

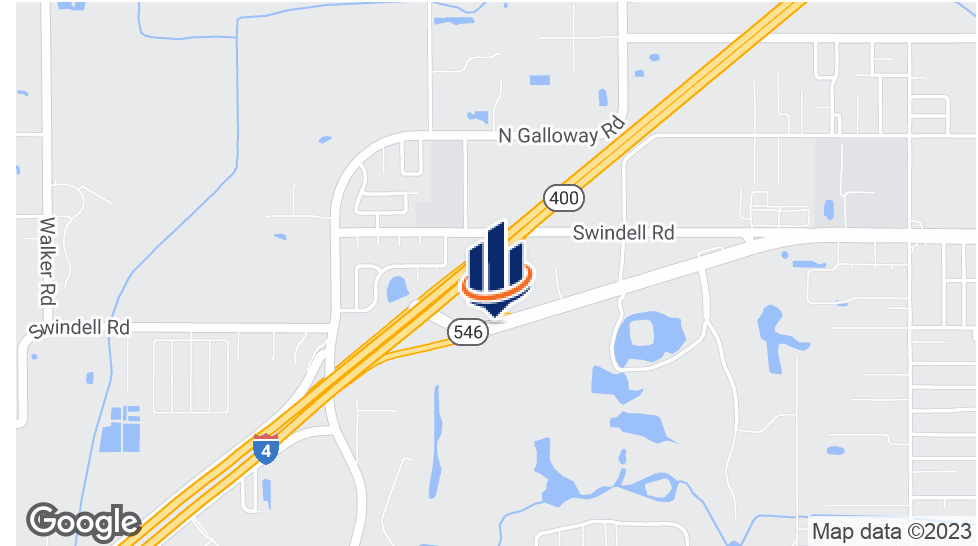
INGLESIDE OFFICE BUILDING

1253 MEMORIAL W
LAKELAND, FL 33815

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$19.00 SF 3-5 Year Lease
Building Size:	4,571 SF
Available SF:	2,229 SF
Lot Size:	1.08 Acres
Year Built:	1971
Zoning:	C-2
Traffic Count:	28,500
APN:	232811031500001020

PROPERTY OVERVIEW

This 2,229 ± SF office space is located minutes away from the heart of downtown Lakeland. The one-story building provides easy access to the back Unit, which is ready to be occupied by a user (best suited for an office user). The tenant is responsible for all utilities. Parking is shared amongst the other tenants and there is a total of 56 spaces. This unit has a traditional office layout with a conference area, six private offices, an electrical closet, mini storage unit, common area, and two restrooms.

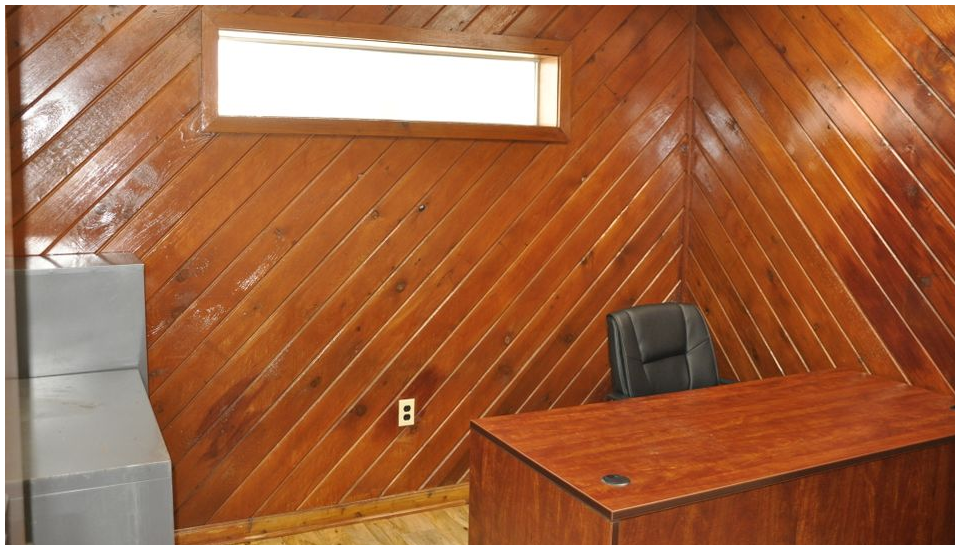
The large conference room will be a great feature for hosting events, seminars, or meetings. The building features a diverse mix of tenants, including Ensure Financial Group, Farmers Insurance, and U-HAUL. The neighborhood is highlighted by big box retailers such as Publix, Lakeland Automall, Burger King, and Wendy's. This unit is currently available for lease and also offers the tenant a digital sign available for marketing.

