

1509 S. Florida Ave. Lakeland, FL 33803

High Profile South Florida Avenue – For Sale or Lease

\$999,000

\$14/SF



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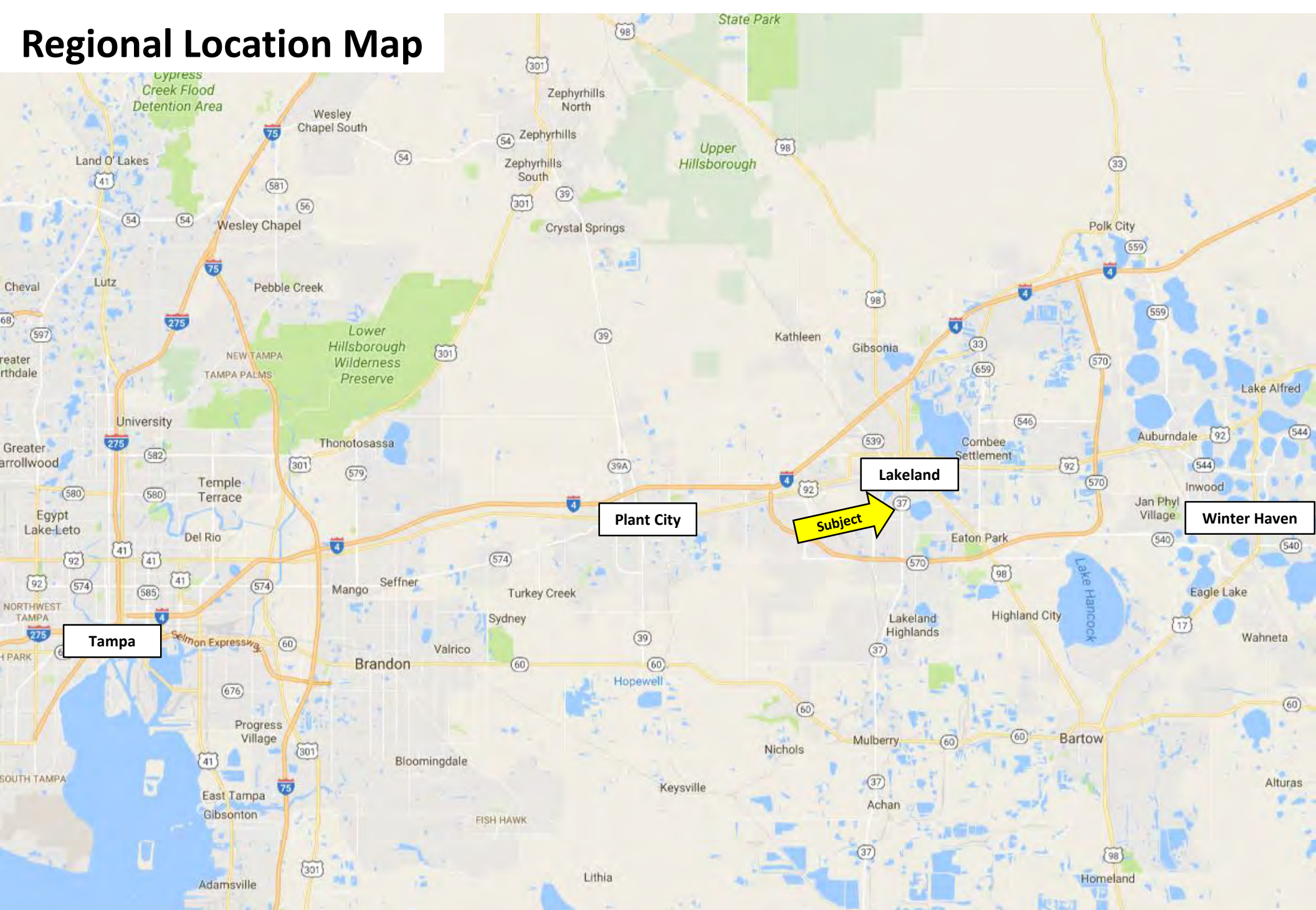
High Profile South Florida Ave Commercial

