

LAKELAND COMMERCIAL ZONED LCC - 1.39 ACRES 3 BUILDINGS

3216 US 92 E & 3223 THOMPSON RD E, LAKELAND, FL 33801.

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34,500 ±
Cars/Day

HWY 92



Property Overview



OFFERING SUMMARY

Sale Price:	\$939,900
Zoning:	LCC, Linear Commercial Corridor
Lot Size:	1.39 ± Acres
Building Size (Three Buildings Total):	6,420 ± SF
Addresses Include:	3216 US 92 E & 3223 Thompson Rd E, Lakeland FL 33801
Parcel ID's:	24-28-15-000000-014030 & 24-28-15-000000-014220
Traffic Count:	34,500 ± Cars/Day
Road Frontage:	225 ± FT

PROPERTY OVERVIEW

Superb location with a super flexible zoning classification, this property features close to an acre and a half of land, with three structures at the US 92 E [Memorial Blvd] and Fish Hatchery Road intersection in Lakeland. Although there are 3 buildings on site, there is ample room for additional development.

2 addresses on two parcels - 1.03 Ac & .36 AC respectively.

Owner/Owner or Investor Opportunity. Estimated rent numbers below.

3,000 ± SF Main Office - Est. \$15 per square foot or \$45,000
 2,500 ± SF Warehouse - Est. \$11 per square foot or \$27,500
 Single Family Homes - Est. \$2,200 per month or \$26,400

Total Estimated Income - \$98,900

Property Location & Description



PROPERTY LOCATION & DESCRIPTION

OWNER/OPERATOR or INVESTOR INCOME POSSIBILITIES!

Located on US 92 East, also known as Memorial Blvd, this site is within 10 minutes of downtown Lakeland and major roadways including the Polk Parkway. It's in close proximity to Auburndale, Winter Haven, Lake Alfred and Haines City. US 92 runs east and west through Florida between Tampa and Daytona.

Recently used as a car lot, [the owner is based in N.C. and will concentrate his operation there], the LCC [Linear Commercial Corridor] zoning allows for retail, office, restaurant, gas stations, and many other uses, including auto dealerships and similar operations.



The front building is 3,000 square feet with a wide open plan, perfect for several sales desks, and a reception and activity area for clients. There are two private offices in the rear of the building, a staff kitchen area, and two bathrooms. The building is well maintained, clean, and well laid out, with tile throughout.

The second building is a 2,500 SF warehouse with [3] three newer roll up doors, and wide open space in the building itself. There is a small reception area with a private office and one bathroom. The auto repair equipment is negotiable - there are 3 newer Atlas lifts, an Ingersoll Rand 7.5 HP compressor, and an Atlas wheel balancer and tire changer. Lastly, there is additional storage space in a second story loft.



The single family home on the property could easily be re-utilized as another use, but as it stands, it is a 3 bedroom, 1 bath home with a metal roof, an open plan living dining area, and a large kitchen with a pass through counter. The home needs some love, but could easily be monetized.

The main entrance to the property is on US 92, and there is also an additional entrance through Thompson Road.

Complete Highlights



PROPERTY HIGHLIGHTS

- Two Parcels with 3 structures - Total of 6,420 SF
- Zoning - LCC (Linear Commercial Corridor) Uses include retail, office, gas station, auto dealerships, and personal service.
- Two existing monument signs.
- 1.39 Acres on busy US 92 & Fish Hatchery Road
- Building One - 3,000 SF office most recently used as car sales office.
- Building Two - 2,500 SF Warehouse, with roll doors and office.
- Building Three - 1,456 SF Single Family Home - 3 bedroom, 1 bath, could easily be converted to office space.
- Two entrances to the property.
- 34,500 ± cars per day.
- Two entrances to the property - one on US 92 and other on Thompson Road.
- Property taxes - \$6,445





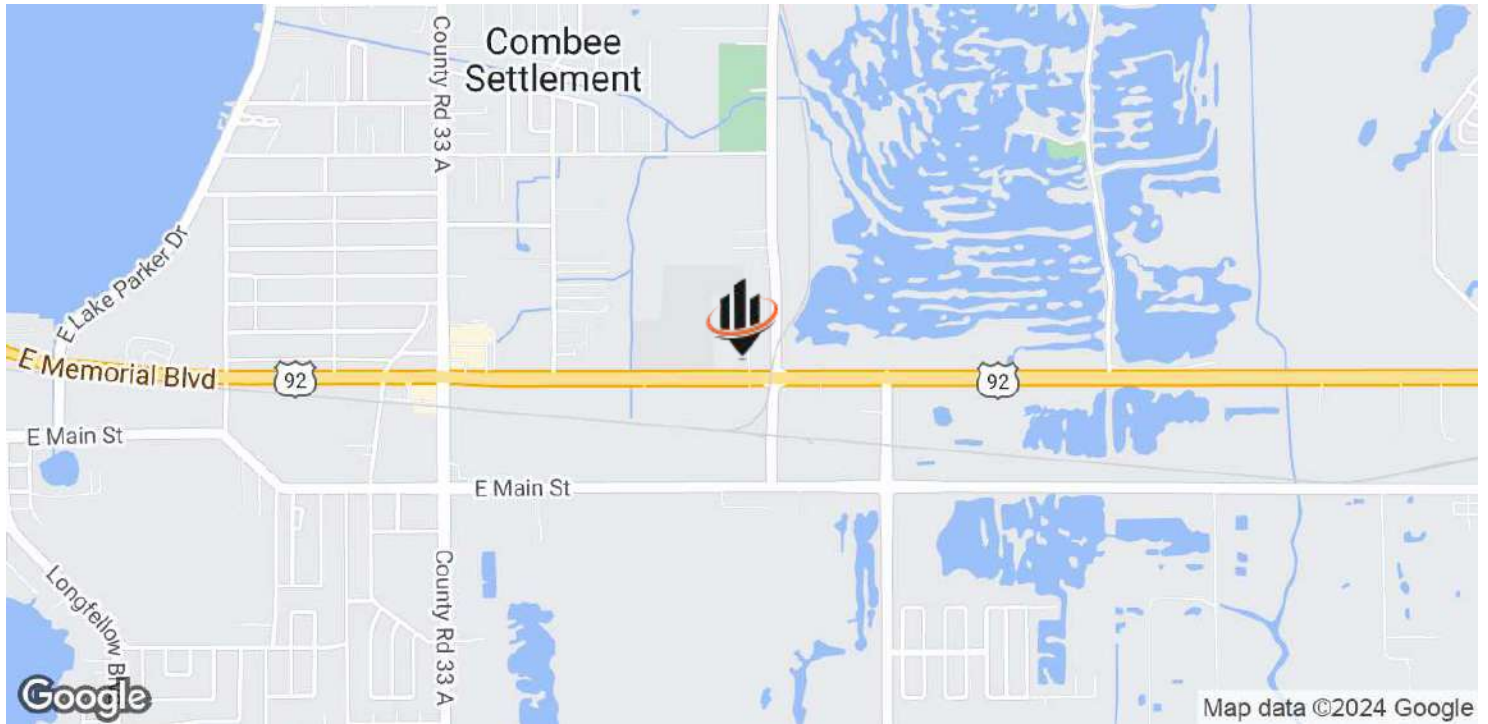
Exterior Photos



Interior Photos



Regional & Location Map





LAKELAND
POLK COUNTY

Founded 1885
Population 120,071 (2020)

Area 74.4 sq mi
Website lakelandgov.net

Major Employers
Publix Supermarkets
Saddle Creek Logistics
Geico Insurance
Amazon
Rooms to Go
Welldyne
Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



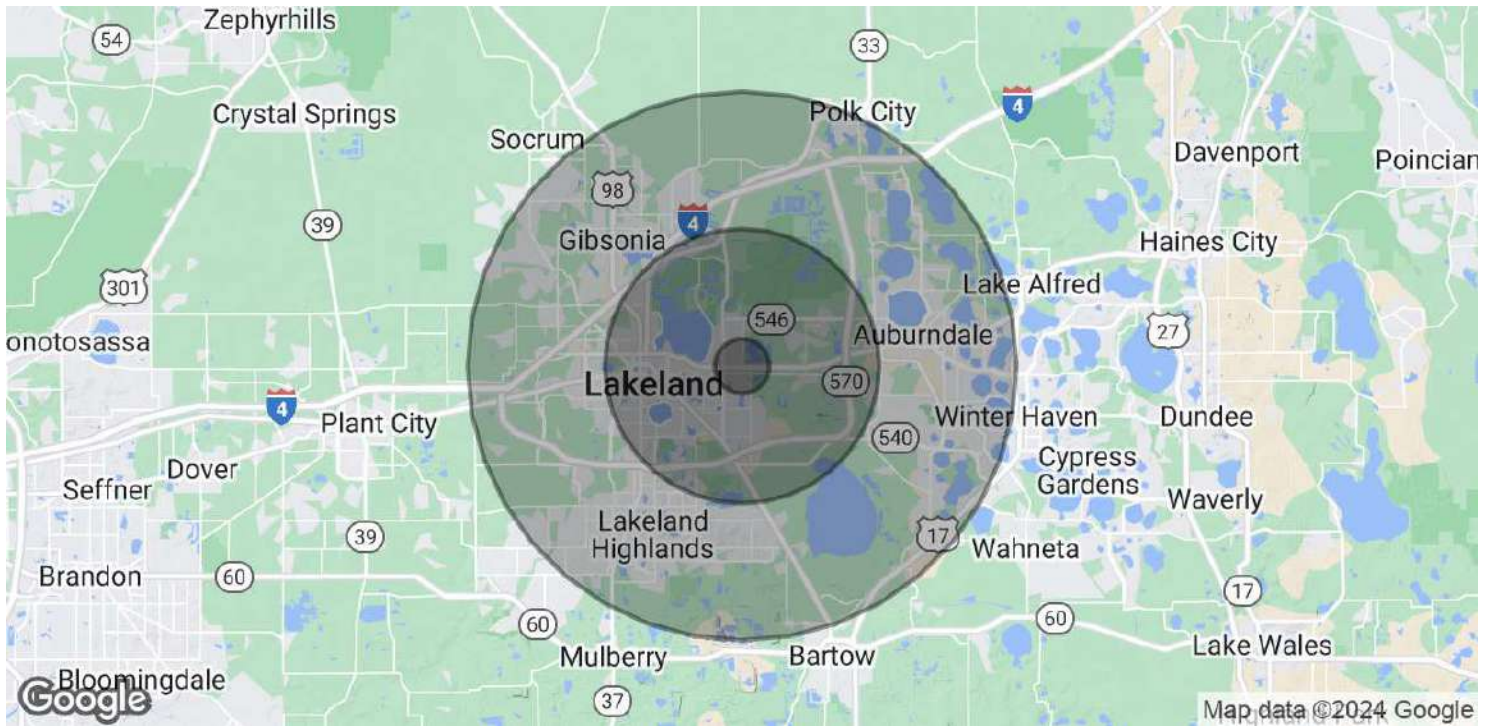
POLK COUNTY FLORIDA



Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 (2012)
Area	1,875 sq. mi.	Website	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,447	94,322	330,996
Average Age	28.7	38.0	40.2
Average Age (Male)	24.3	36.6	38.9
Average Age (Female)	30.9	40.4	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,606	40,920	135,815
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$37,134	\$49,995	\$61,839
Average House Value	\$78,200	\$118,689	\$159,088

* Demographic data derived from 2020 ACS - US Census



CRAIG MORBY

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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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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

SVN | Saunders Ralston Dantzler

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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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