



SHOPPES OF CHRISTINA

6645 S FLORIDA AVE
LAKELAND, FL 33813

Lauren Smith, CCIM, CPM

Senior Advisor

O: 877.518.5263 x428 | C: 863.873.1970

lauren.smith@svn.com

Jill Howard

Property Manager/ Associate Advisor

O: 877.518.5263 x477 | C: 813.777.8386

jill.howard@svn.com



PROPERTY INFORMATION

- Property Summary
- Site Plan
- Lease Spaces
- Suite B-2 Floor Plan
- Aerial view

1

LOCATION INFORMATION

- Regional Map
- Location Map
- Demographics Map
- Full Bleed Photo
- Full Bleed Photo
- Trade Area Map
- Site Aerial
- About Lakeland

2

COMPANY AND ADVISOR INFO

- Advisor Biography
- Advisor Biography
- About SVN
- Disclaimer

3



1 PROPERTY INFORMATION

6645 S Florida Ave
Lakeland, FL 33813

Property Summary



Lease Rate (Retail Suites):

\$16.00 SF/YR

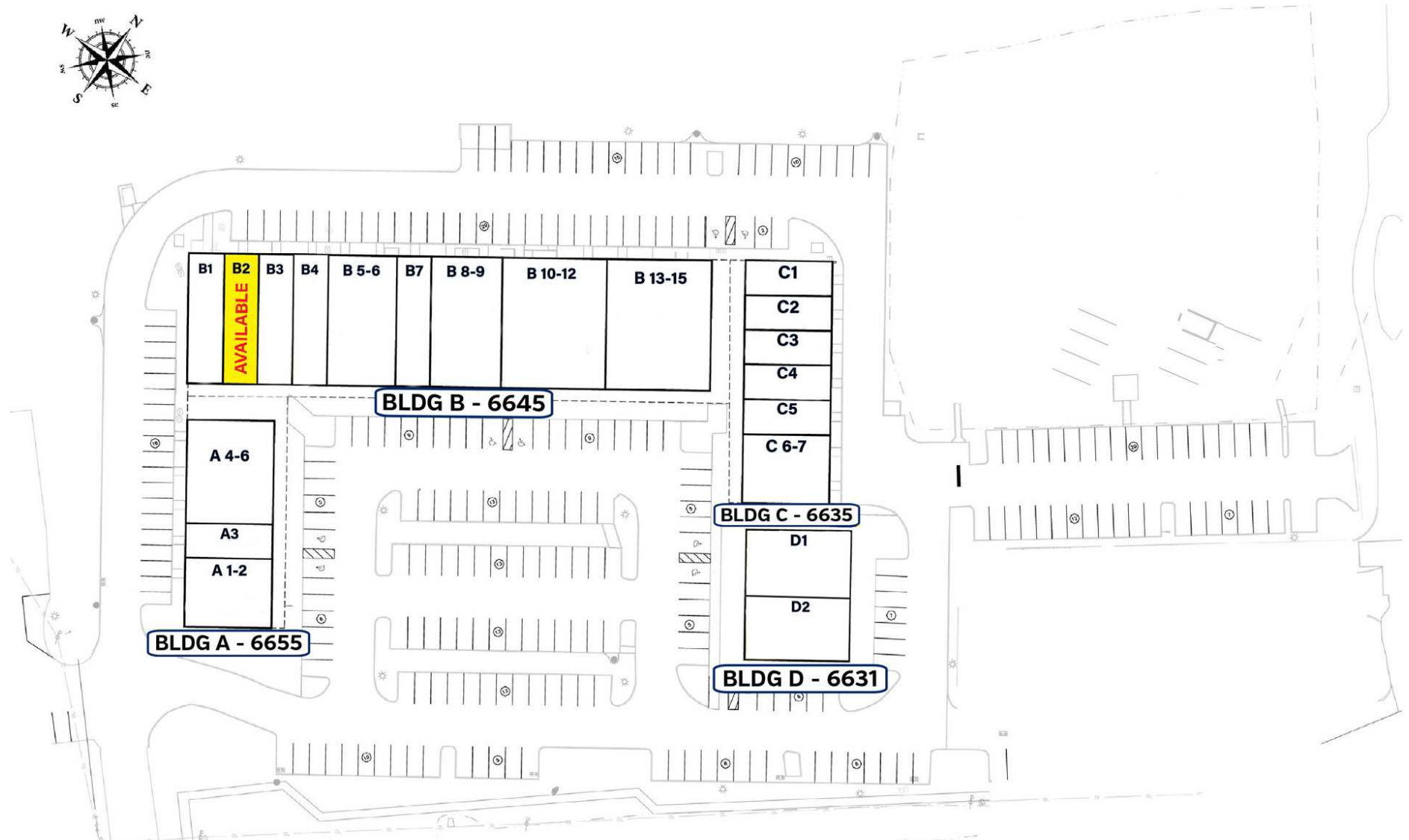
PROPERTY OVERVIEW

