

39,650 SF Light Industrial Rail Served on 1.84 Acres Auburndale, 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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39,650 SF Light Industrial

Property Overview

Identification: Adams St. Warehouse

Address: 100 Adams Street
Auburndale, FL

PropertyType: Rail Servd Pre-Engineered
Metal Warehouse

Building Size: 39,650 SF

Acreage: 1.84 acres (80,150 SF / 278' x 288')

Utilities: TECO Electric
Auburndale Water & Sewer
4" Natural Gas on Adams St.

Zoning: Auburndale Light Industrial (LI)

Taxes: \$12,215.09 (2010)

Features:

- ◆ 8 Dock high overhead doors
- ◆ High hazard fire sprinkler system
- ◆ 24 foot eave height
- ◆ Rail siding - 3 rail doors
- ◆ Fenced loading yard
- ◆ 600 SF Offices
- ◆ Approx. 25,000 SF asphalt paving
- ◆ One overhead door with portable ramp

Access: US 92 .8 miles
I-4 18 miles via 4 lane US 92 & US 27

Comments: Good, functional warehouse with 24' eave height, high hazard sprinkler and rail service. Ideal distribution warehouse or light manufacturing operation.

Sale Price: \$1,500,000

Lease Rate: \$3.50 psf/Yr net (\$11,565/MO net)





