population | | | |
| 1990 Population | 271,925 | 722,964 | 3,673,233 |
| 2000 Population | 301,594 | 891,328 | 4,443,146 |
| 2010 Population | 332,560 | 1,126,207 | 5,390,507 |
| 2015 Population | 343,114 | 1,202,916 | 5,657,289 |
| 1990-2000 Annual Rate | 1.04% | 2.12% | 1.92% |
| 2000-2010 Annual Rate | 0.96% | 2.31% | 1.9% |
| 2010-2015 Annual Rate | 0.63% | 1.33% | 0.97% |

In the identified market area, the current year population is 5,390,507. In 2000, the Census count in the market area was 4,443,146. The rate of change since 2000 was 1.9 percent annually. The five-year projection for the population in the market area is 5,657,289, representing a change of 0.97 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

| | | | |
|-----------------------|---------|---------|-----------|
| Households | | | |
| 1990 Households | 103,752 | 271,354 | 1,499,438 |
| 2000 Households | 115,550 | 336,938 | 1,810,775 |
| 2010 Households | 127,553 | 427,661 | 2,164,063 |
| 2015 Households | 131,661 | 457,698 | 2,266,077 |
| 1990-2000 Annual Rate | 1.08% | 2.19% | 1.9% |
| 2000-2010 Annual Rate | 0.97% | 2.35% | 1.75% |
| 2010-2015 Annual Rate | 0.64% | 1.37% | 0.93% |

The household count in this market area has changed from 1,810,775 in 2000 to 2,164,063 in the current year, a change of 1.75 percent annually. The five-year projection of households is 2,266,077, a change of 0.93 percent annually from the current year total. Average household size is currently 2.44, compared to 2.40 in the year 2000. The number of families in the current year is 1,395,308 in the market area.

Housing

Currently, 57.6 percent of the 2,613,135 housing units in the market area are owner occupied; 25.2 percent, renter occupied; and 17.2 percent are vacant. In 2000, there were 2,082,733 housing units - 61.0 percent owner occupied, 26.0 percent renter occupied and 13.1 percent vacant. The rate of change in housing units since 2000 is 2.24 percent. Median home value in the market area is \$119,715, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.22 percent annually to \$140,293. From 2000 to the current year, median home value changed by 3.16 percent annually.



Bonnie Mine Rd Office Bldg

Demographics - Executive Summary

| | 15 miles radius | 30 miles radius | 60 miles radius |
|---------------------------------|-----------------|-----------------|-----------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$25,508 | \$26,623 | \$26,492 |
| 2000 Median HH Income | \$36,234 | \$38,493 | \$38,002 |
| 2010 Median HH Income | \$44,982 | \$48,858 | \$48,885 |
| 2015 Median HH Income | \$51,651 | \$54,508 | \$55,048 |
| 1990-2000 Annual Rate | 3.57% | 3.76% | 3.67% |
| 2000-2010 Annual Rate | 2.13% | 2.35% | 2.49% |
| 2010-2015 Annual Rate | 2.8% | 2.21% | 2.4% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$12,283 | \$12,636 | \$14,201 |
| 2000 Per Capita Income | \$18,201 | \$18,851 | \$21,219 |
| 2010 Per Capita Income | \$21,920 | \$22,937 | \$25,338 |
| 2015 Per Capita Income | \$24,017 | \$25,048 | \$27,754 |
| 1990-2000 Annual Rate | 4.01% | 4.08% | 4.1% |
| 2000-2010 Annual Rate | 1.83% | 1.93% | 1.75% |
| 2010-2015 Annual Rate | 1.84% | 1.78% | 1.84% |
| Average Household Income | | | |
| 1990 Average Household Income | \$31,791 | \$33,262 | \$34,225 |
| 2000 Average Household Income | \$46,830 | \$48,963 | \$51,255 |
| 2010 Average HH Income | \$56,296 | \$59,517 | \$62,331 |
| 2015 Average HH Income | \$61,647 | \$64,892 | \$68,436 |
| 1990-2000 Annual Rate | 3.95% | 3.94% | 4.12% |
| 2000-2010 Annual Rate | 1.81% | 1.92% | 1.93% |
| 2010-2015 Annual Rate | 1.83% | 1.74% | 1.89% |

Households by Income

Current median household income is \$48,885 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,048 in five years. In 2000, median household income was \$38,002, compared to \$26,492 in 1990.

Current average household income is \$62,331 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$68,436 in five years. In 2000, average household income was \$51,255, compared to \$34,225 in 1990.

Current per capita income is \$25,338 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,754 in five years. In 2000, the per capita income was \$21,219, compared to \$14,201 in 1990.

