

# CENTRAL LAKELAND MIXED USE OFFICE BUILDING

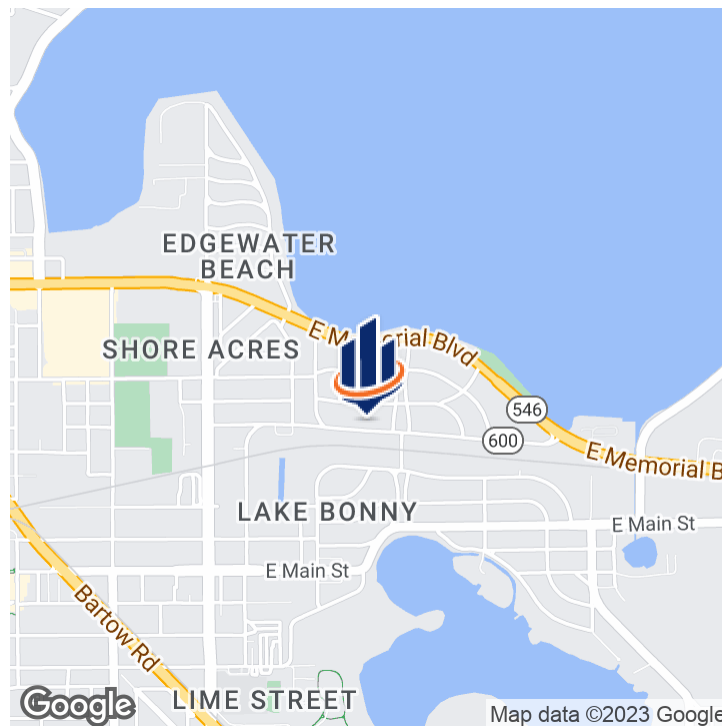
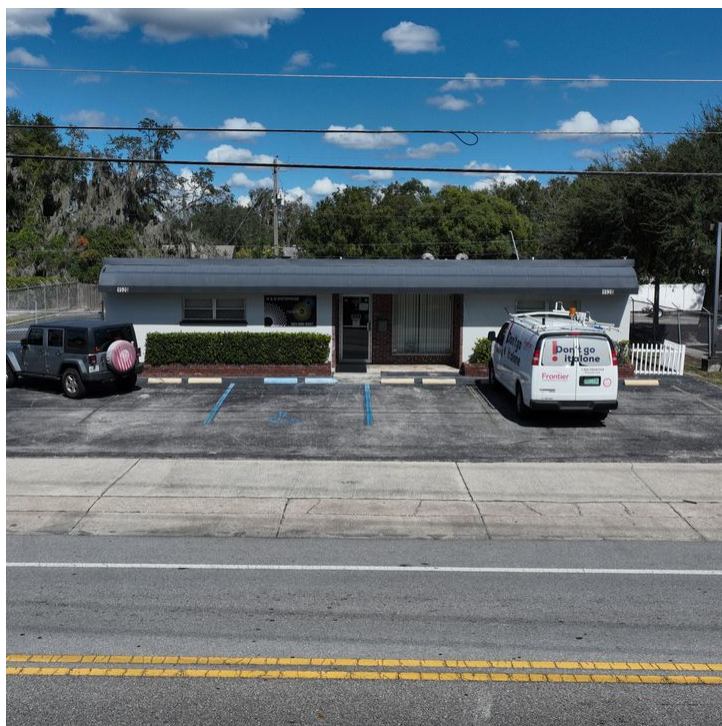
1520 E GARY RD  
LAKELAND, FL 33801

Craig Morby  
C: 863.581.0059  
craig.morby@svn.com

Eric Ammon, CCIM  
1520 C: 863.602.1001  
eric.ammon@svn.com



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$425,000</b>
Building Size:	3,000 ± SF
Lot Size:	.34 Acres
Price / SF:	\$141.67
Year Built:	1960
Renovated:	1985
Zoning:	C-1
APN:	24-28-17-193000-011100

## PROPERTY OVERVIEW

Super flexible office/mixed space building for sale on convenient Gary Road in Lakeland, FL. 3,000 SF with 22 formal parking spaces on .34 acres.

