



RECENT PRICE REDUCTION

Lake Parker Ave N

LAKELAND MIDTOWN OFFICE

621 N. LAKE PARKER
LAKELAND, FL 33801

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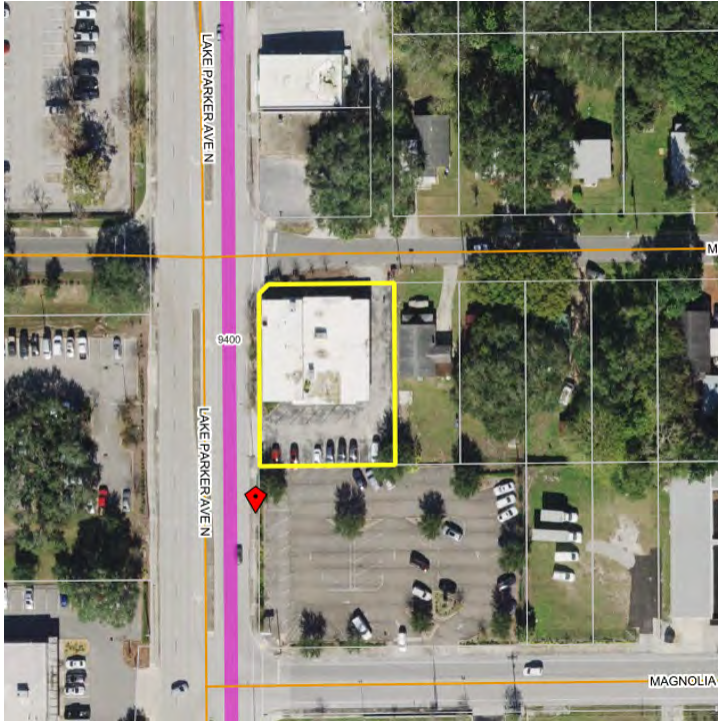
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Downtown Lakeland 5 ± Minutes

Subject →



Property Summary



OFFERING SUMMARY

Sale Price:	\$670,000
Building Size:	5,288 SF
Lot Size:	0.32 Acres
Price / SF:	\$126.70
Year Built:	1964
Zoning:	0-1 [Office] City of Lakeland
APN:	24-28-17-191000-004220
Traffic Count:	9,400 Cars/Day

