

6606 South Florida Avenue, Lakeland, FL 33813
For Sale: Rare Waterfront Commercial Parcel

DETAILS

- 2.63± acres
- 700± feet frontage on S. Florida Ave.
- Zoning: Commercial Activity Center/Polk County
- Sale/Purchase price: \$1,600,000.00.



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

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RARE WATERFRONT HIGH PROFILE COMMERCIAL PARCEL SOUTH LAKELAND – FLORIDA

Property Address: 6606 South Florida Avenue, Lakeland, FL 33813

Property Location: On South Lakeland’s main North/South thoroughfare in commercial corridor. Nestled between 2 major residential communities (“Christina” and “ImperiaLakes”). Overlooking Clark Lake, next to Christina Cove, a waterfront office condominium and Village on the Avenue (259 garden-style apartments). Immediately South of Christina Blvd. and ¼ mile North of Shepherd Road (both signalized intersections).

Type Property: Waterfront vacant land.

Size Property: 2.63 ± acres (114,563 ± SF)

Frontage: 693 ± Linear feet on South Florida Avenue; 713.38 ± LF on Clark Lake; North and South boundaries vary in depth.

Land Use/Zoning: CAC (Community Activity Center) Unincorporated Polk County/part of Christina Planned Unit Development PUD 71-5. Allows a wide range of commercial uses from restaurant, general retail, medical, automotive sales and more.

Potential Development: Previous site plan showed up to 20,000± SF of potential retail, patio restaurant and other community services (to be verified based on current building code). Potential residential development subject to rezoning.

Improvements: On-site 5,000 ± SF concrete slab and existing paved parking. Income from existing billboard.

Utilities: Electric: City of Lakeland – gas – 10” water line – 12” wastewater line, Polk County services.

Traffic Count: 38,000 + vehicles per day.

Ad Valorem taxes: \$3,610.55 (Year 2022) subject to increase, if new development.
Folio: 23-29-24-000000-034040, Polk County

Comments:

- Prime location, frontage, high visibility and easy access.
- Unique development property in high demographics area.
- Existing median cut in front of the property is scheduled for closure by Florida Dept. of Transportation.

Sale/Purchase Price: \$1,600,000.00, cash to Seller.

Exclusive Contact: Will Daniel, Broker-Associate 863 619-6740 – Maria Mahoney, Broker, 863 640-0445.

DEMOGRAPHICS			
POPULATION	2 mile	5 mile	10 mile
2025 Projection	25,513	109,143	280,705
Median Age	40.6	39.5	37.7
Households	9,459	40,111	102,888
Average Household Income	94,197	89,143	70,925
Annual Population Growth	2.40%	2.20%	2.10%

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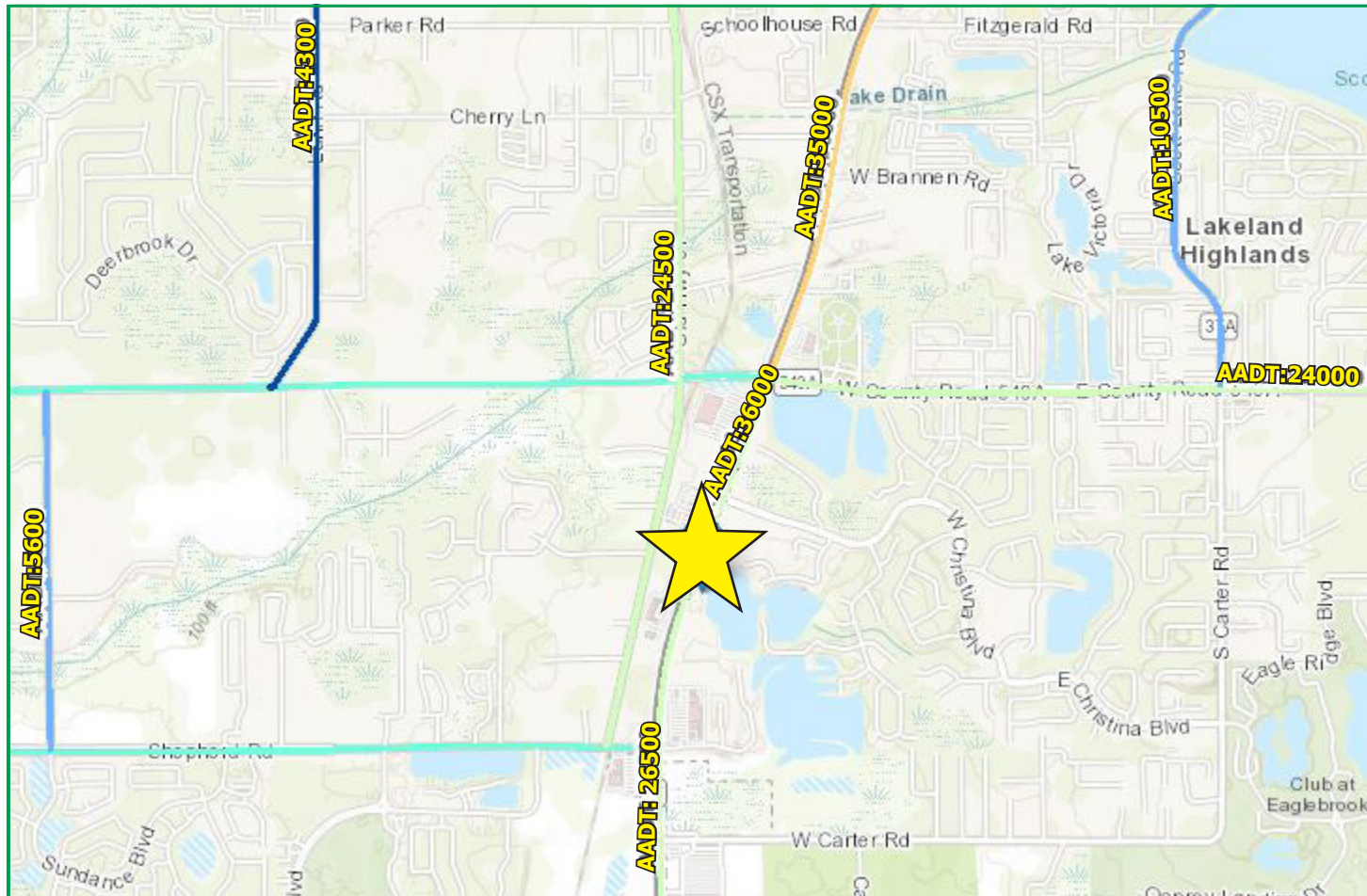


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6606 South Florida Avenue, Lakeland, FL 33813 Traffic Count



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