



# LAKELAND DIXIELAND OFFICE/RETAIL ZONED C-2

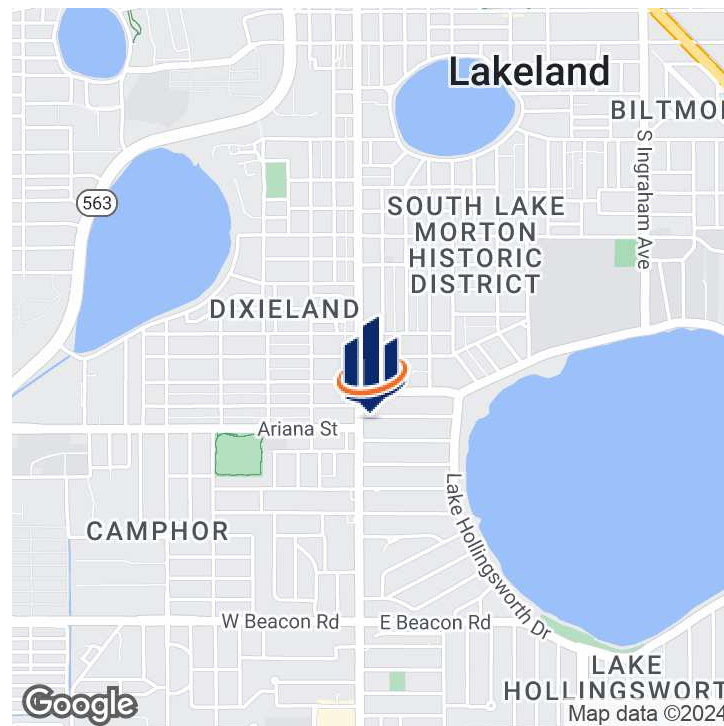
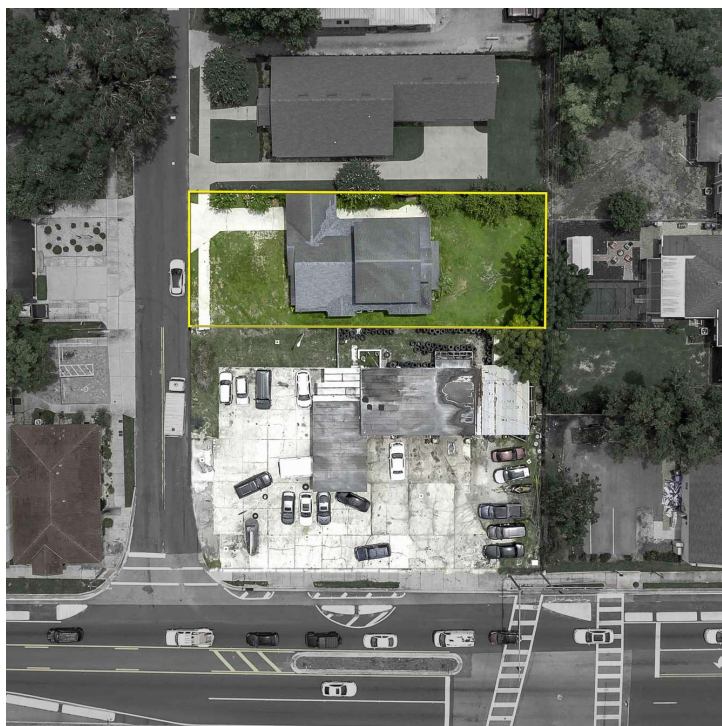
113 PALMOLA STREET  
LAKELAND, FL 33803

**Craig Morby**  
Senior Advisor  
863.581.0059  
craig.morby@svn.com

**Eric Ammon, CCIM**  
Senior Advisor  
863.602.1001  
eric.ammon@svn.com



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$425,000</b>
Building Size:	2,682 ± SF
Lot Size:	0.19 Acres
Price / SF:	\$158.46
Year Built:	1925
Zoning:	C-2
APN:	24-28-19-214000-002030

## PROPERTY OVERVIEW

Super prestigious location in the heart of Lakeland's Dixieland area just off South Florida Ave. This property is currently vacant, and is zoned C-2, City Lakeland. C-2 allows for a plethora of uses, including retail and office.

This is a historic home with two floors, which were previously used as an attorney's office. Downstairs has several rooms - the front room was used as a reception area which has a fireplace. There are also several other rooms, including the old primary bedroom, bathroom, and others. The upstairs has two large rooms, 12 x 20, and 10 x 20 respectively. Much of the wood flooring in the structure is original.

