

TURN-KEY ACE HARDWARE STORE

<1 Acre
Polk County, FL

\$770,000

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Ace Hardware

Record 2019 Financial Performance



Year-end revenue +6.2% VS. YEAR-END 2018

| | |
|------|---------------|
| 2016 | \$5.1 BILLION |
| 2017 | \$5.4 BILLION |
| 2018 | \$5.7 BILLION |
| 2019 | \$6.1 BILLION |

Patronage dividend +28% VS. YEAR-END 2018

| | |
|------|---------------|
| 2016 | \$158 MILLION |
| 2017 | \$156 MILLION |
| 2018 | \$142 MILLION |
| 2019 | \$182 MILLION |

Worldwide Store Count

5,366

New Stores in 2019

+208

Ace Hardware Subsidiaries

Ace
Wholesale
Holdings
**\$391.2
million**

Ace
Retail
Holdings
**\$466.5
million**

Ace
International
Holdings
**\$253.1
million**

REVENUE YEAR-END 2019

Year-end Highlights



+2.8%
Same-Store
Sales

+2.6%
Average
Transaction Size

+59%
Acehardware.com
Revenue

- ☒ Six out of seven years in a row of **increased customer transactions**
- ☒ Eight years in a row of net **new store growth**
- ☒ Ten years in a row of **increased same-store sales**



**Raised over \$15.6 million for
Children's Miracle Network Hospitals**

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

RS1

TURN-KEY ACE HARDWARE STORE

Listing: #1392263

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% |
| | 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 |

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