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Close up Aerial



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39,650 SF Light Industrial

Building Photos



**Rail Siding
With 3 Rail Doors**

**25,000 SF Paved
Asphalt Area**



24' Eave Height

600 SF Office

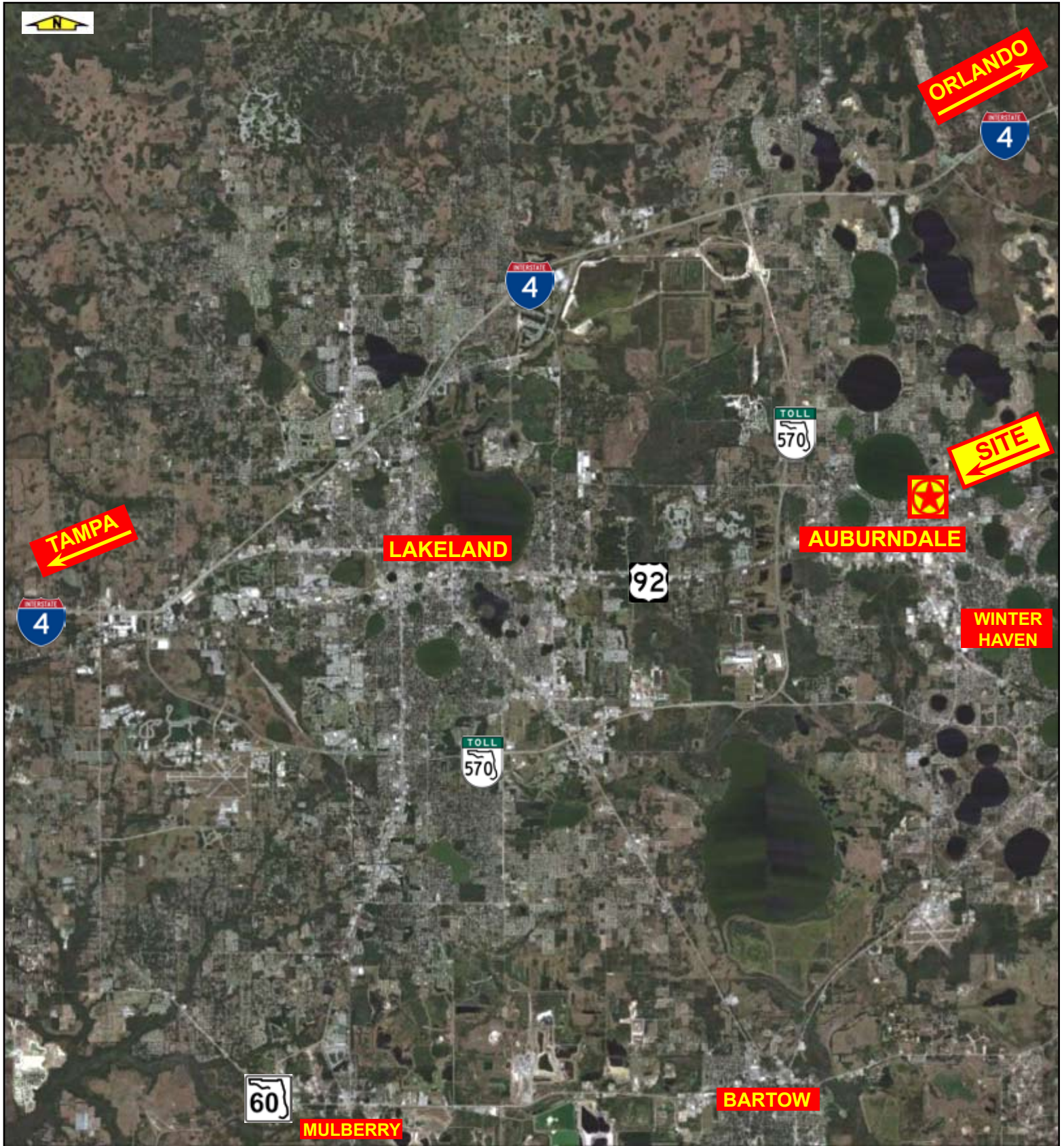




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Distance Aerial

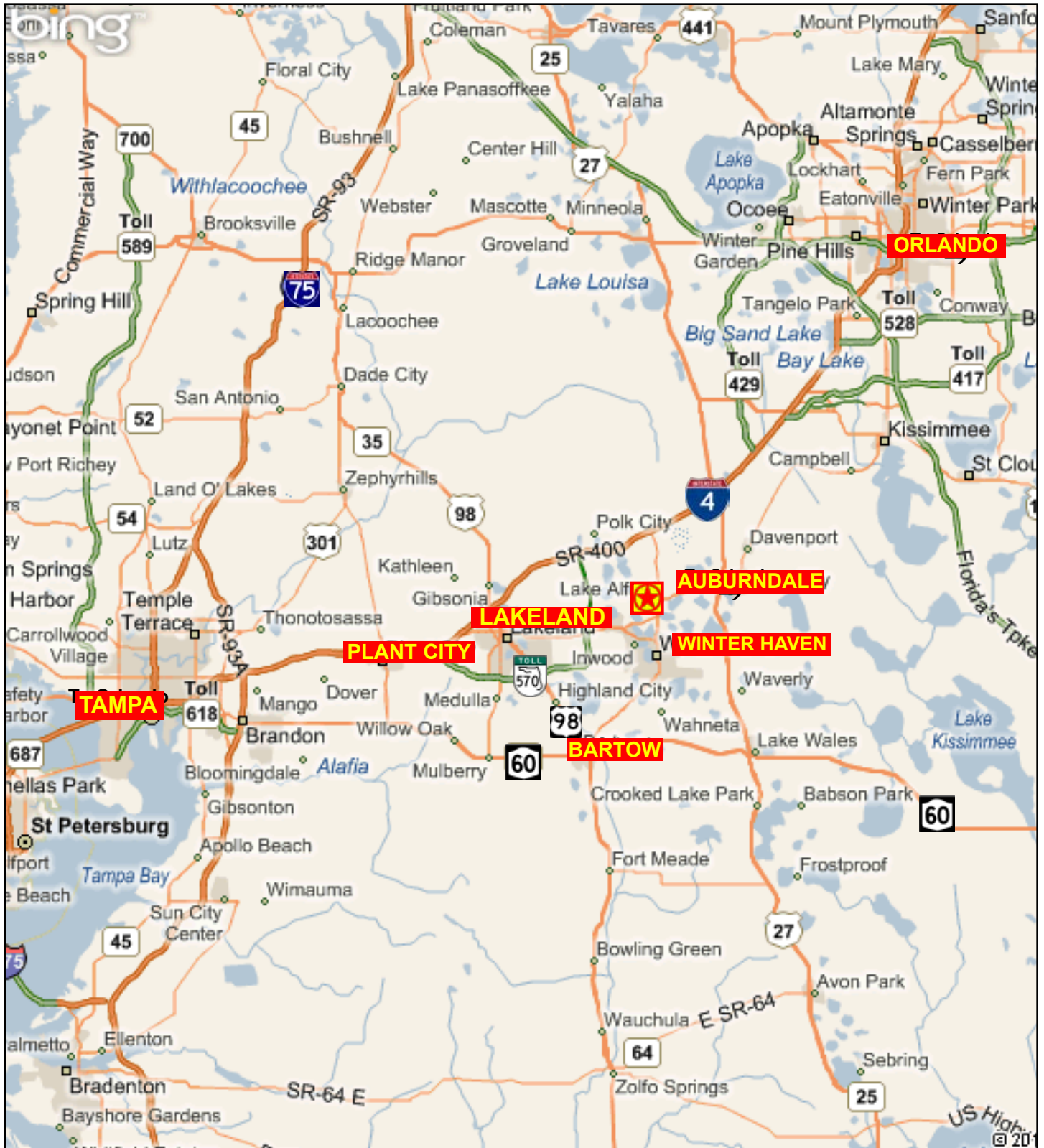




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39,650 SF Light Industrial

Tampa to Orlando I-4 Corridor Map





39,650 SF Light Industrial

Demographics - Executive Summary

	5 miles radius	20 miles radius	50 miles radius
2010 Population			
Total Population	71,748	582,471	3,768,405
Male Population	47.9%	48.9%	49.2%
Female Population	52.1%	51.1%	50.8%
Median Age	41.4	41.1	37.3
2010 Income			
Median HH Income	\$42,476	\$45,221	\$50,729
Per Capita Income	\$20,729	\$21,927	\$24,355
Average HH Income	\$51,200	\$55,894	\$63,082
2010 Households			
Total Households	28,478	225,359	1,437,632
Average Household Size	2.49	2.54	2.57
2010 Housing			
Owner Occupied Housing Units	55.1%	57.9%	56.1%
Renter Occupied Housing Units	27.7%	21.7%	28.5%
Vacant Housing Units	17.2%	20.4%	15.4%
Population			
1990 Population	62,580	386,615	2,350,290
2000 Population	68,061	466,334	2,949,746
2010 Population	71,748	582,471	3,768,405
2015 Population	72,956	623,027	4,014,901
1990-2000 Annual Rate	0.84%	1.89%	2.3%
2000-2010 Annual Rate	0.52%	2.19%	2.42%
2010-2015 Annual Rate	0.33%	1.36%	1.28%

In the identified market area, the current year population is 3,768,405. In 2000, the Census count in the market area was 2,949,746. The rate of change since 2000 was 2.42 percent annually. The five-year projection for the population in the market area is 4,014,901, representing a change of 1.28 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

Households			
1990 Households	24,607	148,321	902,342
2000 Households	27,023	179,933	1,135,801
2010 Households	28,478	225,359	1,437,632
2015 Households	28,942	241,285	1,530,550
1990-2000 Annual Rate	0.94%	1.95%	2.33%
2000-2010 Annual Rate	0.51%	2.22%	2.33%
2010-2015 Annual Rate	0.32%	1.38%	1.26%

The household count in this market area has changed from 1,135,801 in 2000 to 1,437,632 in the current year, a change of 2.33 percent annually. The five-year projection of households is 1,530,550, a change of 1.26 percent annually from the current year total. Average household size is currently 2.57, compared to 2.55 in the year 2000. The number of families in the current year is 954,601 in the market area.

