

Downtown Lakeland



FOR SALE
Historic Downtown
Lakeland Value Add
Opportunity

235 N FLORIDA AVENUE

Lakeland, FL 33801

PRESENTED BY:

AUGIE SCHMIDT

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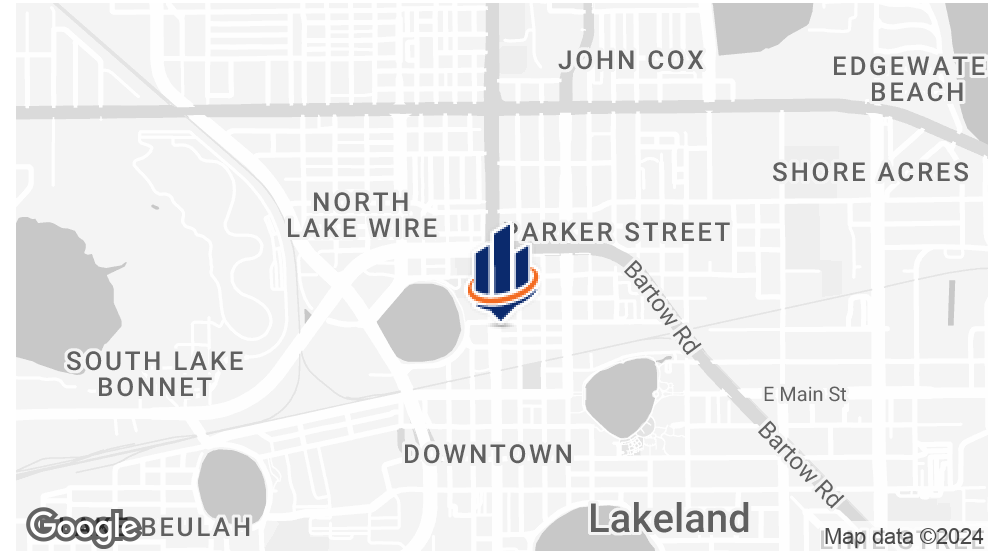
FL #SL3407527



N Florida Ave



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,195,000
BUILDING SIZE:	16,650 SF
ZONING:	C-7
LOT SIZE:	0.27 Acres
PRICE / SF:	\$131.83
YEAR BUILT:	1922
APN:	242818201000005022

PROPERTY OVERVIEW

This Downtown Lakeland Historic Building has over 100 feet of direct frontage on North Florida Avenue, and has a rich history and immense potential. The historic masonry building is surrounded by restaurants, hotels, and retail plazas in downtown Lakeland, a bustling family-friendly hub with a strong economy. It sees a traffic flow of 21,000 Vehicles Per Day, moving at around 40 miles per hour, making it a high-visibility location.

The building has two stories with exposed beams, an attractive façade with awnings and windows, and has plentiful natural light. The interior is open, making it suitable for a single user or multiple tenants. Fire suppression is in place, and an operational original elevator from the 1920s adds to its unique charm. Its proximity to local attractions like Bonnet Springs Park, Munn Park, Lake Mirror, and the RP Funding Center enhances its potential uses. While parking on-site is limited, neighboring lots could offer possible solutions.

This historic Lakeland landmark sits in great condition and is a blank slate for your vision for renovation that capitalizes on its prime location and historic charm. Take advantage of this unique chance to impact Downtown Lakeland in a major way with this incredible building.

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

This historic building enjoys a high-profile location in Downtown Lakeland. With prominent frontage and proximity to the business district, this property benefits from heavy pedestrian and vehicle traffic. As Polk County's rapid growth continues, Lakeland is still undergoing an economic boom making it named America's number 3 fastest boomtown. This highly-visible property is a unique chance to tap into the city's momentum and create a lasting impact.

