TURN-KEY ACE HARDWARE STORE

<1 Acre
Polk County, FL
\$770,000





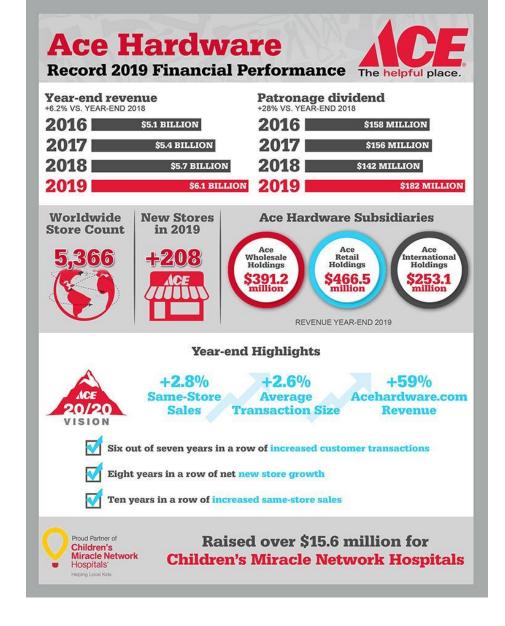




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OVERVIEW:

PRICE REDUCED on TURN-KEY Ace Hardware Store in Haines City, FL. Ace Hardware ranked 1 in its category and ranked 6 overall in Entrepreneur s 2020 Annual Franchise 500. Ace retailers are the owners of the corporation and can customize offerings based on customer needs. Owners reap the benefits of a global brand with collective buying power with independent ownership. Retailers pay no royalty fees and a portion of the profits get distributed back to them each year. This hardware store has been in operation over 30 years, and has been at the current location since 1995. It is a top-performing Ace store located across from Publix in the booming I-4 corridor market. Currently there are 10,000+ new single family housing units and 800+ new multifamily units planned inside Haines City limits which will greatly increase future demand. Property includes 0.49 acres of land and 8,160 SF store. 21 private parking spaces with access and entrances from two streets, available for Sale or Lease.

PARCEL #/ID: 27-27-29-777000-005160

TAXES: (Call Agent for Details)





PROPERTY HIGHLIGHTS:

- · Turn-key Investment Opportunity.
- · No. 1 Franchise in its category in Entrepreneur's 2020 Annual Franchise 500. Ranked 6 overall.
- · Real Estate available for Sale or Lease.
- · Located across from Publix Shopping Center.
- · Booming I-4 corridor market.
- TREMENDOUS UPSIDE POTENTIAL as the store closes at 6pm and is not open Sundays.
- · Parking lot resurfaced 2 years ago.
- · Brand New Air Compressor.
- · TPO roof resealed 2 years ago.

LOCATION:

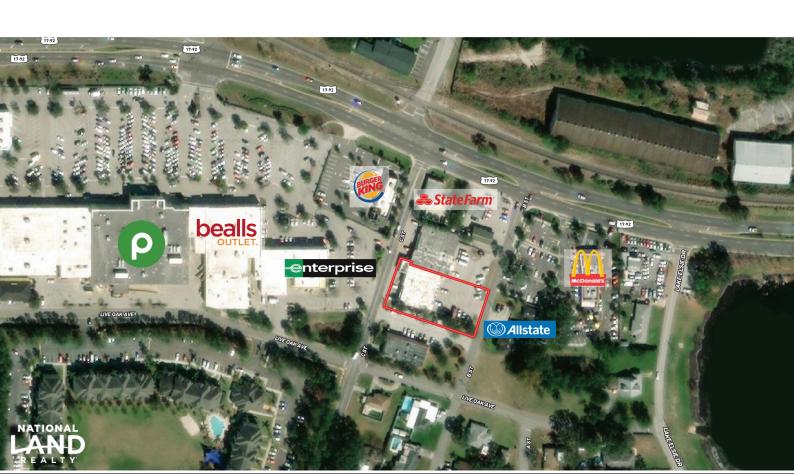
Property is located adjacent to the Publix Shopping Center in Haines City, just off Hwy 17-92 on C Street.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1392263







SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Erin Carden

Lat/Lon: 28.105/-81.6363



This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

			-	RS1
	N-KEY ACE HARDWARE STORE	1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	4,375	31,280	56,824
	2024 Projected Population	5,075	36,661	66,531
	2010 Census Population	3,962	25,408	44,607
	2000 Census Population	2,978	20,372	34,374
	Projected Annual Growth 2019 to 2024	3.2%	3.4%	3.4%
	Historical Annual Growth 2000 to 2019	2.5%	2.8%	3.4%
	2019 Median Age	35.8	41.5	41.4
HOUSEHOLDS	2019 Estimated Households	1,574	11,516	21,189
	2024 Projected Households	1,646	12,144	22,321
	2010 Census Households	1,422	9,404	16,648
	2000 Census Households	1,177	7,871	13,334
	Projected Annual Growth 2019 to 2024	0.9%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	1.8%	2.4%	3.1%
RACE AND ETHNICITY	2019 Estimated White	53.1%	58.7%	63.5%
	2019 Estimated Black or African American	26.3%	22.7%	18.5%
	2019 Estimated Asian or Pacific Islander	1.3%	1.8%	2.3%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2019 Estimated Other Races	18.9%	16.3%	15.2%
	2019 Estimated Hispanic	41.2%	36.5%	34.4%
INCOME	2019 Estimated Average Household Income	\$38,867	\$42,915	\$47,589
	2019 Estimated Median Household Income	\$37,069	\$41,463	\$46,833
	2019 Estimated Per Capita Income	\$14,011	\$15,832	\$17,770
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	9.1%	10.8%	9.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	11.2%	10.6%	8.9%
	2019 Estimated High School Graduate	35.6%	37.7%	37.8%
	2019 Estimated Some College	24.7%	19.8%	20.9%
	2019 Estimated Associates Degree Only	6.2%	6.7%	6.9%
Ш	2019 Estimated Bachelors Degree Only	10.4%	10.2%	11.2%
	2019 Estimated Graduate Degree	2.8%	4.2%	4.9%
BUSINESS	2019 Estimated Total Businesses	335	934	1,404
	2019 Estimated Total Employees	2,560	7,928	11,444
	2019 Estimated Employee Population per Business	7.7	8.5	8.2
	2019 Estimated Residential Population per Business	13.1	33.5	40.5