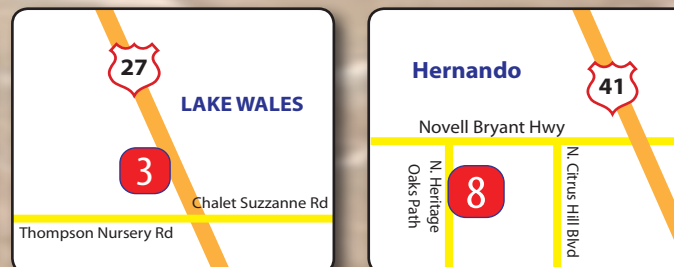
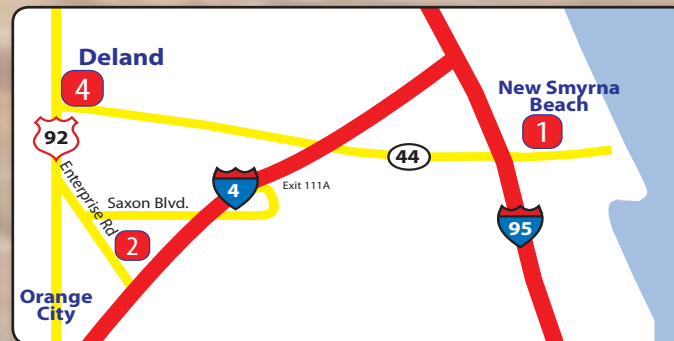
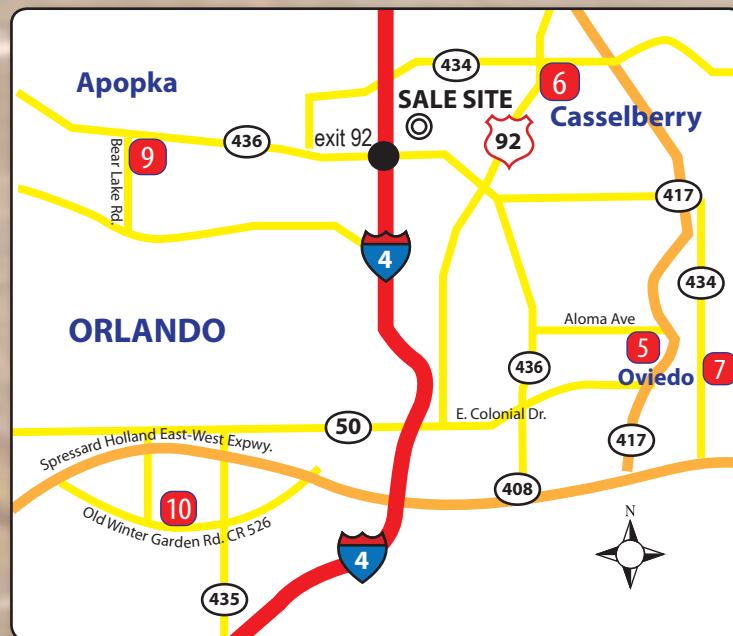


# Locations of Properties

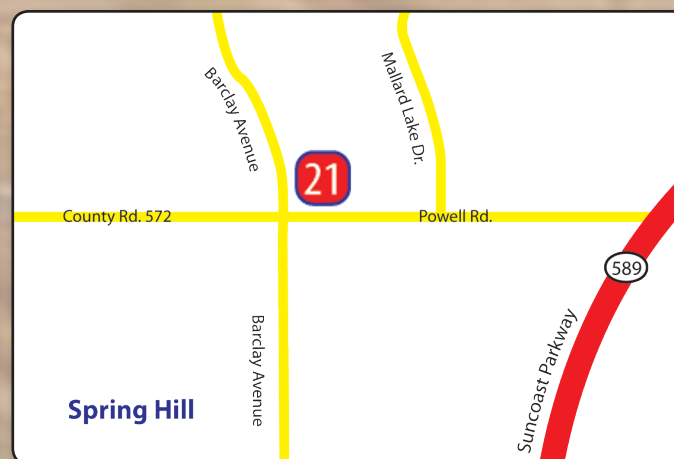
**AUCTION SITE FOR ORLANDO AREA PROPERTIES**  
**11am - Tuesday, April 24th**  
**Embassy Suites Orlando North**  
**225 Shorecrest Drive**  
**Altamont Springs, FL. 32701**  
**407-834-2400**

Take I-4 to Altamonte Springs exit #92 (FL-436). Exit and go east on FL-436 to 1st stop light (Cranes Roost Blvd.). Turn left and go to Shorecrest Dr. Then left on Shorecrest Dr. and the Auction Site will be on the right.



