



FOR SALE

MEMORIAL BLVD COMMERCIAL REDEVELOPMENT

1115 E MEMORIAL BLVD

Lakeland, FL 33801

PRESENTED BY:

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Senior Advisor

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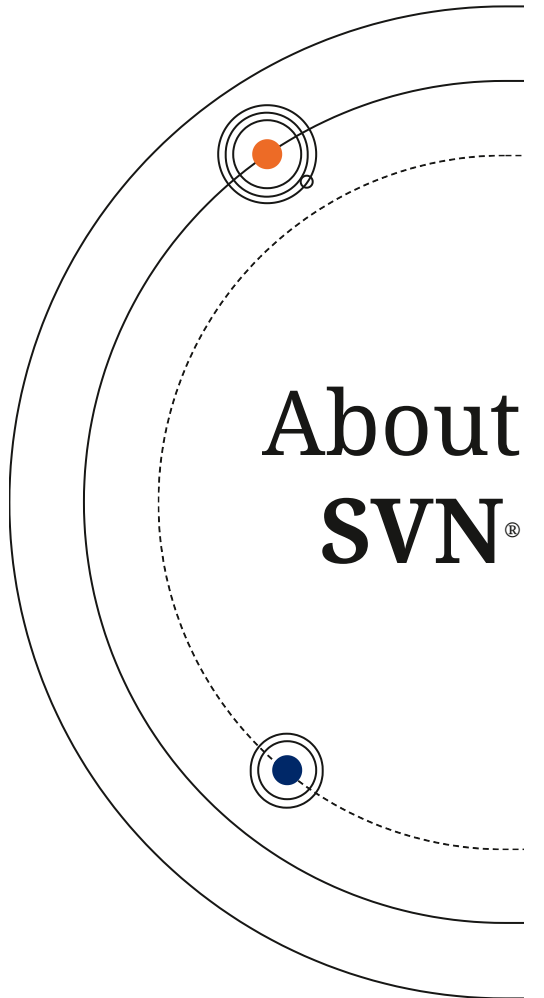
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DOWNTOWN LAKELAND



Midtown Lofts

Lakeland Manor
Apartments

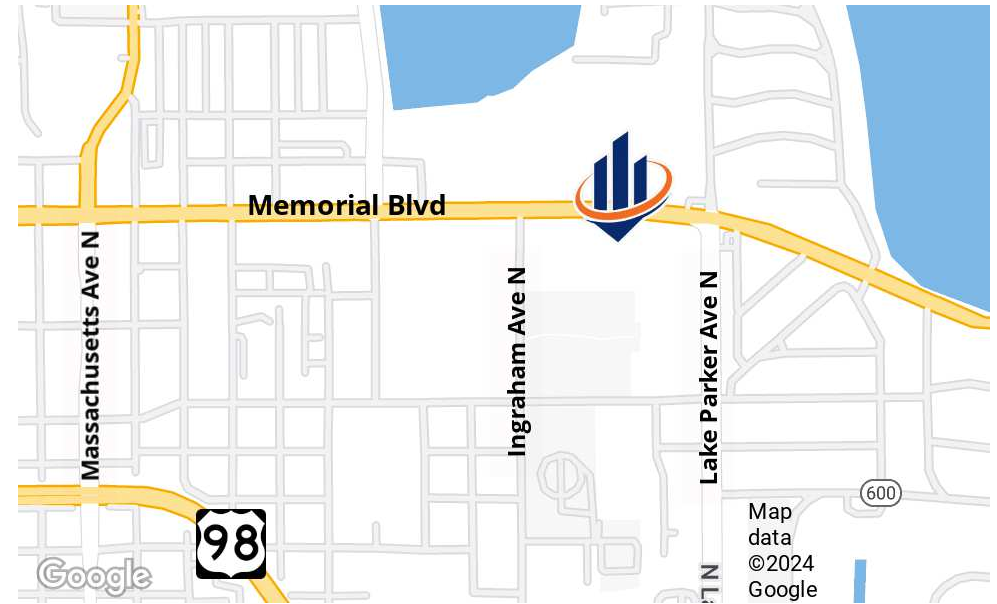
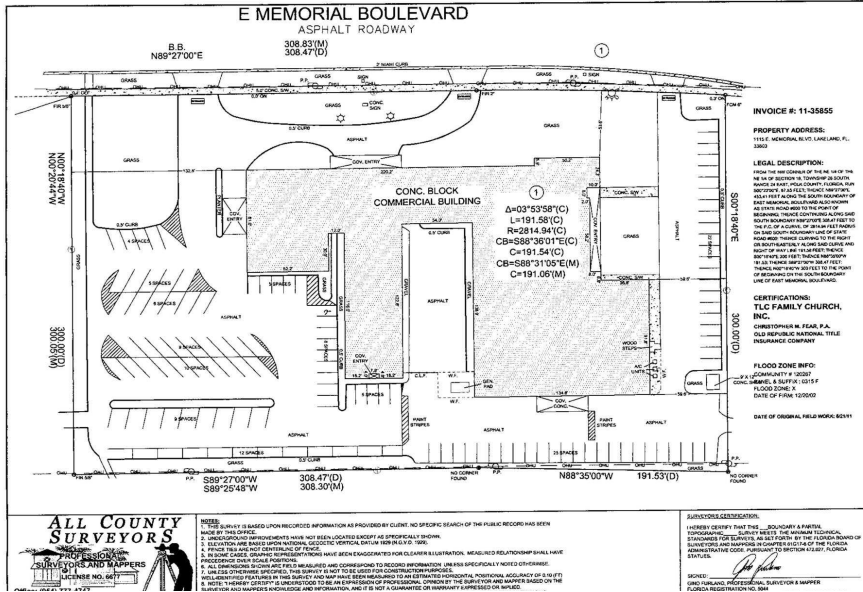


