

# MODERN INDUSTRIAL OFFICE BUILDING 5,400 SF

714 N MASSACHUSETTS AVE  
LAKELAND, FL 33801

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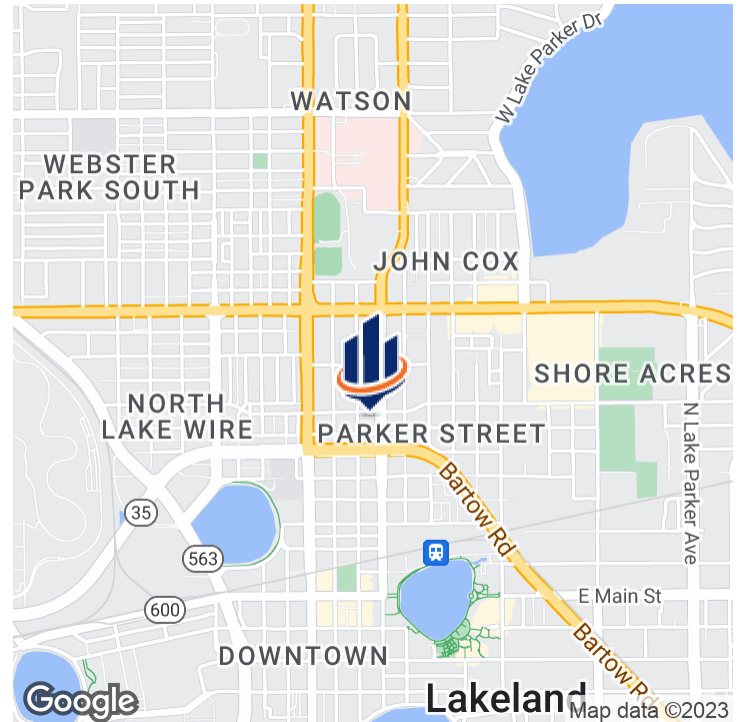
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# Property Summary



## OFFERING SUMMARY

|                    |                                                 |
|--------------------|-------------------------------------------------|
| <b>Sale Price:</b> | <b>\$975,000</b>                                |
| Building Size:     | 5,400 SF                                        |
| Lot Size           | .41 Acres                                       |
| Price / SF:        | \$180.56                                        |
| Year Built:        | 1979                                            |
| Renovated:         | 2012                                            |
| Zoning:            | PUD 5502, City of Lakeland                      |
| APN:               | 24-28-18-203000-014131 & 24-28-18-203000-014102 |

## PROPERTY OVERVIEW

This is a 5,400 SF building is in the heart of midtown Lakeland, FL. It comprises two parcel ID's for a total of .41 acres. This is a high quality asset with a strong tenant and a triple net lease.

The building has a gorgeous modern industrial buildout with high exposed ceilings, polished concrete and effective lighting. A traditional reception area is complemented with a large conference room, and opens up into a massive open work area that also has 7 private offices, a back lounge/gathering area and staff kitchen. There is also a tech room and upstairs storage.

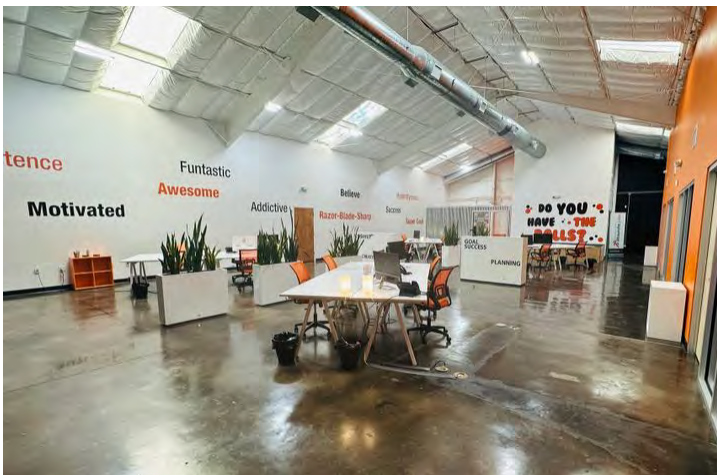
The current tenant has an attractive initial lease rate that escalates aggressively until it first termination in mid 2028. There are options beyond the primary expiration date. This is a NNN lease that includes property taxes, insurance and operating costs. The tenant is also responsible for their own utilities.