- The property consists of four buildings which create a commercial center
- Currently has 1 spaces available
- Located on South Florida Avenue in Lakeland, a major north/south road and has a traffic count of 35,500 cars per day
- Located within the city's most affluent zip code, and across from new multi-family development (Century Avenue)
- Ample parking: 311 ± spaces

OFFERING SUMMARY

Building Size: 36,314 ± SF
Available SF: 1,000 - 4,800 ± SF
Lot Size: 6.573 ± Acres
Year Built: 2006
traffic Count: 35,500 Cars per Day
APN: 232923000000021090,
232923000000021140

Site Plan



Lease Spaces



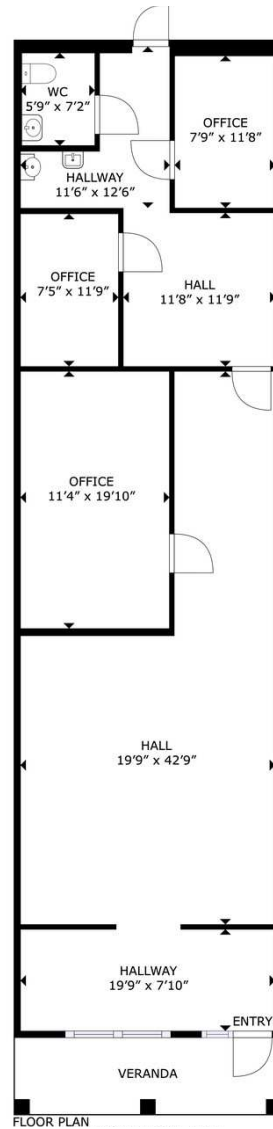
LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,500 SF Lease Rate: \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE RATE	DESCRIPTION	VIDEO
6645 - Suite B-2	Available	1,500 SF	\$16.00 SF/yr	-	View Here