UNDER CONSTRUCTION

41,000
Cars/Day

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
BUILDING SIZE:	37,358 ± SF
LOT SIZE:	3.45 ± Acres
PRICE / SF:	\$66.92
YEAR BUILT:	1980
ZONING:	O-2 (P-I Land Use)
UTILITIES:	City Water, Sewer, Power
APN:	242818000000011040

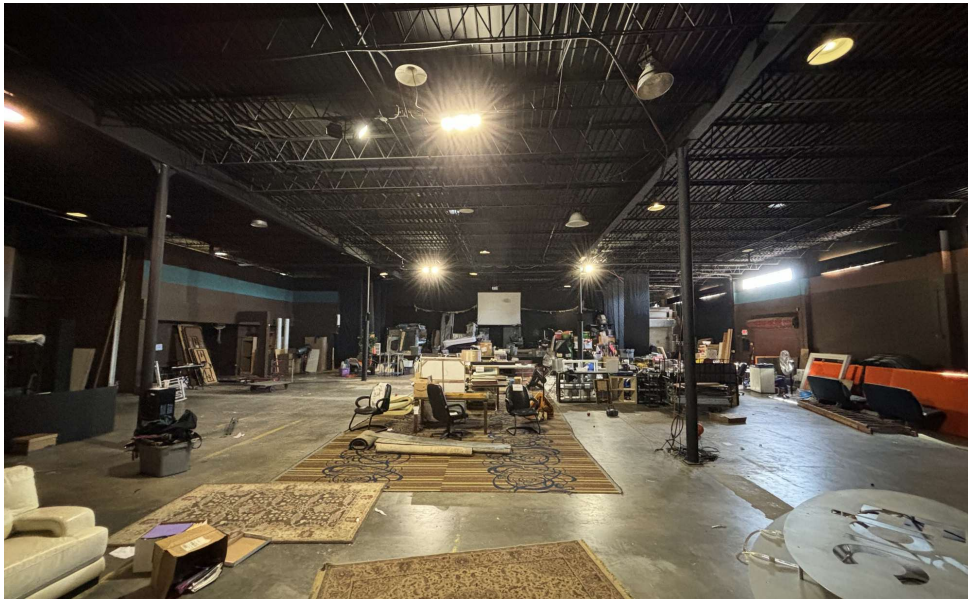
PROPERTY OVERVIEW

Explore the potential of this 37,358 ± SF commercial property in central Lakeland, Florida, along busy Memorial Boulevard. This trade area has seen recent growth and improvement including a multi-million dollar renovation of Sears Town, and a new self-storage facility under construction next door. Proximity to Lakeland Regional Hospital makes it an ideal choice for medical users interested in transforming the space into a sought-after medical office. The property is currently used as a religious facility, and could continue being used as such, or adapted for redevelopment for a school, medical office and clinic, or other commercial uses. Some of these uses may require a zoning and/or land use change through the City of Lakeland.

PROPERTY HIGHLIGHTS

- Traffic Count: 41,000 Cars per Day
- LED Monument Signage
- Assessed Taxes: \$39,232.09 (2023)
- Access easement in place grants access to Lake Parker Rd