Location Description

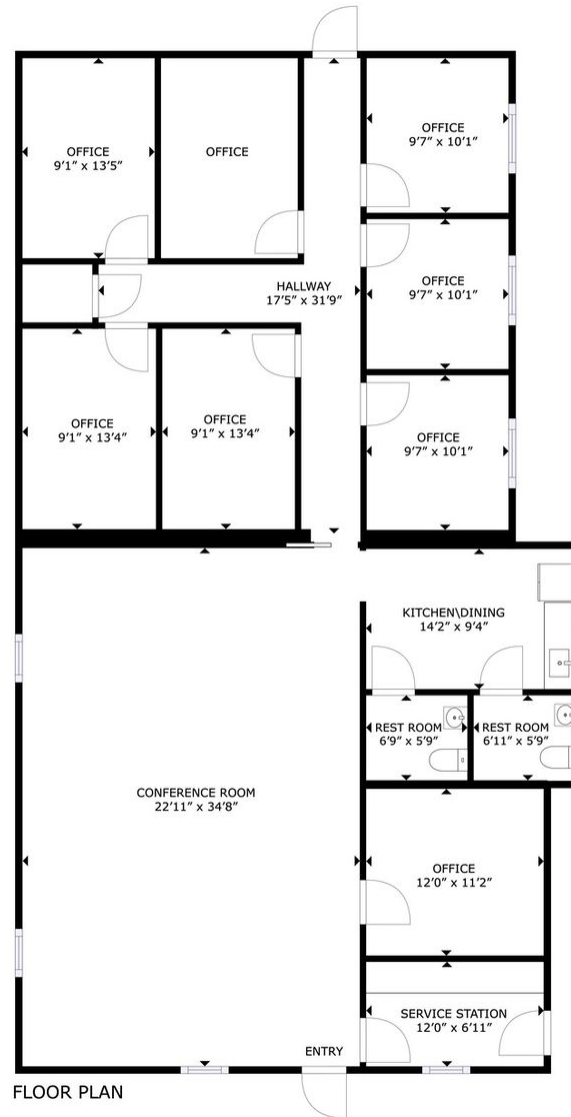


LOCATION DESCRIPTION

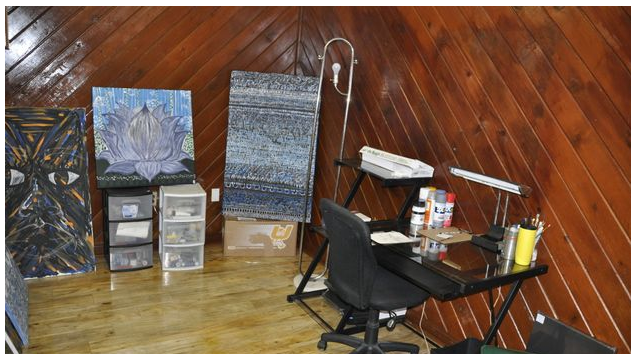
This 2,229 ± SF office space is located minutes away from the heart of downtown Lakeland. Lakeland is about one hour southwest of Orlando and just over 45 ± minutes east of Tampa. Major thoroughfares in the area are State Road 33, Hwy 98, and I-4. Downtown Lakeland is described as a vibrant art scene, filled with beautiful parks and gardens to visit as well as delicious eateries to enjoy.