Population by Employment

| | | | |
|------------------|---------|---------|-----------|
| Total Businesses | 13,017 | 34,627 | 211,829 |
| Total Employees | 155,595 | 380,997 | 2,328,103 |

Currently, 87.3 percent of the civilian labor force in the identified market area is employed and 12.7 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 90.0 percent of the civilian labor force, and unemployment will be 10.0 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, 59.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 60.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.3 percent of the market area population drove alone to work, and 2.9 percent worked at home. The average travel time to work in 2000 was 25.5 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:

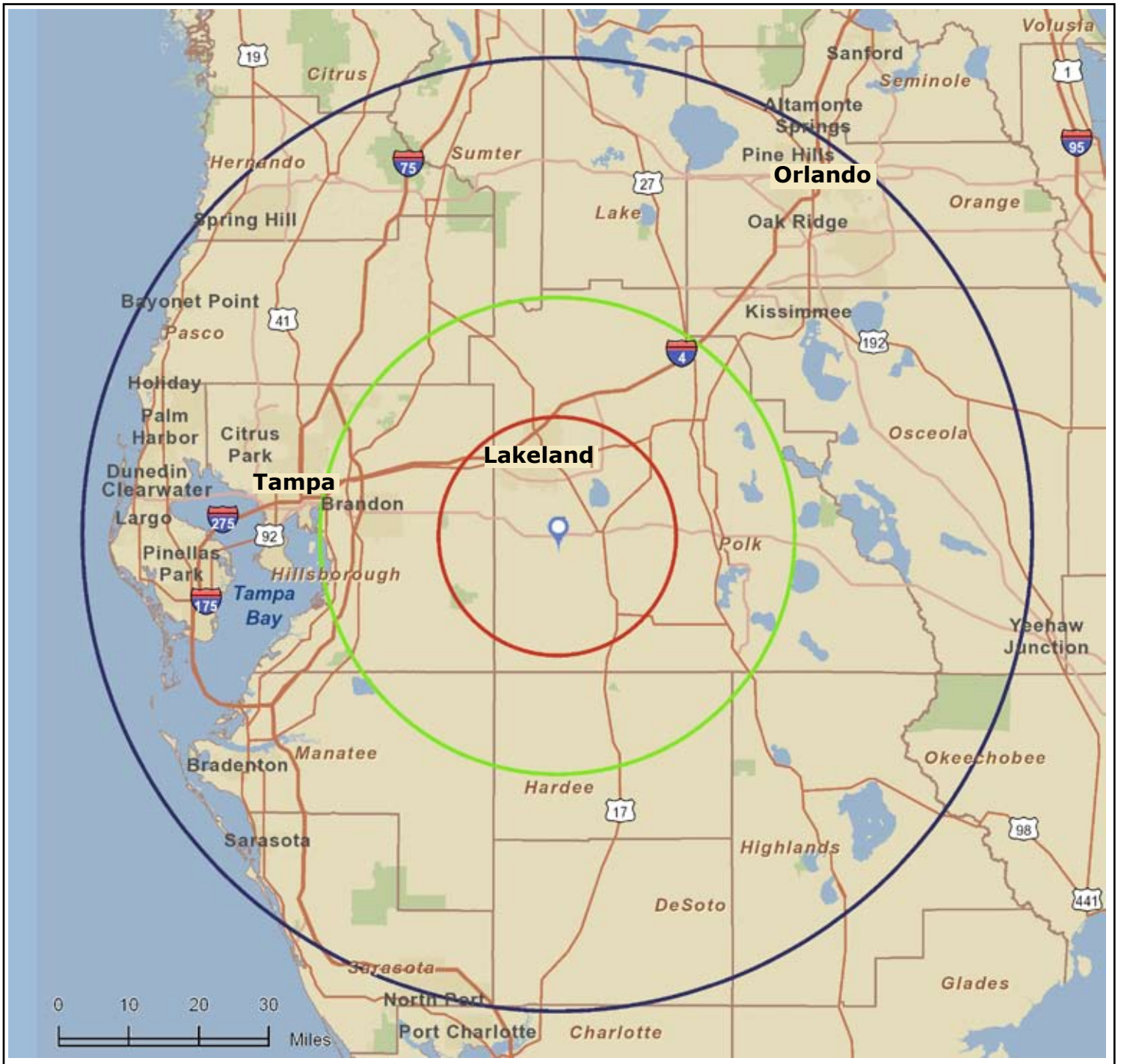
- 14.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.9 percent were high school graduates only (29.6 percent in the U.S.)
- 9.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Demographics - Standard Site Map



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