PROPERTY DETAILS



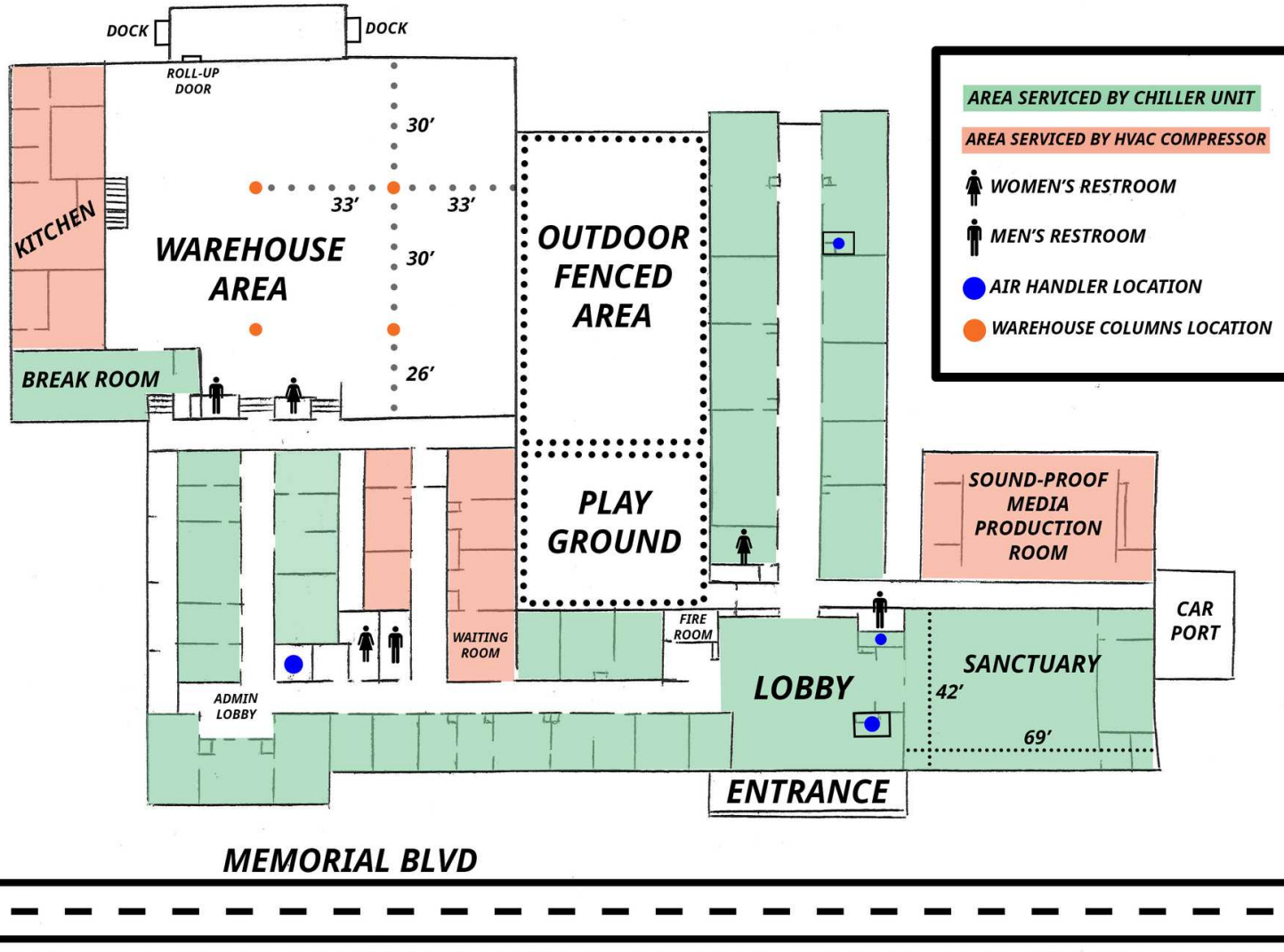
LOCATION DESCRIPTION

Lakeland, Florida is a vibrant community and a favorable market for a special purpose/church investor. Known for its rich history and charming downtown, Lakeland is home to a variety of cultural attractions, recreational parks, and dining destinations. The area's thriving economy and growing population make it an appealing location for a potential church investment. Nearby points of interest include the iconic Lake Mirror, the Polk Museum of Art, and the historic Lake Morton district. The bustling Memorial Blvd Commercial Building is conveniently located within reach of these attractions, making it an ideal hub for a special purpose investment in this dynamic and welcoming community.