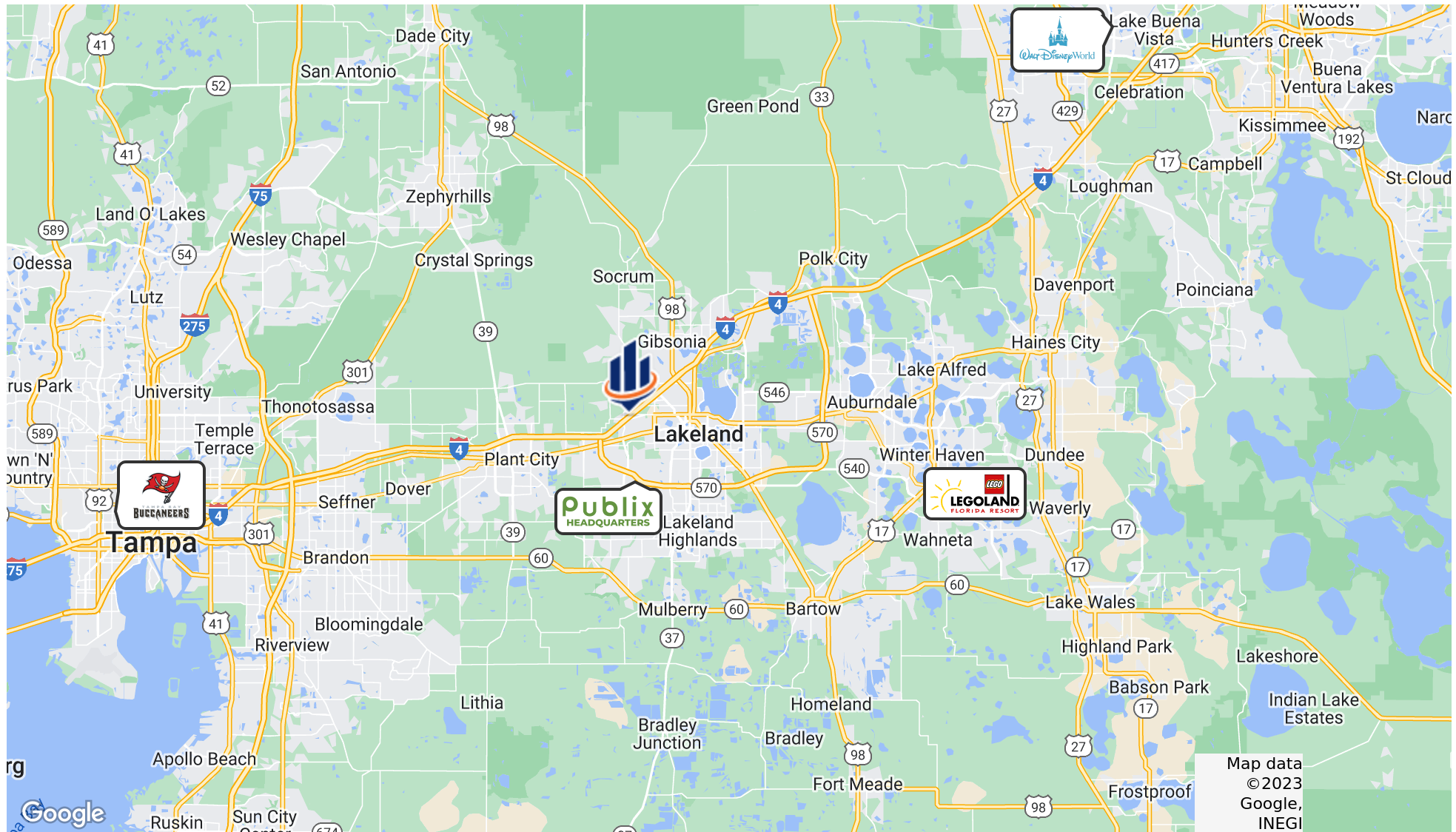
Floor Plan



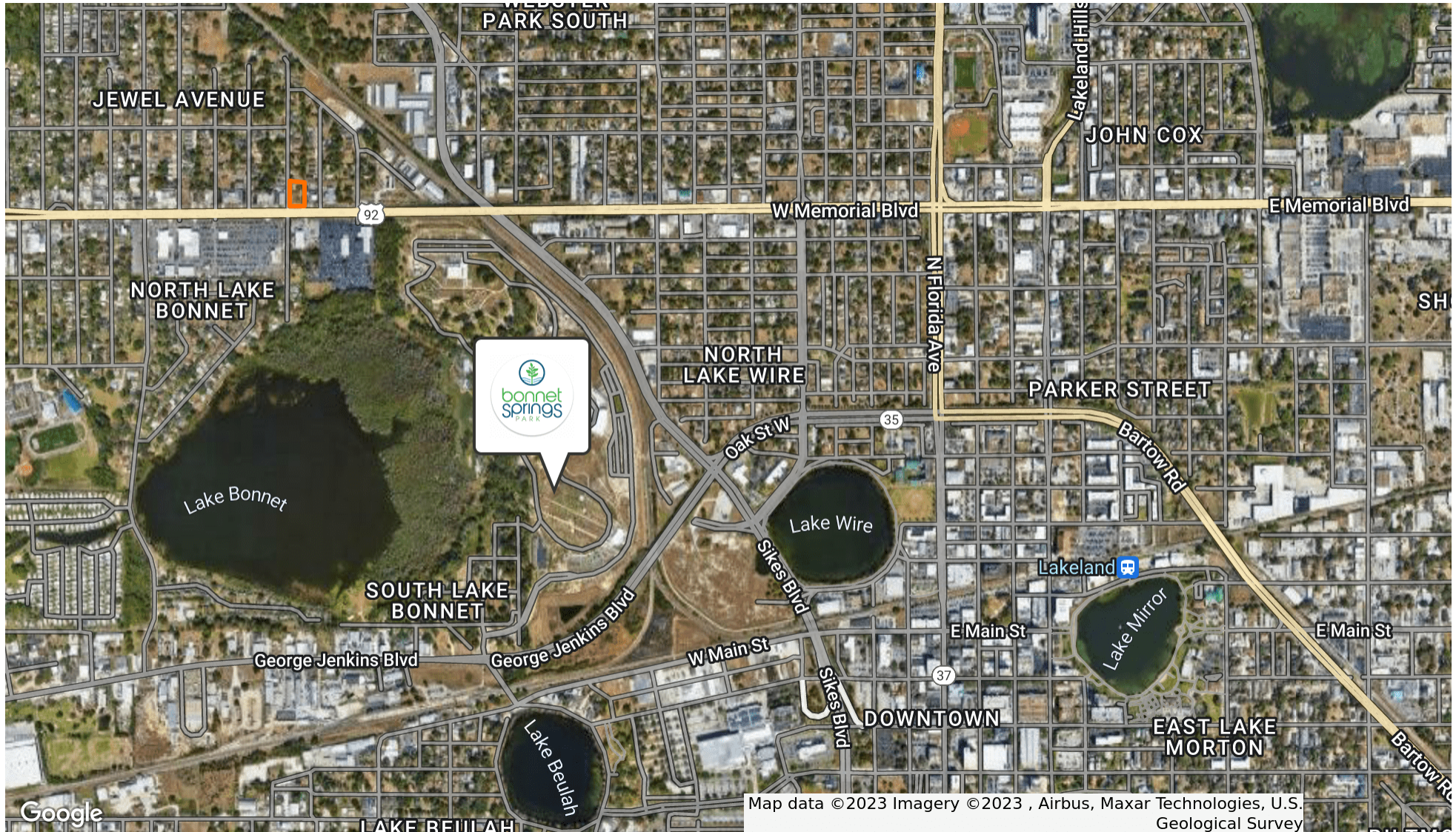
Additional Photos



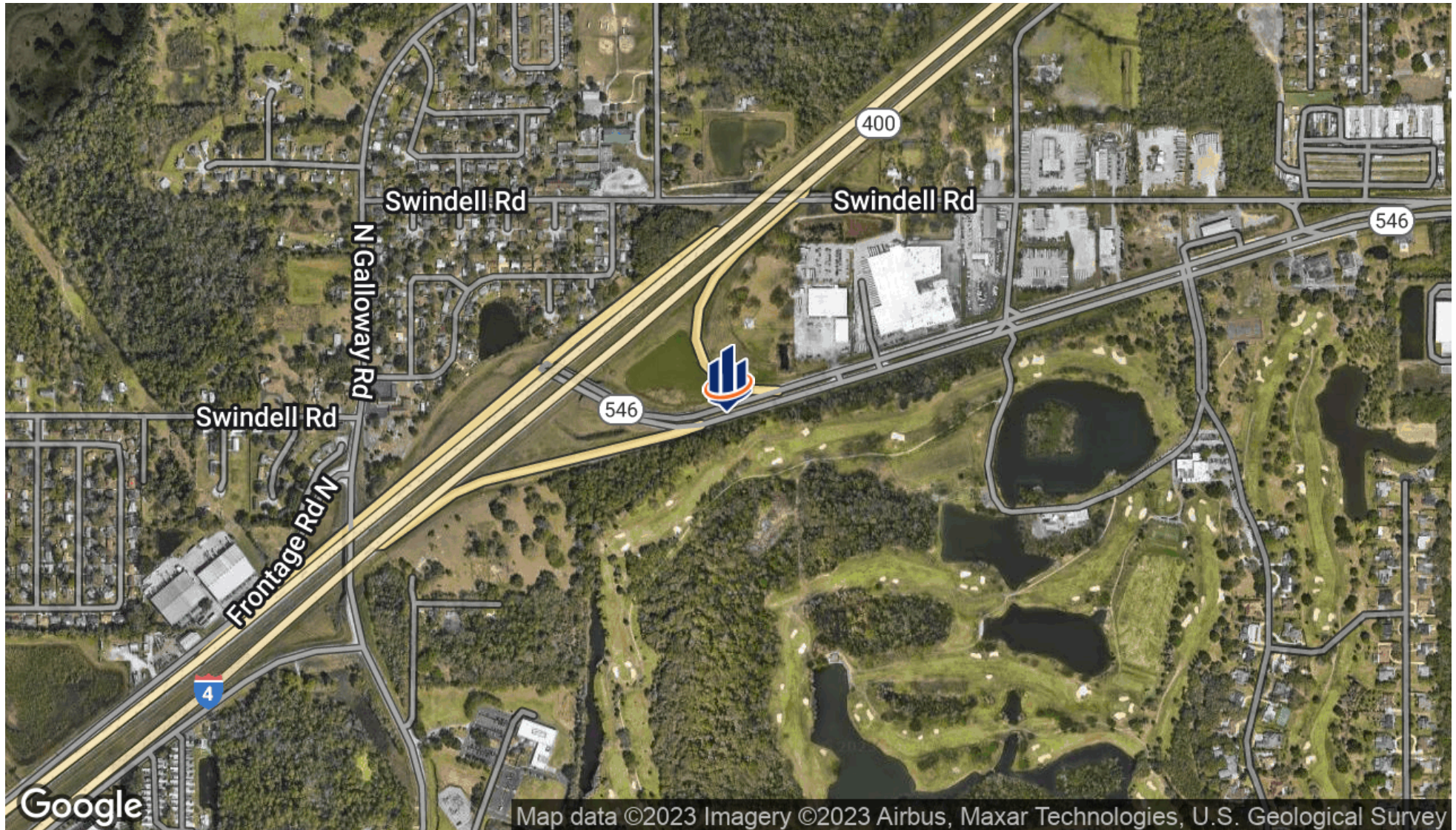
Regional Map



Location Map