Suite B-2 Floor Plan



Aerial View

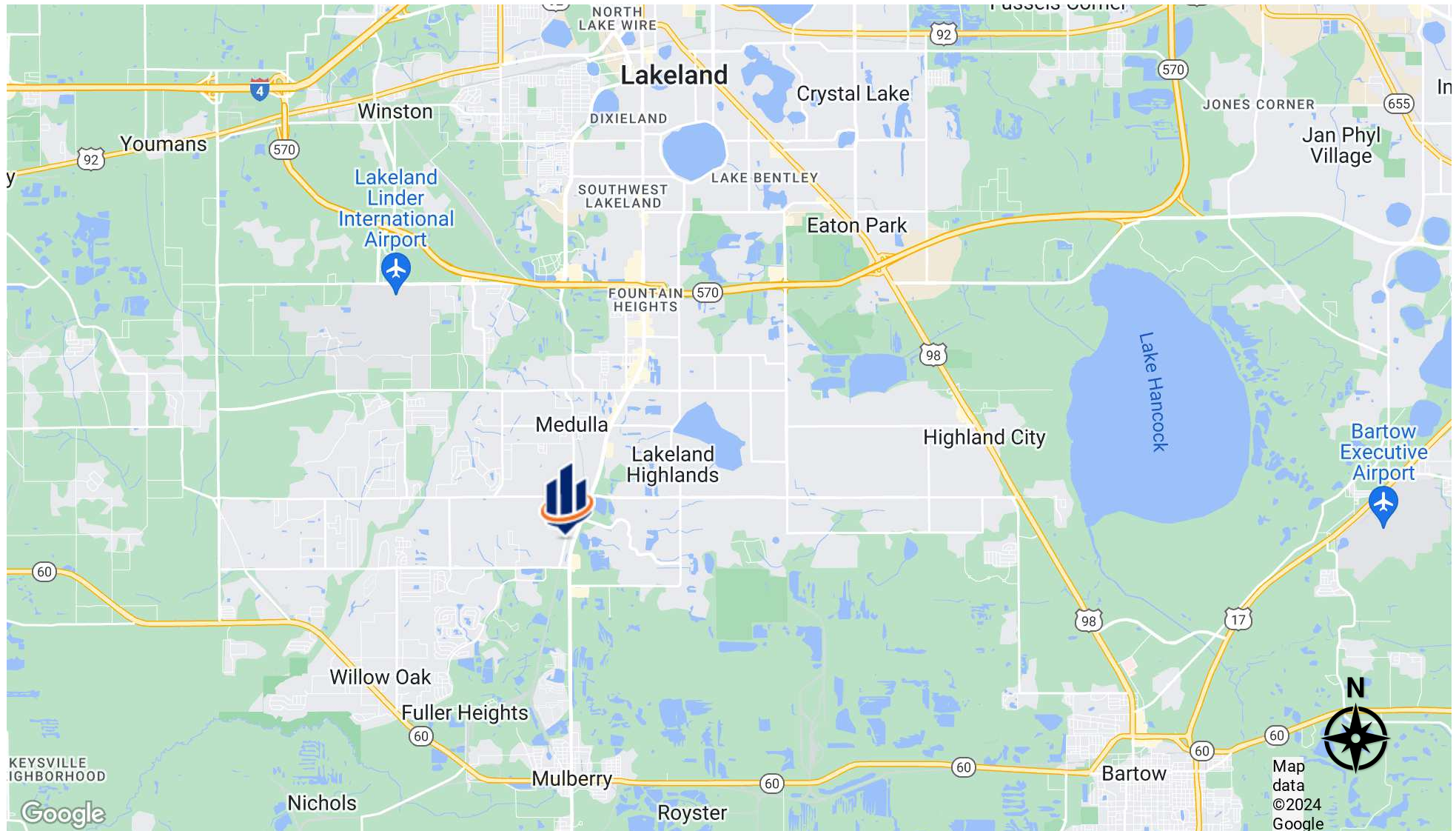




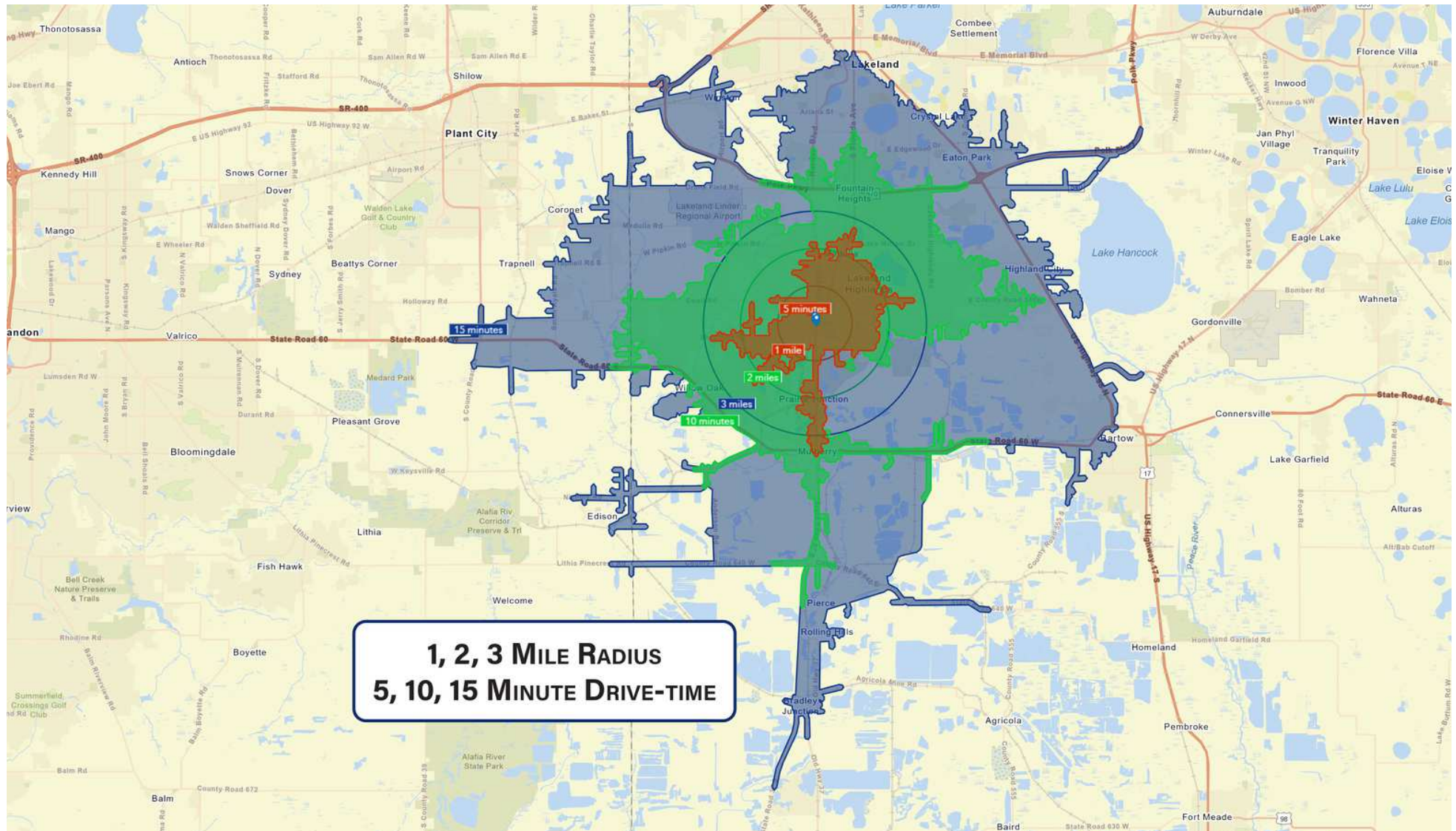
2 LOCATION INFORMATION

6645 S Florida Ave
Lakeland, FL 33813

Location Map



Demographics Map



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	5,367	24,055	48,202	10,883	70,441	136,411	117,606	775,084	22,381,338	337,470,185
Households	2,233	9,287	18,480	4,305	26,356	51,873	47,508	290,783	8,909,543	129,917,449
Families	1,654	6,753	13,526	3,070	19,540	36,512	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.40	2.59	2.61	2.53	2.67	2.61	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,658	6,988	14,178	3,340	20,515	37,756	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	575	2,299	4,302	965	5,841	14,117	20,195	85,323	2,991,741	45,630,951
Median Age	45.8	41.1	41.2	44.3	41.0	40.5	40.5	42.0	42.9	39.1
Income										
Median Household Income	\$92,184	\$77,491	\$73,234	\$73,234	\$77,343	\$72,341	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$118,339	\$106,321	\$103,900	\$103,900	\$105,801	\$99,702	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$48,209	\$40,531	\$41,233	\$41,233	\$39,415	\$37,890	\$32,292	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	-0.46%	-0.14%	0.23%	0.02%	0.37%	0.50%	0.36%	0.85%	0.63%	0.30%
Households	-0.49%	-0.14%	0.19%	-0.09%	0.31%	0.44%	0.32%	0.81%	0.77%	0.49%