# Complete Highlights



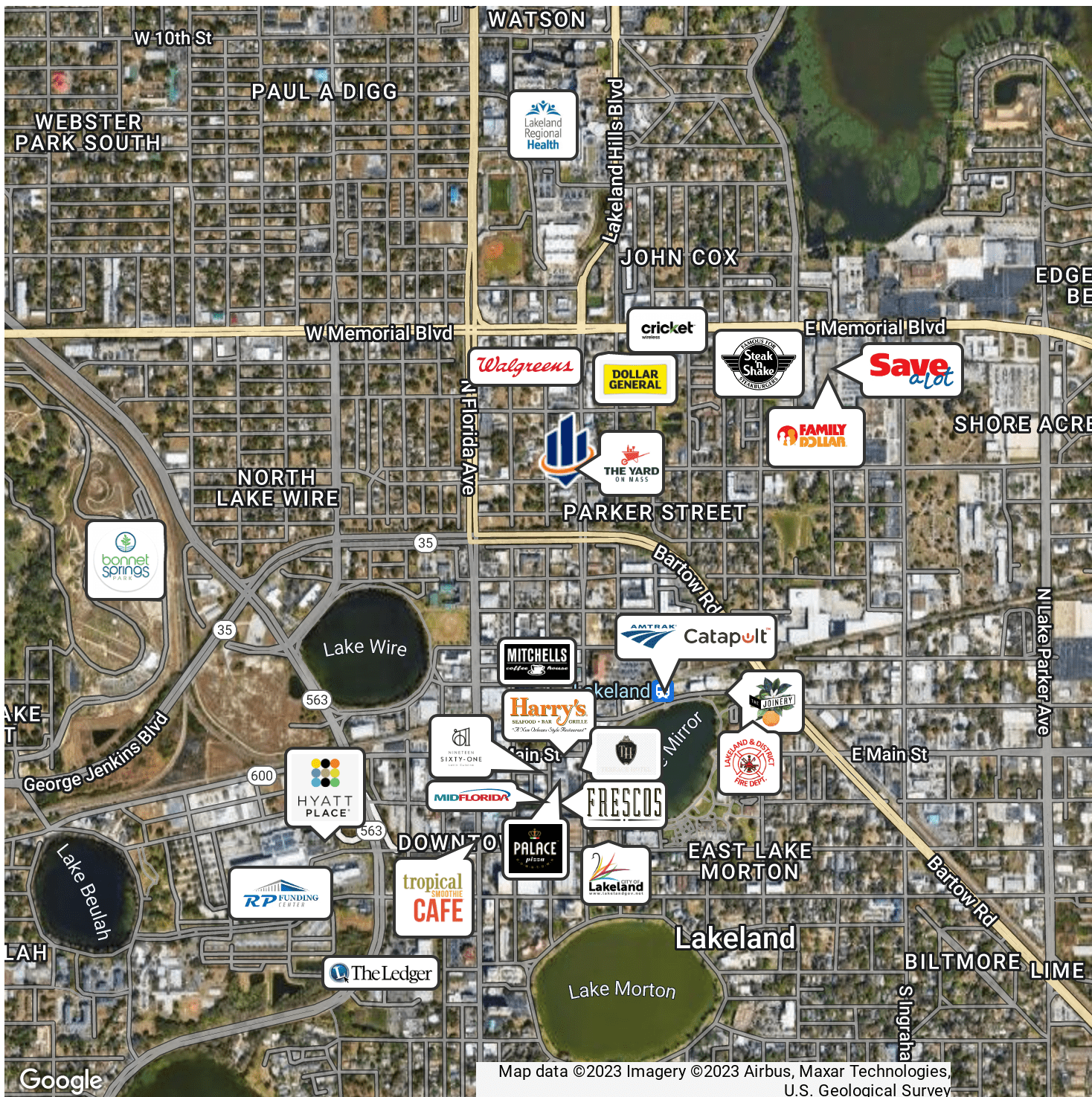
## PROPERTY HIGHLIGHTS

- Midtown Lakeland Office Building - 5,400 SF on .41 Acres.
- Gorgeous modern industrial feel with polished concrete floors.
- Includes two tax parcels and two addresses - 714 & 720 N Mass Ave
- Current lease runs until 3/31/2028 with (3) 5 year options.
- Current rent is \$3,000 per month, moving to \$4,000 per month 05/01/24, and \$1,000 each successive year, topping out at \$6,300 from 5/1/27 - 4/30/28.
- This is a triple NNN lease with current fees at \$4.58 per year or \$2,061 per month.
- NNN fees include property tax, insurance and operating costs.
- Traditional main reception area with conference room, huge main space, 7 private offices, back lounge, and upstairs storage.
- 17 dedicated parking spaces.
- Located 2 minutes from downtown Lakeland, Lakeland Regional Health and within 10 minutes from Interstate 4.
- Property tax - \$12,223.00
- Survey available. Lease available upon request.



