

Commercial Office Investment

1222-1224 South Florida Avenue, Lakeland, FL 33803



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- Two Buildings with added Parking Lot & Tenant Income
- 4,346±SF Total Building (#1222 - 2,905±SF; #1224 - 1,421±SF)
- .35± Acres (14,014±SF) with 70±LF Road Frontage
- Ideal Medical or General Office User/Investor
- C-2 Zoning (Highway Commercial, City of Lakeland)
- Additional .18± Acre Parking Lot Parcel-Bonus Parking
- Real Estate Taxes: \$8,855 (2016)
- For Sale: \$710,000

Note: Also available For Lease \$15.00 per SF NNN



DENNIS P. BUSH ALC

Broker Associate
dbush@bhhsflpg.com
813-205-4419

Awarded #1 Producing Commercial Real Estate BHHS Affiliate in the United States 2012- 2015

Teamwork | Integrity | Passion | Excellence

4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609 | 7916 Evolutions Way, Suite 210, Trinity, FL 34655

Fax 813.739.5703 | bhhsflpcommercial.com

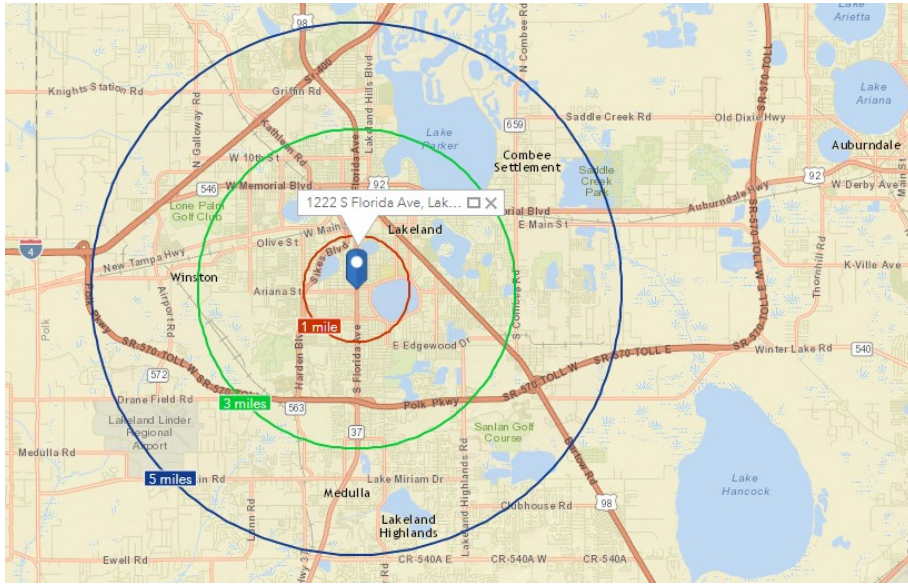


**BERKSHIRE
HATHAWAY**
HomeServices
Florida Properties Group

COMMERCIAL DIVISION

Commercial Office Investment

1222-1224 South Florida Avenue, Lakeland, FL 33803



1 MILE

3 MILES

5 MILES

Population

2000 Population	10,228	68,298	122,332
2010 Population	11,005	69,621	130,276
2017 Population	11,060	73,889	140,195
2022 Population	11,282	77,182	147,453

Households

2000 Households	4,744	28,518	49,289
2010 Households	4,612	28,082	51,362
2017 Households	4,557	29,599	54,737
2022 Households	4,636	30,874	57,383

Average Household Income

2017 Average HH Income	\$64,323	\$57,901	\$60,621
2022 Average HH Income	\$72,976	\$66,036	\$68,852
2016-2021 Average Rate	2.56%	2.66%	2.58%

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2017 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity.