



SALE

Lake Parker Ave Office/Retail Building 4,500 Sq. Ft.

230 S LAKE PARKER AVE

Lakeland, FL 33801

PRESENTED BY:

CRAIG MORBY

Senior Advisor

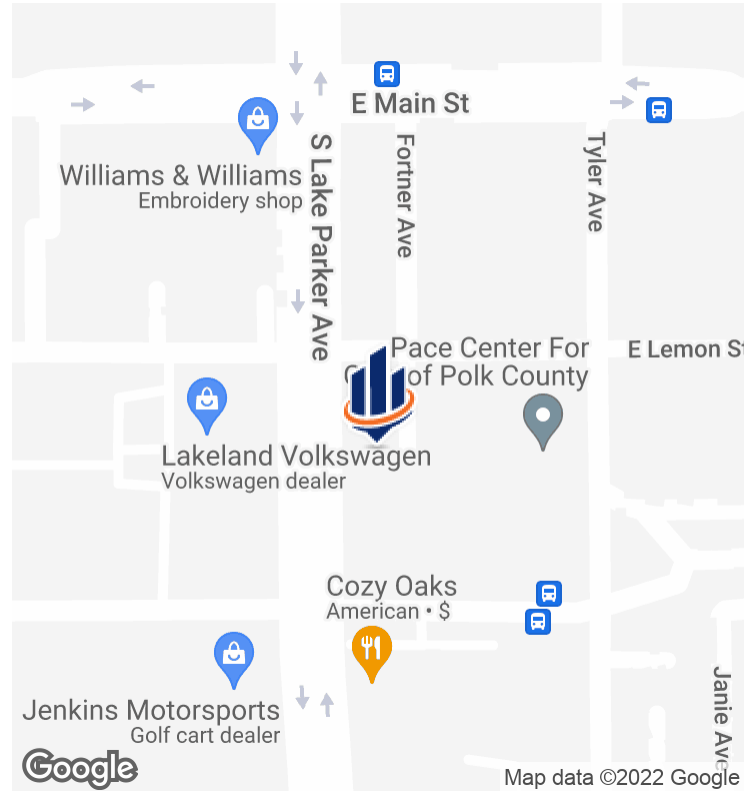
O: 863.581.0059

C: 863.581.0059

craig.morby@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000
BUILDING SIZE:	4,500 SF
LOT SIZE:	0.61 Acres
PRICE / SF:	\$127.78
YEAR BUILT:	1986
RENOVATED:	2018
ZONING:	C-2
APN:	24-28-17-194000-003040, 24-28-17-194000-004041, 24-28-17-194000-004051 and 24-28-17-194000-004010

PROPERTY OVERVIEW

Fantastic office or retail space close to Downtown Lakeland with three extra rear lots that can be used for parking and/or further development. All parcels zoned C-2, City of Lakeland. There are several excellent functional spaces within the building, including a lobby area, and a huge main space in an L-shape that opens up unlimited opportunities for layout. The huge main office could easily be reconfigured into multi-offices. The kitchen and staff area are equipped with counters and a fridge, and this area backs on to a separate spacious laundry area. (the portable shower does not convey). There are two bathrooms, a large storage area and separate workshop. Finally, an additional private office resides on the south side of the building. Great finishes and concrete floors throughout fill out the modern industrial aesthetic. City water and sewer.

PROPERTY HIGHLIGHTS

- 14,500 block Building w/4 City lots comprising .61 acres
- Zoned C-2, City of Lakeland
- Four addresses/parcels - 230 S Lake Parker Ave, 210 & 214 S Fortner Ave, and 1223 E Lemon Street.
- Across the street from Volkswagen Dealership, next to Dollar General, and just minutes from Lake Hollingsworth and Downtown Lakeland

CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

COMPLETE HIGHLIGHTS



CRAIG MORBY

Senior Advisor

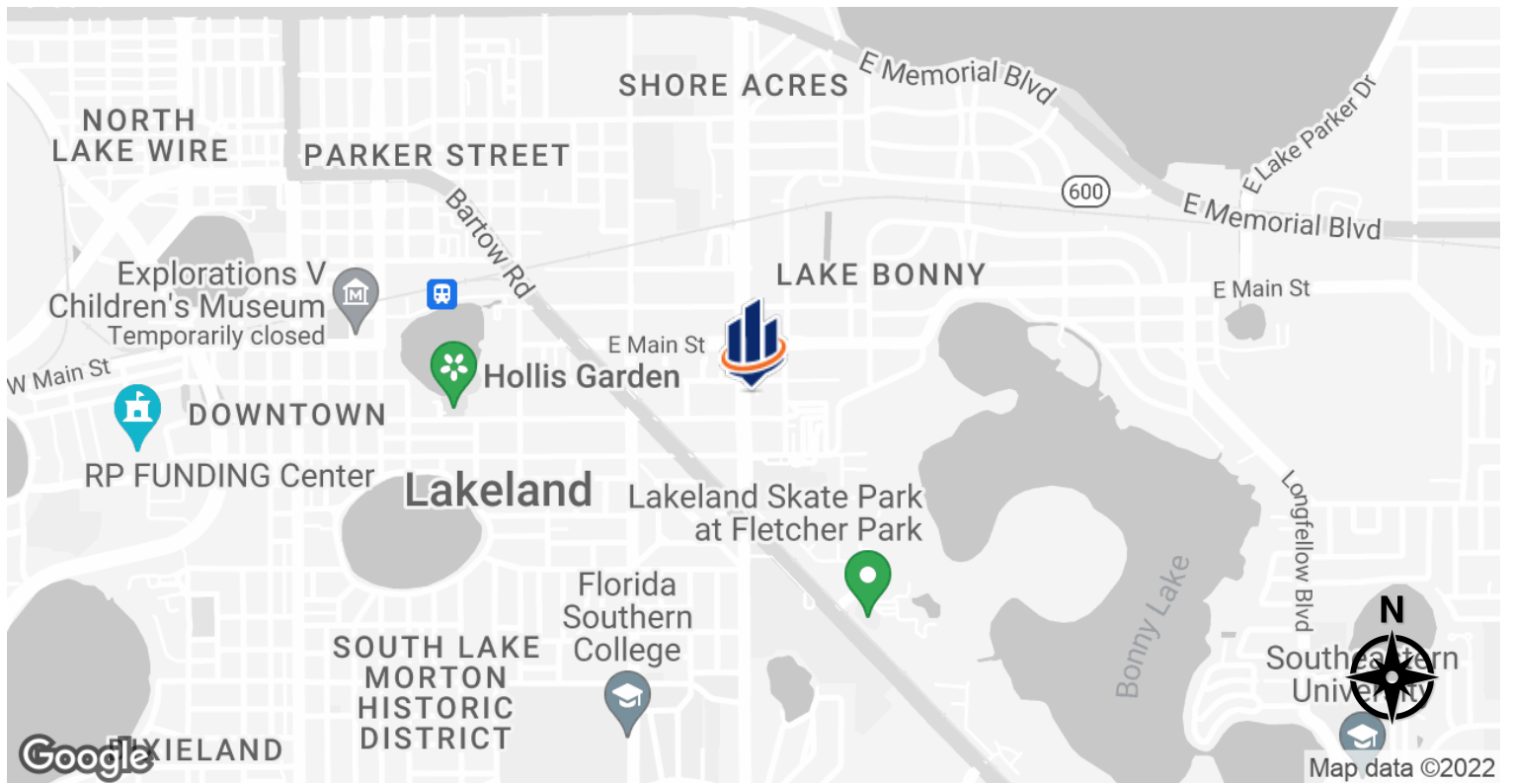
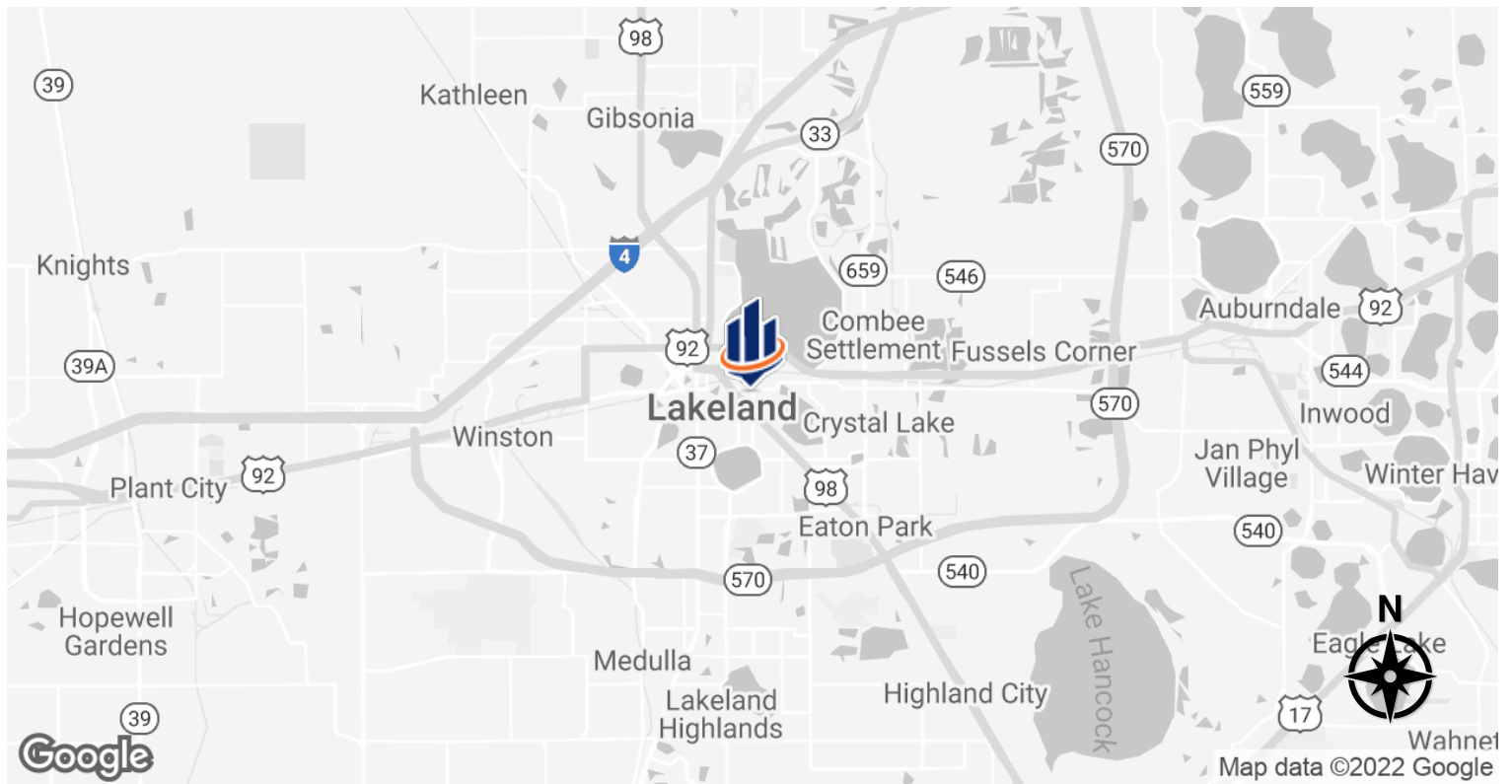
O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