Housing

Currently, 56.1 percent of the 1,699,661 housing units in the market area are owner occupied; 28.5 percent, renter occupied; and 15.4 percent are vacant. In 2000, there were 1,271,815 housing units - 59.2 percent owner occupied, 30.1 percent renter occupied and 10.7 percent vacant. The rate of change in housing units since 2000 is 2.87 percent. Median home value in the market area is \$125,393, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.37 percent annually to \$147,989. From 2000 to the current year, median home value changed by 3.34 percent annually.



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Demographics - Executive Summary

	5 miles radius	20 miles radius	50 miles radius
Median Household Income			
1990 Median HH Income	\$23,972	\$25,585	\$27,910
2000 Median HH Income	\$32,809	\$36,511	\$39,642
2010 Median HH Income	\$42,476	\$45,221	\$50,729
2015 Median HH Income	\$49,610	\$51,861	\$56,677
1990-2000 Annual Rate	3.19%	3.62%	3.57%
2000-2010 Annual Rate	2.55%	2.11%	2.44%
2010-2015 Annual Rate	3.15%	2.78%	2.24%
Per Capita Income			
1990 Per Capita Income	\$11,469	\$12,483	\$13,832
2000 Per Capita Income	\$16,830	\$18,378	\$20,385
2010 Per Capita Income	\$20,729	\$21,927	\$24,355
2015 Per Capita Income	\$22,679	\$23,997	\$26,626
1990-2000 Annual Rate	3.91%	3.94%	3.95%
2000-2010 Annual Rate	2.05%	1.74%	1.75%
2010-2015 Annual Rate	1.81%	1.82%	1.8%
Average Household Income			
1990 Average Household Income	\$29,001	\$32,175	\$35,469
2000 Average Household Income	\$41,273	\$46,931	\$52,156
2010 Average HH Income	\$51,200	\$55,894	\$63,082
2015 Average HH Income	\$56,032	\$61,136	\$69,033
1990-2000 Annual Rate	3.59%	3.85%	3.93%
2000-2010 Annual Rate	2.13%	1.72%	1.87%
2010-2015 Annual Rate	1.82%	1.81%	1.82%

Households by Income

Current median household income is \$50,729 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$56,677 in five years. In 2000, median household income was \$39,642, compared to \$27,910 in 1990.

Current average household income is \$63,082 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$69,033 in five years. In 2000, average household income was \$52,156, compared to \$35,469 in 1990.

Current per capita income is \$24,355 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,626 in five years. In 2000, the per capita income was \$20,385, compared to \$13,832 in 1990.