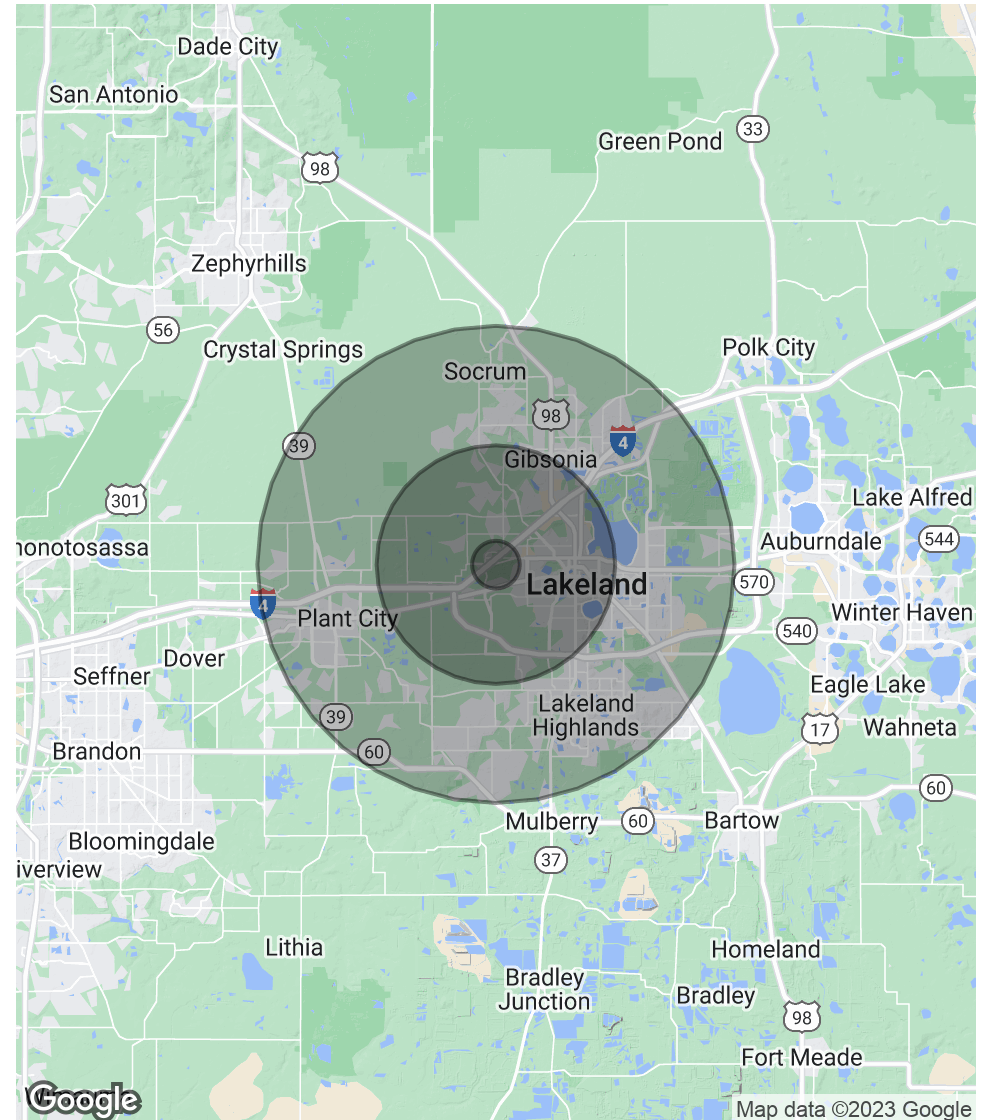
Aerial Map

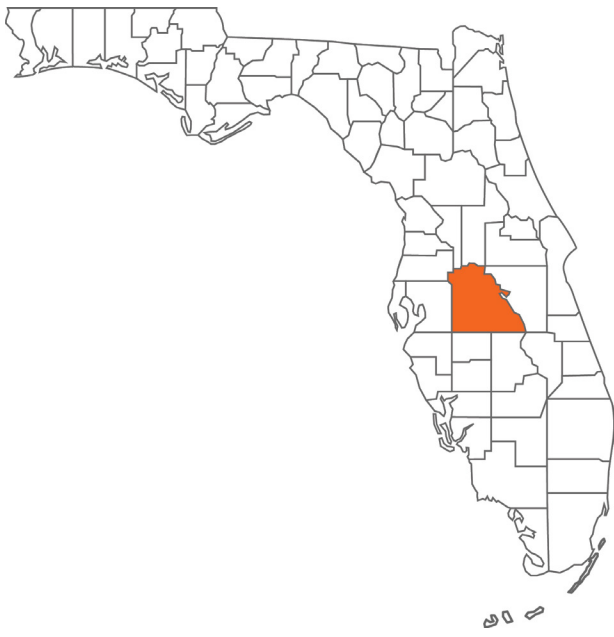


Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	2,564	101,324	325,682
Average Age	42.3	39.7	39.6
Average Age (Male)	41.0	37.8	38.2
Average Age (Female)	44.1	41.4	40.7
HOUSEHOLDS & INCOME			
Total Households	1,374	44,957	132,782
# of Persons per HH	1.9	2.3	2.5
Average HH Income	\$48,027	\$52,659	\$61,981
Average House Value	\$134,376	\$139,956	\$161,897

* Demographic data derived from 2020 ACS - US Census





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
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.