PROPERTY HIGHLIGHTS

- 4,500 SF block building w/4 City lots comprising .61 acres
- Zoned C-2, City of Lakeland
- Perfect for owner/user or investment with income.
- Main space is L shaped and consists of lobby with reception, large classroom area, lounge and performance stage area. 9' drop ceilings.
- Large office which could easily be split, with lounge area and production space. Glass entrance doors to the office.
- Large kitchen area with fridge, counters, and plenty of seating or production space.
- Laundry room, with extra sink, and two bathrooms.
- Huge storage area with adjoining workshop. There is an additional office with access from the stage area or from the main office.
- City water and sewer with 12,100 average cars per day.
- The rear vacant lots are L shaped, with one front Lemon Street and the other two fronting S Fortner. All are zoned C-2, which provides a wide range of uses.
- The space has been completely re-done, with concrete floors, barn door openings to the kitchen and storage areas and an overall great modern industrial aesthetic.
- Double door exit to the rear lots, and fenced area for the A/C units.
- Two water meters on site, one regular and one for irrigation.
- Additional lots could potentially be sold separately.
- Property taxes - \$5,187.00.
- Survey is available.

LOCATION MAPS



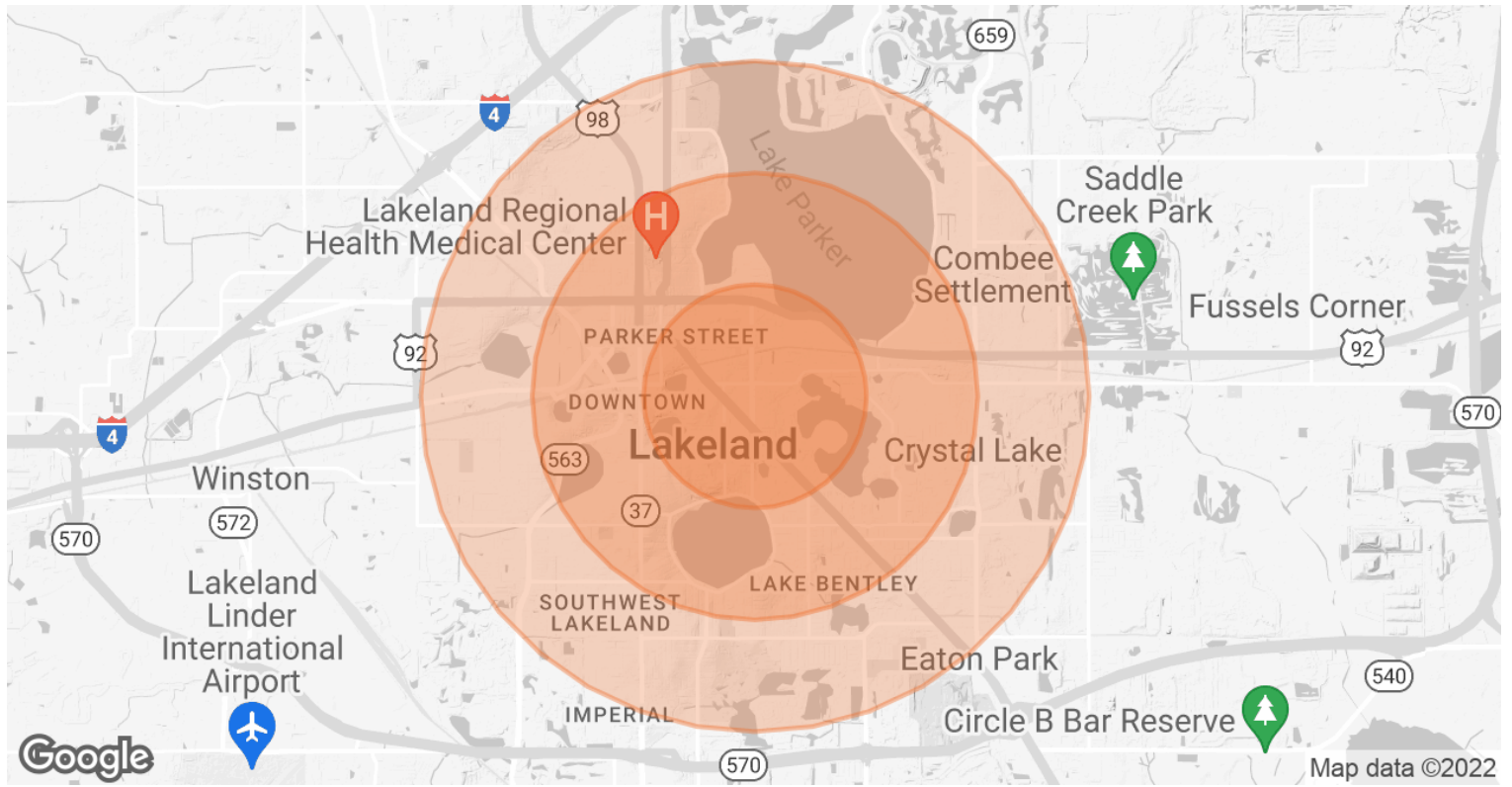
CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,265	34,455	71,080
AVERAGE AGE	33.5	34.0	36.6
AVERAGE AGE (MALE)	31.5	32.6	34.8
AVERAGE AGE (FEMALE)	34.4	36.0	38.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,903	14,188	30,331
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$41,260	\$49,705	\$46,530
AVERAGE HOUSE VALUE	\$217,179	\$181,218	\$152,163