- Highly visible South Florida Ave ... in the “heart” of the Lake Hollingsworth premier commercial corridor
- Strong traffic count ... almost 30,000 cars/day
- 40,000 people within 2 miles and 80,000 within 10 minutes
- Full access right-in/right-out and left-in/left-out via dual turn lane
- 36 parking spaces ... 4.8 spaces per 1,000 +/- SF
- For lease @ \$14/SF modified gross
 - Suite #1 – 2,213 +/- SF
 - Suite #2 – 1,542 +/- SF
 - Suite #3 – 3,755 +/- SF Leased to current owner
- For sale @ \$999,000
 - With lease for Suite #3 in place

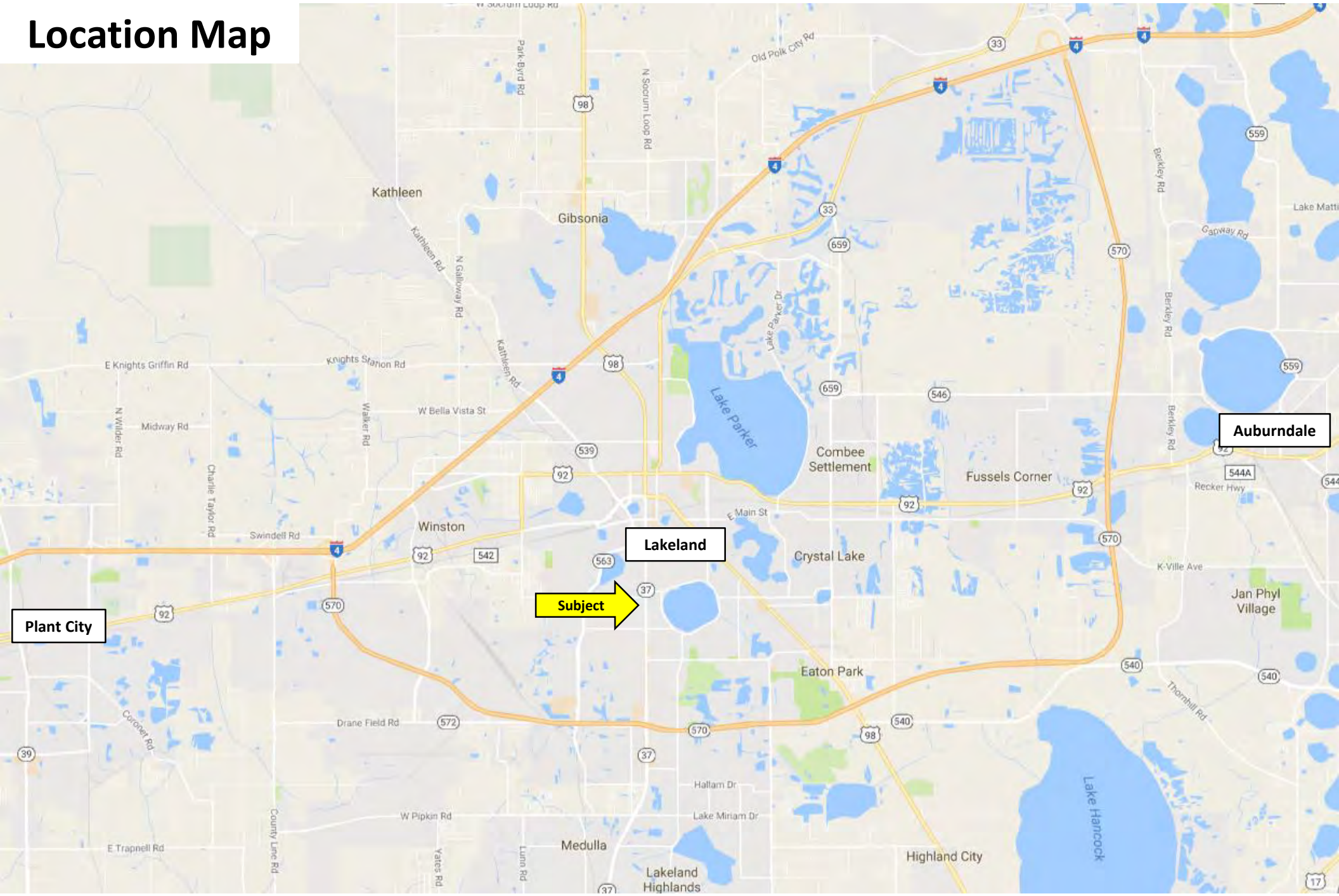
Property Data

Site Address:	1509 S FLORIDA AVE LAKELAND, FL 33803
County:	POLK
PIN (Property Identification Number):	232825000000011040
Land Size:	0.72 +/- acres
Approximate GLA:	7,510 +/- SF
Suites:	#1 – 2,213 +/- SF #2 – 1,542 +/- SF #3 – 3,755 +/- SF (Current Owner)
Property Use:	One Story Office
Zoning:	O-1; Low Impact Office District (City of Lakeland)
Traffic Count:	29,500 cars/day on South Florida Ave.
Price:	\$999,000 or \$14/SF Modified Gross