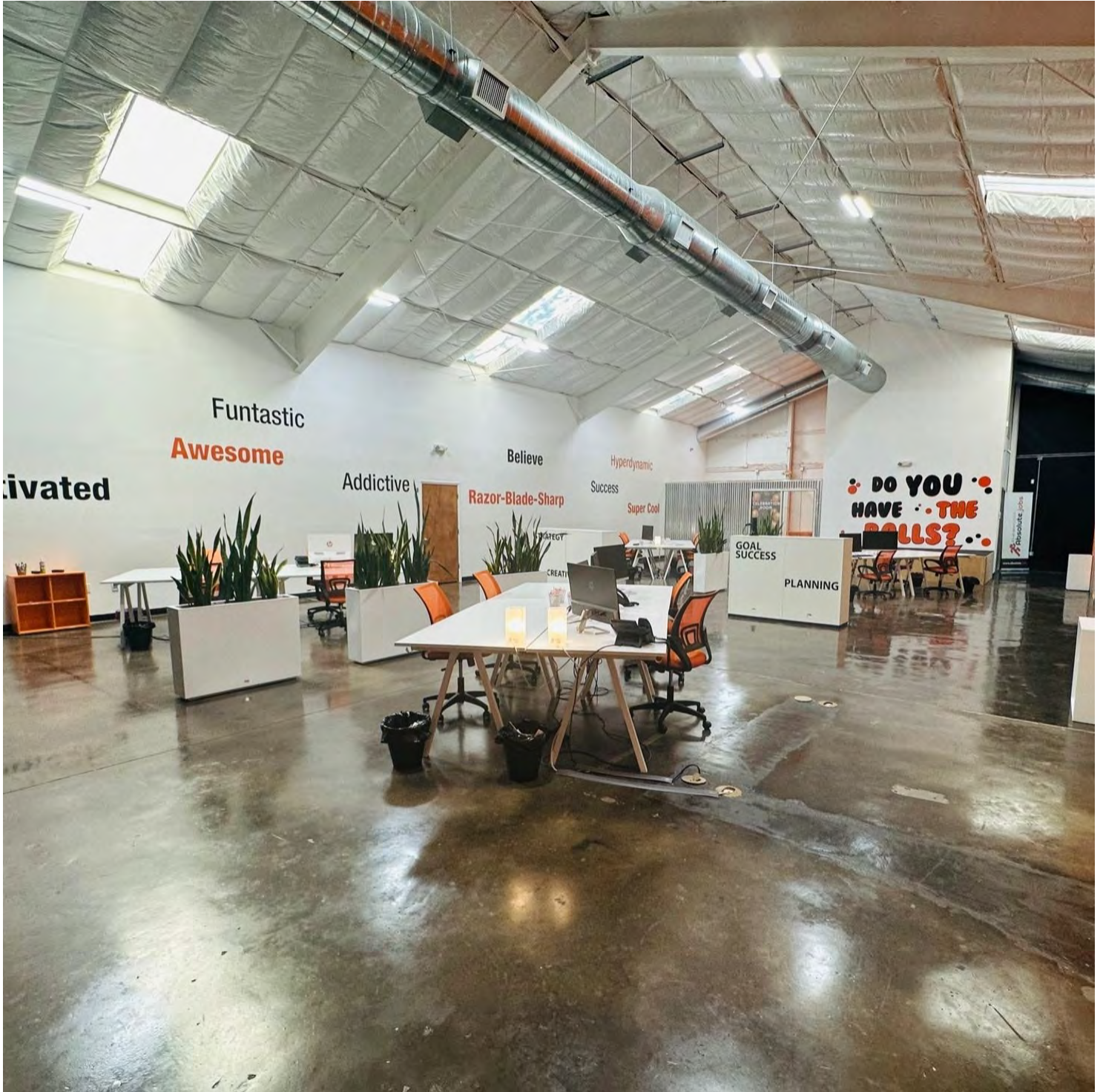


# Retailer Map