City water, sewer and electric serve the site and there are 23,000 ± cars per day on South Florida Ave. This location cannot be beat in trendy Dixieland, close to downtown, shops and restaurants, Florida Southern College and major roadways.

This property will require rehab.

## PROPERTY HIGHLIGHTS

- Prime Dixieland location
- Just off South Florida Ave
- Close to various shops and restaurants



## PROPERTY HIGHLIGHTS

- Lakeland FL - Dixieland Historic Area.
- 2,682 SF on .19 Acres, Zoned C-2 City of Lakeland
- The property has up to 7 offices available, 2 bathrooms, front reception, and large main office. Most of the wood flooring is original.
- Dixieland is one of the trendiest spaces in the city, highlighting retail shops, offices and restaurants.
- Survey available (from 2001)
- City water and sewer
- 23,000 cars per day on South Florida Ave
- Dixieland historic district.
- This property is part of the Dixieland CRA [Community Redevelopment Area] - there may be some City funds available for rehab or redevelopment.



23,000 ±  
Cars/Day

S Florida Ave

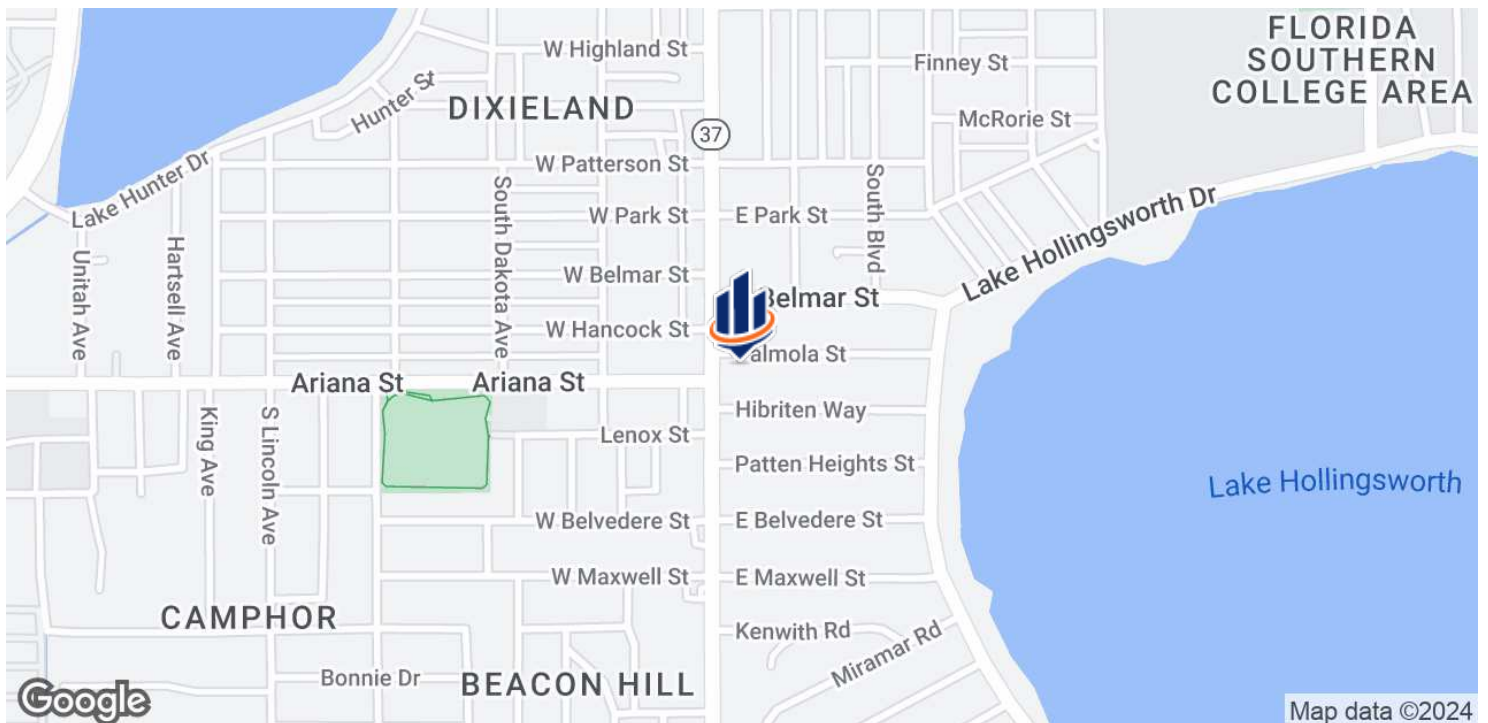
Palmola St.