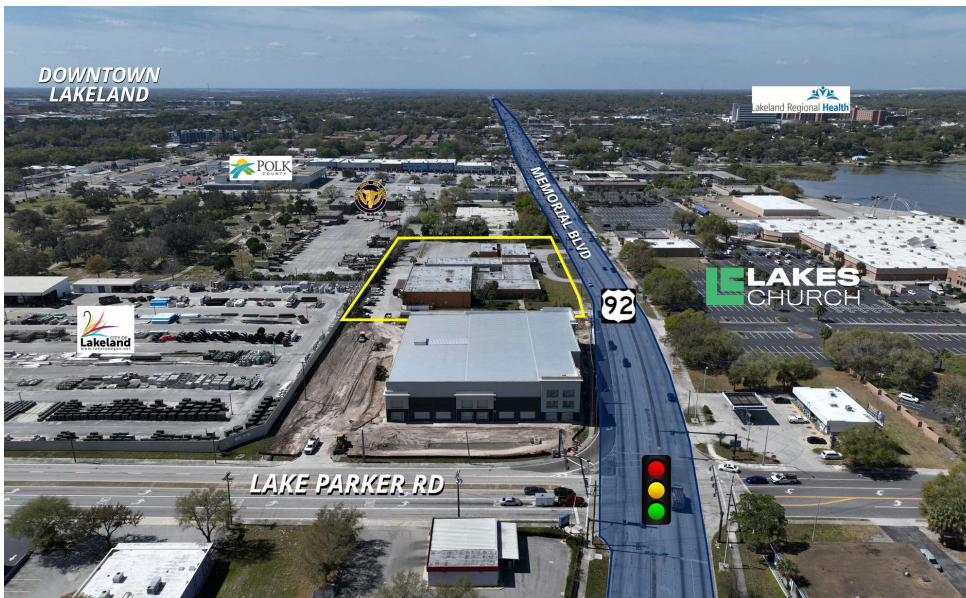
INTERIOR AND EXTERIOR CONSTRUCTION DETAILS

- Construction: Masonry/Concrete
- Warehouse Clear Height: 17'
- Drop Ceiling Clear Height: 10.5' (lobby), 14' (media room), 14' (sanctuary avg)
- Seating Capacity: 600 (warehouse), 200 (sanctuary), 98 (media room)
- Parking Spaces: 120
- 2 loading docks that lead to one 10'w x 8'h roll-up door
- Access: Full directional access from Memorial Blvd, as well as secondary access via Lake Parker Rd
- A/C Units: HVAC systems are in need of repair/replace
- Fire Sprinklers: Wet. Entire space is sprinkled.
- One electric meter
- Roof Condition: Re-roofing done in 2020 with a 20-year material warranty
- # of Offices: ± 36 Office Spaces
- # of Restrooms: 6
- Recent Renovations: Re-roofing (2020), replaced 10 ton S/C system (2020)
- Power Capacity: 3-phase power available from the northern and southern property lines
- Flooring: Mix of carpet, vinyl/laminate, and tile
- Additional Interior Spaces & Features: Open warehouse area, large congregation area, sound-proof media room, and an outdoor fenced area

FLOOR PLAN



ZONING DESCRIPTION



O-2 LAKELAND PERMITTED USES:

- Residential Above 1 st Floor
- Residential, Above 1 st fronting TOC
- Offices Uses: Medical, Non-Medical, R&D
- Hotels
- Off-Street Parking, Surface & Structure
- Barber Shops, Hair Salons & Day Spas
- Exercise, Fitness & Martial Arts Studios
- Funeral Homes & Crematoriums
- Music & Dance Studios
- Drug Stores & Pharmacies
- Medical Marijuana Dispensing Facilities
- Office Support Retail & Services Uses
- Carry Out/Delivery Restaurant
- Churches, Synagogues and Other Houses of Worship
- Community Gardens
- Day Care Center Accessory to a House of Worship
- Day Care Centers/Adult & Child
- Public & Quasi Public Non-Commercial Principal Uses - Level I
- Vocational Training for Activities Permitted in the District where Located
- Blood Banks & Plasma Collection Facilities
- Broadcast & Transmission Towers
- Communication Studios
- Ground-Mounted Personal Wireless Service Facilities
- Utility & Essential Service Facilities, Level I

O-2 LAKELAND CONDITIONAL USES:

- Banks, Credit Unions and Savings & Loan Associations
- Neighborhood Convenience Centers
- Public & Quasi Public Non-Commercial Principal Uses - Level II
- Group Homes, Level I & II
- Hospitals & Emergency Rooms
- Institutional Residential - Level I & II
- Nursing Homes
- Utility & Essential Service Facilities - Level II

ADDITIONAL DETAILS

P-1 land use will have a greater impact when it comes to redevelopment. Some of the O-2 uses don't fall under the current land use. The city is open to discuss a potential land use change, if necessary. The city could be interested in a mixed-use redevelopment. TOC in place - Transit services. This allows for higher multi-family densities