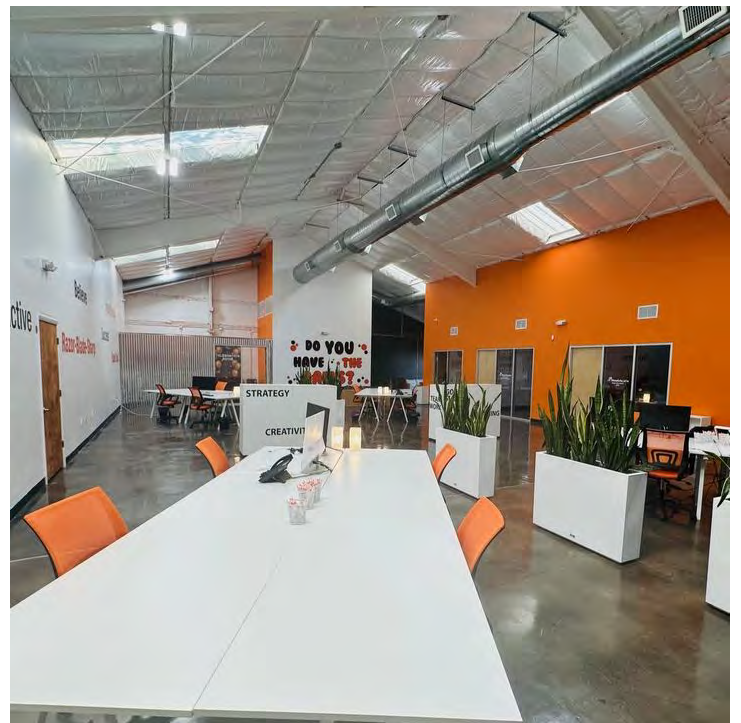
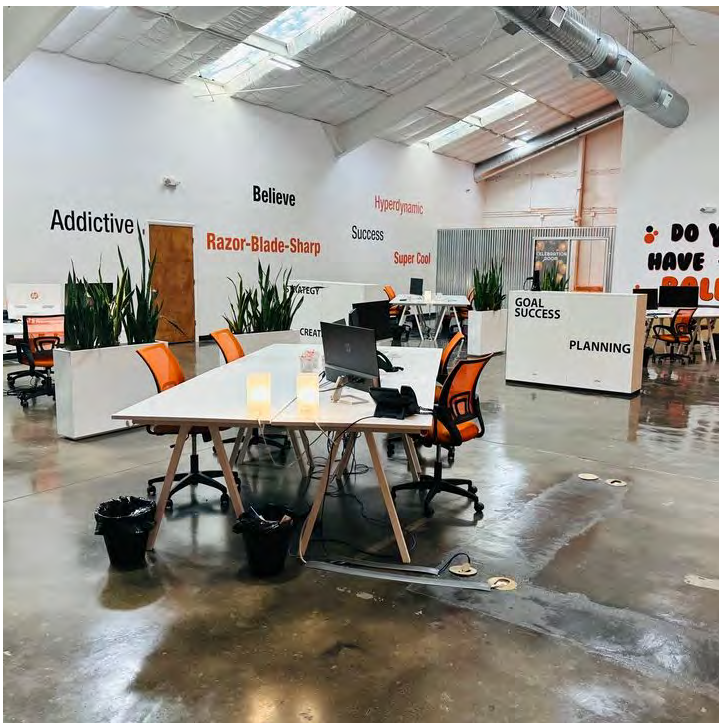


