



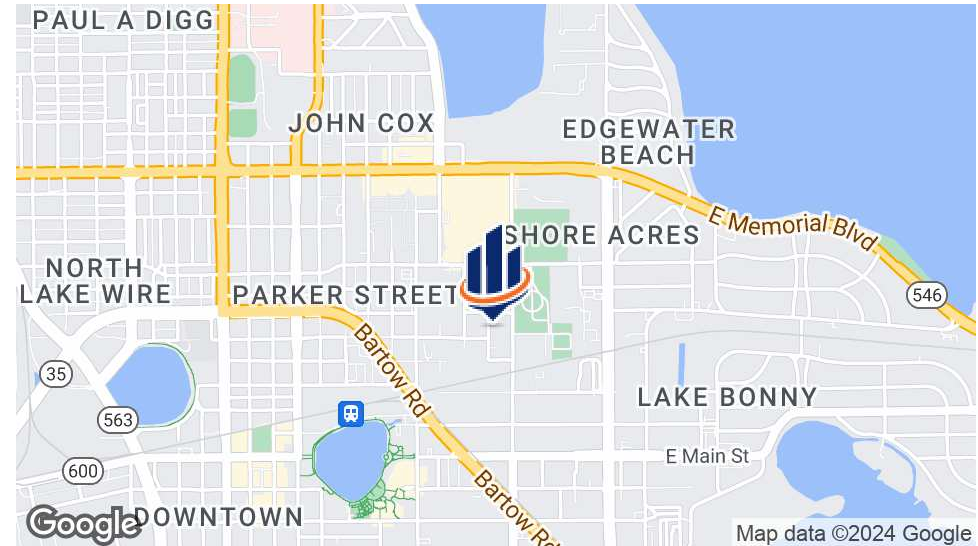
DOWNTOWN LAKELAND INDUSTRIAL WAREHOUSE

515 MABEL AVE
LAKELAND, FL 33801

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$14.60 SF/yr (NNN)
Building Size:	12,250 SF
Available SF:	12,243 SF
Lot Size:	0.41 Acres
Year Built:	1980
Zoning:	I1
APN:	242818196000002021
Virtual Tour:	View Here

PROPERTY OVERVIEW

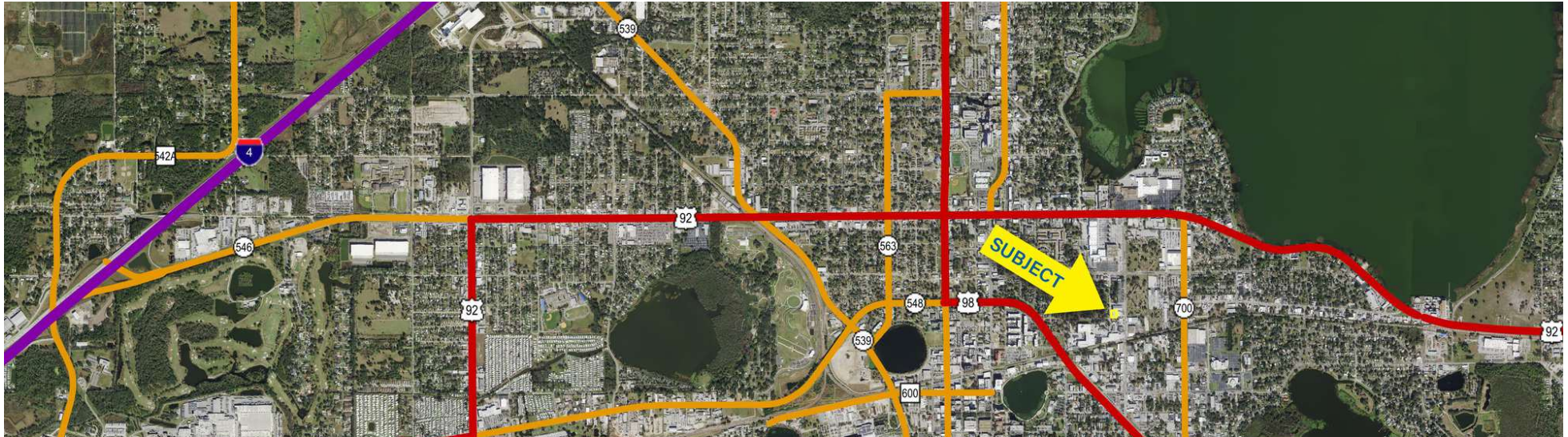
Explore a wonderful leasing opportunity at 515 Mabel Ave. This industrial property offers a strategic location and versatile space tailored to meet a variety of business needs. Along with wide open storage space, the property contains office space along with two bathrooms.