**AUCTION SITE FOR LAKELAND AREA PROPERTIES**  
**11am - Thursday, April 26th**  
**Fantasy of Flight**  
**1400 Broadway Blvd. SE • Polk City, FL. 33868**  
**863-984-3500**

Take I-4 to exit #44 (Hwy 559), exit and go north on Hwy 559 to the 1st stop sign (CR-557A). Turn left on CR 557A and go 6/10 mile to Auction Site on the left.



## Auctioneers Note

It's not very often that we have the opportunity to present a high quality portfolio of income producing properties in Florida. More often than not, the properties are in New York, Texas or elsewhere. For those of you who have asked us recently, your wait is over and the opportunity is now! The properties we are offering took years to assemble and many are kicking off great income streams.

Please go through this brochure and identify at least three properties that fit your criteria, make your financial arrangements, do your homework and get ready to bid! Keep in mind that Higgenbotham.com contains a wealth of information on each property. From there, you can download a Property Information Package (PIP) on each property that contains details on taxes, zoning, utilities, rent rolls, surveys and much more. Our staff has gone through great effort to compile this package for you. If you have any questions or need assistance, please give our office a call.

Opportunity knocks, but it won't beat your door down. Take advantage of the auction and own these quality properties at a price you determine. Remember, your only going to pay one bid more than someone else is willing to pay!

See you at the auction,

*Marty*

## Frequently Asked Questions

### WHAT IS A PROPERTY INFORMATION PACKET AND HOW DO I GET ONE?

A Property Information Packet is available for each property and includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions, Purchase and Sale Agreement and rent rolls and financial statements. You can download this information by going to [www.higgenbotham.com](http://www.higgenbotham.com) and registering for a user account; you will be emailed a password. Once received, return to the website and log in. Go to the property page and click the Documents tab. The PIP will be available for you to download. You may also call or email our office to obtain a copy.

### AUCTION TERMS:

LIVE: 10% deposit due day of sale. Balance due at closing on or before 45 days. 10% buyer's premium. All properties are sold AS IS.

### WHAT IS AN ACCEPTABLE FORM OF DEPOSIT?

Auction deposits can be made in the form of personal or business check.

### WILL I GET CLEAR TITLE TO THE PROPERTY?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the property information packet or at the auction.

### DO I NEED TO PRE-QUALIFY?

No. Pre-qualification is not required to bid; however, we highly recommend starting the process before the auction, as the deposit made on auction day is not contingent upon financing.

### WHAT IF I AM A BROKER?

We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Completed registration forms must be received at the Higgenbotham office 48 hours prior to the scheduled auction. Call Higgenbotham to schedule a preview.

*You're only going to pay one bid more than someone else was willing to pay.*

**LENDER  
ORDERED**

## Liquidation Auction

**Tuesday, April 24th & Thursday, April 26th**

**25  
Commercial  
Properties in  
Central  
Florida**  
Shopping  
Centers,  
Office  
Buildings,  
Warehouses,  
Outparcels



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**LENDER  
ORDERED**

## Liquidation Auction

**Tuesday, April 24th & Thursday, April 26th**  
**25 Commercial Properties in Central Florida**  
 Shopping Centers • Office Buildings • Warehouses • Outparcels



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INTERNATIONAL, LTD., INC.  
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[auktion@higgenbotham.com](mailto:auktion@higgenbotham.com)

M.E. Higgenbotham, CAI, AARE FL Lic.# AU305 AB158 • 1666 Williamsburg Square, Lakeland, FL 33803

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 101018-23 Produced by Brenmar Advertising, Inc. (863)644-6687

# Lender Ordered Liquidation Auction

## Victory Square

1851 SR 44, NEW SMYRNA BEACH

- 15,603± SF Center
- Alt Key# 3714873
- Across from McDonalds & Publix
- Dedicated Turn Lane
- Pylon Signage
- Great Visibility
- Occupancy 81.3%
- Volusia County