# Additional Photos



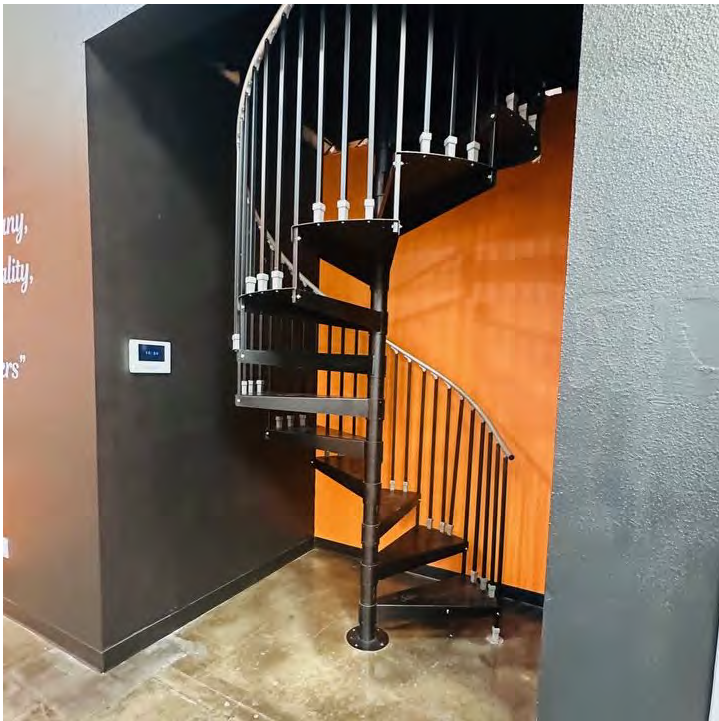


# Additional Photos



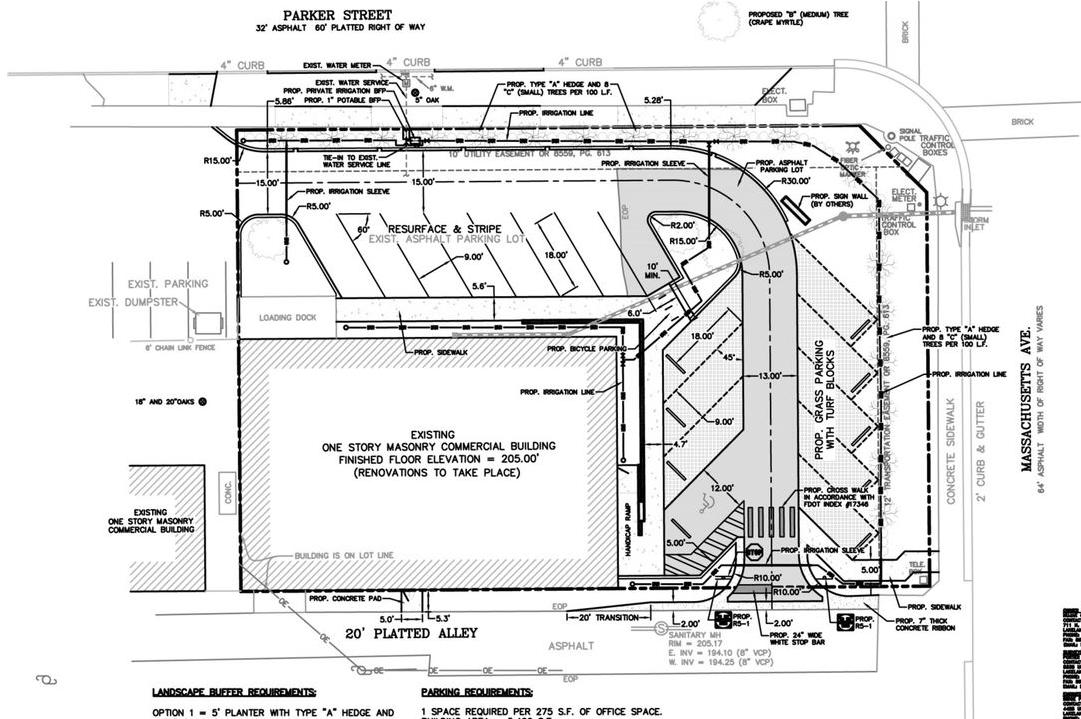


# Additional Photos





# Boundary Survey

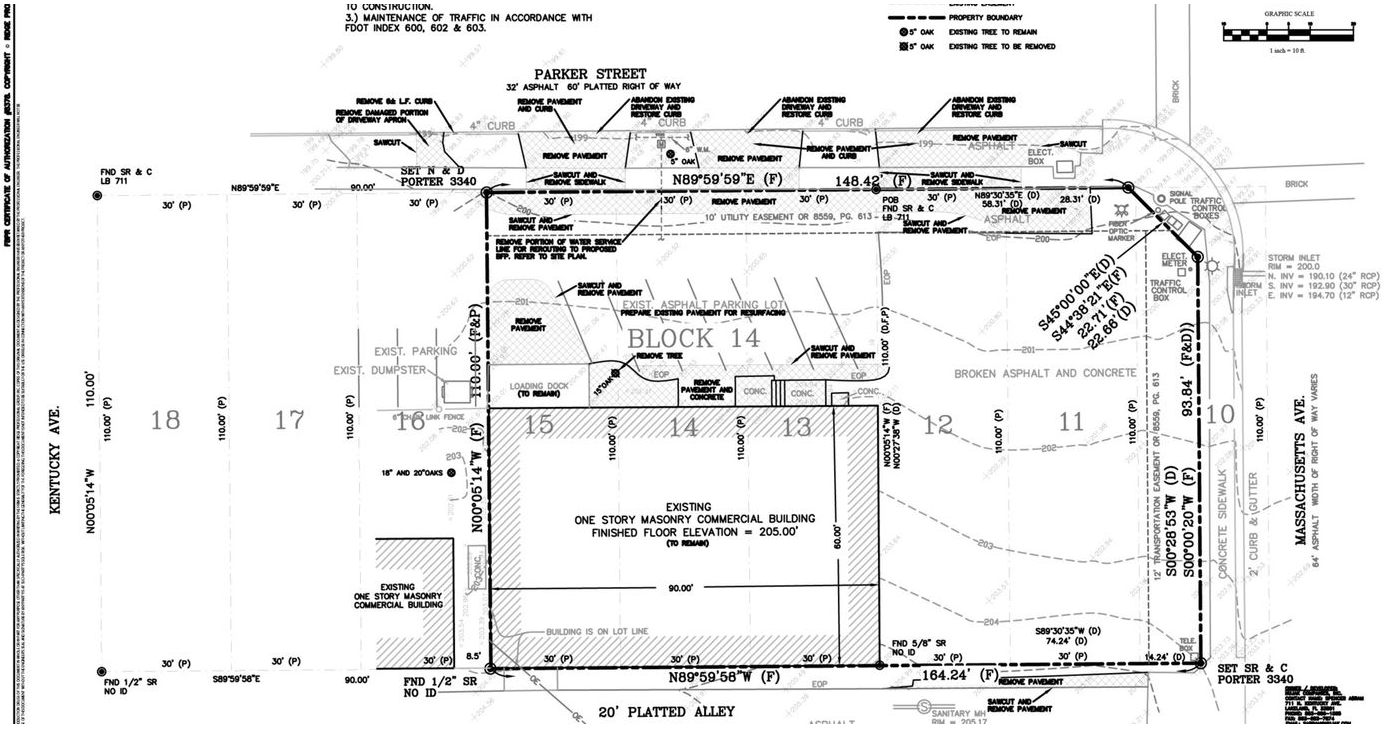


**NUJAK COMPANIES, INC.**  
 711 N. KENTUCKY AVE.  
 LAKELAND, FLORIDA 33801

Prepared For: **C. ROUP, INC.**

**PROJECT TITLE:** NUJAK OFFICE RENOVATION  
 311 EAST PARKER ST., LAKELAND, FLORIDA

**SITE PLAN**

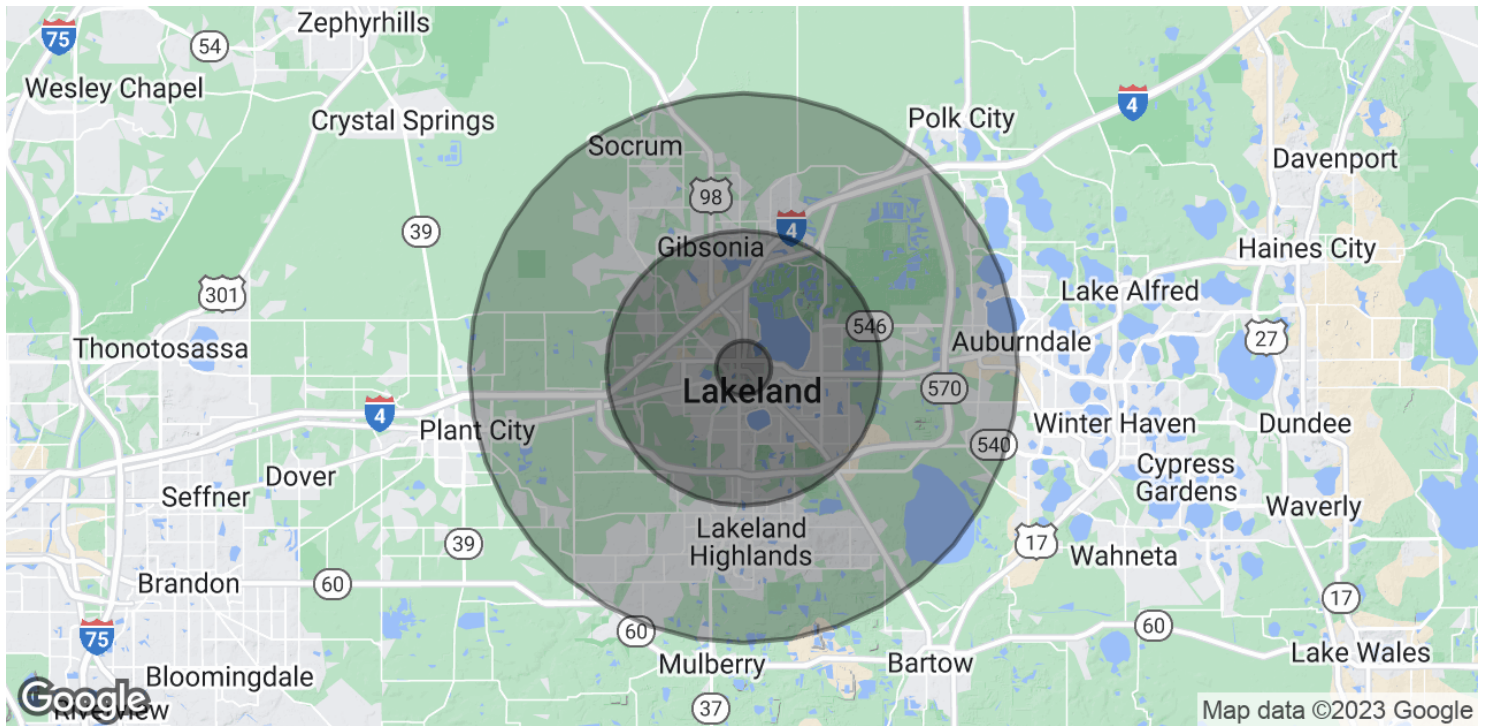


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# Demographics Map & Report