PROPERTY HIGHLIGHTS

- Original wood floors upstairs
- Natural light throughout
- Fire suppression
- Two story building
- Strong I-Beam construction
- Historic Downtown building
- Open walls for an easy buildout
- Frontage to one of Lakeland's busiest streets
- Working Elevator
- 3 Entry ways
- Renovated in 1993

DOWNTOWN DEVELOPMENT



BONNET SPRINGS PARK

Bonnet Springs Park is within walking distance to our city's urban core where art, recreation, fun, and tranquility intersect by design. This 180-acre blended urban/natural park provides spaces to escape, engage, and explore with one another and with nature while experiencing and learning about the extraordinary history of Central Florida. Some activities to enjoy at the park include visiting the Florida Children's Museum, The Depot Cafe, Family Lawn, and Butterfly Garden. The park opened in October of 2022 and has become a major attraction of Lakeland with plans to bring it's paths downtown.

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CATAPULT LAKELAND

Catapult is a 40,000 square foot entrepreneurial center in the heart of Lakeland, FL. The non-profit mission is to foster the growth of startups by providing access to education, resources, space, and community. Catapult exists because of the generosity and vision of our city and its leaders. Within its walls it creates economic growth, and a vibrant culture of small businesses to this thriving city.



SUMMIT DOWNTOWN HEADQUARTERS

The City's most anticipated project! This 135,000 square-foot office building is the home of Summit Consulting. Completed in July of 2022, this building is one of the landmarks within Downtown Lakeland. The headquarters brings in 500 employees to downtown.

LAKELAND IS A BOOMTOWN



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POLK COUNTY'S ECONOMY

"Polk County's overall GDP grew 35% from 2012 to 2021 (when adjusted for inflation). The biggest drivers were the finance, insurance, and real estate industries."

*Article sourced from LALToday

"In a recent listicle of 15 cities people moved to during the pandemic, Lakeland came in at #2."

*Article sourced from LALToday

POLK COUNTY'S RAPID GROWTH

"A study by the GiveWell Community Foundation and United Way of Central Florida shows Polk County is the fastestgrowing county in Florida and the seventh fastest-growing in the nation."

* Article sourced from ABC Action News Tampa Bay

"The population has increased more than 20% since 2010 and its location straddling Interstate 4 between Tampa and Orlando sustains job-generating growth in manufacturing, distribution and logistics."

*Article sourced from Business Observe

LAKELAND IS THE NO. 3 'BOOMTOWN' IN THE COUNTRY

"Katie Worthington Decker is with the Lakeland Economic Development Council. She said more and more people are attracted to the city because of its affordability, quality of life and, of course, that old real estate mantra — location location, location.

"We have every major road network that pretty much goes through our area," Decker said. "And you have 18 million people within a four-hour drive of Lakeland."

