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6645 S FLORIDA AVE
LAKELAND, FL 33813

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1 PROPERTY INFORMATION

6645 S Florida Ave
Lakeland, FL 33813

Property Summary



Lease Rate (Retail Suites): **\$16.00 SF/YR**

Commercial Outparcel: **\$25.00 SF/YR**

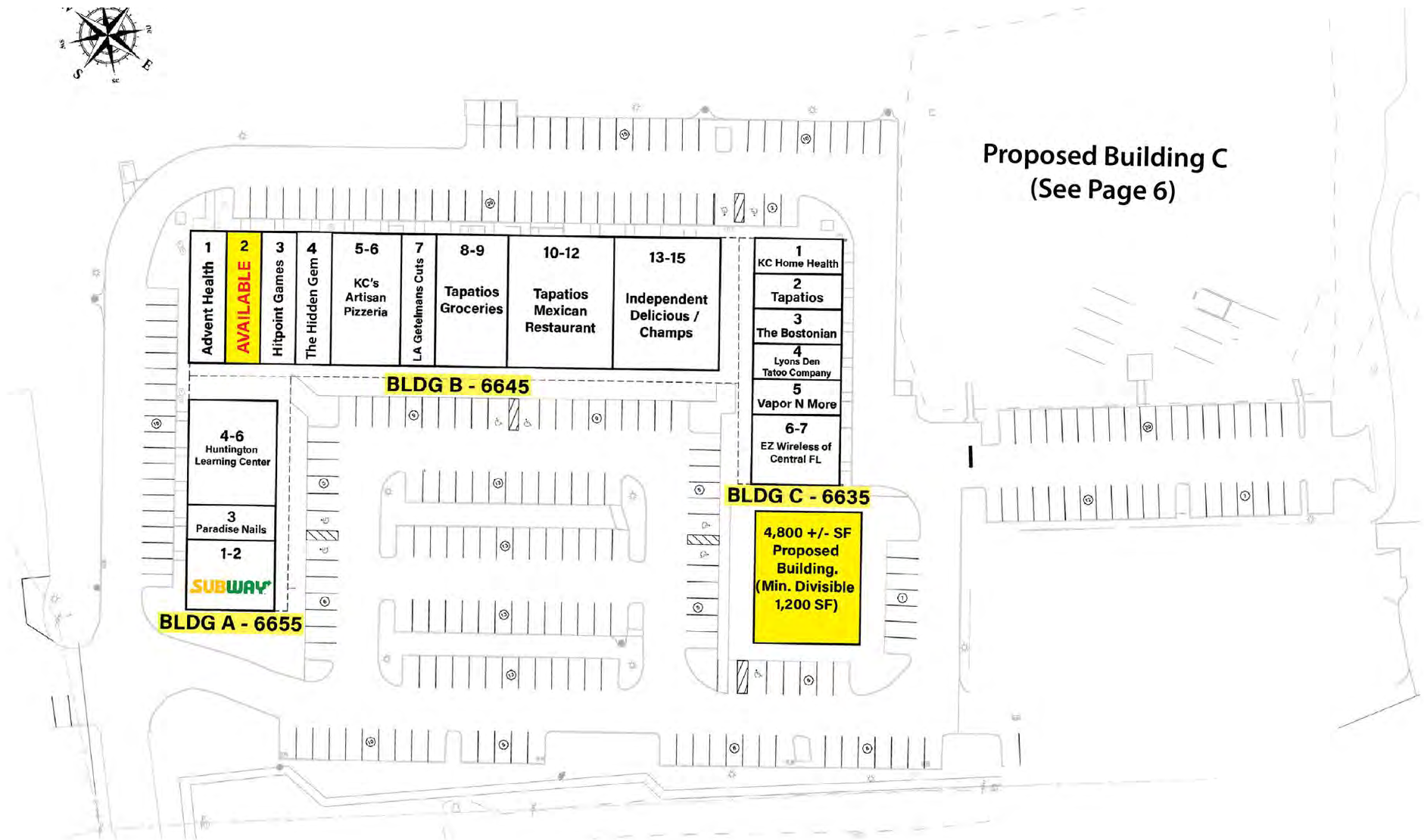
OFFERING SUMMARY

Building Size: 36,314 ± SF
Available SF: 1,000 - 4,800 ± SF
Lot Size: 6.573 ± Acres
Year Built: 2006
traffic Count: 35,500 Cars per Day
APN: 232923000000021090,
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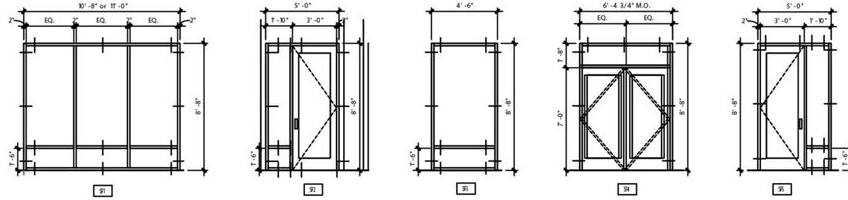
PROPERTY OVERVIEW

- The property consists of three buildings which create a commercial center
- Currently 2 spaces available as well as an outparcel (potential build-to-suit)
- Located on South Florida Avenue in Lakeland, a major north/south road and has a traffic count of 35,500 cars per day
- Located within the city's most affluent zip code, and across from new multi-family development (Century Avenue)
- Ample parking: 311 ± spaces