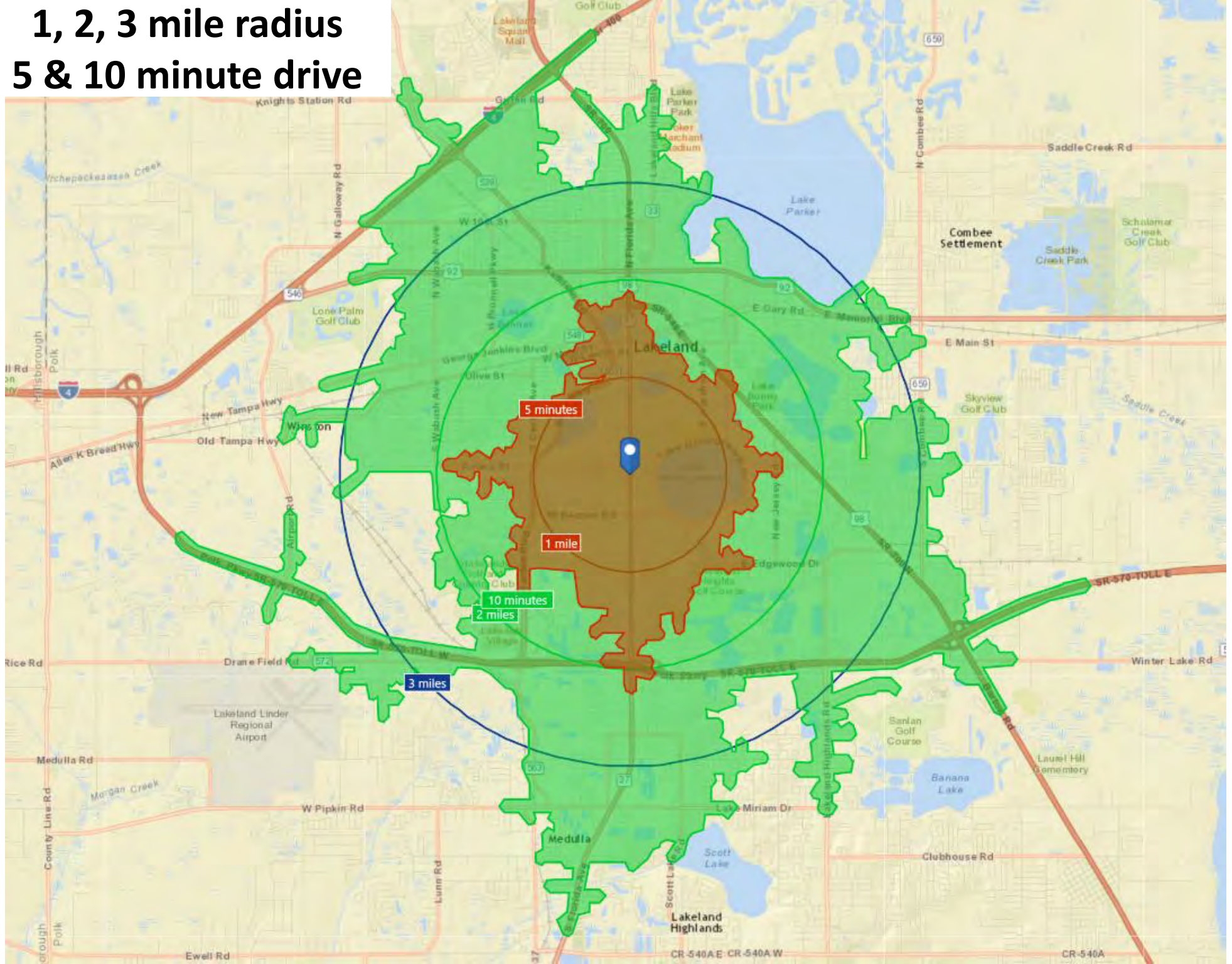
Regional Location Map



Location Map



1, 2, 3 mile radius 5 & 10 minute drive



Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	11,063	38,965	72,628	20,965	81,084	642,909	20,108,440	323,580,626
Households	4,485	16,788	29,114	9,115	32,297	240,058	7,858,449	121,786,233
Families	2,372	9,104	16,993	4,784	19,208	166,952	5,083,223	80,307,260
Average Household Size	2.23	2.21	2.38	2.14	2.42	2.63	2.50	2.59
Owner Occupied Housing Units	2,054	8,300	14,907	4,364	16,427	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	2,431	8,488	14,208	4,750	15,870	81,462	2,922,303	45,359,091
Median Age	36.7	41.4	39.0	39.7	38.6	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	0.27%	0.82%	0.76%	0.58%	0.87%	1.18%	1.29%	0.84%
Households	0.16%	0.78%	0.71%	0.50%	0.80%	1.07%	1.21%	0.79%
Families	0.00%	0.61%	0.54%	0.33%	0.66%	1.00%	1.13%	0.72%
Owner HHs	-0.37%	0.48%	0.47%	0.10%	0.57%	0.97%	1.09%	0.73%
Median Household Income	2.73%	2.43%	1.63%	1.72%	1.66%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	17.40%	16.40%	17.00%	17.60%	17.40%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	12.60%	14.00%	15.20%	14.30%	15.00%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	11.10%	12.80%	13.50%	12.10%	13.40%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	14.60%	15.40%	15.60%	15.10%	15.50%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	20.10%	18.90%	17.70%	19.80%	17.70%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	9.30%	8.90%	8.80%	8.60%	8.70%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	8.10%	7.90%	7.60%	7.40%	7.40%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	2.80%	2.40%	2.10%	2.20%	2.20%	2.40%	3.99%	5.29%
\$200,000+	4.00%	3.20%	2.60%	3.00%	2.50%	2.16%	4.08%	5.36%

