

# DIXIELAND COMMERCIAL POSSIBLE REDEVELOPMENT CORNER

LAKELAND, FL

**Craig Morby**  
Senior Advisor  
C: 863.581.0059  
craig.morby@svn.com

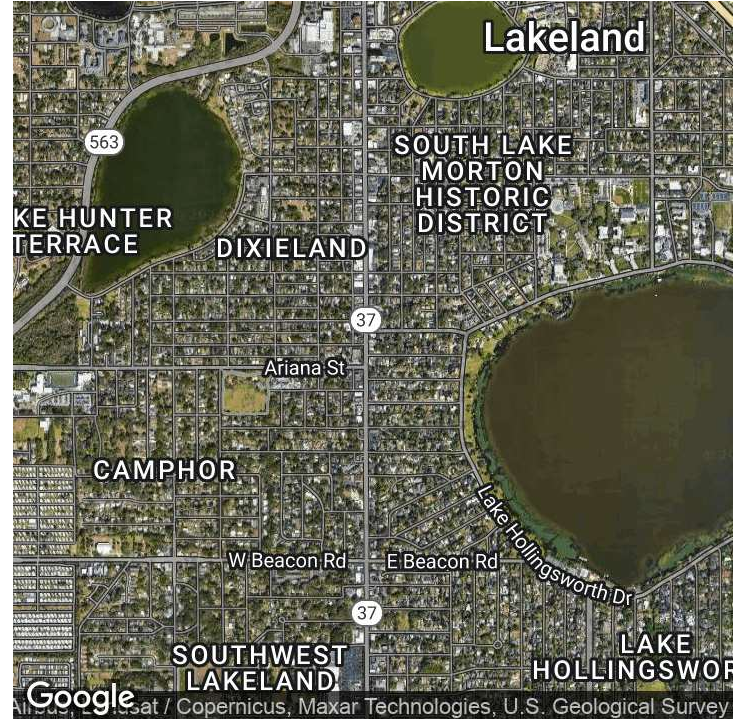
**Eric Ammon, CCIM**  
Senior Advisor  
C: 863.602.1001  
eric.ammon@svn.com



**S Florida Ave**



# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$725,000</b>
Building Size:	2,138 SF
Lot Size:	0.32 Acres
Price / SF:	\$339.10
Zoning:	C-2
APN:	24-28-19-214000-002010

## PROPERTY OVERVIEW

Redevelopment/Income Producing/Mixed Use opportunity! Rare hard corner available at South Florida Ave and Palmola Street (just north of Ariana Street). Zoned C-2 City of Lakeland. The highest and best use would be a retail or office redevelopment of the site. The auto repair shop fronting S Florida Ave is income-producing - generating \$3,200/month, on a month to month lease. [30 day out]

The Dixieland corridor is one of the trendiest locations in Lakeland, combining retail, restaurant and office, with an established and highly desired residential component. Great location within the City, close to the Downtown district, and major roadways.

## PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Along the Dixieland corridor
- Road frontage on South Florida Ave [23,000 ± cars/day]





## PROPERTY HIGHLIGHTS

- .32 AC hard corner - Dixieland, South Florida Ave, Lakeland.
- Zoned C-2, City of Lakeland
- Redevelopment, income producing, mixed use.
- The auto shop is currently leased at \$3,200 per month. Month to month lease.
- Dixieland is one of the trendiest spaces in the city, highlighting retail, restaurant and office. Convenient location only a couple of minutes from downtown.
- The residential component of the neighborhood is highly desirable, due to its location in the city, as well as the restoration of many homes and businesses.
- The Dixieland area is also a designated district in the Lakeland Community Redevelopment Agency. The CRA works with businesses, developers, and property owners to improve the quality of life for residents. Development incentives may be available
- City water and sewer.
- Property taxes - \$4,034 [2023]
- AADT 23,000