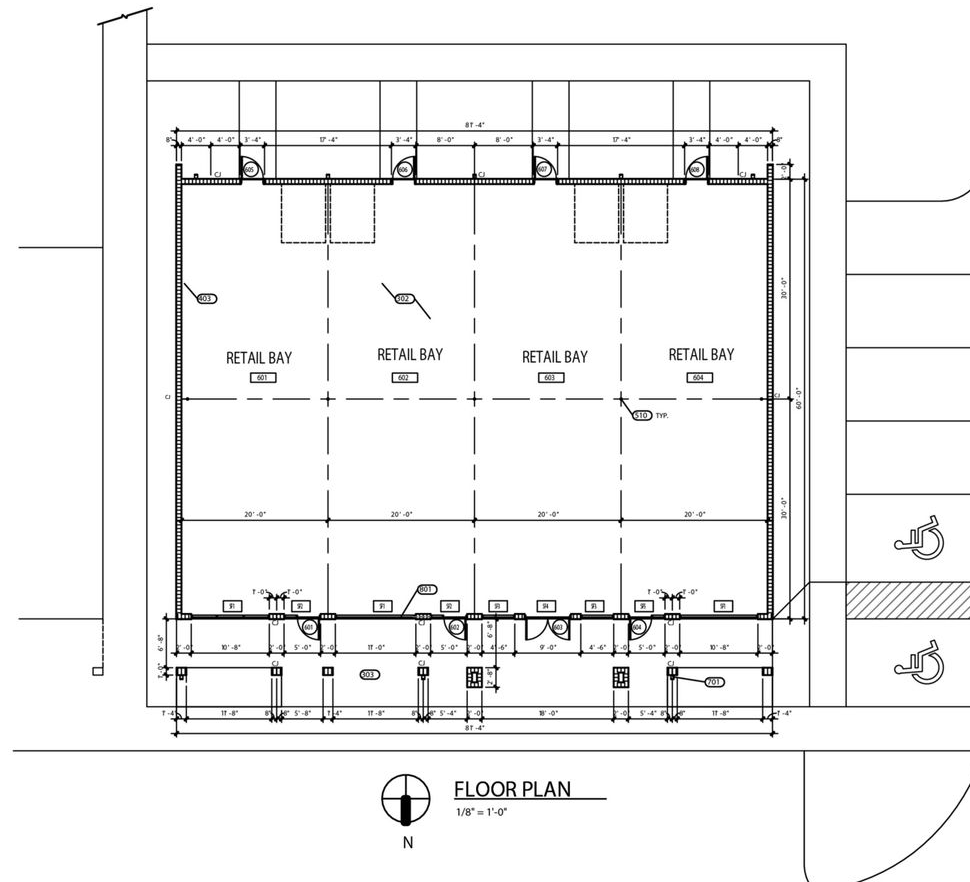
Site Plan



Proposed Building C Floor Plan



STOREFRONT PROFILES
1/4" = 1'-0"



Suite B-2 Floor Plan



Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 36,154 SF	Lease Rate:	\$16.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE RATE	DESCRIPTION	VIDEO
6645 - Suite B-2	Available	1,500 SF	\$16.00 SF/yr	-	View Here
Retail Outparcel - Build-to-Suit	Available	1,200 - 36,154 SF	\$25.00 SF/yr	Proposed 4,800± SF building. Could be split into four (4) 1,200 ± SF suites if desired.	-