Families	-0.56%	-0.23%	0.11%	-0.18%	0.24%	0.40%	0.28%	0.76%	0.74%	0.44%
Owner HHs	-0.10%	0.14%	0.51%	0.20%	0.63%	0.89%	0.63%	1.02%	0.93%	0.66%
Median Household Income	2.13%	2.05%	2.23%	2.28%	2.19%	2.49%	2.51%	2.77%	3.34%	2.57%

Over 136,000 people with a median age of 40.5 within a 15-minute drive from the property.

Median household income of over \$92,000 within a 1-mile radius of the property.

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Lakeland Polk County FL US

Households by Income

<\$15,000	7.80%	6.10%	5.36%	6.70%	6.00%	7.40%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	3.70%	5.00%	5.00%	6.20%	5.60%	6.20%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	6.60%	6.80%	6.64%	8.90%	6.90%	7.60%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	8.20%	11.20%	10.09%	10.90%	10.50%	11.30%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	15.80%	19.00%	17.91%	18.20%	19.20%	18.90%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	10.60%	13.90%	12.73%	12.50%	14.60%	14.00%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	25.30%	20.60%	18.27%	19.60%	20.20%	19.50%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	10.90%	8.10%	6.82%	7.90%	7.70%	6.80%	4.30%	5.20%	7.00%	8.60%
\$200,000+	11.10%	9.20%	8.09%	9.10%	9.30%	8.20%	5.30%	5.00%	8.40%	10.60%