# Additional Photos





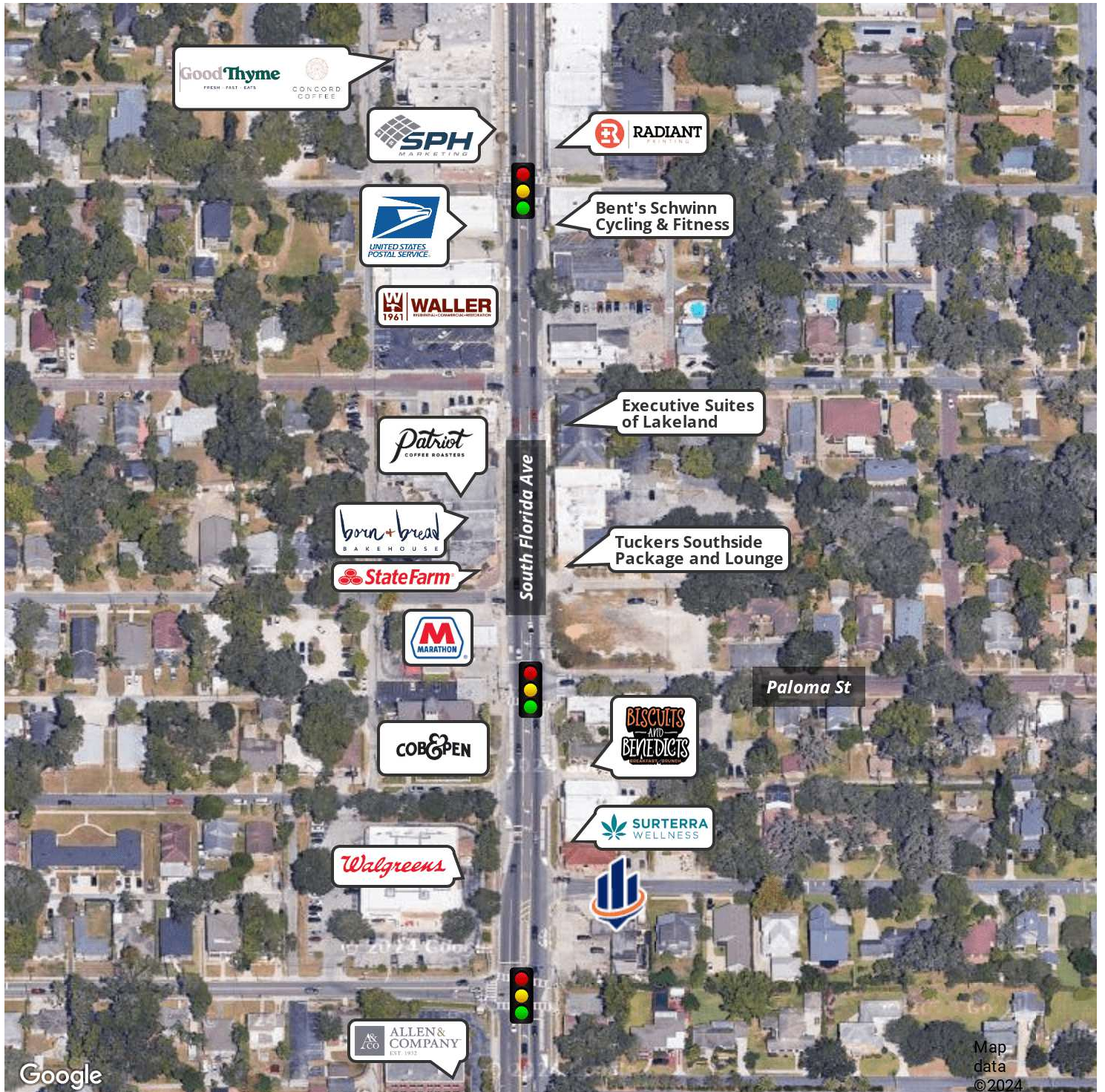
Lake Hollingsworth



South Florida Ave.