PROPERTY OVERVIEW

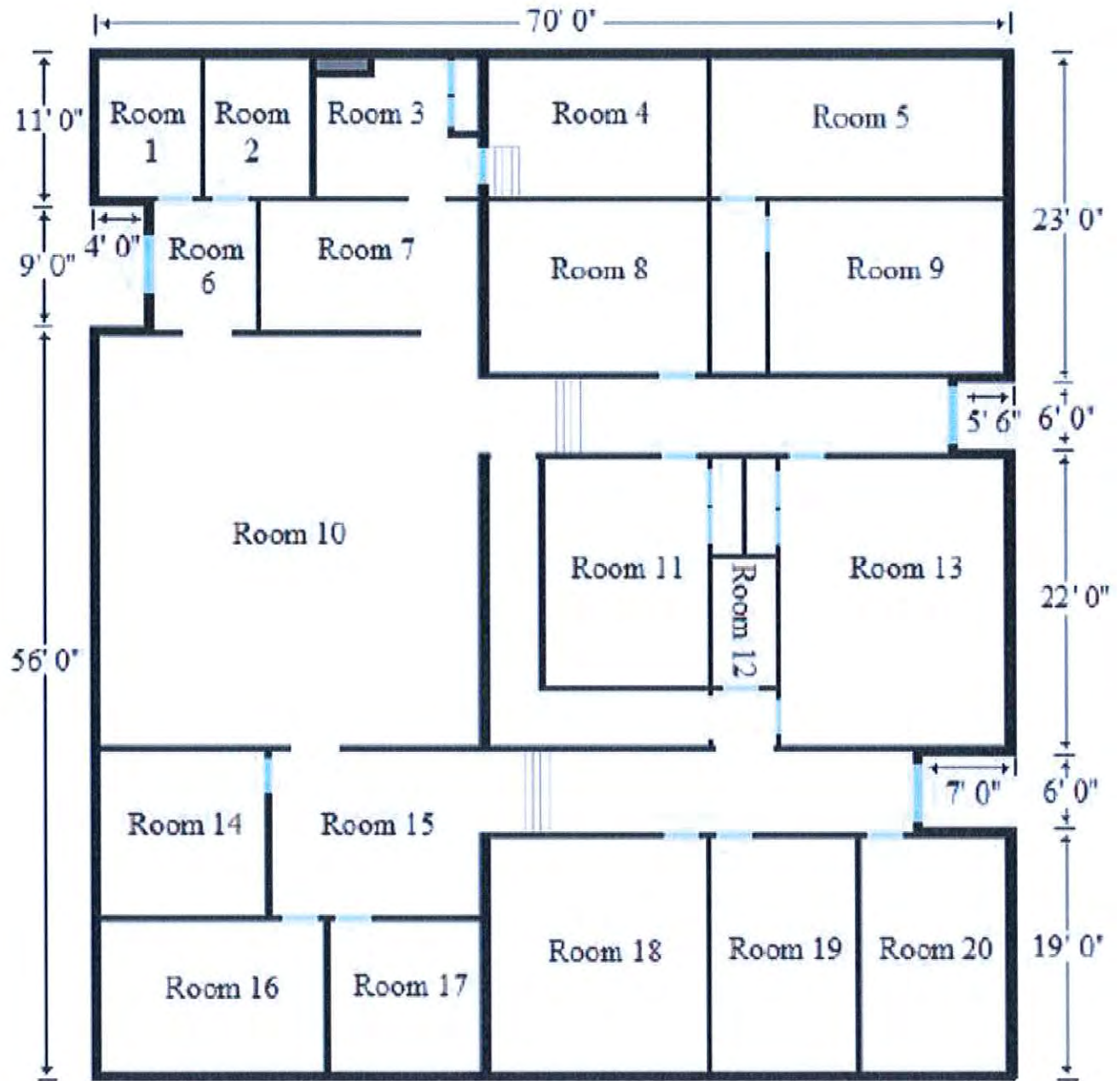
Centrally located in Lakeland, this single story office building consists of 5,288 square feet and was originally constructed in 1964. The property is zoned O-1 [Office], City of Lakeland. There are many uses attached to this zoning classification, including medical/professional office, personal service, veterinary services, church, funeral home and more.

There are nine [9] flex offices within the building, with one large boardroom, a staff kitchen, utility tech room, and a large open/gathering area. See page 4 for a floor plan available. The formal entrance is on the Lake Parker side of the building, with two more entrances in the rear, just off Myrtle Street. The two bathrooms are large, each consisting of a few stalls. Most offices have carpet, other spaces vinyl tile.

A new roof added was added in 2018. 3 HVAC units are on the roof, the latest added in 2015. On site parking can accommodate 16 cars. There are ADA ramps in the rear of the building for entrance.

9,400 cars per day travel this roadway. Excellent location within 5 minutes of downtown Lakeland, and within 2 minutes from US 92, Memorial Blvd. 10 minutes to Interstate 4.