Aerial View

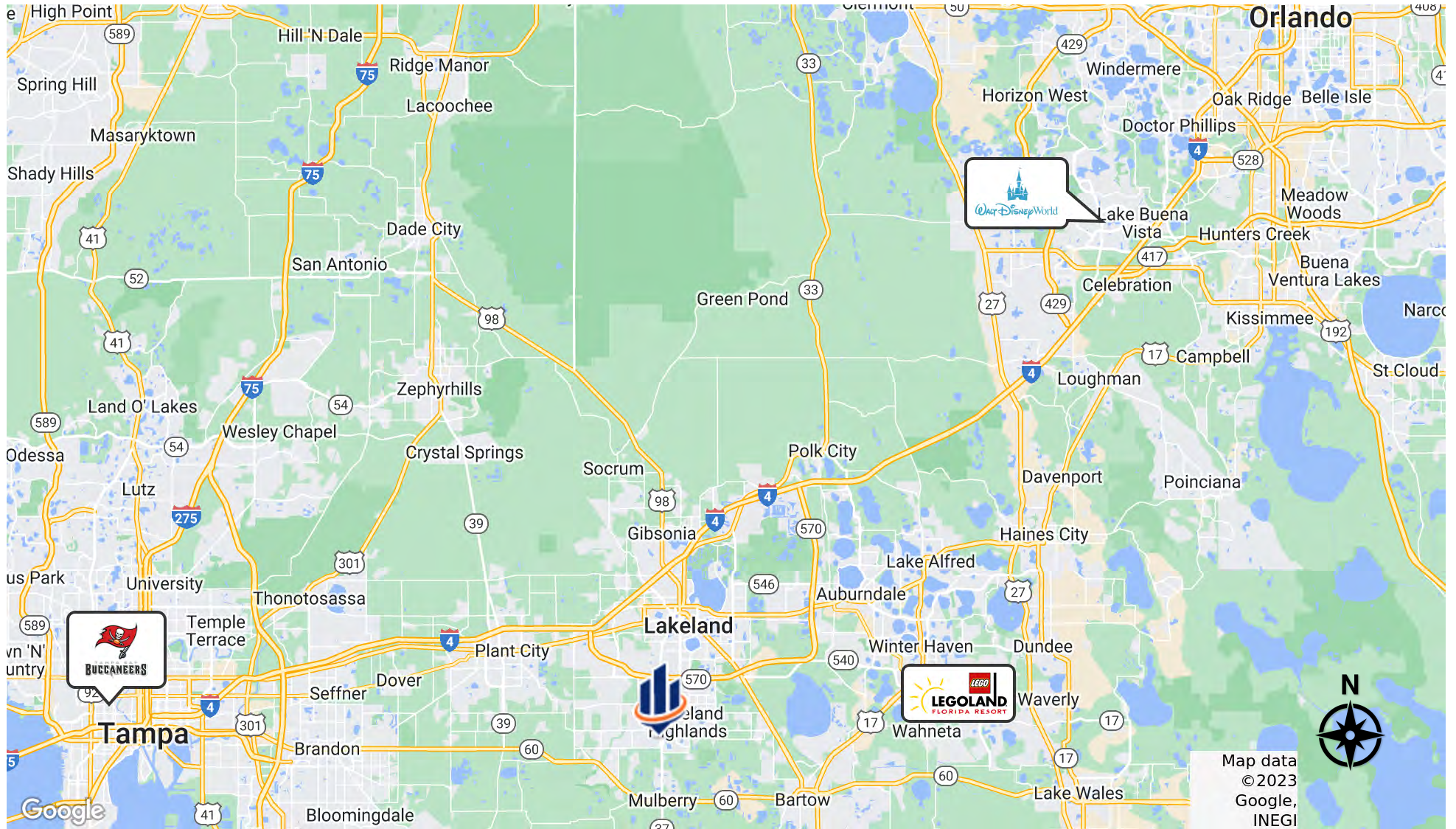




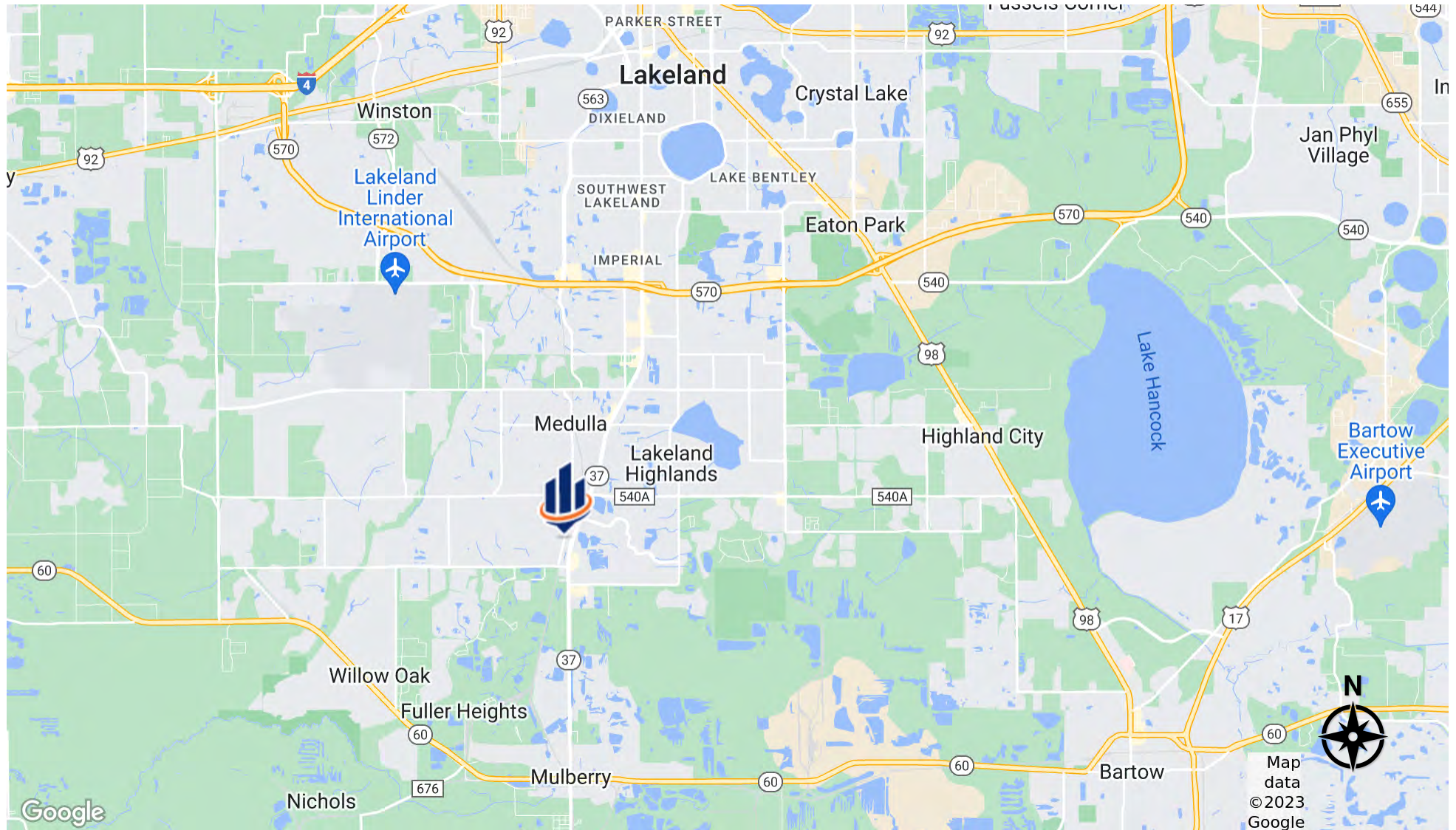
2 LOCATION INFORMATION

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Lakeland, FL 33813

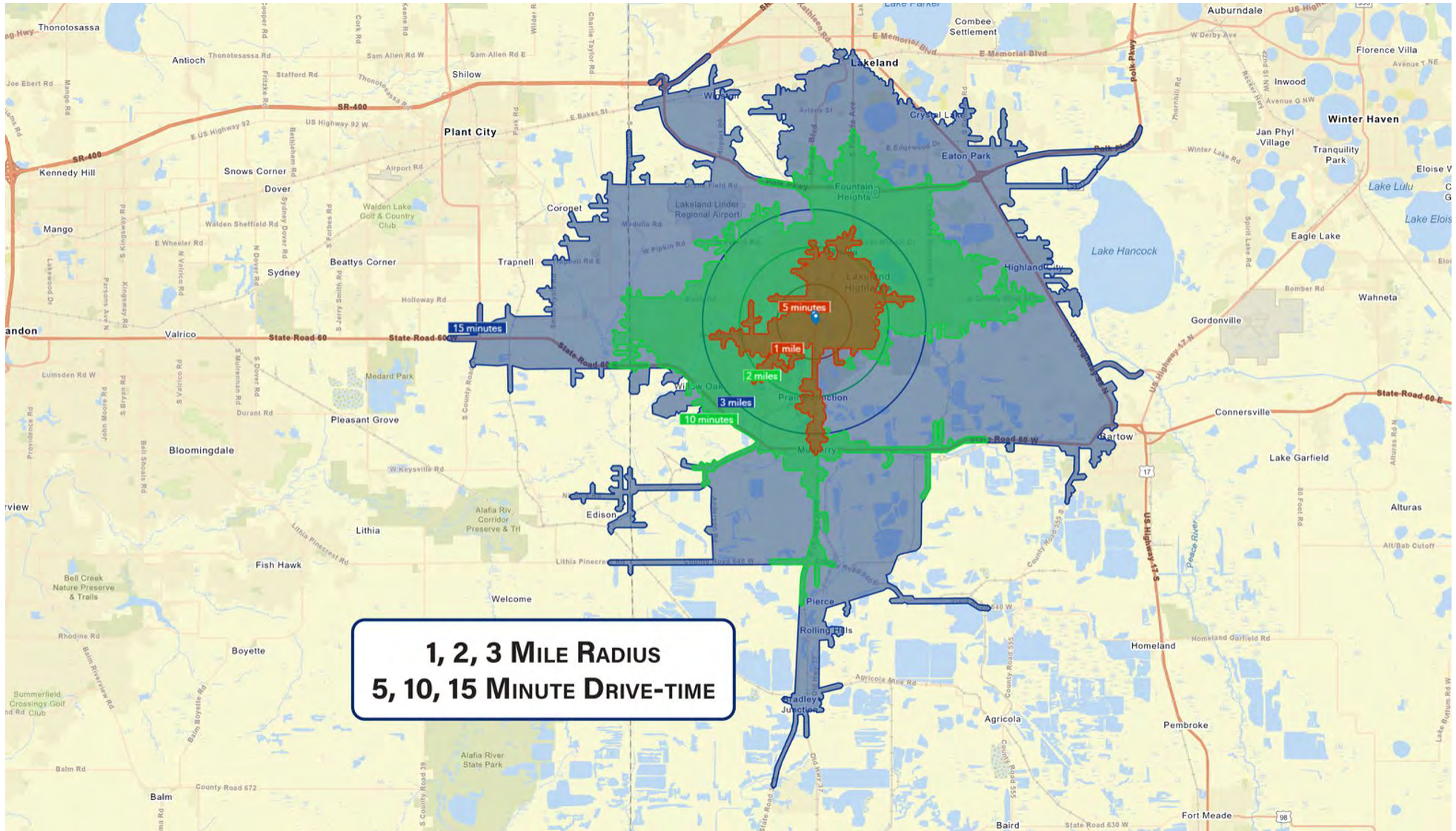
Regional Map



Location Map



Demographics Map



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk	FL	US
Population	4,752	24,428	47,256	20,137	83,711	151,660	112,502	721,312	21,733,419	333,934,112
Households	1,874	9,164	17,855	7,646	30,961	57,455	46,340	269,314	8,514,543	126,470,675
