

MASSACHUSETTS AVE MIXED USE OFFICE BLDG

618 N MASSACHUSETTS AVE
LAKELAND, FL 33801

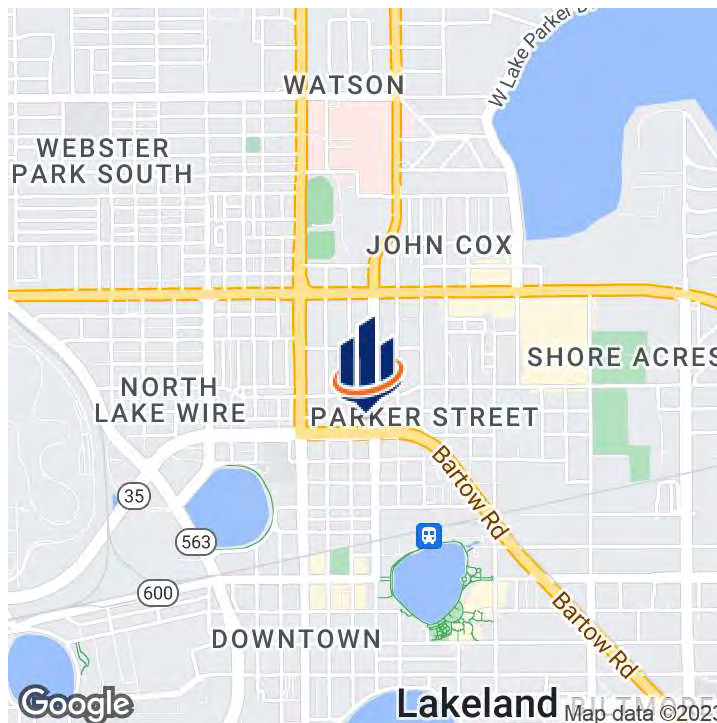
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Property Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	5,180 SF
Lot Size:	.50 ± Acres
Price / SF:	\$153.47
Year Built:	1955
Zoning:	PUD 5502
APN:	24-28-18-203000-011102, 24-28-18-203000-011120, 24-28-18-203000-011101-24-28-18-203000-011140, 24-28-18-203000-011152
Traffic Count:	30,500 Cars/Day [US 98] 19,000 Cars/Day [Mass Ave]
Road Frontage:	245 ± FT [US 98] 110 ± FT [US 98]

PROPERTY OVERVIEW

This is an investment opportunity in midtown Lakeland, FL. Currently running as a daycare center, this property comprises 5,180 SF on 5 tax parcels, totaling half an acre. The property is within the Lakeland Community Redevelopment Area [CRA].