1

## Bridgewater Commons

5414 & 5420 DEEP LAKE RD, OVIEDO

- 3 Bldgs totaling 26,932± SF
- Building 1 – 4,521± sf
- Building 2 – 7,000± sf
- Building 3 – 15,411± sf
- Property ID# 36-21-30-5SL-0F00-0000
- Adjacent to Kohl's & Walmart
- Across from Publix
- Signalized Intersection
- Occupancy 91%
- Seminole County



5

## Bear Lake Shoppes

3840 EAST SR 436, APOPKA

- 20,165± SF Center
- Corner of SR 436 & Bear Lake Road
- Tenants Include; Verizon Wireless & Starbucks (separate bldg) with Drive-Thru
- Shares Corner of Intersection with 7-11
- Occupancy 93.5%
- Seminole County



9

## Office Building

520 SOUTH FLORIDA AVE, LAKELAND

- 8,000± SF Office Building
- Parcel ID# 24-28-19-218500-001010
- Parking in Front and Rear
- Over 35,000 Cars/Day
- Downtown Location with S. Florida Ave. Signage
- Near Lake Morton
- Recently Renovated Façade and Landscaping
- Occupancy 100%
- Polk County



13

## Wabash Shopping Center

2021 GEORGE JENKINS BLVD, LAKELAND

- 70,487± SF Center
- Parcel ID# 23-28-14-078000-001012
- NE Corner of Wabash Ave. and George Jenkins Blvd.
- Adjacent to New CVS
- Across from Publix Corporate Centers
- Grocery Anchored Center (Save-A-Lot)
- Occupancy 61.4%



17

## Silverthorn Square

14215 POWELL RD, SPRING HILL

- 28,820± SF Center
- Great Visibility
- Adjacent to Pristine Place
- Signalized Intersection
- High Growth Area of Hernando County
- Occupancy 70%



21

## Orange City Town Center

2751 ENTERPRISE RD, ORANGE CITY

- 2-Story Retail/Office Center
- 35,300± SF Total
- 1st floor – 18,000± SF
- 2nd floor – 17,475± SF
- Alt Key# 6468893
- Great for Retail or Office
- Easy Access to Saxon Blvd.
- Occupancy 74%
- Volusia County



2

## Cambridge Oaks

3950 SOUTH US HWY 17-92, CASSELBERRY

- 2-Story Center Totaling 31,441± SF
- Additional 1.4± AC Outparcel Offered Separately
- ID# 08-21-30-536-0000-0020
- ID# 08-21-30-536-0000-0010
- Great for Retail or Office
- Signalized Intersection Connecting to Home Depot
- Occupancy 43.3%
- Seminole County



6

## Oakhill Station

6601 OLD WINTER GARDEN RD, ORLANDO

- 16,100± SF Center
- Adjacent to Walgreens
- Great Visibility
- High Traffic
- Corner of Old Winter Garden Rd. & Hiawasse Rd.
- Pylon Signage
- Occupancy 81%
- Orange County



10

## Heritage Center

2230, 2240, 2250 COMMERCE POINT DR, LAKELAND

- Office/Whse. & Showroom Space
- 66,675± SF Total
- Situated on 5± AC
- 3 Buildings Total
- Building 1 – 30,500± SF
- Building 2 – 24,175± SF
- Building 3 – 12,000± SF
- ID# 24-28-28-000000-023020
- Excellent Visibility on US98
- Pylon Signage
- Corner of US98 & Commerce Point Dr.
- Occupancy 82%



14

## Highland Square

2116 E. CR 540A, LAKELAND

- 22,022± SF Center
- NW corner of Lakeland Highlands Rd and CR 540A
- Established Location
- Watson Clinic anchored
- Across from Publix, CVS and Walgreens
- Adjacent to New McDonalds
- Assumable Loan
- Occupancy 100%



18

## Commercial Building

813 N LAKE PARKER, LAKELAND

- 7,700± SF Building
- Parcel ID# 24-28-17-193500-003011
- Just off Memorial Blvd.
- 0.41± AC Corner Lot
- Single Tenant
- Fully Leased to Sunrise Community
- Occupancy 100%
- Polk County