LAKELAND

POLK COUNTY

Founded 1885

Population 110,516 (2018)

Area 74.4 sq mi

Website lakelandgov.net

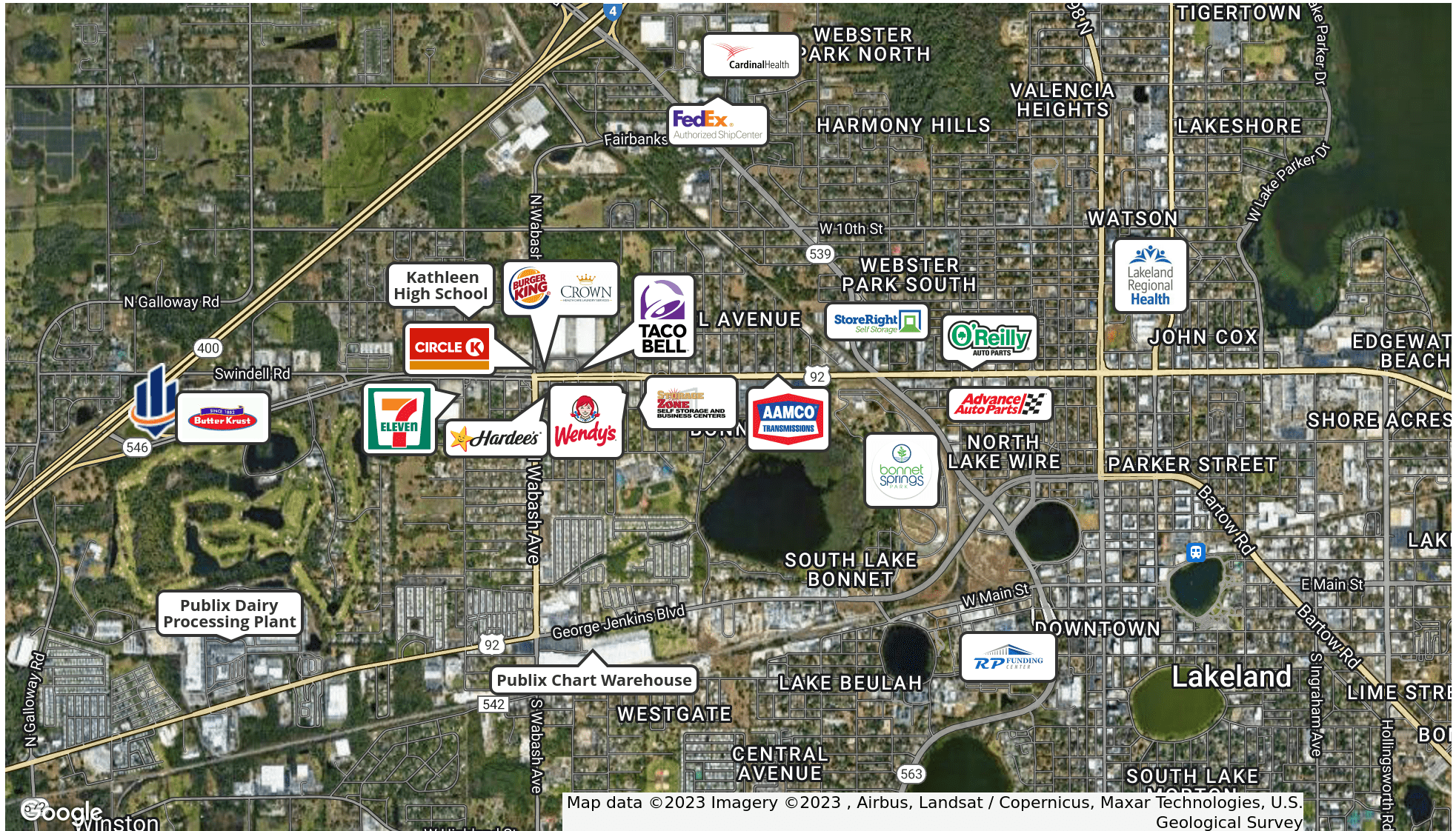
Major Employers
 Publix Supermarkets
 Saddle Creek Logistics
 Geico Insurance
 Amazon
 Rooms to Go
 Welldyne

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.