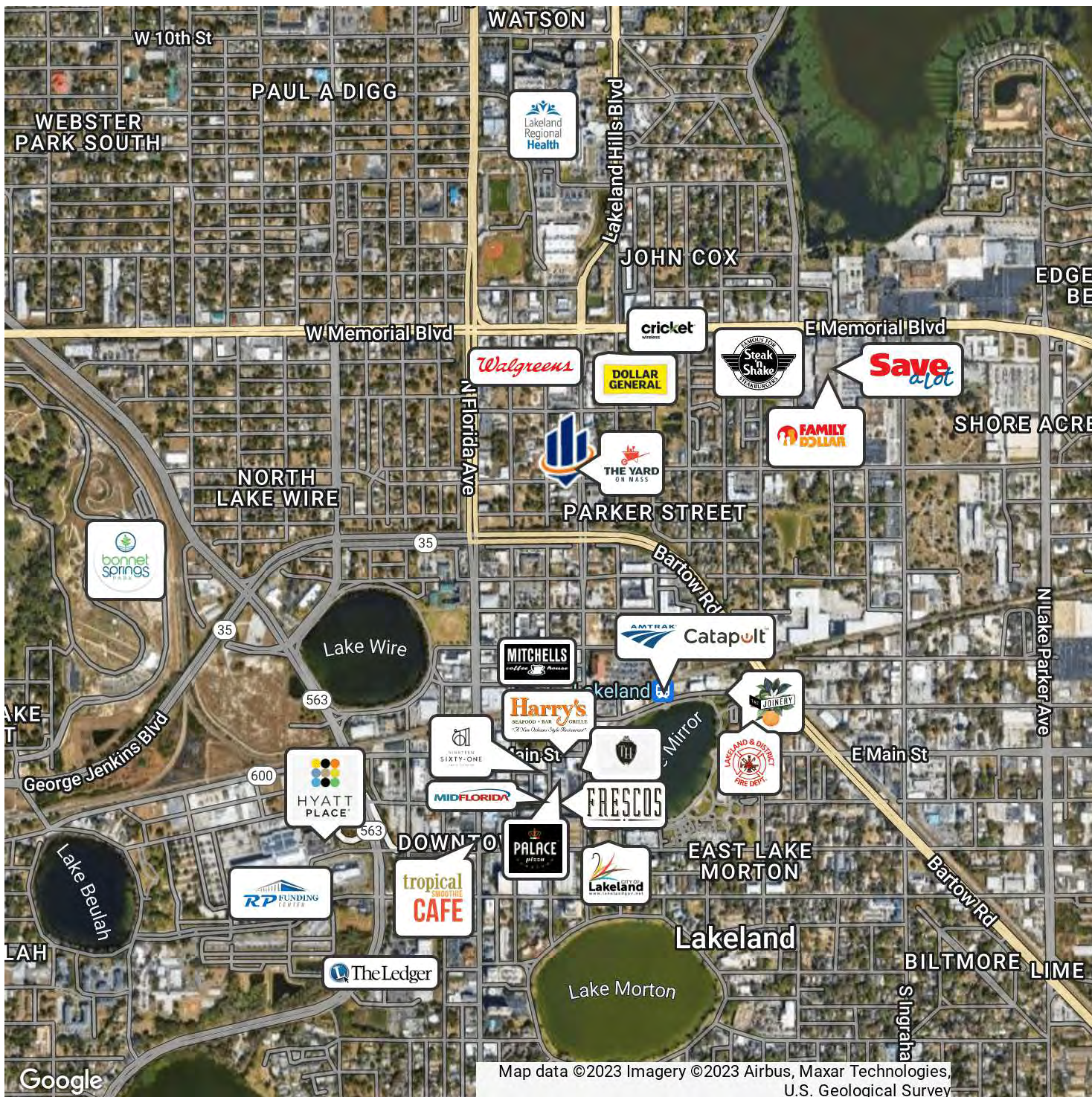
The facility has an abundance of spaces, including a traditional reception staff with waiting room, several play areas, classrooms, wide open activity and meal center, with separate kitchen and private manager office. There are 2 multi stall bathrooms, and throughout the facility, a combination of polished concrete, carpet, activity tile and linoleum flooring. There is also an outdoor playground for the students.

The property is fenced and has ample parking, with approx. 6 entrance space and 12 spaces in the rear of the building. Easy pick up and drop off area.