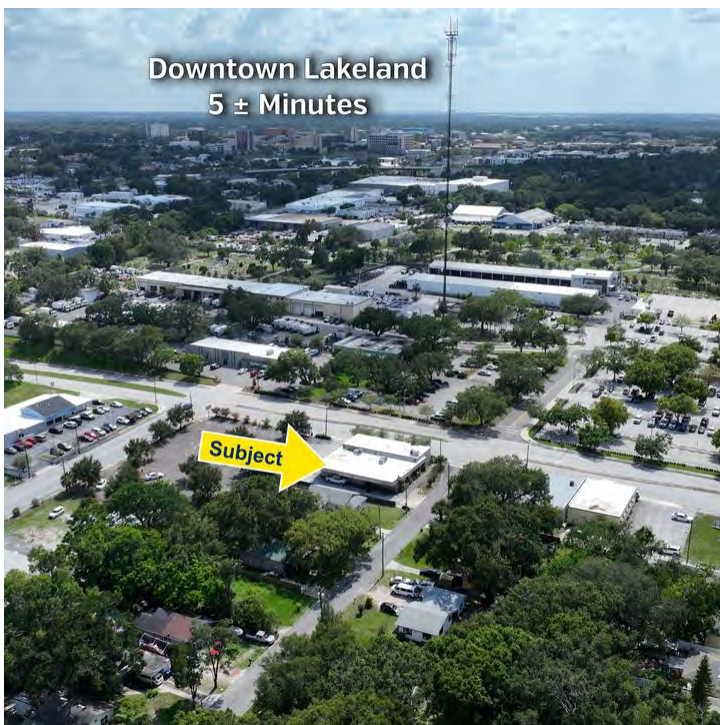
LAKE PARKER OFFICE



FLOORPLAN



Additional Photos



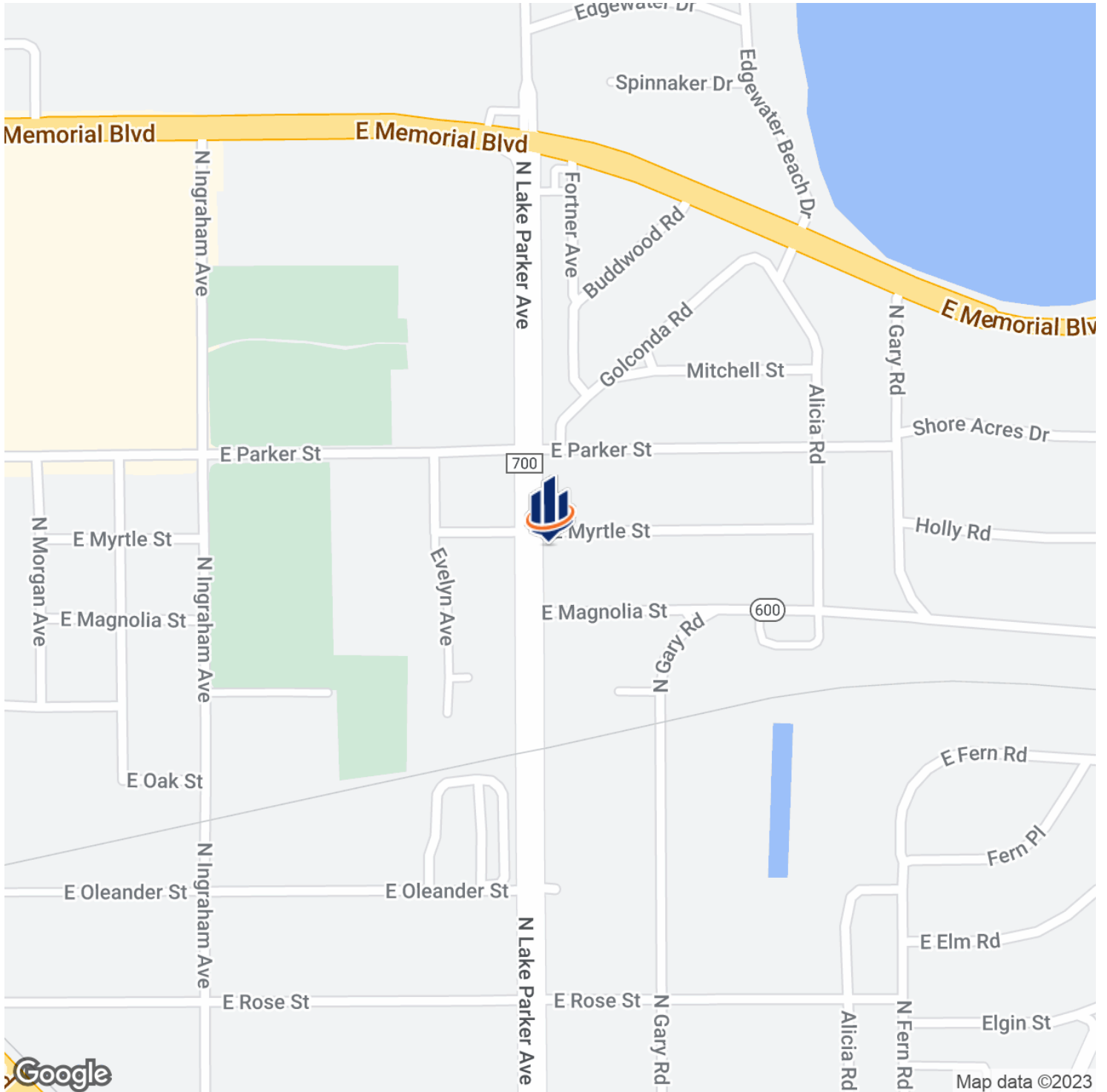
Additional Photos



Additional Photos



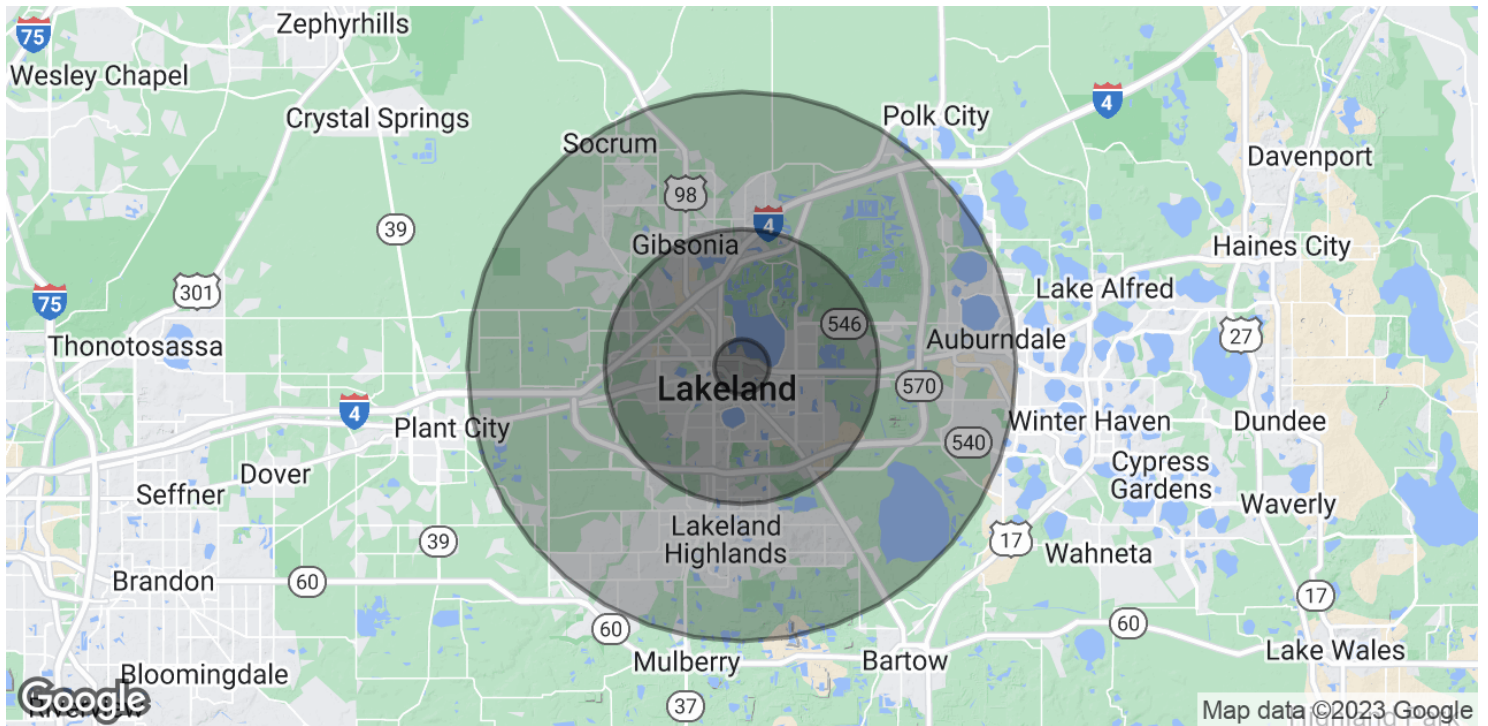
Location Map



Retailer Map



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,142	134,146	317,662
Average Age	37.2	39.2	39.9
Average Age (Male)	33.0	37.4	38.6
Average Age (Female)	39.5	41.2	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,142	59,613	129,223
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$37,002	\$52,848	\$63,001
Average House Value	\$93,189	\$132,812	\$162,044

* Demographic data derived from 2020 ACS - US Census



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.



ERIC AMMON, CCIM

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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



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 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



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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.

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