ADDITIONAL PHOTOS



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DOWNTOWN
LAKELAND



SUBJECT

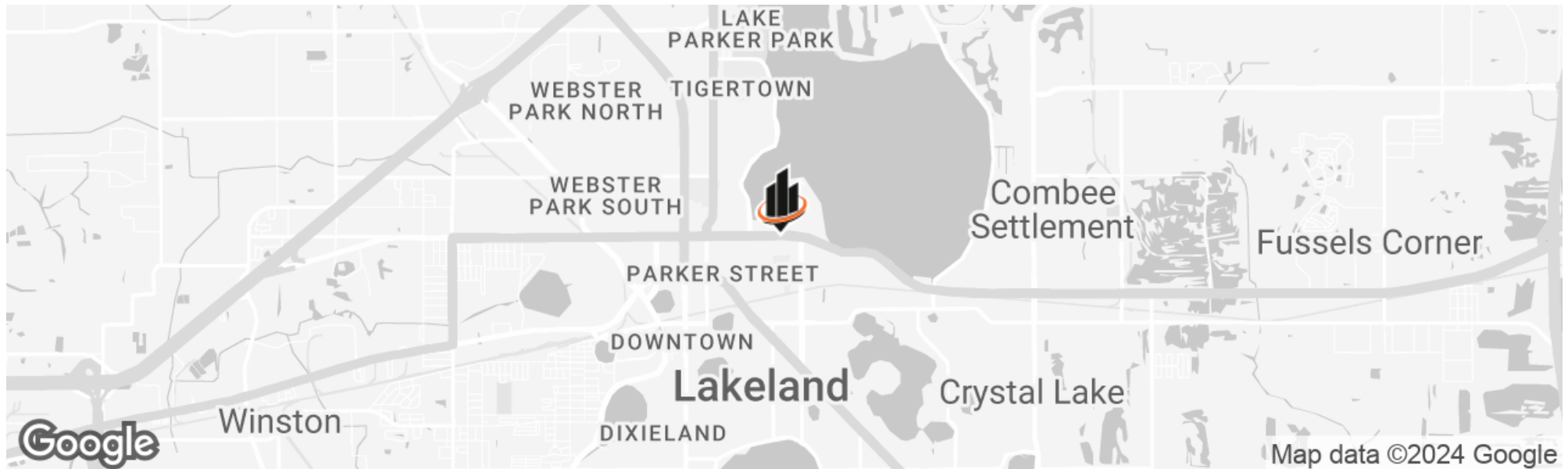
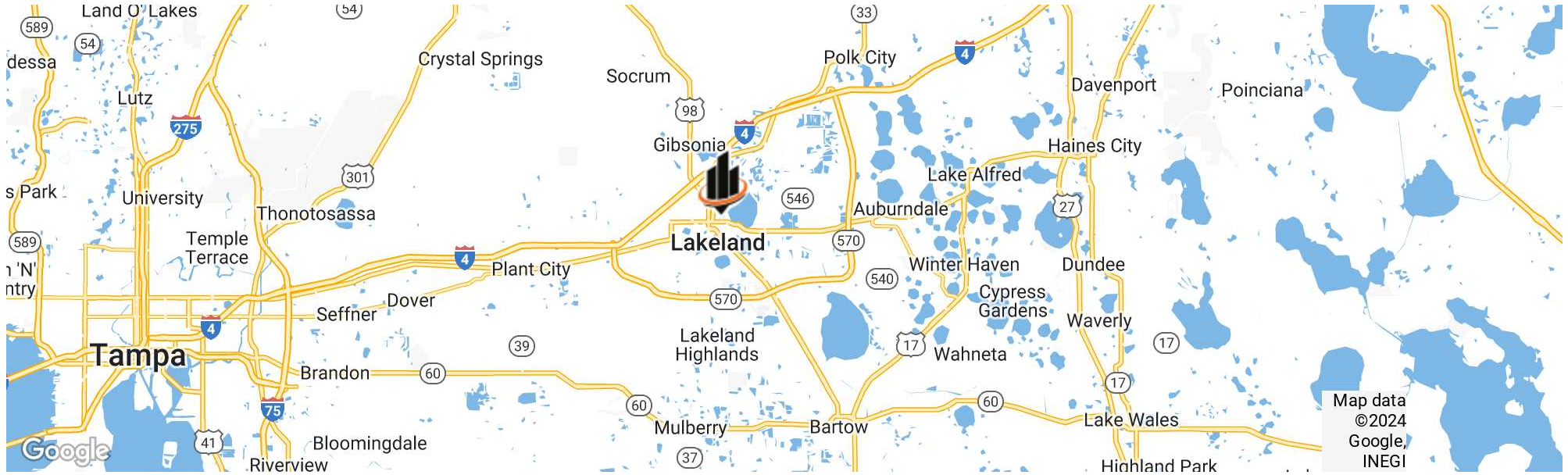


