

FOR SALE



AUTO REPAIR/TIRE RETAIL PROPERTY

BUSINESS AND REAL ESTATE

7125 US HWY 98 N, LAKELAND, FL, 33809



PROPERTY HIGHLIGHTS

- **4,000 SF +/- Auto Repair Building/Tire Storage**
- **3,620 SF +/- Canopy Covered Service Area**
- **7 Service Bays: 3 with Lifts, 4 with floor jacks**
- **Land Size: 1 acres** **Zoning: LCC**
- **Frontage US Hwy 98 N: 165 Linear Foot +/-**
- **Close to: I-4, I-75, Equidistant Tampa & Orlando**
- **Traffic Ct: 33,017 vpd Population 5m: 97,525**
- **Avg HH Inc 3 & 5m: \$73,598 & \$69,307**
- **Purchase Price, Real Estate: \$1,199,000**
- **Purchase Price, Business: \$695,000**
 - **15-years successful business operation**
 - **FF&E, Available Upon Request**
 - **Financials Available Upon Request**
- **Purchase Price RE + Business: \$1,894,000**

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

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RETAIL AERIAL OVERVIEW



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AERIAL OVERVIEW

PROXIMITY OF THE SITE



TRAFFIC COUNTS

US Hwy 98 N & Moss Road	33,017		
	<u>1 mile</u>	<u>5 mile</u>	<u>5 mile</u>
Population:	5,529	55,533	97,525
Household:	1,966	21,530	36,041
Avg HH Income:	\$65,793	\$73,590	\$69,307