* Demographic data derived from 2020 ACS - US Census

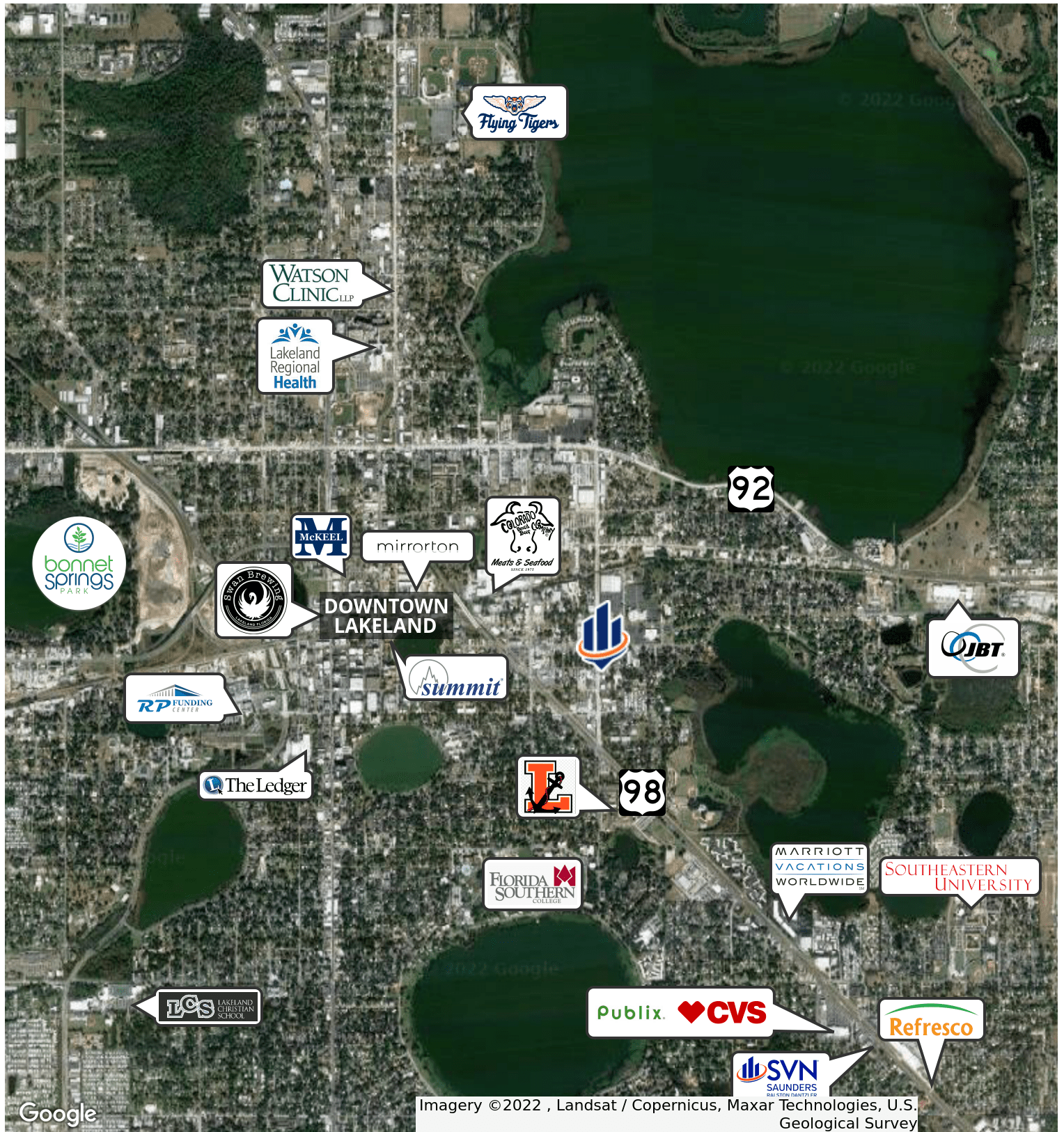
CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

