

Hard Corner .35 Acres C-2 / UCO Zoned

FOR SALE



o E. Main Street, Lakeland, Florida 33801

Property Highlights

- Excellent location
- .35 Acres
- 11,900 AADT
- Zoned C-2 / UCO
- Great location for General
- Office, Restaurant, Service Center, Retail
- High and Dry flood Zone X



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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

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Property: Corner Lot within the C-2/UCO (Urban Corridor District) land use. Permitted uses include, general office and retail use, gas station, kennels, laundry establishment, service and repair, restaurant, bar and lounge, liquor store. Entire site is high and dry in (flood zone X). Excellent site for development.

Location: This site is located just 7 miles south of I-4 in a heavily populated residential area with 81,000 people within a 10-minute drive time of site. Site is located at hard corner of E. Main Street and S. Parker Avenue within the Urban Corridor District with 11,900 VPD.

Sale Price: \$115,000

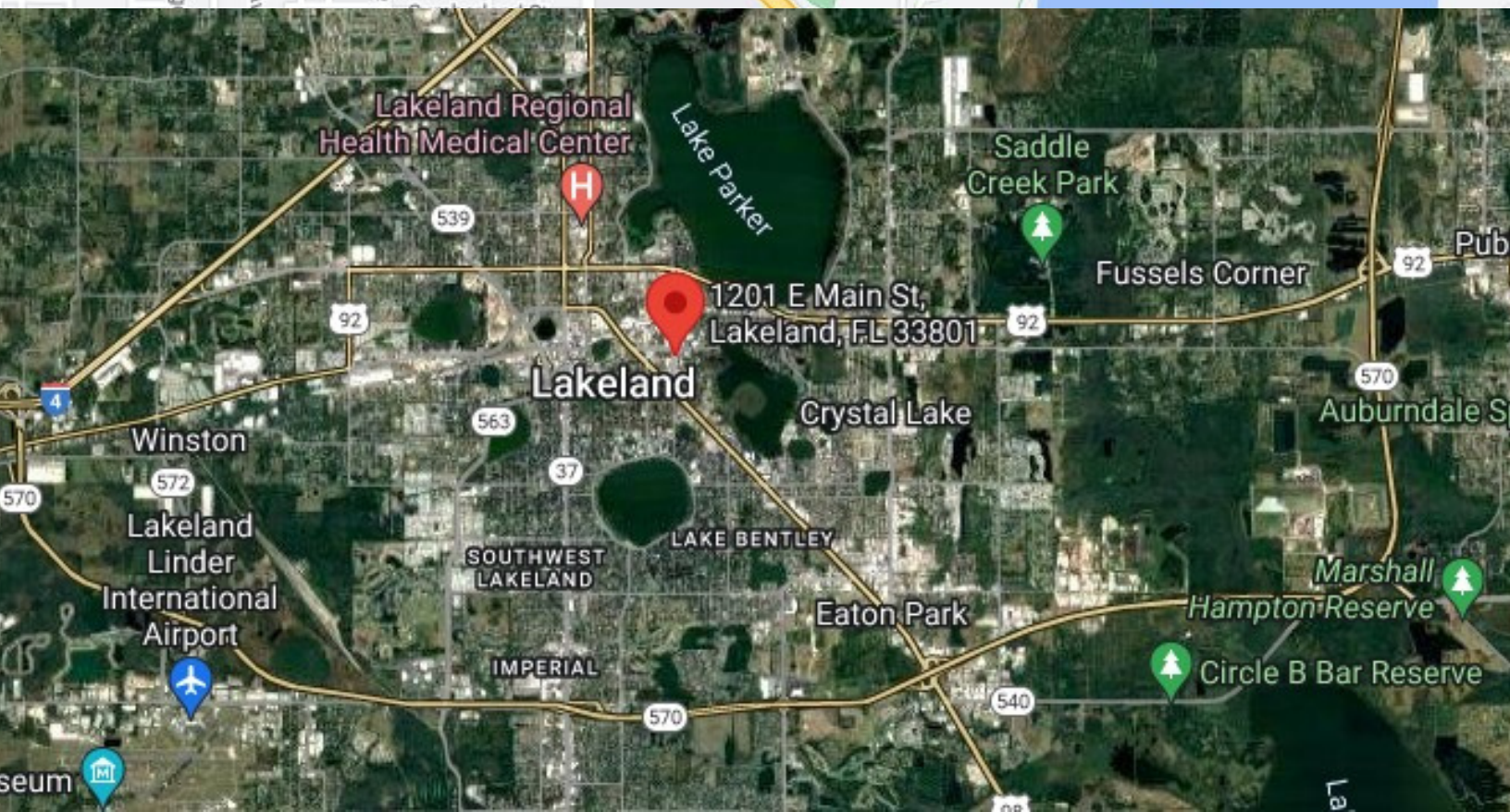
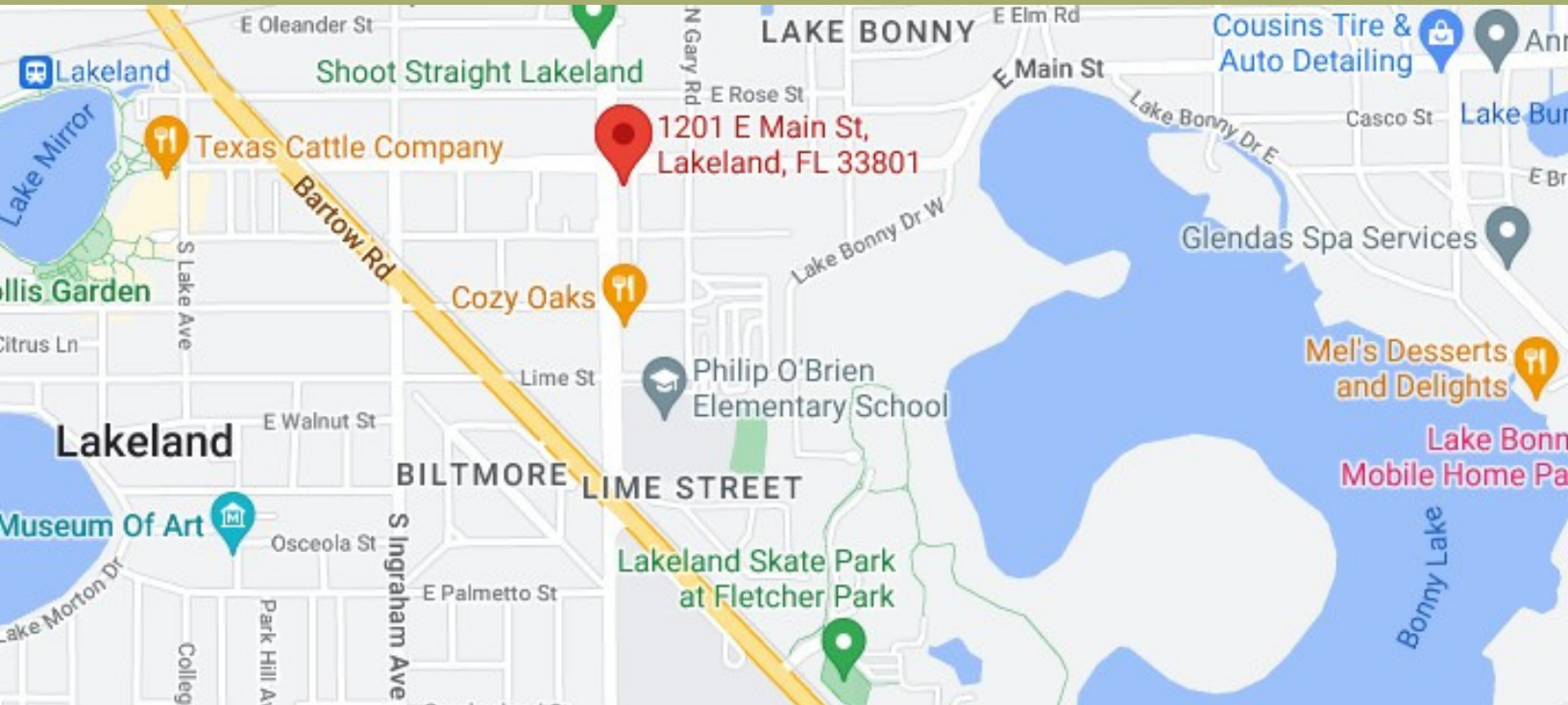




Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

LOCATION MAP

0 E. Main Street, Lakeland, Florida 33801



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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**