*Article sourced from WUSF Public Media

DEMOGRAPHICS MAP & REPORT

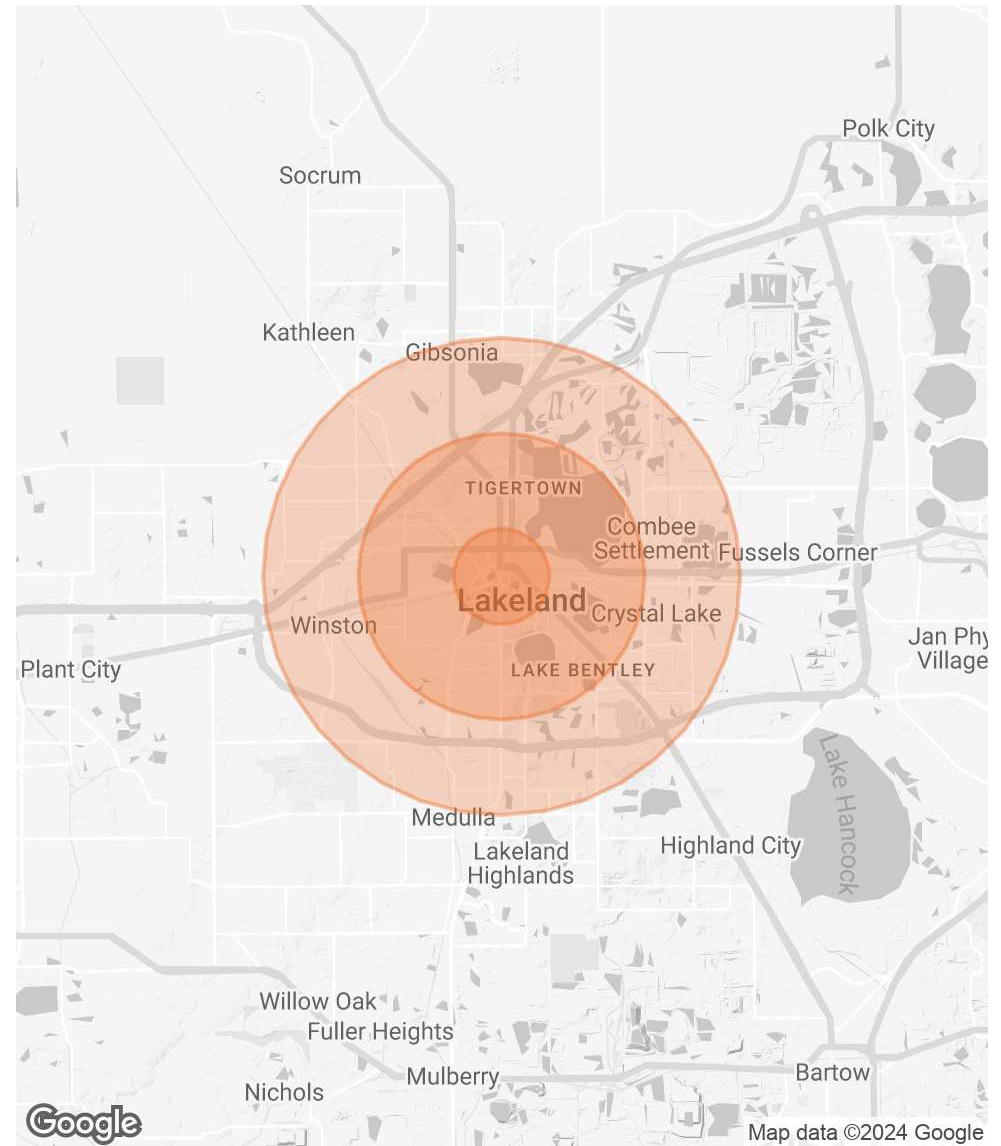
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,780	70,331	137,380
AVERAGE AGE	37.6	37.4	38.6
AVERAGE AGE (MALE)	36.2	35.8	36.9
AVERAGE AGE (FEMALE)	40.0	39.5	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,144	31,061	60,130
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$38,134	\$45,932	\$53,651
AVERAGE HOUSE VALUE	\$114,123	\$116,977	\$135,078

* Demographic data derived from 2020 ACS - US Census



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100 ± FT of frontage

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1ST FLOOR

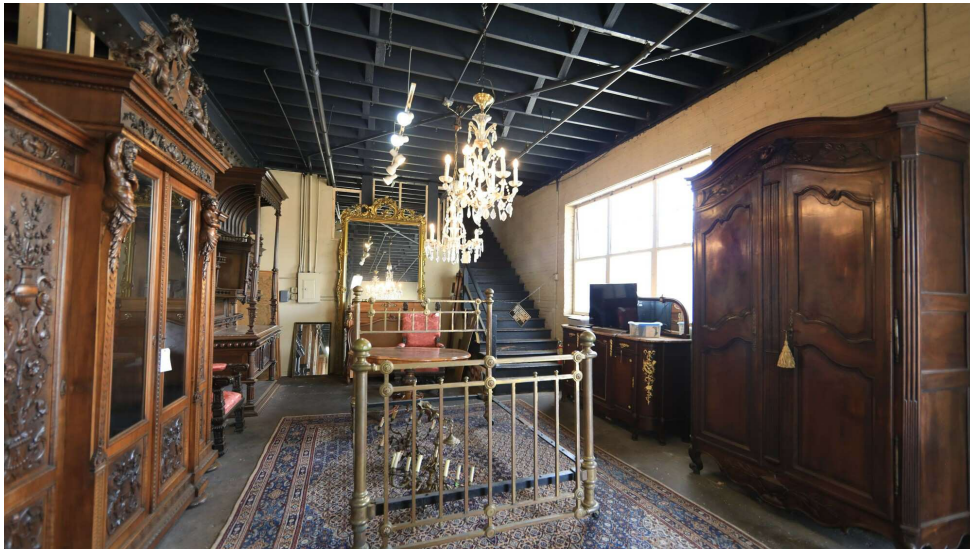
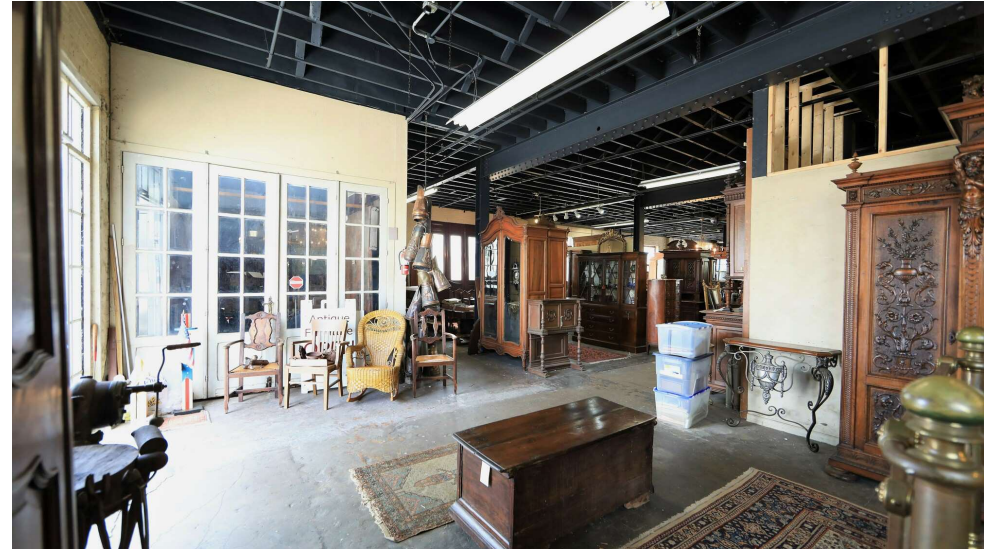