Population by Age

0 - 4	4.70%	5.70%	5.60%	5.10%	5.60%	5.60%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.20%	6.10%	6.20%	5.50%	6.30%	6.10%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.20%	6.60%	6.60%	6.30%	6.60%	6.40%	5.30%	5.90%	5.50%	6.30%
15 - 19	6.20%	6.50%	6.40%	6.50%	6.40%	6.30%	7.20%	6.00%	5.60%	6.30%
20 - 24	4.80%	5.40%	5.20%	5.10%	5.30%	5.60%	7.30%	5.60%	5.90%	6.40%
25 - 34	10.30%	11.50%	11.70%	10.50%	12.10%	12.90%	12.90%	12.60%	13.10%	13.70%
35 - 44	11.60%	13.40%	13.30%	12.00%	12.90%	12.80%	11.30%	11.90%	12.10%	13.10%
45 - 54	14.00%	12.70%	12.60%	12.40%	12.50%	12.10%	9.90%	11.10%	11.70%	11.90%
55 - 64	15.50%	13.50%	13.70%	14.40%	13.70%	13.30%	11.80%	12.70%	13.30%	12.70%
65 - 74	13.70%	11.60%	11.70%	13.10%	11.50%	11.30%	12.00%	12.90%	12.60%	10.60%
75 - 84	6.50%	5.50%	5.60%	7.30%	5.50%	5.70%	8.00%	7.40%	7.30%	5.30%
85+	1.30%	1.40%	1.50%	1.90%	1.60%	1.90%	3.60%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	74.00%	72.20%	70.20%	72.20%	70.00%	68.40%	59.40%	59.60%	57.10%	60.60%
Black Alone	7.50%	8.20%	8.70%	8.20%	8.20%	9.20%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.10%	0.40%	0.40%	0.40%	0.40%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	3.10%	2.40%	2.50%	2.40%	2.70%	2.80%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.20%	5.00%	5.90%	5.00%	6.20%	6.50%	7.50%	9.90%	7.60%	8.70%
Two or More Races	11.00%	11.80%	12.30%	11.80%	12.40%	12.60%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	15.40%	17.50%	19.30%	17.50%	19.80%	20.30%	20.70%	26.80%	27.00%	19.40%

Trade Area Map



Site Aerial



RANKINGS



#1 TOP CITIES TO BUY A HOME

[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS

[Thelakelander.com](https://www.thelakelander.com)



#80 IN BEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



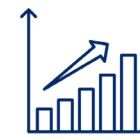
#7 BEST PLACE TO MOVE IN THE US

[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



#5 IN FASTEST-GROWING PLACES IN THE U.S.

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



3 COMPANY AND ADVISOR INFO

6645 S Florida Ave
Lakeland, FL 33813



LAUREN SMITH, CCIM, CPM

Senior Advisor

lauren.smith@svn.com

Direct: 877.518.5263 x428 | **Cell:** 863.873.1970

FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development



JILL HOWARD

Property Manager/ Associate Advisor

jill.howard@svn.com

Direct: 877.518.5263 x477 | Cell: 813.777.8386

PROFESSIONAL BACKGROUND

Jill Howard is a Property Manager and Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jill brings a wealth of experience and a proven track record in property management to each of her clients. With a dedicated focus on optimizing commercial properties and fostering valuable tenant relationships, Jill consistently delivers exceptional results in her role.

Over the course of her career, Jill has held various positions in the realm of commercial property management. Having worked with several real estate investors, she was able to hone her skills in enhancing operational procedures, information flow, and business processes. In other roles, Jill excelled in overseeing the financial aspects and rental requirements of single-family homes. In each of her management positions, Jill led her teams to success, both domestic and international.

Currently, as one of the professional Property Managers at SVN Saunders Ralston Dantzler, Jill has taken on a pivotal role in optimizing the performance of commercial properties. Her responsibilities encompass a comprehensive range of tasks that ensure the seamless operation, maintenance, and financial success of the properties under her care. Jill's attention to detail, strategic mindset, and commitment to excellence are evident in her day-to-day activities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Requests
- Coordination with Vendors
- Physical Property Inspections
- Onboarding & Closeout of Properties

Jill's extensive background, combined with her exceptional skills in property management, makes her a valuable asset for commercial real estate investors. Her dedication to fostering tenant relationships, optimizing property operations, and achieving financial objectives has granted excellence to each of her clients.

Jill specializes in:

- Retail
- Office

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528
www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