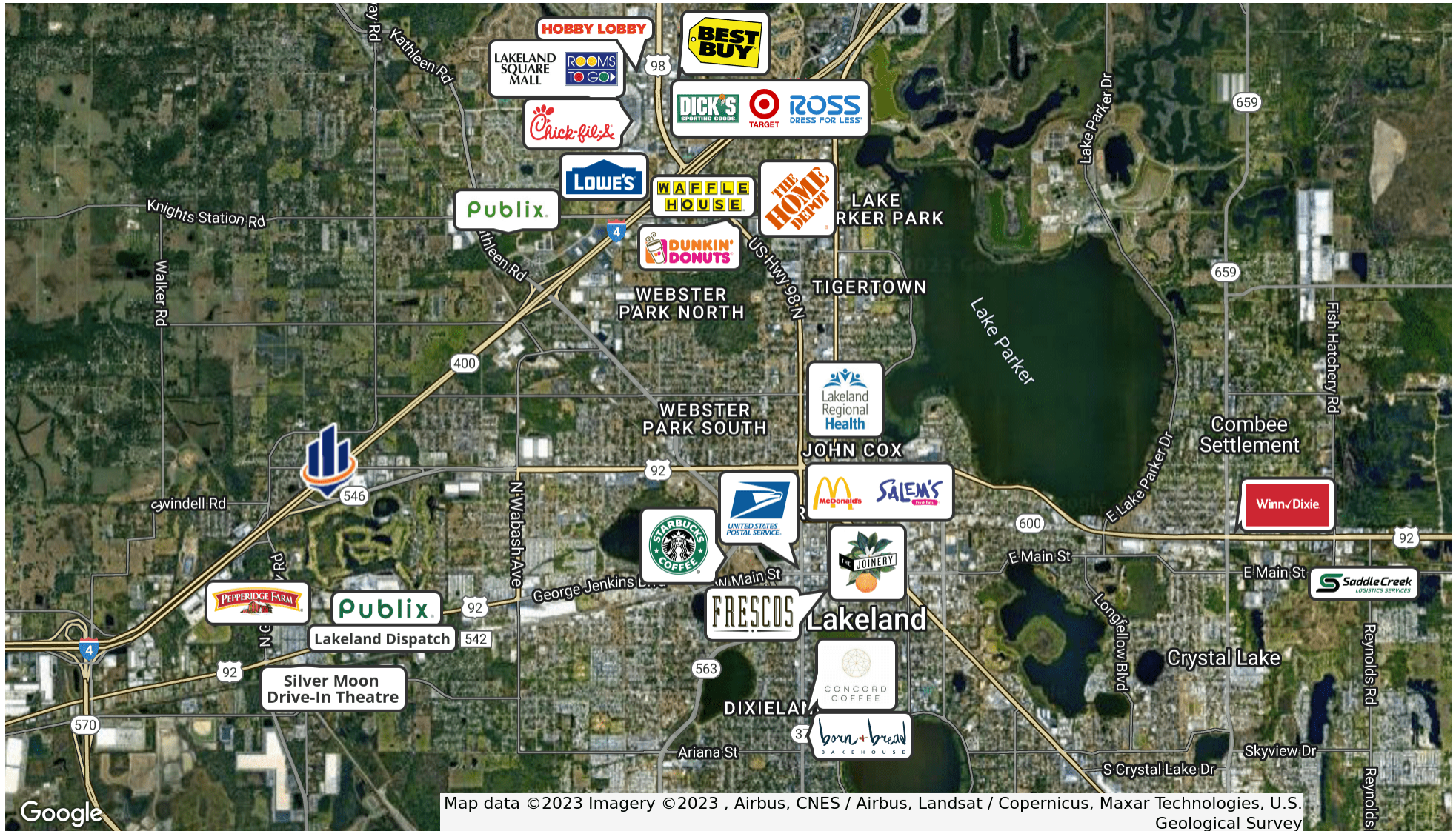
Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

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.

Neighborhood Area Map



Market Area Map



Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



DANIELLE BROWN

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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

MEMBERSHIPS

- Candidate for being a Certified Commercial Investment Member [CCIM]

One of America's **BEST BROKERAGES**



One of America's
Best Brokerages



**APEX Top
National Producer**
Dean Saunders,
ALC, CCIM



**Most Influential
Business Leaders**
Dean Saunders,
ALC, CCIM



**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**

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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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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