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2ND FLOOR

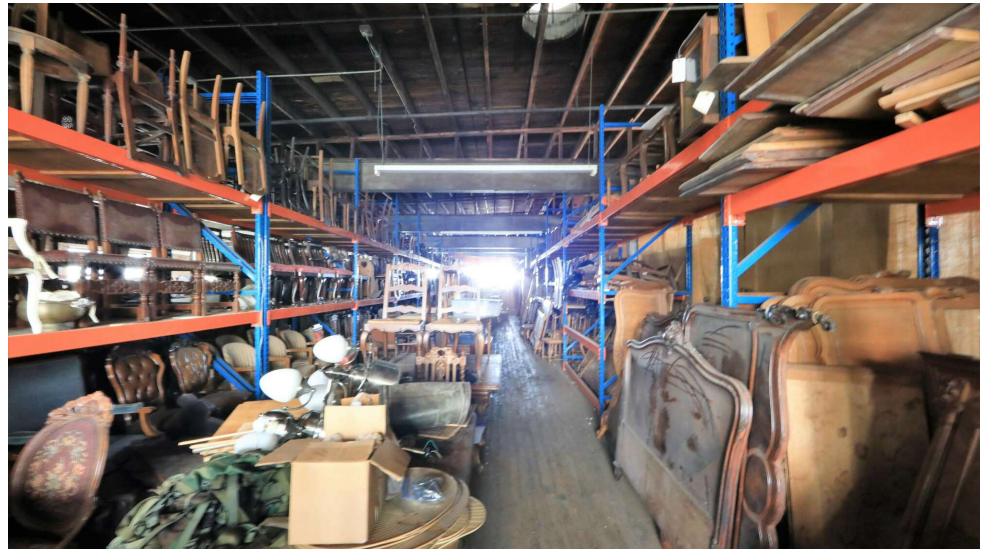


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DOWNTOWN LAKELAND



CITY OF LAKELAND

Located in the colorful Historic District of Downtown Lakeland, this property is well positioned, enjoying walkable and active streets. 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. Lakeland is also home to major corporations that often work together to support the community by a shared vision of growth and prosperity. Major employers include Publix Super Markets, Lakeland Regional Health, Polk County School district, Geico, and Saddle Creek Logistics Services.