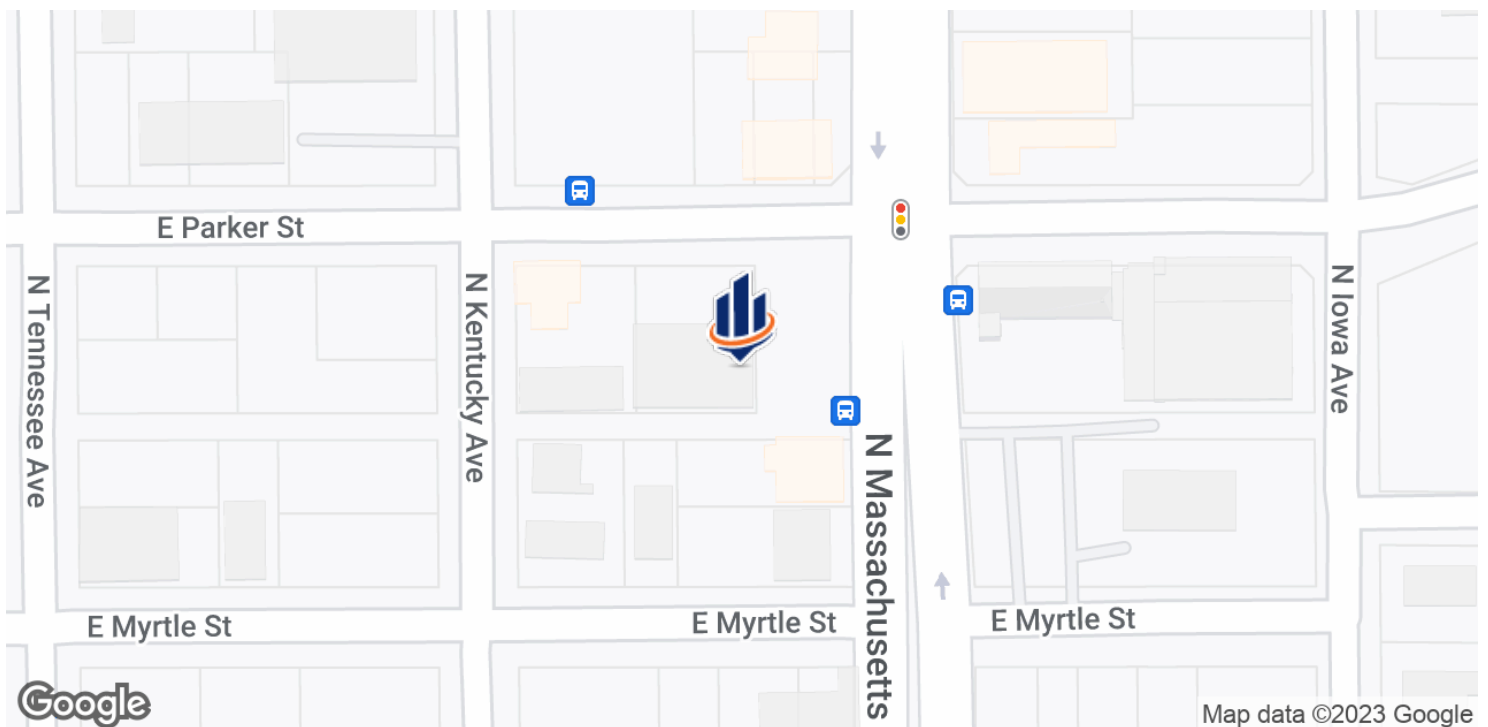
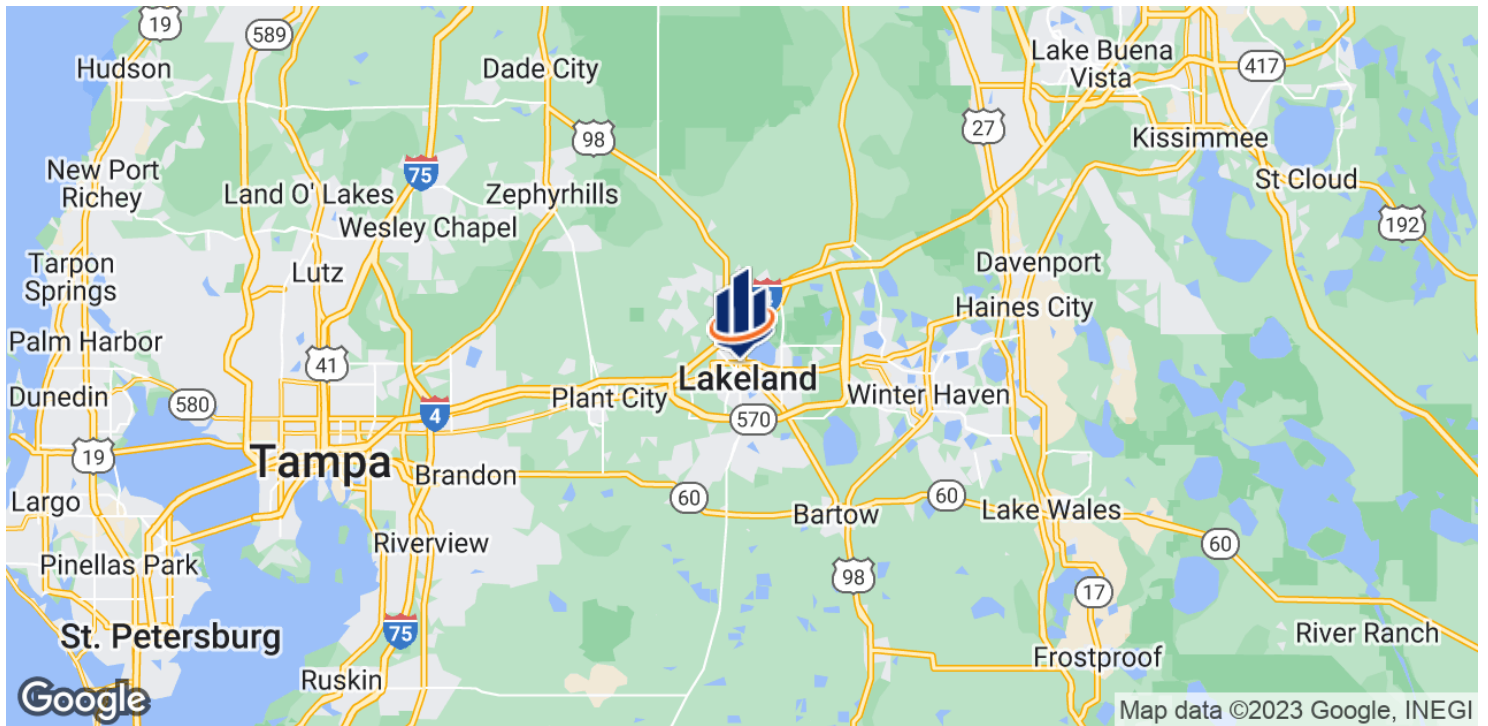


| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Population               | 8,734         | 137,392        | 313,565         |
| Average Age                    | 38.0          | 38.9           | 39.9            |
| Average Age (Male)             | 36.7          | 37.2           | 38.4            |
| Average Age (Female)           | 40.4          | 40.6           | 41.1            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total Households               | 3,953         | 60,348         | 127,713         |
| # of Persons per HH            | 2.2           | 2.3            | 2.5             |
| Average HH Income              | \$35,883      | \$52,967       | \$62,716        |
| Average House Value            | \$99,345      | \$134,647      | \$160,364       |

\* Demographic data derived from 2020 ACS - US Census



# Regional & Location Map







## DANIELLE BROWN

Associate Advisor

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### PROFESSIONAL BACKGROUND

Danielle Brown is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

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## CRAIG MORBY

Senior Advisor

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### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

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**ERIC AMMON, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## MEMBERSHIPS

Certified Commercial Investment Member

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Lakeland, FL 33801





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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