This building is block construction, on concrete slab, with a traditional reception area, several large offices and conference areas which could easily be split. There are 5-6 parking spots at the front of the building, plus 17 additional spots in the rear of the building.

The common areas of the building have ceramic tile and the offices are carpeted. Staff kitchen and 2 bathrooms, with the possibility of additional bathrooms, if needed.

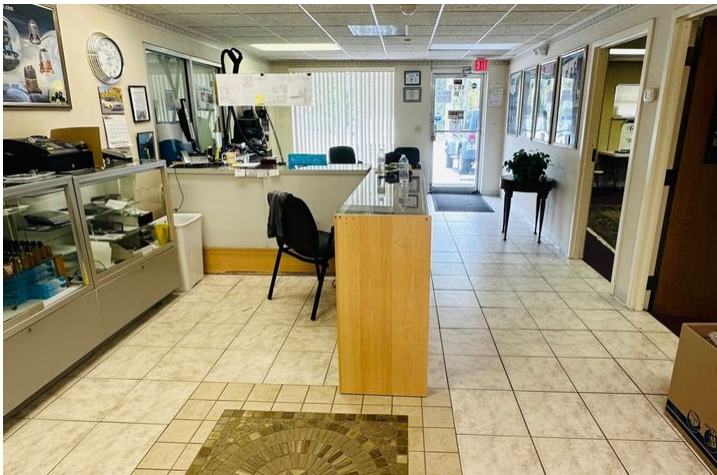
The C-1 zoning, City of Lakeland, allows for several uses, including the following - office, retail, daycare, marijuana dispensary, restaurant and many more.