DOWNTOWN FARMERS MARKET CURB MARKET

The vibrant and cherished tradition of the farmers market breathes life into Saturday mornings with its bustling atmosphere. As the day unfolds, the streets come alive with a variety of local vendors, artisans, and farmers, showcasing an array of fresh produce, handcrafted goods, and delectable treats. The lively event encapsulates the essence of Lakeland's spirit, making this property an exceptional location to be immersed in the heart of this cherished market and experience the city's sense of joy firsthand.

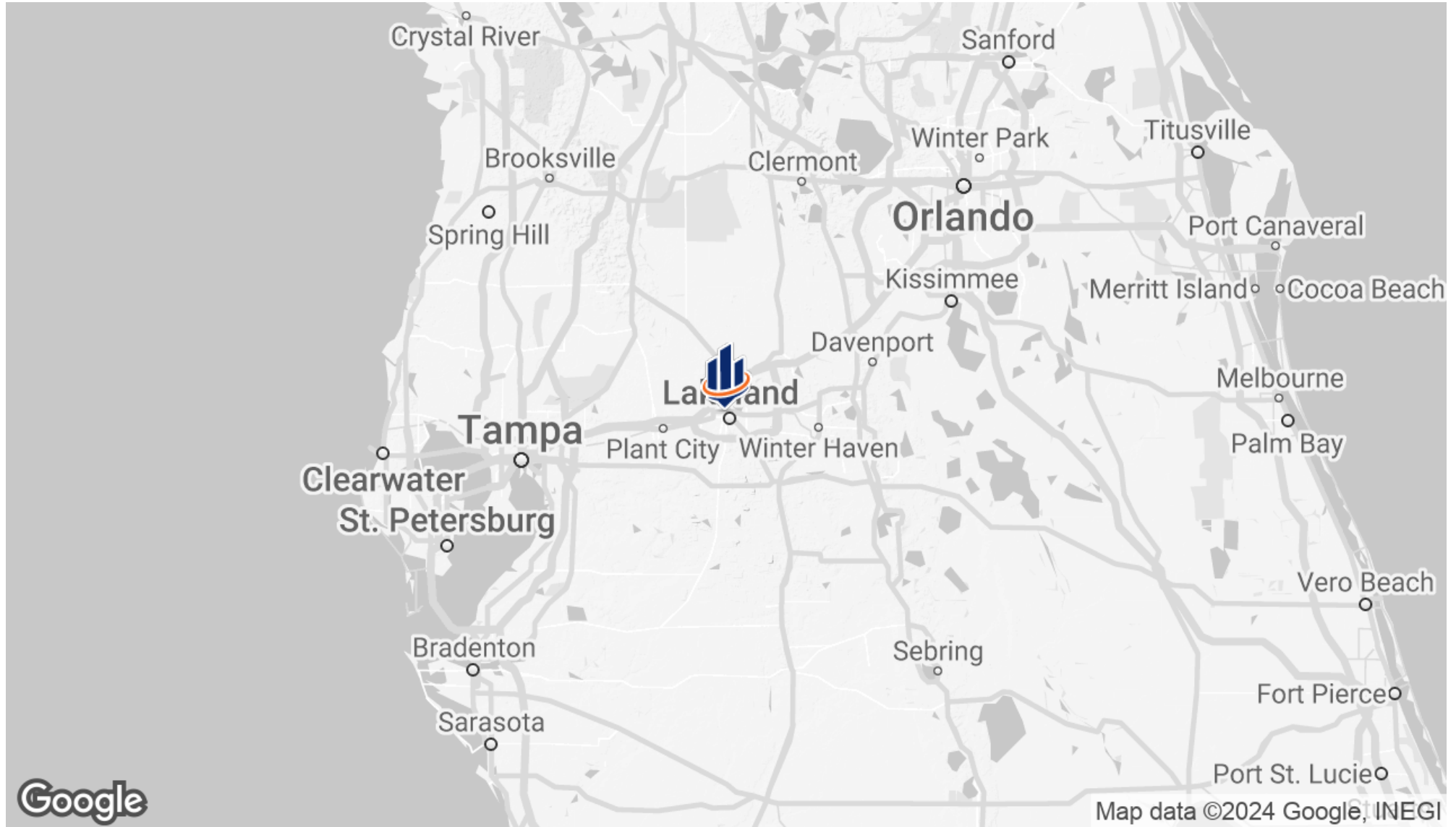
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REGIONAL MAP