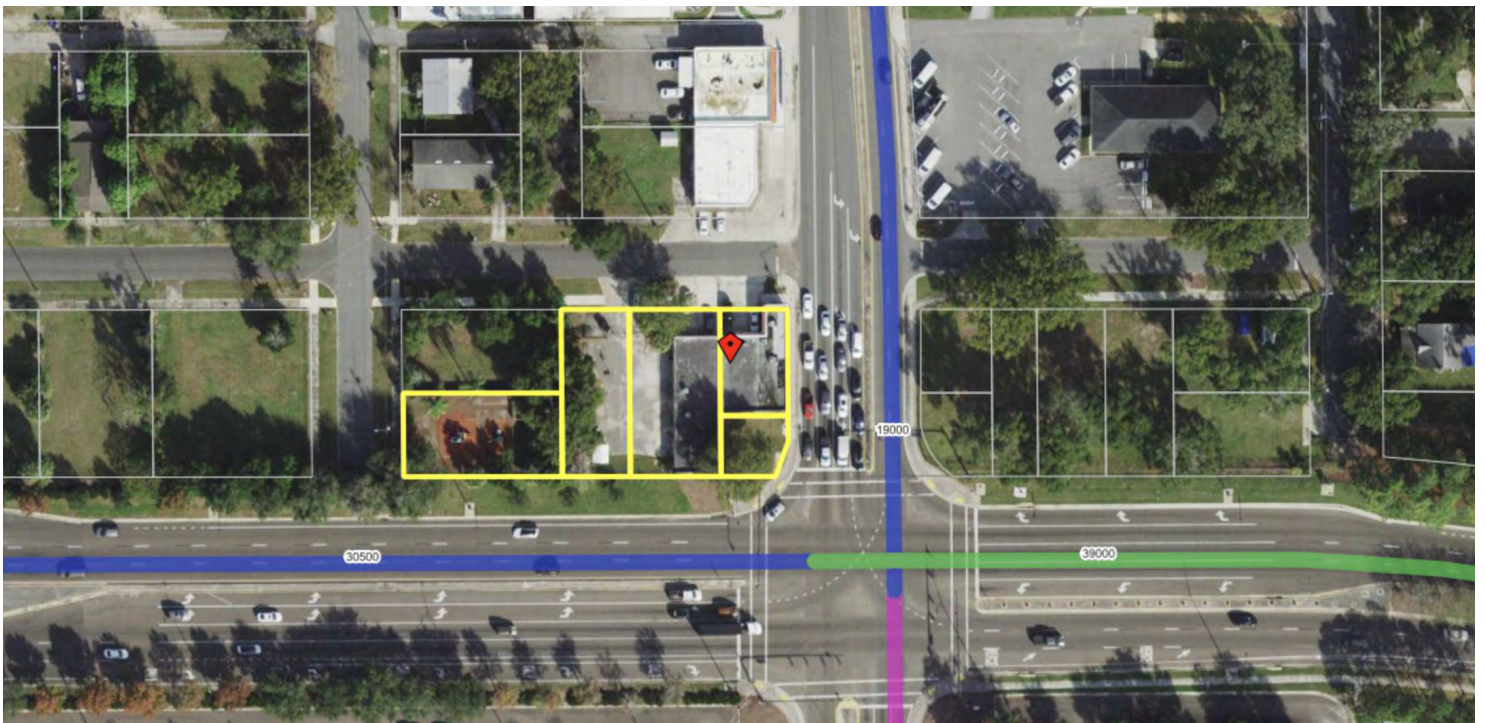
Current annual rent is \$45,000, with the current term expiring in October 2024, with (2) | 1 year renewals with increases. Tenant is responsible for their own utilities, repairs, and maintenance.

Property is on city water and sewer. Property taxes - \$5,581.