MARKET AREA MAP



CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

TRADE AREA MAP



Google

Imagery ©2022 , Maxar Technologies, U.S. Geological Survey

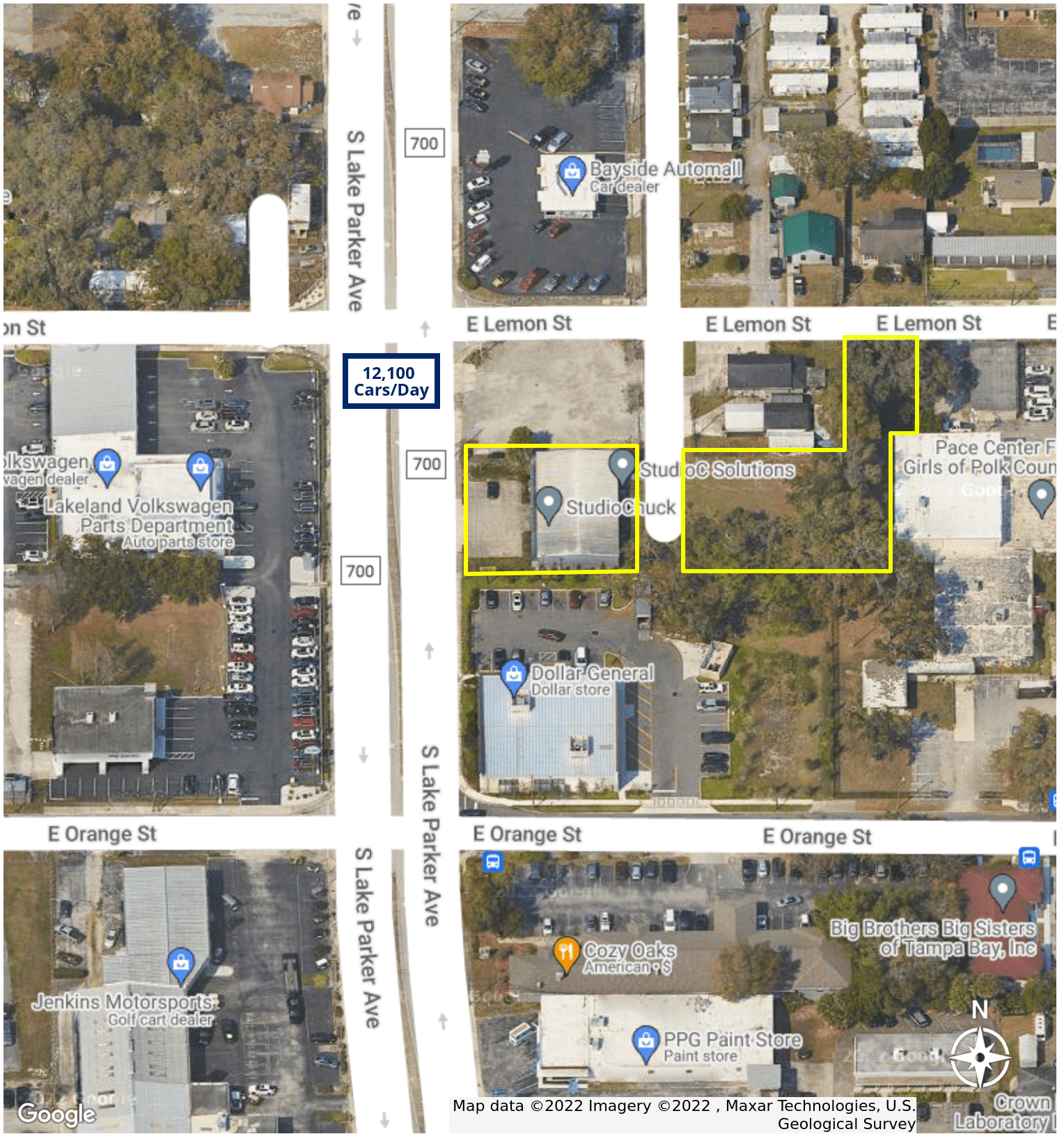
CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