The property enjoys having easy access to several transportation routes such as U.S Hwy 98, U.S Hwy 92, and I-4.

PROPERTY HIGHLIGHTS

- Prime location by downtown Lakeland
- Ample parking for tenants and visitors
- Easy access to major transportation routes

Location Description



LOCATION DESCRIPTION

This property is situated in the downtown Lakeland area, allowing for a diverse range of transportation needs and accessibility routes throughout the city and central Florida. Just to the west of the property, you can find U.S Hwy 98, which sits approximately 0.3 ± miles from the subject. Past this sits I-4, which is only 10 ± minutes away [3.5 ± miles]. The property's prime location ensures easy access to major roadways, facilitating efficient distribution and logistics operations. Additionally, it benefits from proximity to local amenities, including dining, shopping, and business services, making it an ideal location for industrial and commercial activities.

Lease Spaces



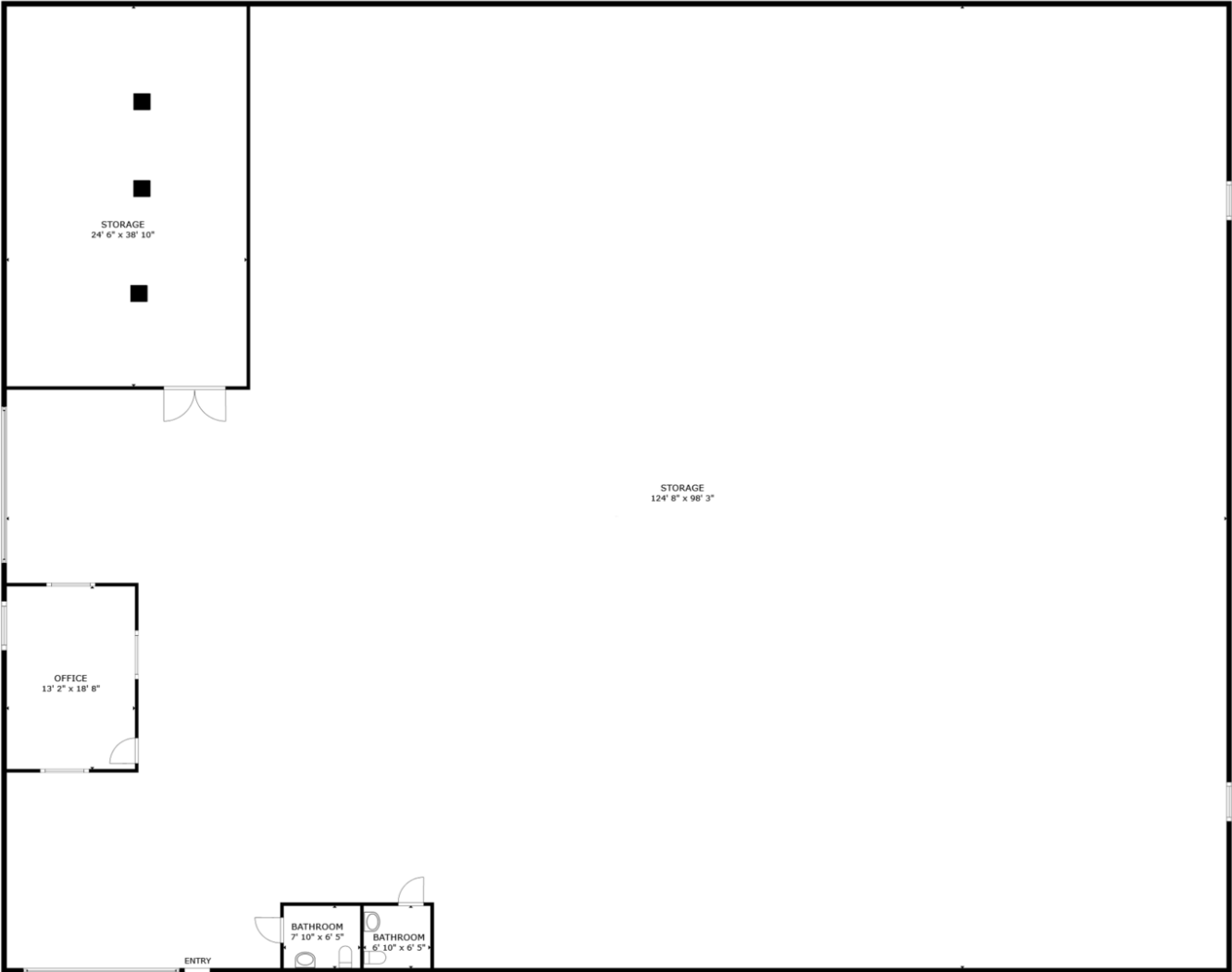
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,243 SF	Lease Rate:	\$14.60 SF/yr