N Mass Retailer Map



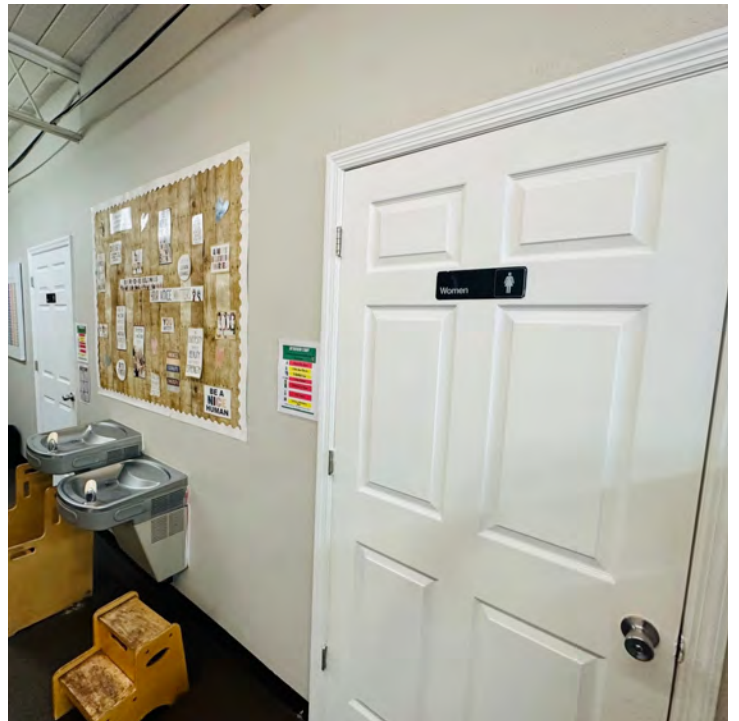
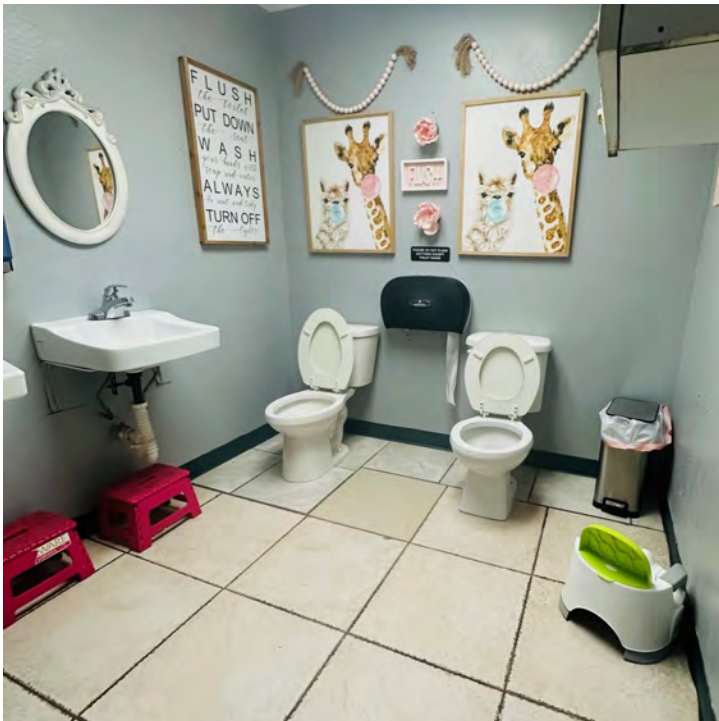
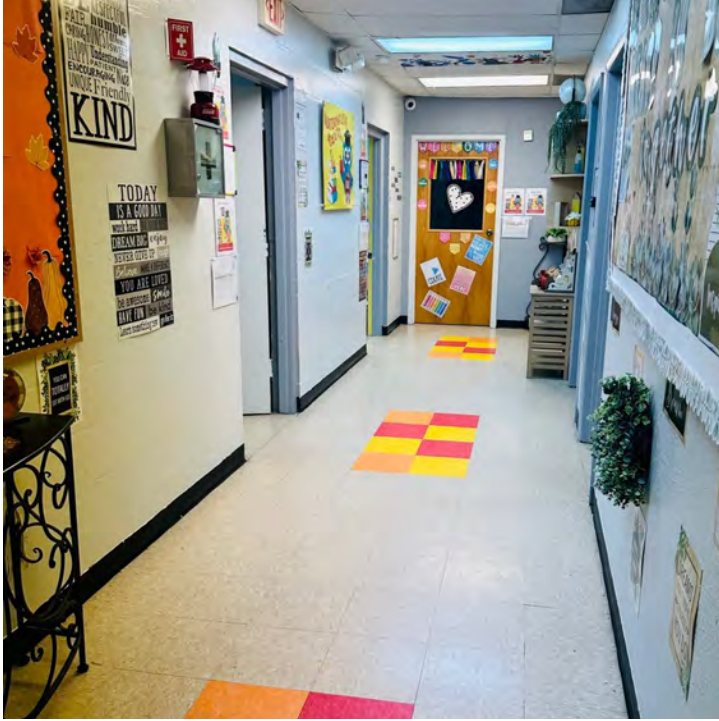
Additional Photos