Families	1,396	6,791	13,120	5,557	22,796	39,585	27,558	186,883	5,499,508	82,824,624
Average Household Size	2.54	2.67	2.65	2.63	2.70	2.61	2.34	2.63	2.50	2.58
Owner Occupied Housing Units	1,389	6,996	13,426	5,859	23,381	39,736	26,085	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	485	2,168	4,429	1,787	7,581	17,719	20,254	78,942	2,881,106	44,563,900
Median Age	47.3	41.6	41.2	43.0	40.9	40.1	41.4	41.9	42.8	38.8
<i>Income</i>										
Median Household Income	\$80,509	\$73,399	\$67,196	\$70,134	\$70,682	\$62,250	\$48,982	\$52,507	\$58,462	\$64,730
Average Household Income	\$106,044	\$92,822	\$87,323	\$90,637	\$90,995	\$83,031	\$66,380	\$68,539	\$83,820	\$92,435
Per Capita Income	\$41,486	\$34,772	\$32,757	\$34,726	\$33,557	\$31,459	\$27,214	\$25,640	\$32,917	\$35,106
<i>Trends: 2021 - 2026 Annual Growth Rate</i>										
Population	1.94%	1.59%	1.67%	1.66%	1.45%	1.48%	1.20%	1.50%	1.31%	0.71%
Households	1.86%	1.51%	1.59%	1.56%	1.35%	1.42%	1.17%	1.43%	1.27%	0.71%
Families	1.82%	1.46%	1.54%	1.52%	1.31%	1.36%	1.07%	1.37%	1.22%	0.64%
Owner HHs	2.06%	1.78%	1.97%	1.81%	1.66%	1.73%	1.50%	1.67%	1.45%	0.91%
Median Household Income	1.70%	1.66%	2.31%	1.92%	1.87%	2.07%	1.78%	1.83%	2.38%	2.41%

Very affluent market. Median household income within a 1-mile radius is 64% greater when compared to the city of Lakeland and even 53% greater than Polk County.

Strong population density within a 10-minute drive time of over 84,000 people.