SECTION 2

Location
Information



LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

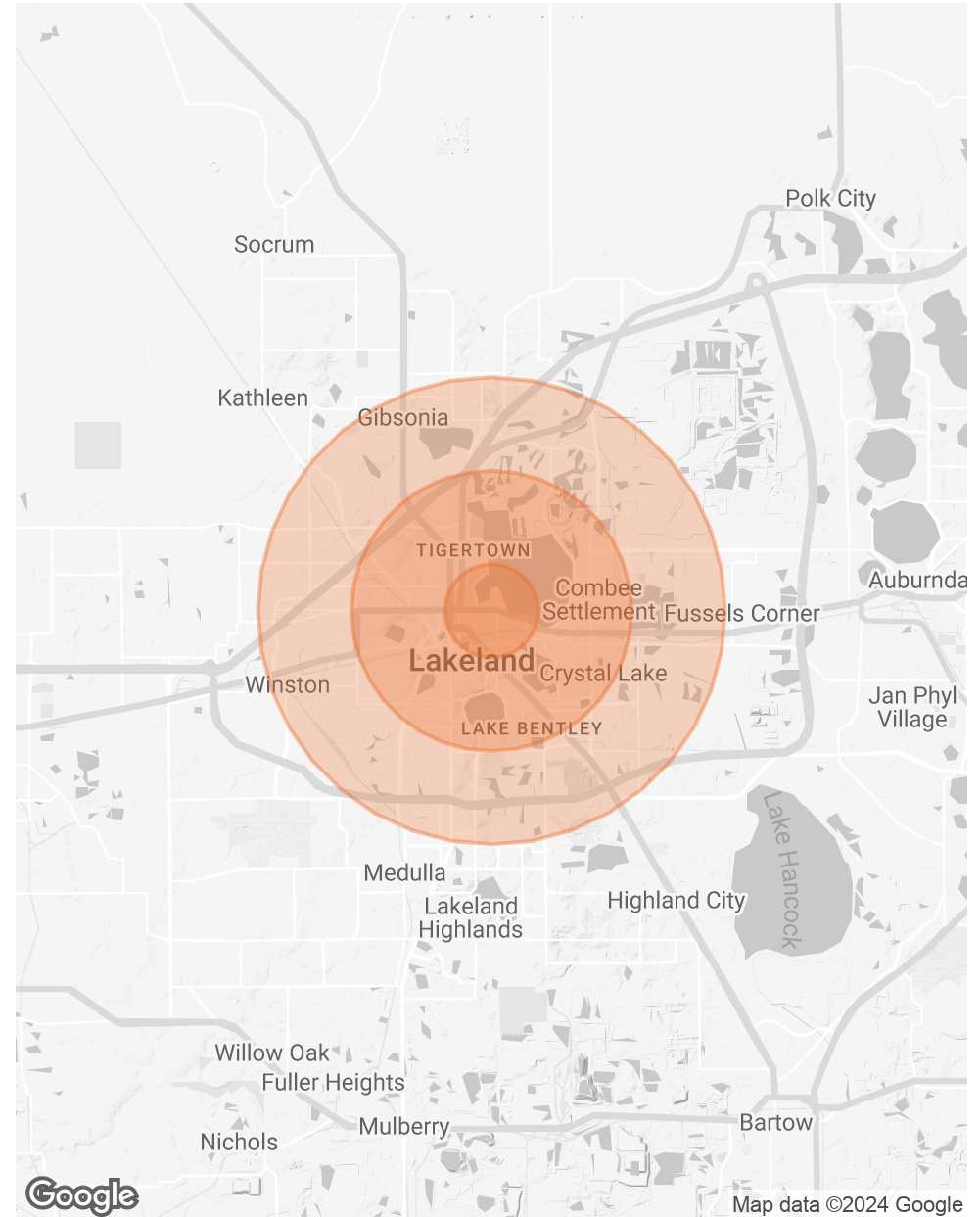
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,255	65,051	135,777
AVERAGE AGE	38.0	35.9	39.3
AVERAGE AGE (MALE)	33.9	34.3	37.7
AVERAGE AGE (FEMALE)	40.5	38.2	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,889	27,297	60,362
# OF PERSONS PER HH	2.2	2.4	2.2
AVERAGE HH INCOME	\$36,871	\$44,818	\$52,351
AVERAGE HOUSE VALUE	\$84,682	\$109,579	\$133,387

* Demographic data derived from 2020 ACS - US Census



TRADE AREA MAP



NEIGHBORHOOD AERIAL



ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM (Certified Commercial Investment Member) designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



For more information visit www.SVNsaunders.com

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