Median Household Income	\$42,925	\$40,422	\$38,254	\$39,831	\$38,074	\$43,856	\$48,377	\$54,149
Average Household Income	\$62,754	\$59,370	\$55,857	\$57,385	\$55,407	\$59,091	\$69,330	\$77,008
Per Capita Income	\$27,611	\$26,552	\$23,338	\$26,035	\$22,848	\$22,615	\$27,618	\$29,472

Population by Age

0 - 4	5.30%	5.60%	6.10%	5.30%	6.40%	6.12%	5.40%	6.19%
5 - 9	4.70%	5.00%	5.80%	4.80%	6.00%	6.11%	5.53%	6.33%
10 - 14	5.00%	5.10%	5.80%	5.00%	6.00%	6.23%	5.69%	6.46%
15 - 19	8.90%	6.40%	7.00%	7.50%	6.80%	6.09%	5.85%	6.55%
20 - 24	11.40%	7.90%	8.00%	9.50%	7.70%	6.17%	6.56%	7.09%
25 - 34	13.00%	13.10%	13.00%	13.20%	13.20%	12.37%	12.83%	13.64%
35 - 44	10.30%	10.50%	10.70%	10.30%	10.80%	11.56%	11.93%	12.62%
45 - 54	11.40%	11.60%	11.40%	11.50%	11.60%	12.23%	13.34%	13.27%
55 - 64	11.20%	12.60%	12.50%	11.90%	12.50%	13.00%	13.37%	12.82%
65 - 74	9.30%	11.30%	10.50%	10.50%	10.30%	11.61%	10.90%	8.76%
75 - 84	5.30%	6.70%	6.10%	6.30%	5.90%	6.21%	6.03%	4.35%
85+	4.20%	4.00%	3.00%	4.30%	2.90%	2.30%	2.59%	1.92%

Race and Ethnicity

White Alone	80.60%	75.90%	68.30%	79.80%	66.60%	72.91%	73.36%	70.52%
Black Alone	11.20%	14.80%	21.40%	11.60%	23.00%	15.39%	16.38%	12.79%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.46%	0.40%	0.97%
Asian Alone	1.20%	1.50%	1.40%	1.30%	1.50%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.07%	0.07%	0.19%
Some Other Race Alone	3.20%	4.00%	5.00%	3.50%	5.00%	6.46%	4.12%	6.76%
Two or More Races	3.40%	3.30%	3.40%	3.40%	3.30%	2.88%	2.90%	3.32%

Hispanic Origin (Any Race)	14.00%	15.40%	17.10%	14.80%	17.10%	21.08%	25.07%	17.92%
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Market Area



Trade Area



Neighborhood Aerial



24,000 cars/day



hattie's branches boutique

Walgreens

Liberty Auto

3,300 cars/day

Ariana St.