Benchmark Demographics

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Lakeland Polk FL US

Households by Income

<\$15,000	5.00%	4.20%	4.70%	4.30%	5.20%	7.40%	12.30%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	5.40%	6.20%	7.00%	7.40%	7.00%	8.70%	12.80%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	9.50%	9.20%	9.60%	9.70%	8.90%	9.40%	11.60%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	10.00%	12.10%	13.40%	11.80%	12.30%	13.10%	14.00%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	15.20%	19.10%	20.10%	19.60%	19.00%	19.40%	19.30%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	17.60%	17.00%	16.20%	17.30%	16.20%	15.60%	12.30%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	17.50%	18.30%	17.20%	16.40%	18.00%	15.30%	10.60%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	9.70%	6.90%	5.80%	6.70%	6.30%	5.20%	3.40%	3.70%	5.60%	7.20%
\$200,000+	10.10%	7.00%	6.10%	6.80%	7.10%	6.00%	3.60%	3.30%	6.80%	8.50%

Population by Age

0 - 4	4.60%	5.70%	5.80%	5.40%	5.70%	5.80%	5.60%	5.80%	5.10%	5.90%
5 - 9	5.20%	6.10%	6.20%	5.90%	6.20%	6.00%	5.50%	5.90%	5.30%	6.10%
10 - 14	5.60%	6.50%	6.50%	6.30%	6.40%	6.20%	5.40%	5.90%	5.50%	6.20%
15 - 19	5.50%	6.30%	6.10%	6.20%	6.10%	6.30%	6.00%	5.80%	5.50%	6.30%
20 - 24	4.90%	5.30%	5.30%	5.10%	5.30%	6.00%	6.60%	5.60%	5.90%	6.50%
25 - 34	10.50%	11.40%	12.10%	11.00%	12.70%	13.40%	13.50%	12.90%	13.30%	14.00%
35 - 44	10.80%	12.90%	12.90%	12.50%	12.50%	12.20%	11.10%	11.60%	11.90%	12.80%
45 - 54	13.60%	12.80%	12.60%	12.50%	12.50%	11.90%	10.20%	11.20%	12.00%	12.10%
55 - 64	16.50%	14.20%	14.00%	14.50%	14.00%	13.20%	12.10%	12.90%	13.60%	13.00%
65 - 74	14.10%	11.60%	11.50%	12.30%	11.30%	11.10%	12.10%	12.60%	12.20%	10.20%
75 - 84	6.90%	5.50%	5.40%	6.40%	5.40%	5.70%	8.00%	7.20%	6.90%	5.00%
85+	1.90%	1.60%	1.70%	1.90%	1.80%	2.20%	3.90%	2.50%	2.80%	2.00%