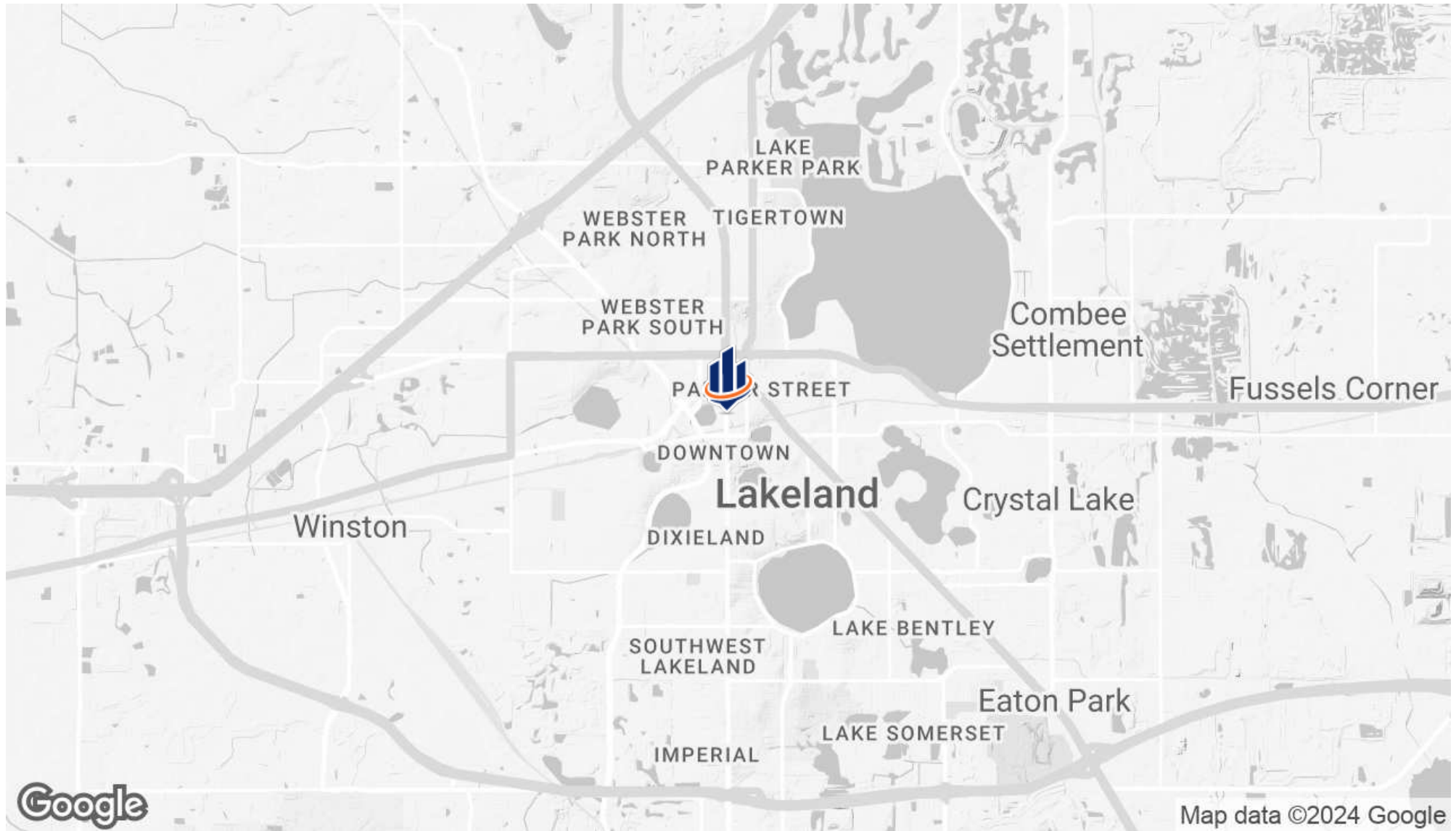
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LOCATION MAP



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RETAILER MAP



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AERIALS



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ADVISOR BIO



AUGIE SCHMIDT

Senior Advisor

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Direct: **877.518.5263 x422** | Cell: **863.409.2400**

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PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

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