Allen & Company

S. Florida Ave.

Dixieland Elementary School

MBA Mortgage Banking Associates

Lenox St.

giveWELL COMMUNITY FOUNDATION

WEB PRO REALTY

Patten Heights St.

Subject

Espinoza Law

AVEY PROPERTIES, INC.

Int-erim HEALTHCARE INC.

W Belvedere St.

31,000 cars/day

Private Wealth Advisors

Utopia Studios

Lrc

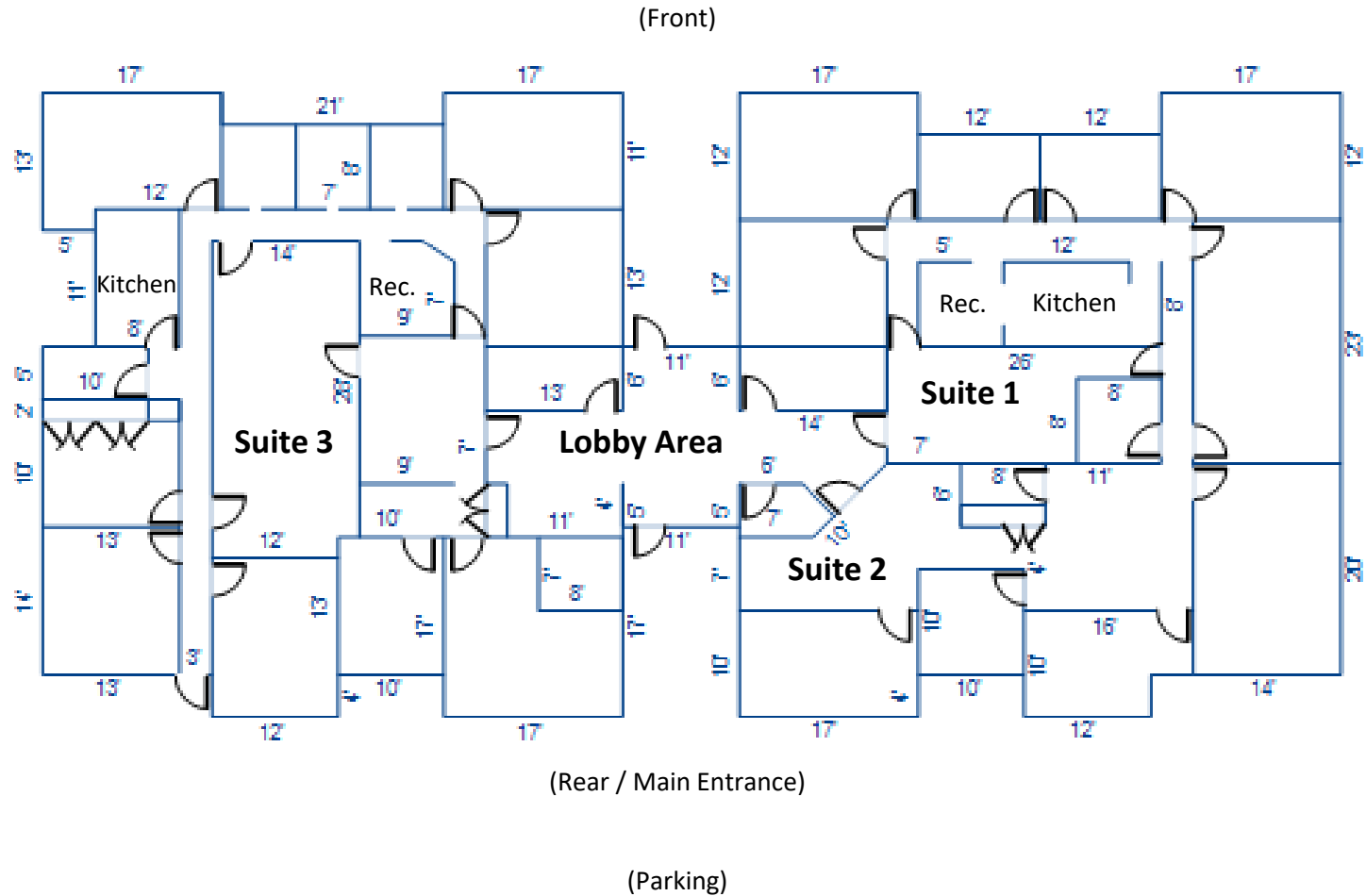
VCTTA

S. Florida Ave.