22

## Willowbrook Square

24174 S. US HWY 27, LAKE WALES

- Retail Center - 12,705± SF
- 2 Outparcels Offered Separately
- ID# 27-29-16-864752-000040 1.2± AC, outparcel
- ID# 27-29-16-864752-000030 1.58± AC, center
- ID# 27-29-16-864752-000020 1.18± AC, outparcel
- Features Signalized Intersection
- Across from Eagle Ridge Mall & Publix
- Adjacent to Walgreens
- Occupancy 78%



3

## Cedar Creek Plaza

1500 ALAFAYA TRAIL, OVIEDO

- 25,817± SF Center
- ID# 22-21-31-521-0000-0000
- Minutes to Oviedo Marketplace and UCF
- Tenants Include Trustco Bank, NightLite Pediatrics, Greenberg Dental & Cartridge World
- Pylon Signage
- Occupancy 50%
- Seminole County



7

## Mission Square

9735 OLD ST. AUGUSTINE RD, JACKSONVILLE

- 34,580± SF Center
- ID# 148952-0000
- Great Tenant Mix
- Just East of San Jose Blvd.
- Assumable Loan
- Occupancy 64.4%
- Duval County



11

## Park Hill Square

4648 - 4688 E. COUNTY RD. 540-A, LAKELAND

- 18,200± SF Center
- Building 1 - 13,320± SF
- Building 2 - 5,000± SF
- ID# 24-29-13-282023-000010
- ID# 24-29-13-282023-000020
- Corner of US98 & 540A
- Pylon Signage
- Signalized Intersection
- Occupancy 87%
- Polk County



15

## Center State Bank Building

500 SOUTH FLORIDA AVE, LAKELAND

- 80,000± SF Office Building
- Corner of S. Florida Ave. and Walnut Street
- Attached Parking Garage
- Great Lake Morton views
- ID# 24-28-19-218500-002010
- Excellent Downtown Location
- Tenants Include CC&L Attorneys, CenterState Bank, Adamero & Lakeland Regional
- Occupancy 73.1%



19

## Warehouse

2005 EDENFIELD PLACE LAKELAND

- 16,000± SF Warehouse
- 1.14± AC
- Parcel ID# 24-28-28-247011-000032
- Occupancy 50%



23

## Warehouses

765, 825 & 835 CREATIVE DR LAKELAND

- 3 Buildings
- 29,400± SF
- Excellent South Lakeland Location
- Occupancy 86%



24

## Woodland Crossings

1702 N. WOODLAND BLVD, DELAND

- 14,000± SF Center
- 2 Outparcels offered separately
- 1.08± Ac & 4.20± AC
- Alt Key# 7187949 (Lot 1) Center
- Alt Key# 7187957 (Lot 2) Lot
- Alt Key# 7187973 (Lot 4) Lot
- Signalized Intersection
- Across from Walmart
- Adjacent to Chili's
- Occupancy 60%



4

## Heritage Hills Plaza

350 W. NORVELL BRYANT HWY, CITRUS HILLS

- 30,300± SF Center
- Acct. # 3235762
- Ideal for Retail or Office
- Pylon Signage
- Easy Access to CR 486
- Occupancy 40%
- Citrus County



8

## Courtyard Center

4415 SOUTH FLORIDA AVE, LAKELAND

- 8,029± SF Center
- 2 buildings Total
- ID# 23-29-01-000000-022310
- Just south of the Polk Pkwy
- New Pylon Sign
- Established Location
- Located on Major North South Artery of Lakeland
- High Traffic Surrounded by National Retailers
- Occupancy 92%
- Polk County



12

## Palm Center

4226-4331 SOUTH FLORIDA AVE, LAKELAND

- 131,956± SF Center
- Big Lots Anchored
- Easy Access to Polk Parkway
- High Visibility
- High Traffic Counts
- Tenants include Big Lots, Beall's Outlet, Tuesday Morning, Cici's Pizza & Palm Cinema Theater
- Occupancy 72.4%
- Polk County



16

## K-Mart Building

4717 SOUTH FLORIDA AVE, LAKELAND

- 114,500± SF Building
- Parcel ID# 23-29-12-000000-011020
- Fronts directly on S. Fla. Ave.
- Big Box Tenant
- Assumable Loan
- Kmart has over 7 years remaining on initial lease term
- Occupancy 100%
- Polk County



20

## 3 Warehouses

503-573 BRANNEN RD, LAKELAND

- 3 Buildings
- 36,450± SF
- Excellent South Lakeland Location
- Occupancy 74%
- Polk County



25