Boss Commercial Real Estate, LLC
Licensed Real Estate Broker

2211 Bacon Dr
New Smyrna Beach, FL, 32169

Tel: 407-733-8159

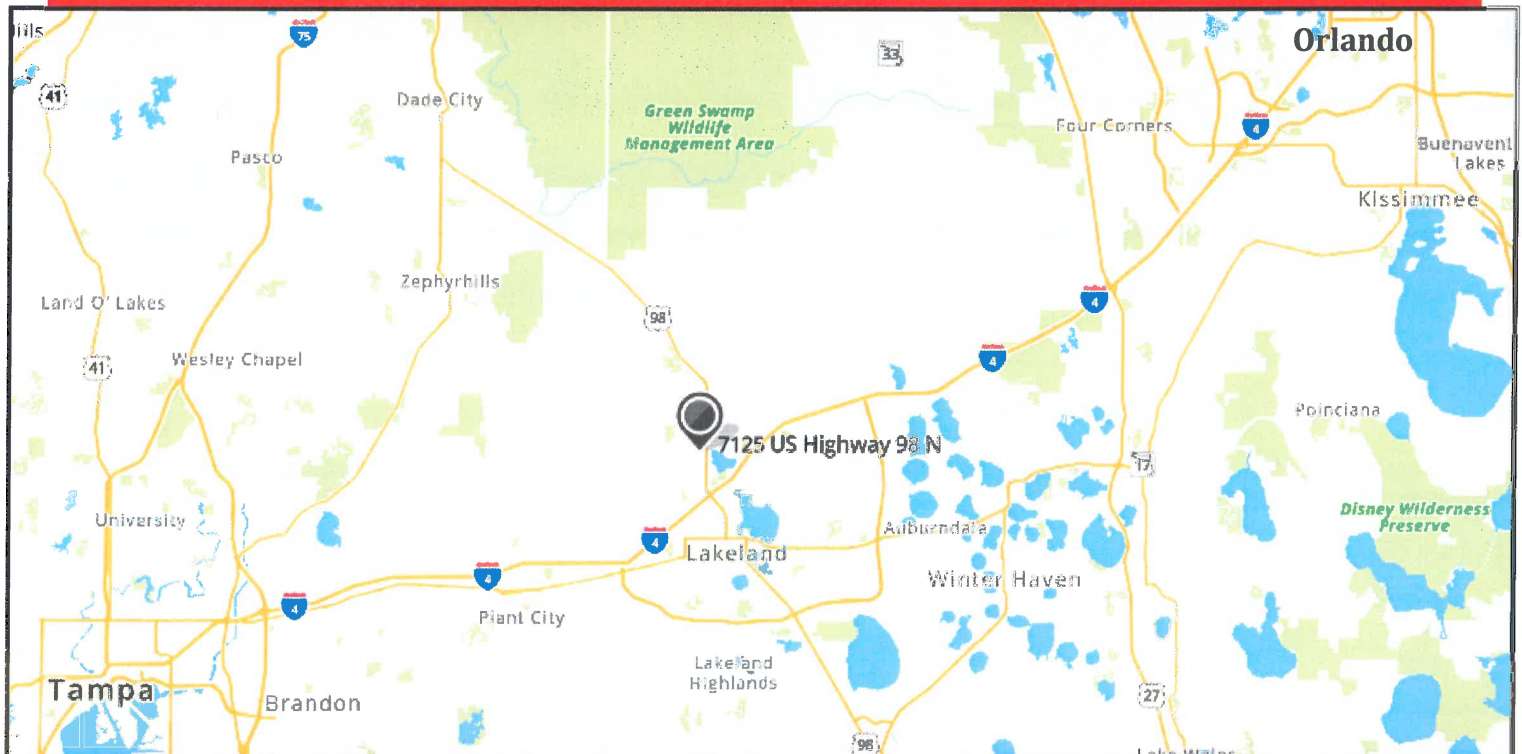
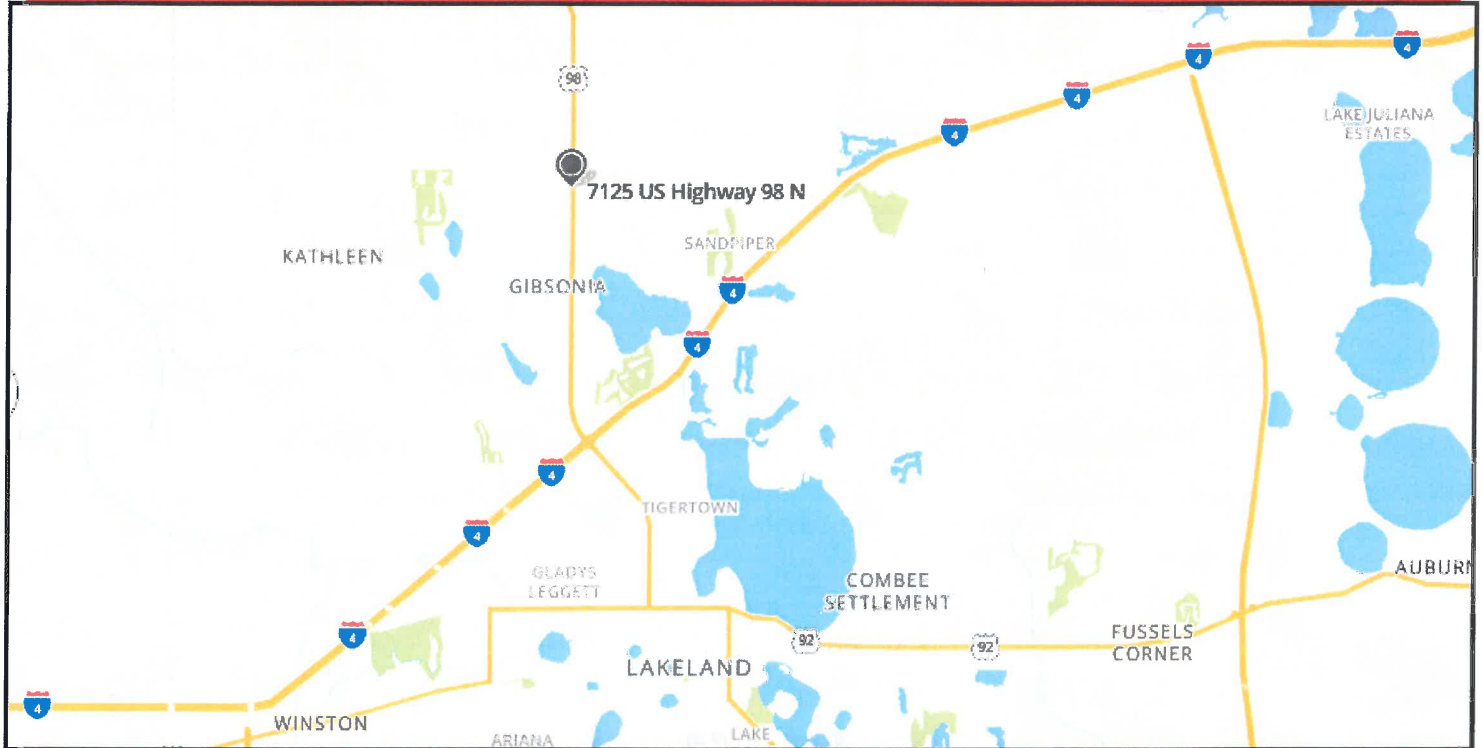
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MAP OVERVIEW



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