Population by Employment

Total Businesses	2,786	18,610	147,321
Total Employees	28,413	212,032	1,658,870

Currently, 87.2 percent of the civilian labor force in the identified market area is employed and 12.8 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, 63.8 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:

- 61.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.5 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, 79.7 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 26.3 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:

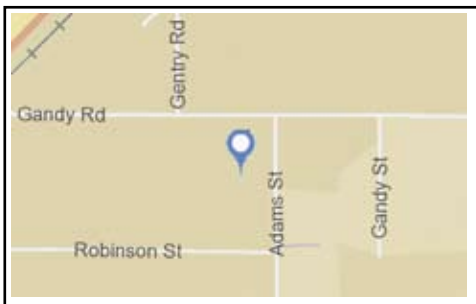
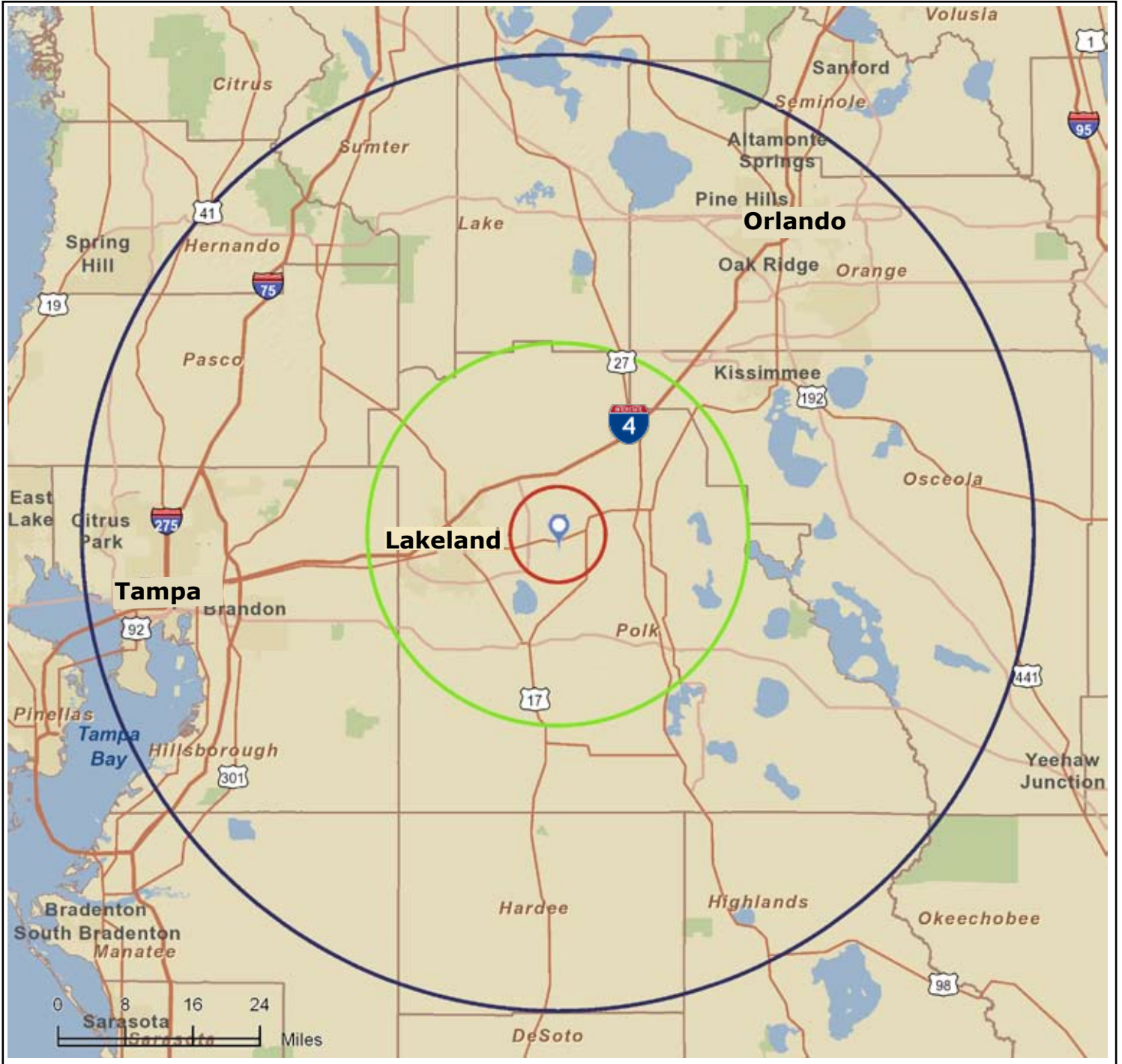
- 14.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.9 percent were high school graduates only (29.6 percent in the U.S.)
- 9.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.3 percent 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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