SITE AERIAL



CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ADDITIONAL PHOTOS



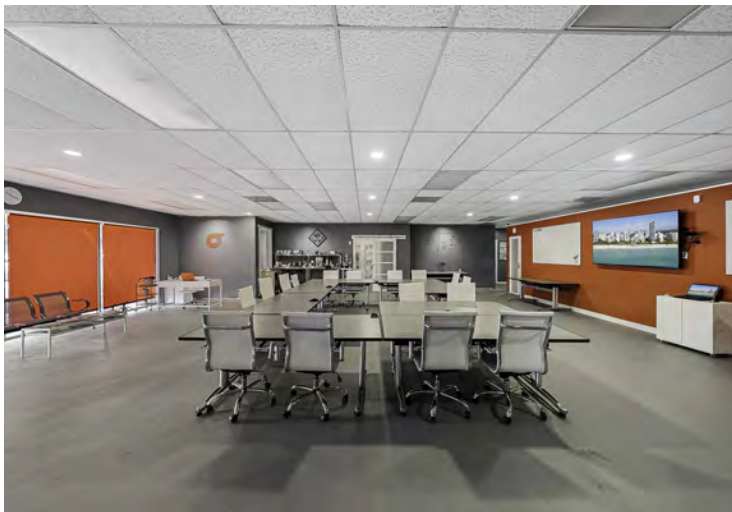
CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ADDITIONAL PHOTOS



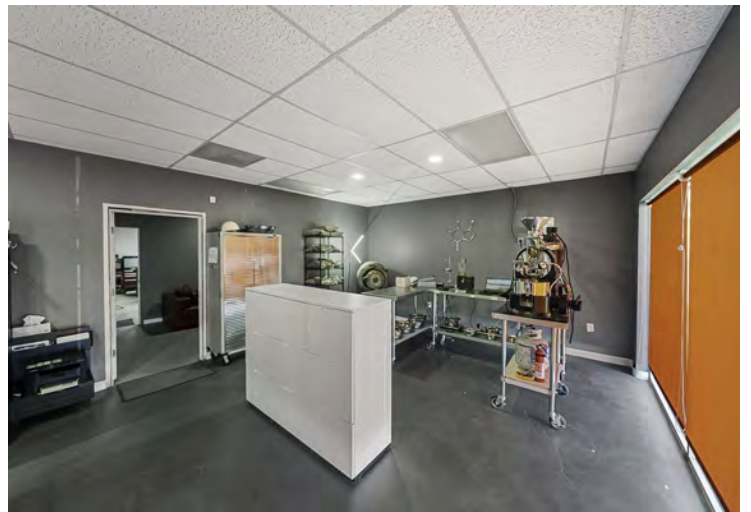
CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ADDITIONAL PHOTOS