Site Aerial



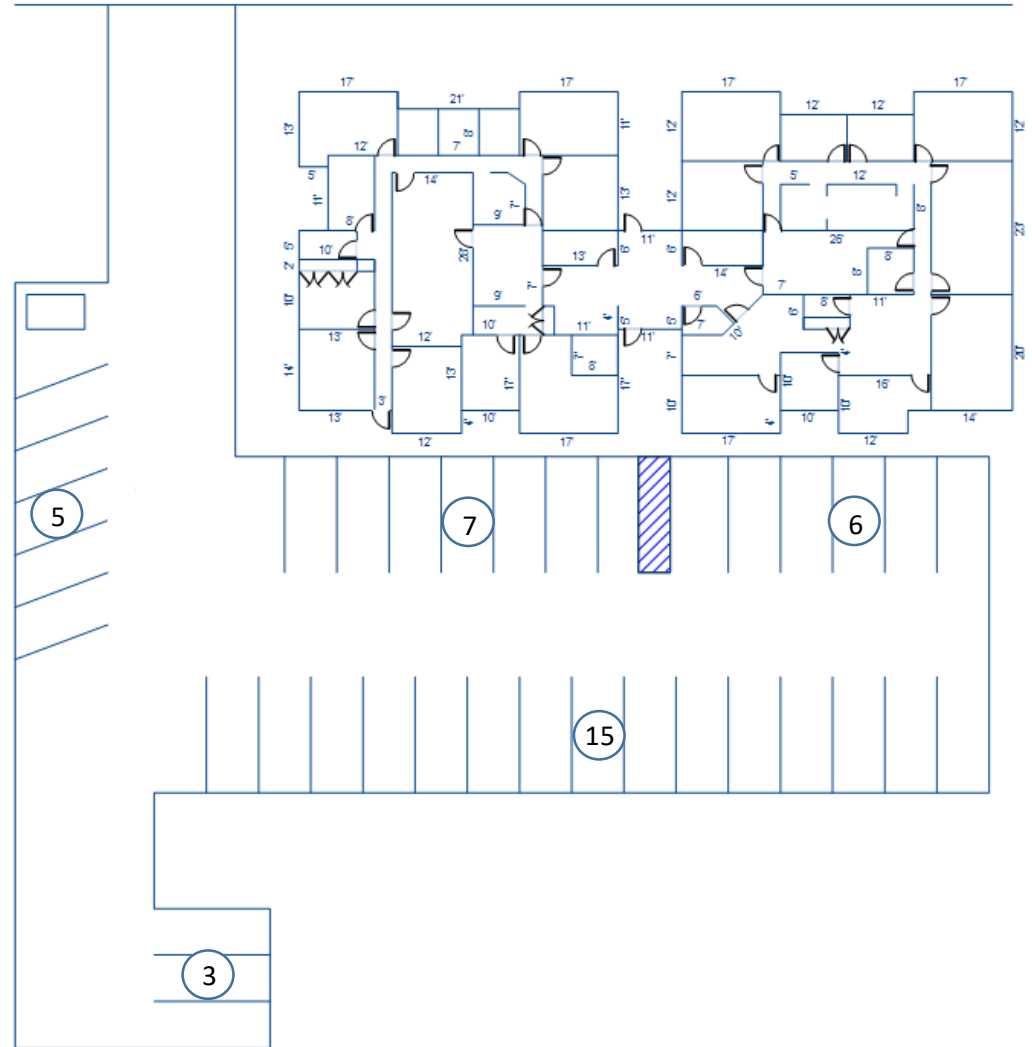
Floor Plan



Site Plan

South Florida Ave.

- 185' Frontage on South Florida Ave.
- 36 Parking Spaces



Photos – Exterior



Entrance



Signage



Parking



Parking/Landscaping

Photos – Suite 1 and 2



Common Area



Reception Suite # 1



Office



Break Room

Photos – Suite 3



Waiting Room



Doctor's Office