# Complete Highlights

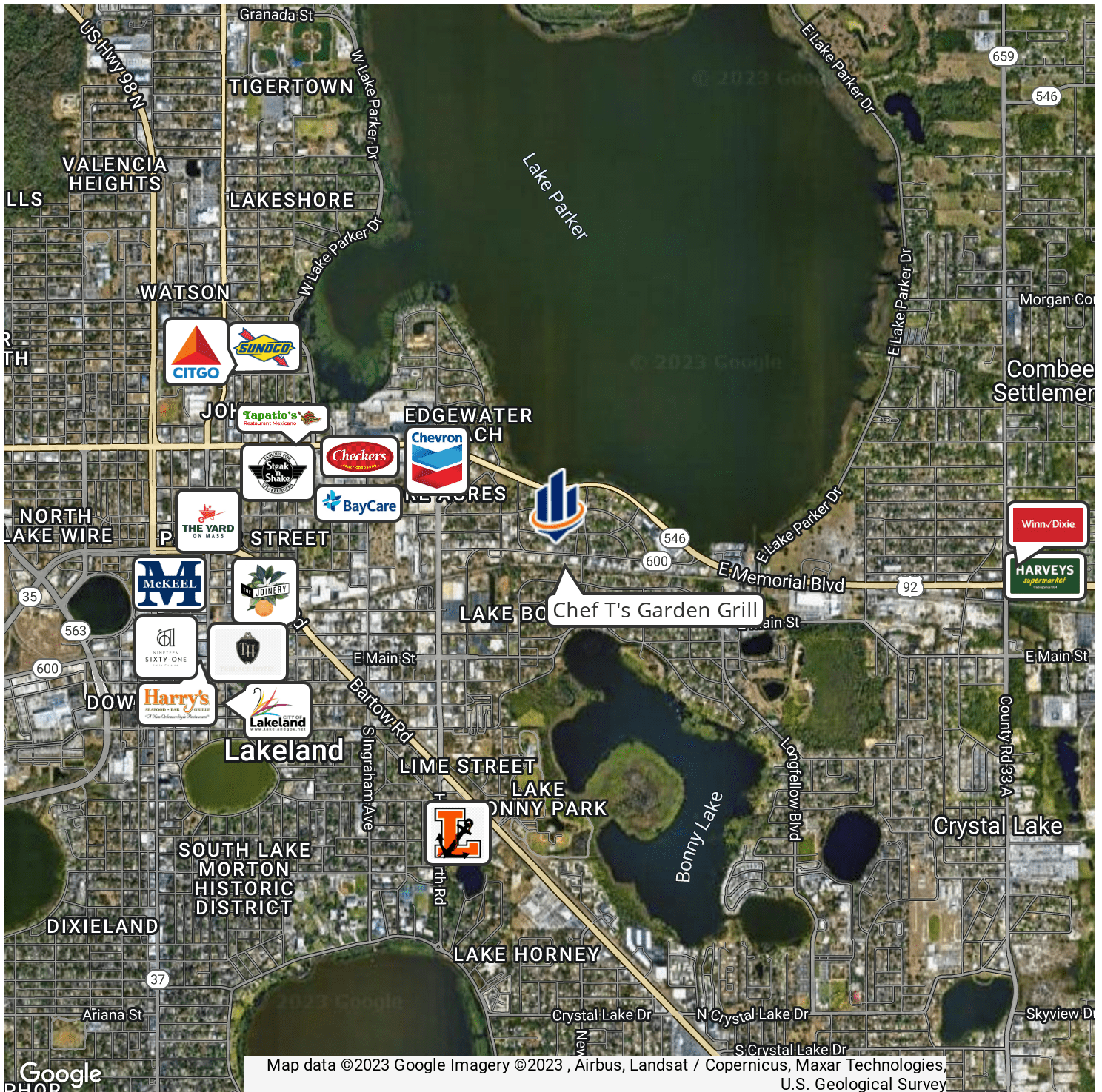


## PROPERTY HIGHLIGHTS

- 3,000 SF Office/Mixed Use Building
- Concrete block & Slab
- Zoned C-1, City of Lakeland, uses includes retail, office restaurant and many more.
- Several large offices and conference area. All offices are very large and the footprint could easily be enhanced.
- 5 parking spaces in the front of the building, and 17 formal spots in the rear of the building.
- 2 bathrooms, staff kitchen, storage rooms and workshop.
- 2 air conditioning units, roof approx age is 10 years.
- 100' of frontage on Gary Road, 5,500 cars per day.
- Super convenient location is only a few minutes from downtown and major roadways, including US 98 South, Polk Parkway, and I-4.
- City water and sewer at site.