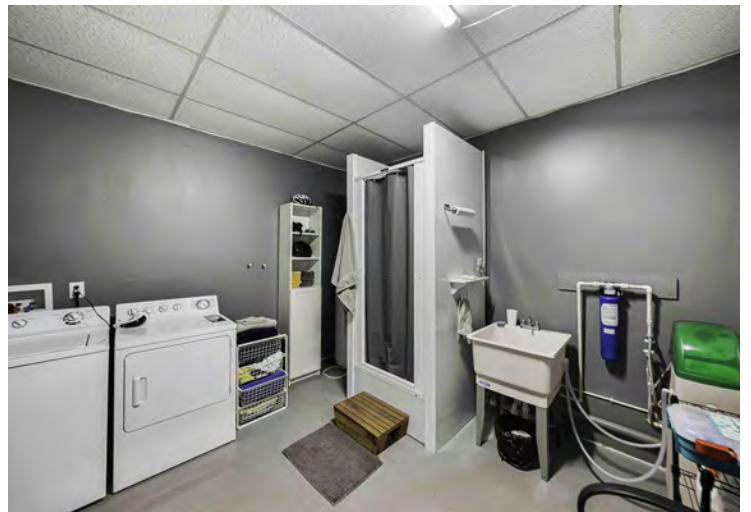
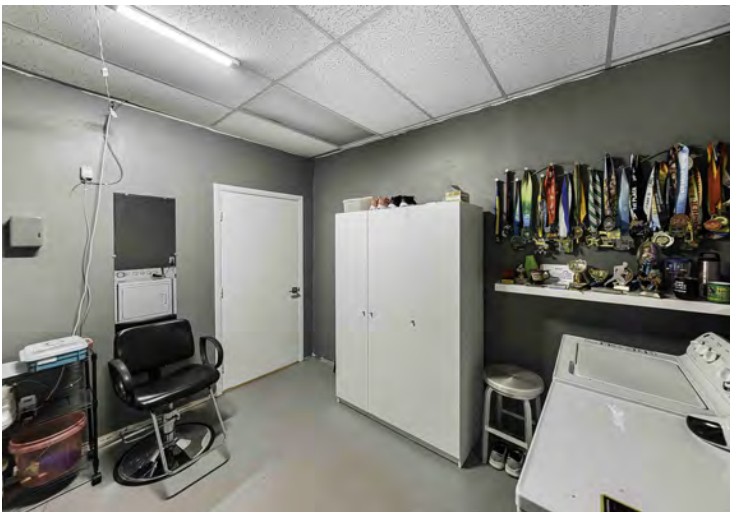
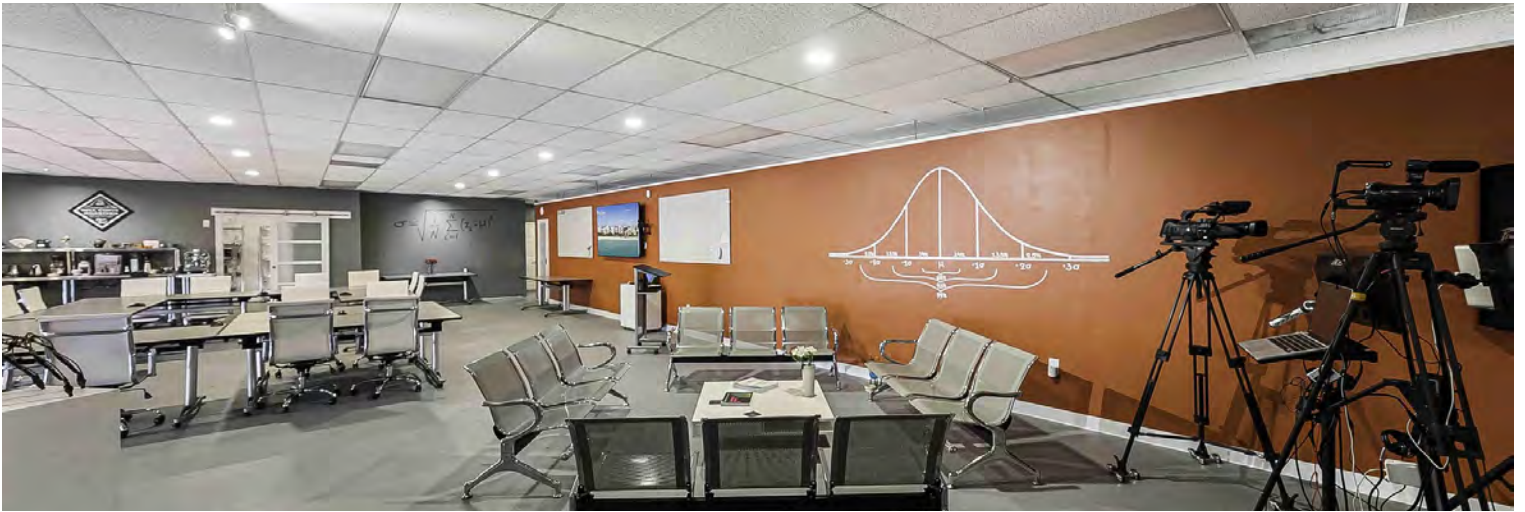
CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ADDITIONAL PHOTOS



CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ADDITIONAL PHOTOS



CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

ADVISOR BIO



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: 863.581.0059 | **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 12 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 as the Commercial and Industrial Development Co-Chair for 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 three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

CRAIG MORBY

Senior Advisor

O: 863.581.0059 | C: 863.581.0059

craig.morby@svn.com

PRESENTED BY:

Craig Morby

Senior Advisor
O: 863.581.0059
C: 863.581.0059
craig.morby@svn.com