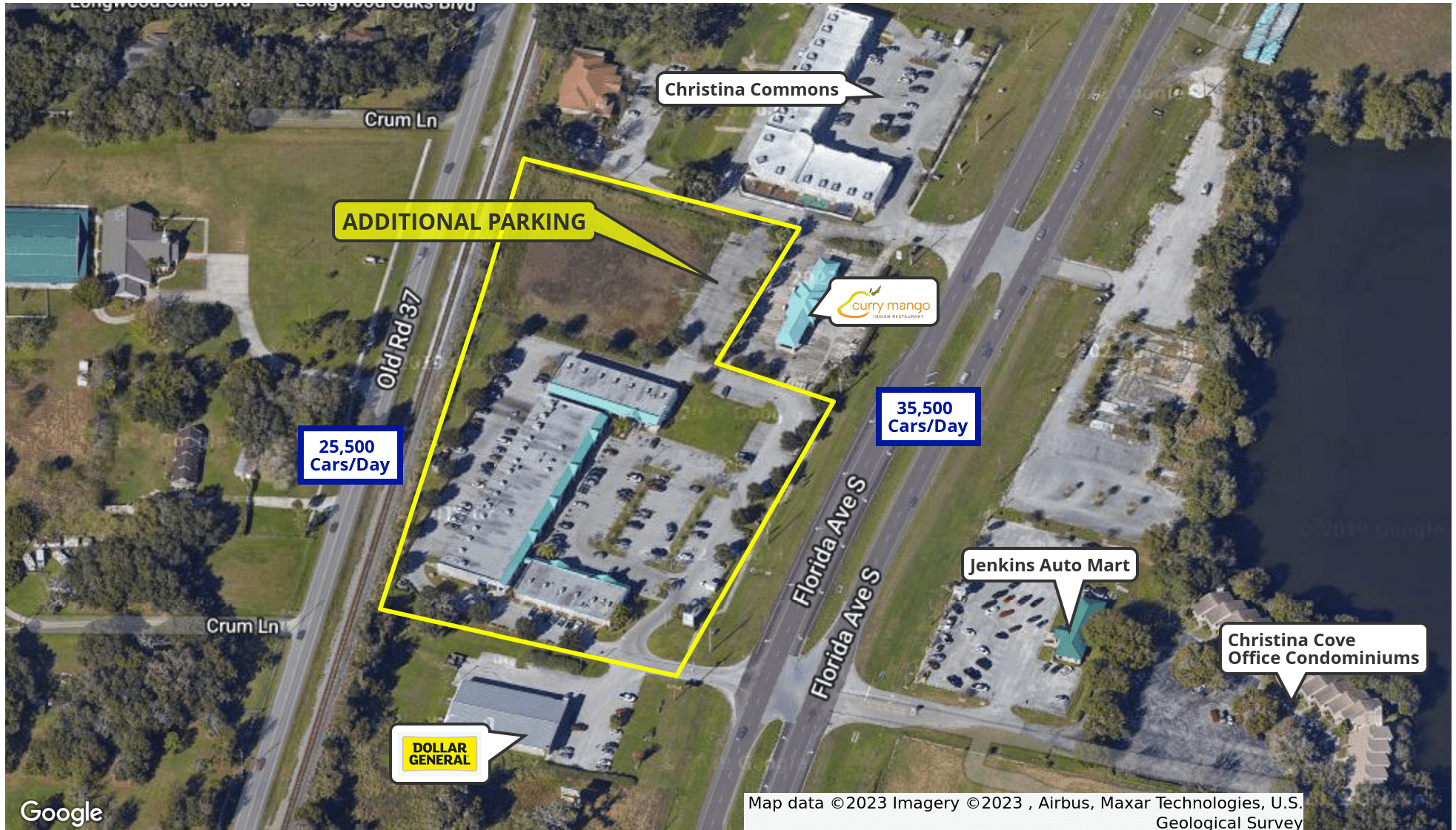
Race and Ethnicity

White Alone	86.60%	80.50%	80.20%	82.00%	79.70%	77.00%	67.00%	70.50%	72.30%	69.20%
Black Alone	5.90%	9.60%	9.20%	8.00%	8.20%	10.50%	21.20%	15.60%	16.40%	13.00%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.30%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.70%	2.50%	2.10%	2.70%	2.70%	2.50%	2.10%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.90%	3.70%	4.90%	3.60%	5.90%	6.30%	5.60%	8.20%	4.70%	7.10%
Two or More Races	2.70%	3.40%	3.20%	3.30%	3.10%	3.20%	3.70%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	14.90%	19.50%	21.10%	18.70%	22.10%	22.40%	20.20%	26.50%	27.40%	18.90%

Trade Area Map



Site Aerial



RANKINGS



#1 TOP CITIES TO BUY A HOME

[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS

[Thelakelander.com](https://www.thelakelander.com)



#80 IN BEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



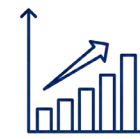
#7 BEST PLACE TO MOVE IN THE US

[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



#5 IN FASTEST-GROWING PLACES IN THE U.S.

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



3 COMPANY AND ADVISOR INFO

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PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is a Property Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over ten years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). In 2021, Lauren earned her Certified Commercial Investment Member (CCIM) designation.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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.



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