# Retailer Map



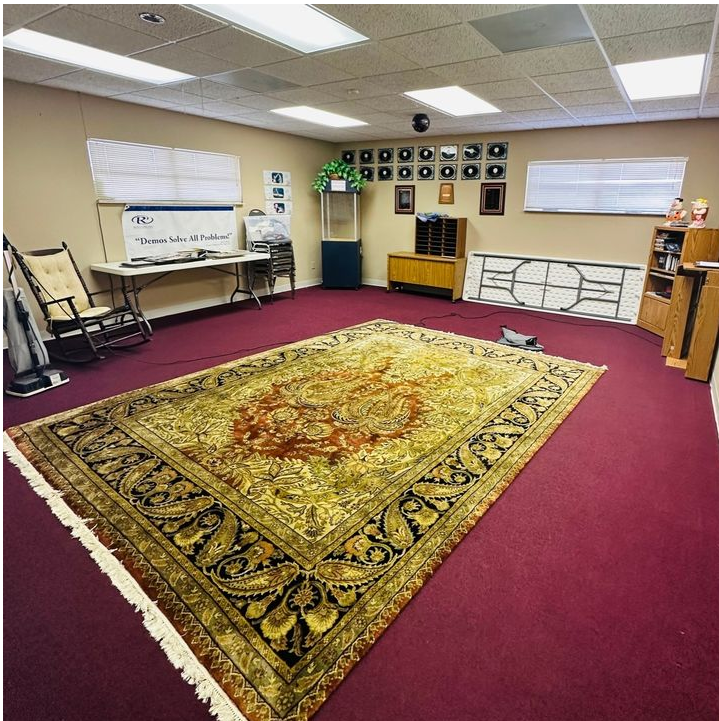
# Additional Photos



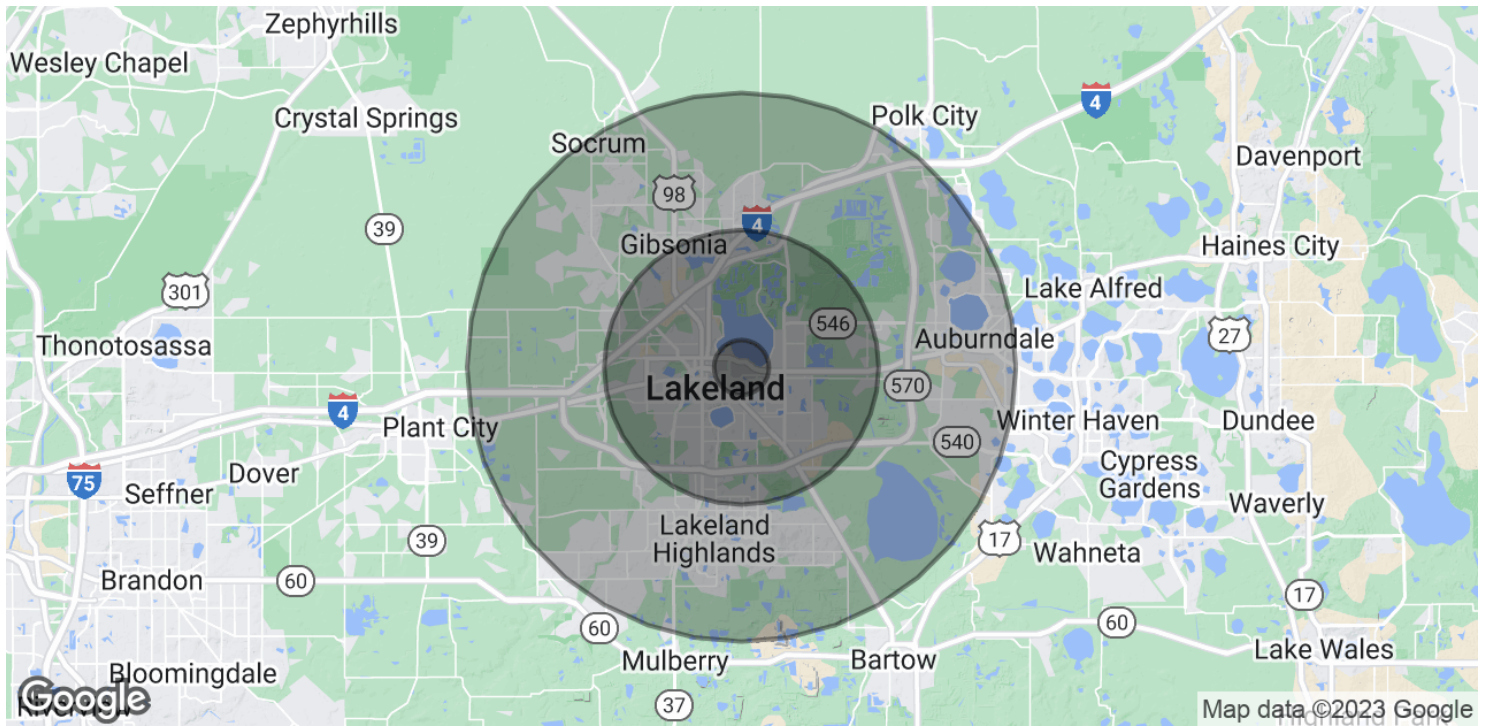
# Additional Photos



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# Demographics Map & Report

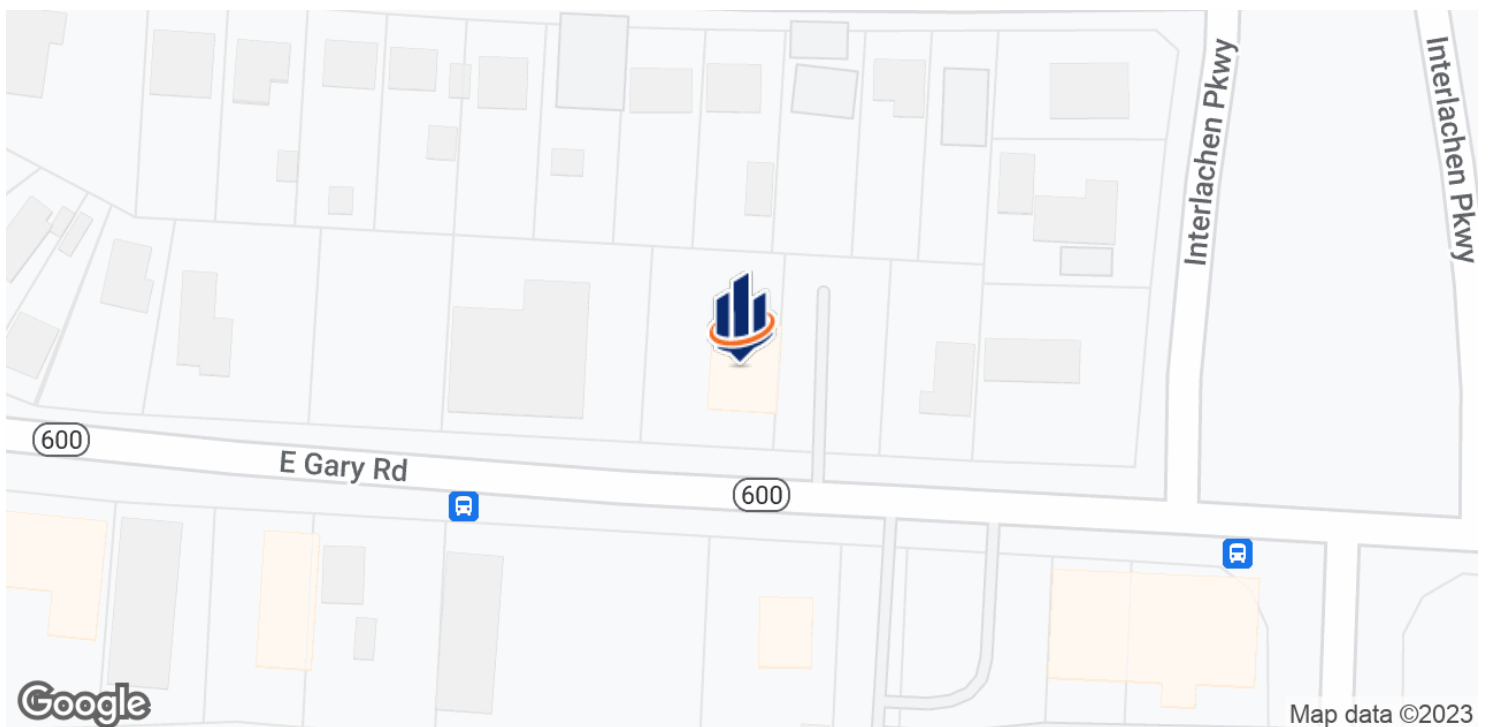
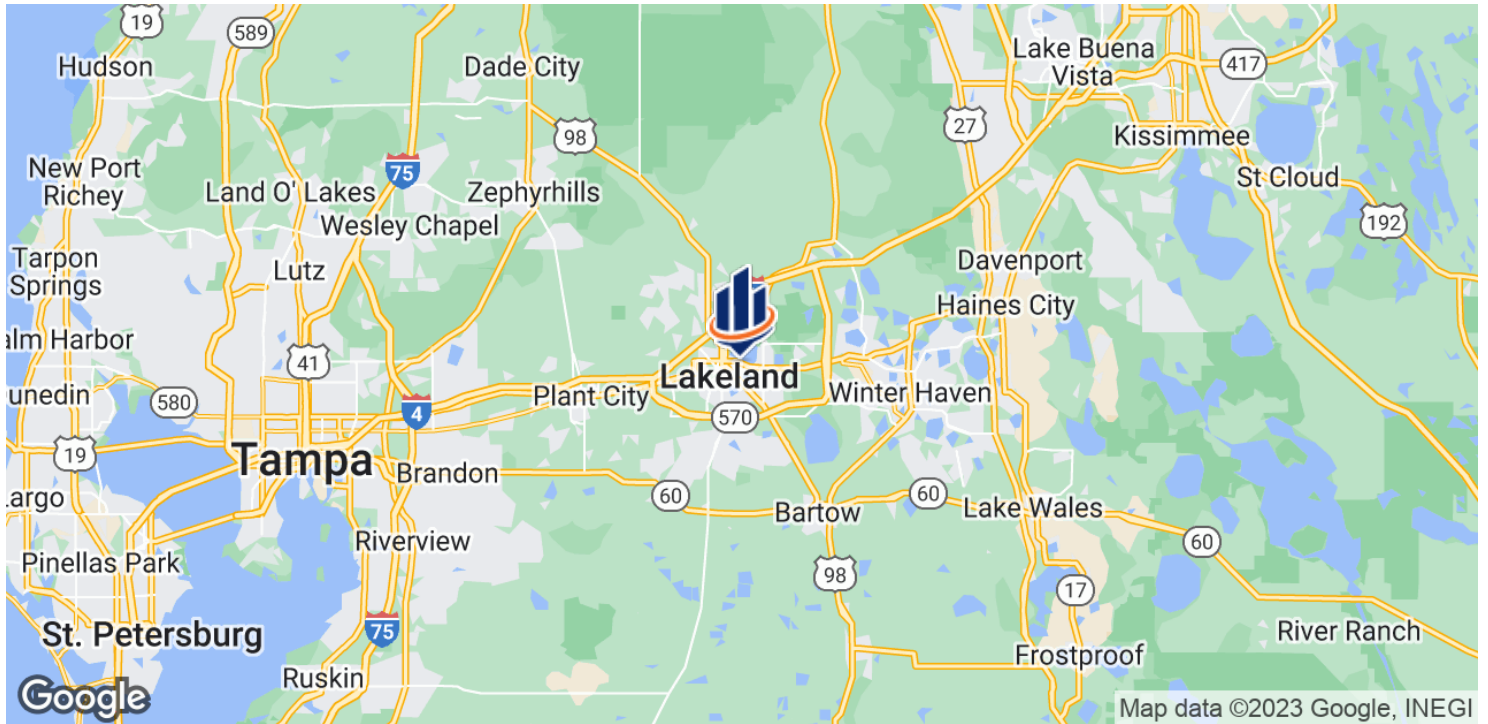


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,887	131,313	323,271
Average Age	35.6	39.3	39.9
Average Age (Male)	31.4	37.5	38.7
Average Age (Female)	38.4	41.5	41.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,475	58,686	131,376
# of Persons per HH	2.0	2.2	2.5
Average HH Income	\$40,487	\$52,683	\$62,917
Average House Value	\$100,094	\$131,109	\$162,167

\* Demographic data derived from 2020 ACS - US Census



# Regional & Location Map





## CRAIG MORBY

Senior Advisor

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 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



**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



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

**HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

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