SUBJECT





# Regional & Location Map





# Palmola Retailer Map





# Palmola Market Area Map





# Interior Photos



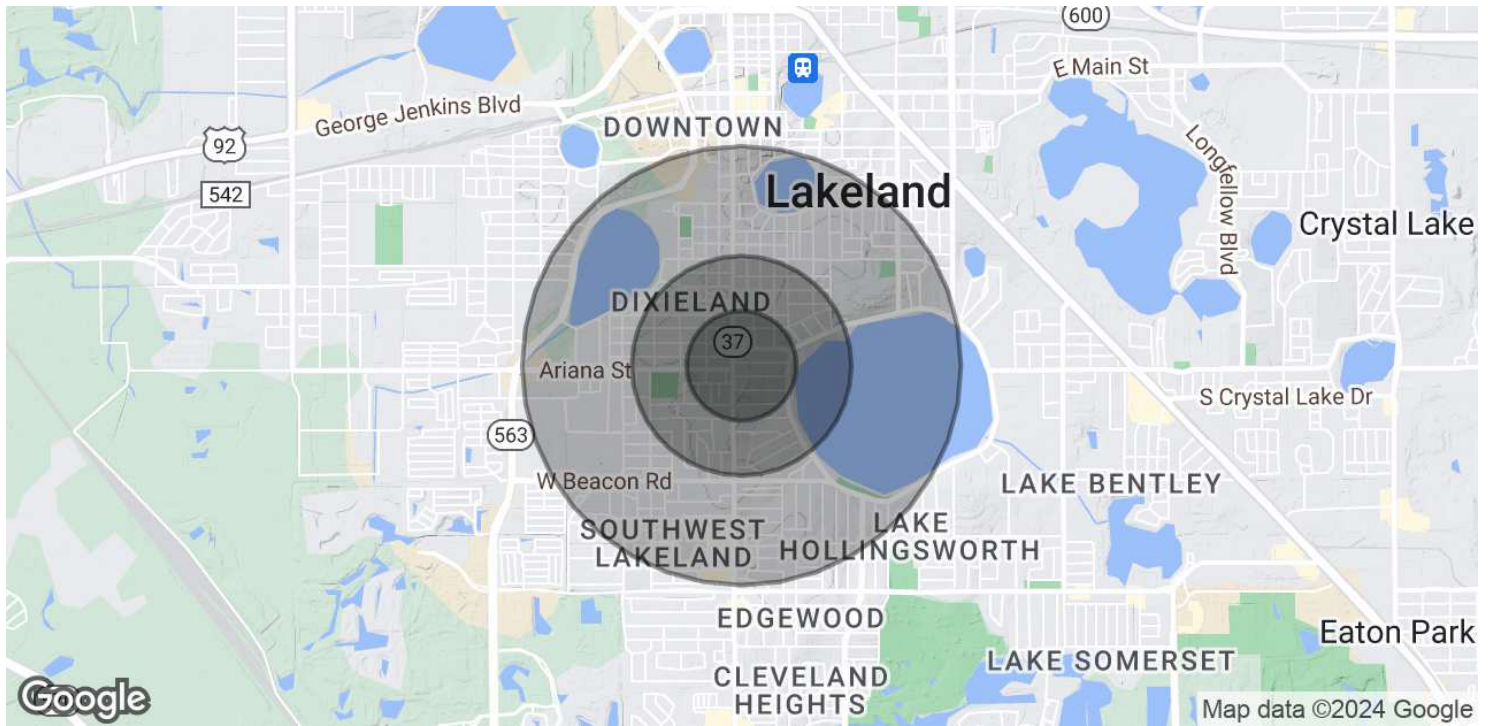


# Interior Photos





# Demographics Map & Report



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	861	3,265	10,637
Average Age	38.5	37.6	37.9
Average Age (Male)	40.8	39.0	38.5
Average Age (Female)	38.3	37.8	38.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	464	1,700	5,196
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$62,736	\$62,285	\$62,727
Average House Value	\$218,692	\$208,032	\$196,879

\* Demographic data derived from 2020 ACS - US Census





**LAKELAND**  
**POLK COUNTY**

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>
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.





## CRAIG MORBY

Senior Advisor

[craig.morby@svn.com](mailto:craig.morby@svn.com)

Direct: **877.518.5263 x442** | Cell: **863.581.0059**

### 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

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801





**ERIC AMMON, CCIM**

Senior Advisor

[eric.ammon@svn.com](mailto:eric.ammon@svn.com)

Direct: 877.518.5263 x353 | Cell: 863.602.1001

## 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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Lakeland, FL 33801





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

**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

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