# Retailer Map





# Market Area Map



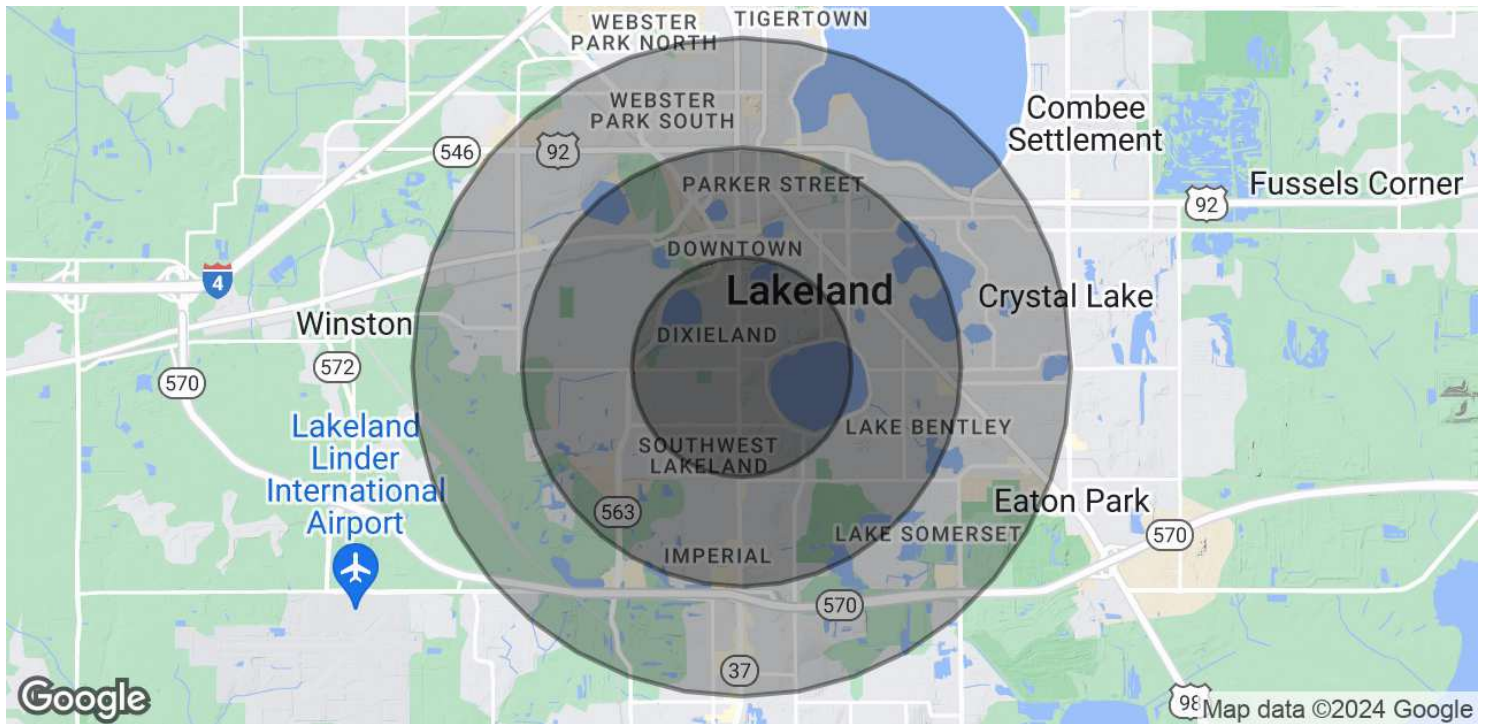
Google

Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



# Demographics Map & Report

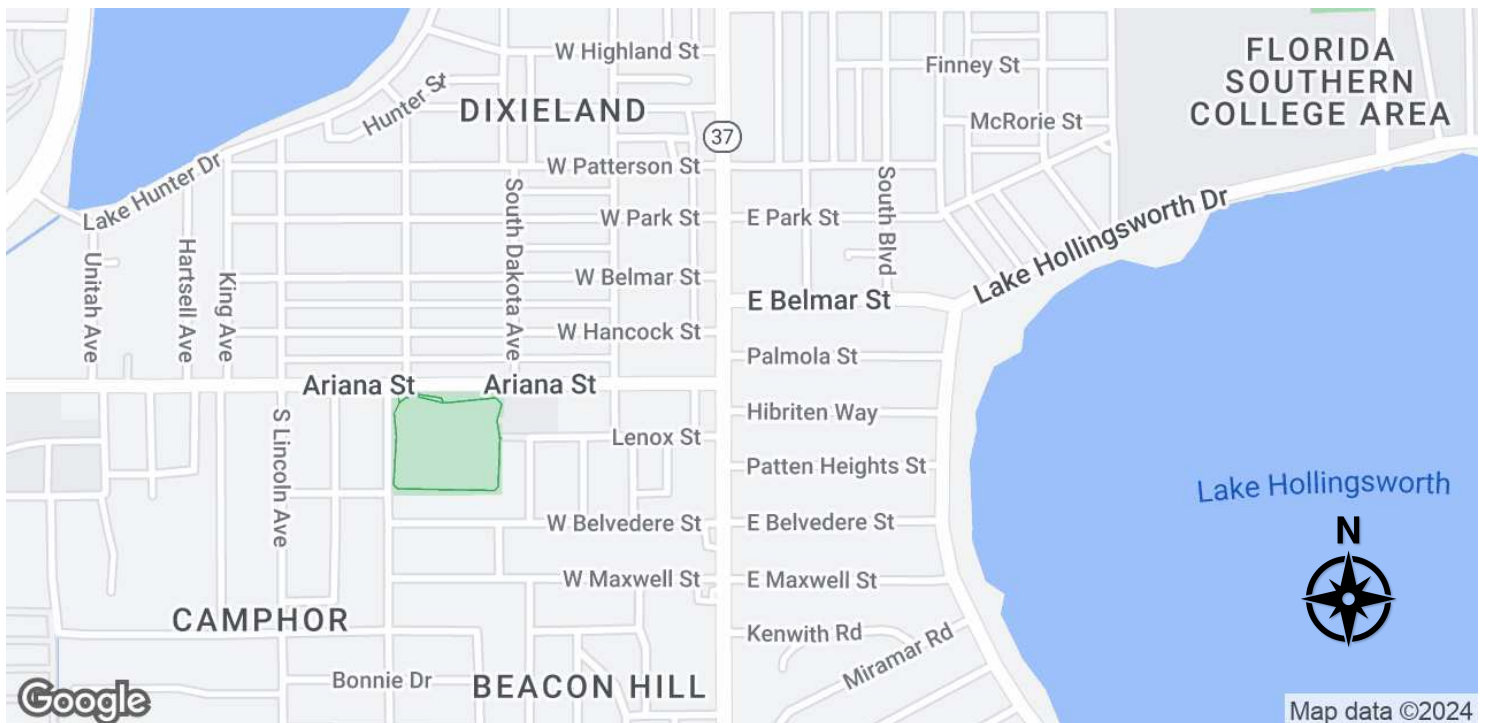


<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	10,573	38,908	75,123
Average Age	38.1	38.1	37.9
Average Age (Male)	38.6	36.0	36.4
Average Age (Female)	38.8	40.2	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	5,189	18,272	33,347
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$63,040	\$54,990	\$53,685
Average House Value	\$271,730	\$185,073	\$157,556

\* Demographic data derived from 2020 ACS - US Census



# Location Maps







## CRAIG MORBY

Senior Advisor

[craig.morby@svn.com](mailto: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 15 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 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 two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801





**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

## MEMBERSHIPS

Certified Commercial Investment Member

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801





1723 Bartow Rd  
Lakeland, FL 33801  
877.518.5263 x442  
[www.SVNsaunders.com](http://www.SVNsaunders.com)