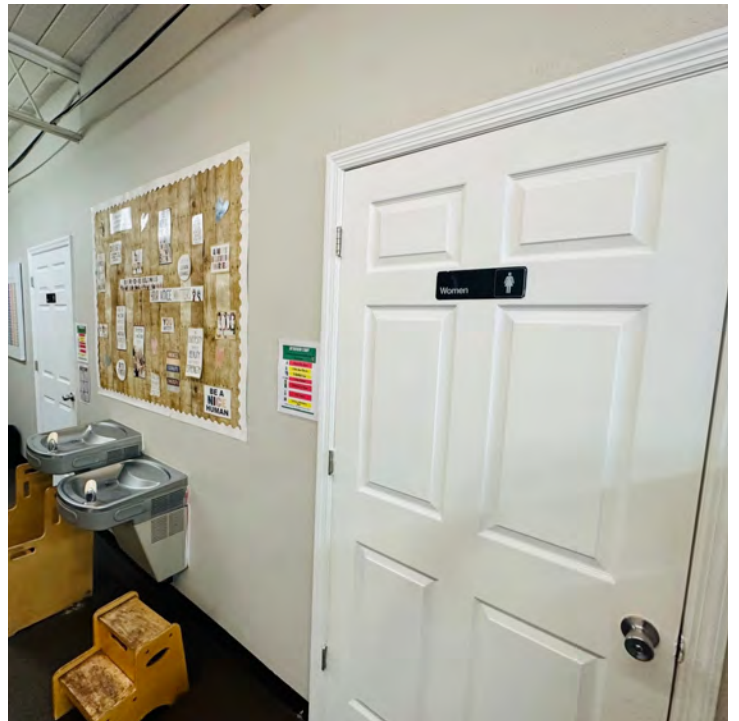
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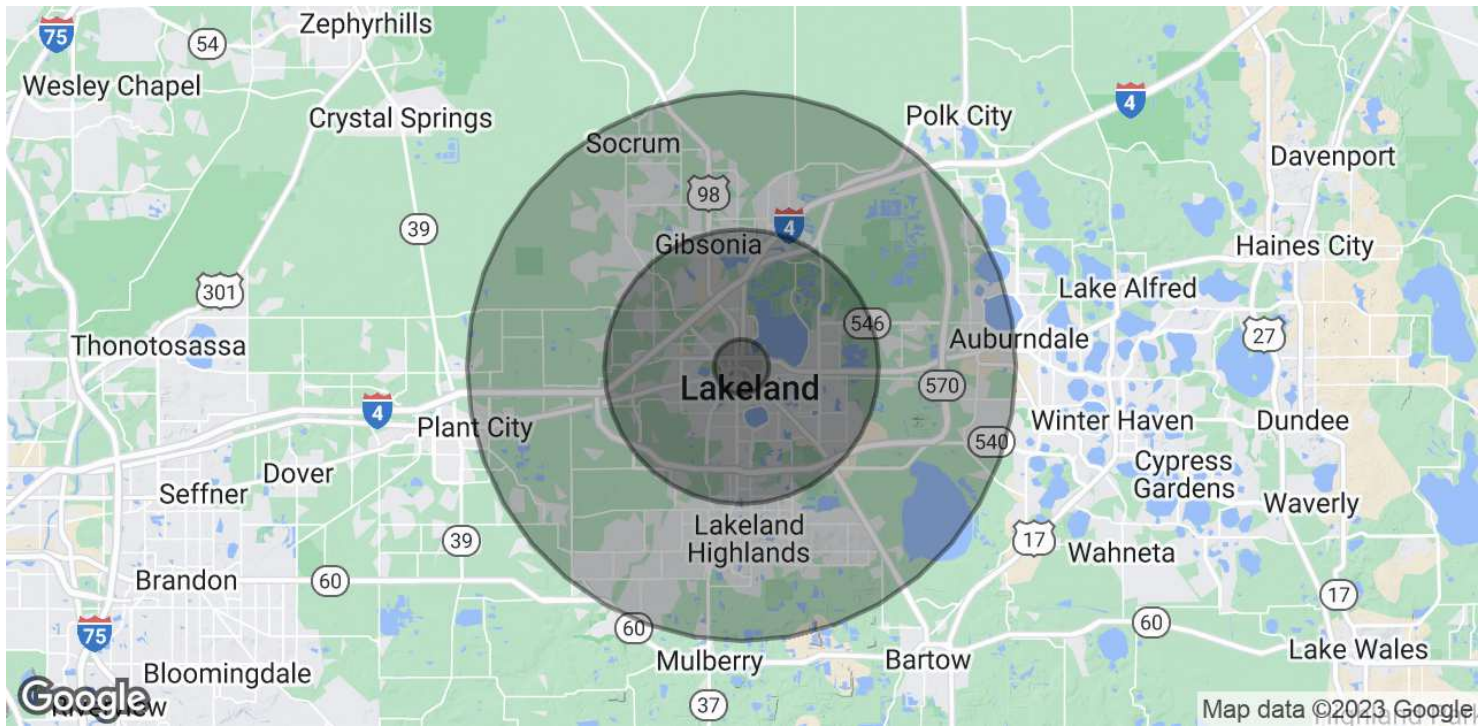
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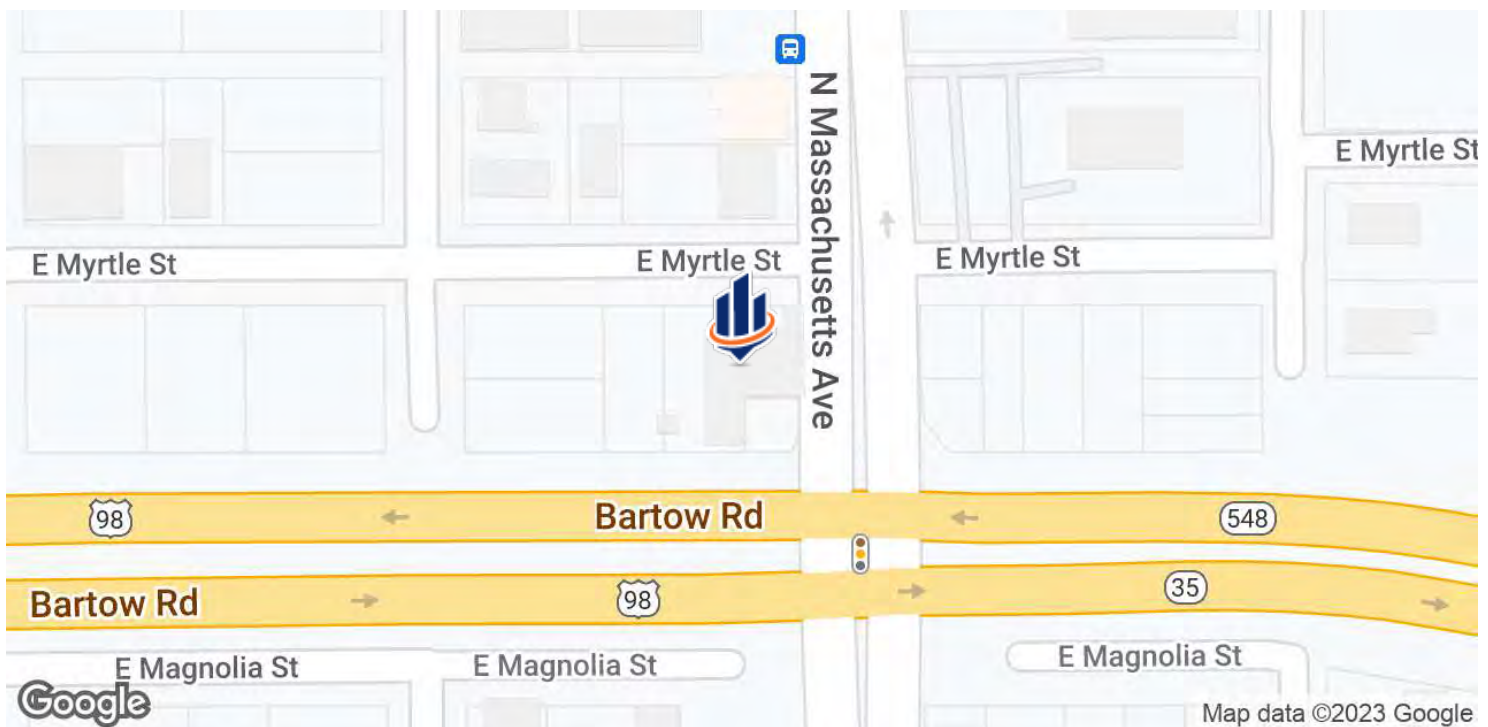
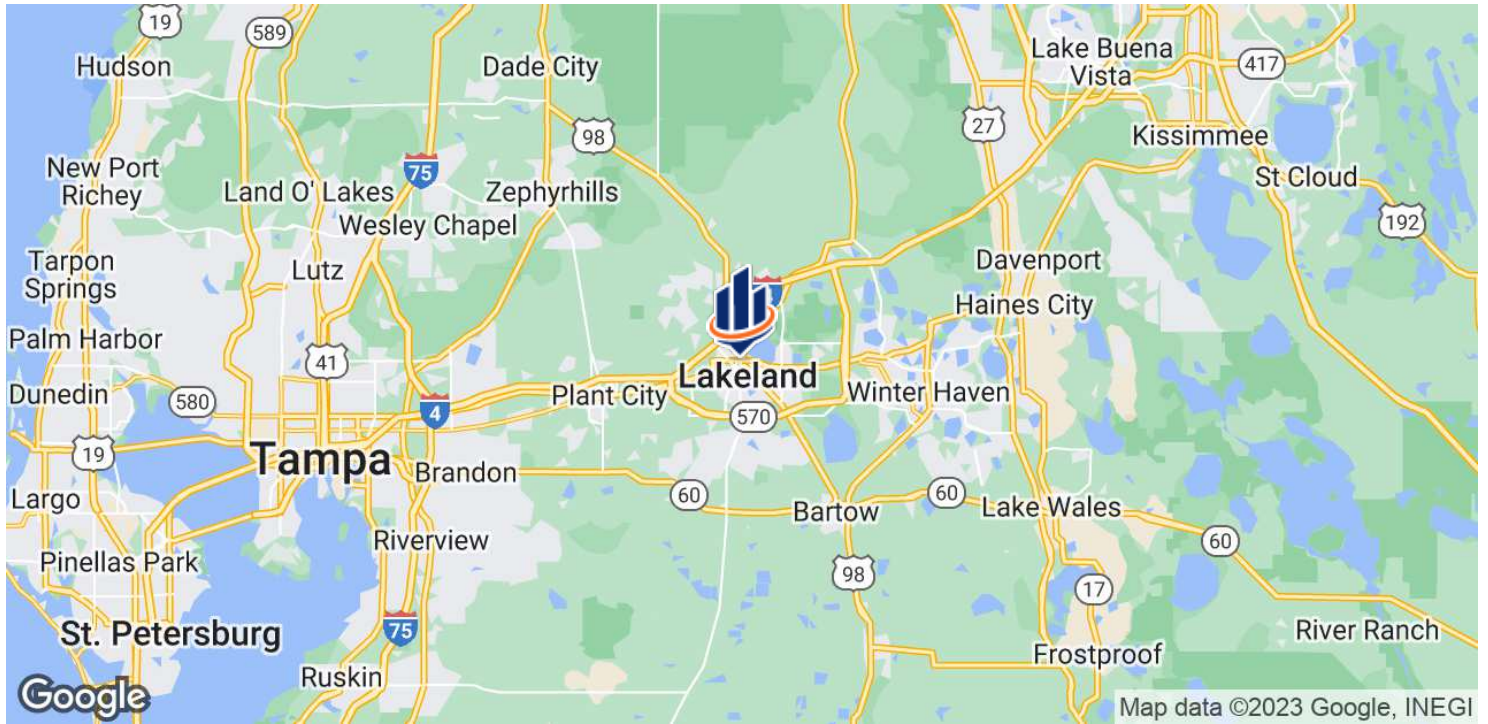
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,685	137,224	314,045
Average Age	38.1	38.8	39.8
Average Age (Male)	36.6	37.2	38.4
Average Age (Female)	40.5	40.6	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,994	60,263	127,860
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$36,394	\$53,071	\$62,714
Average House Value	\$103,716	\$134,640	\$160,325

* Demographic data derived from 2020 ACS - US Census

Location & Regional 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

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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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For more information visit SVNsaunders.com

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