AVAILABLE SPACES

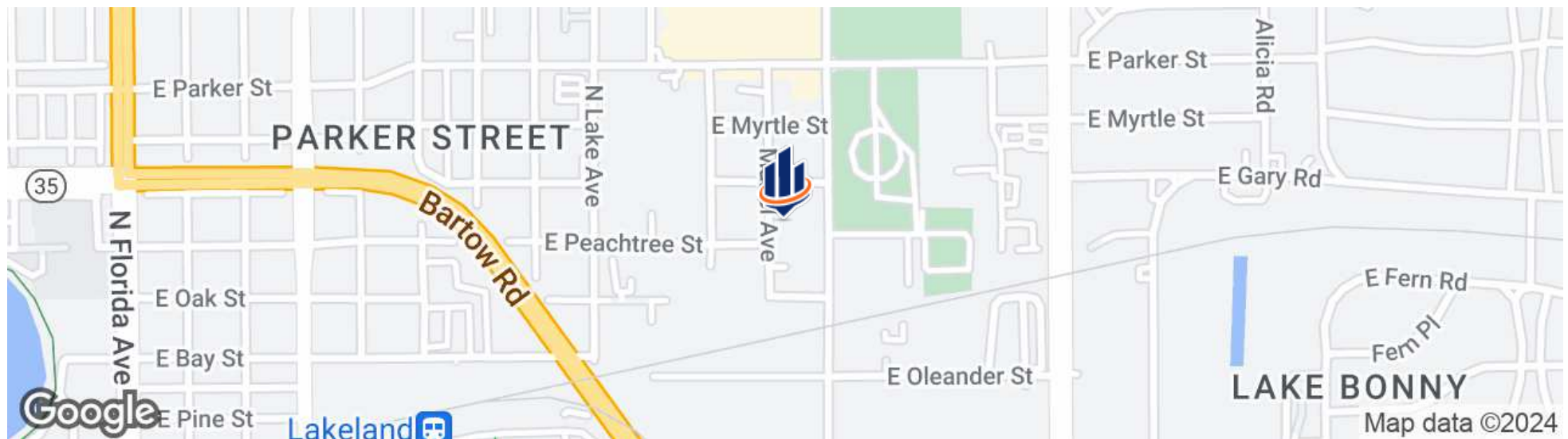
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
515 Mabel Ave	Available	12,243 SF	NNN	\$14.60 SF/yr

Floor Plan



FLOOR PLAN

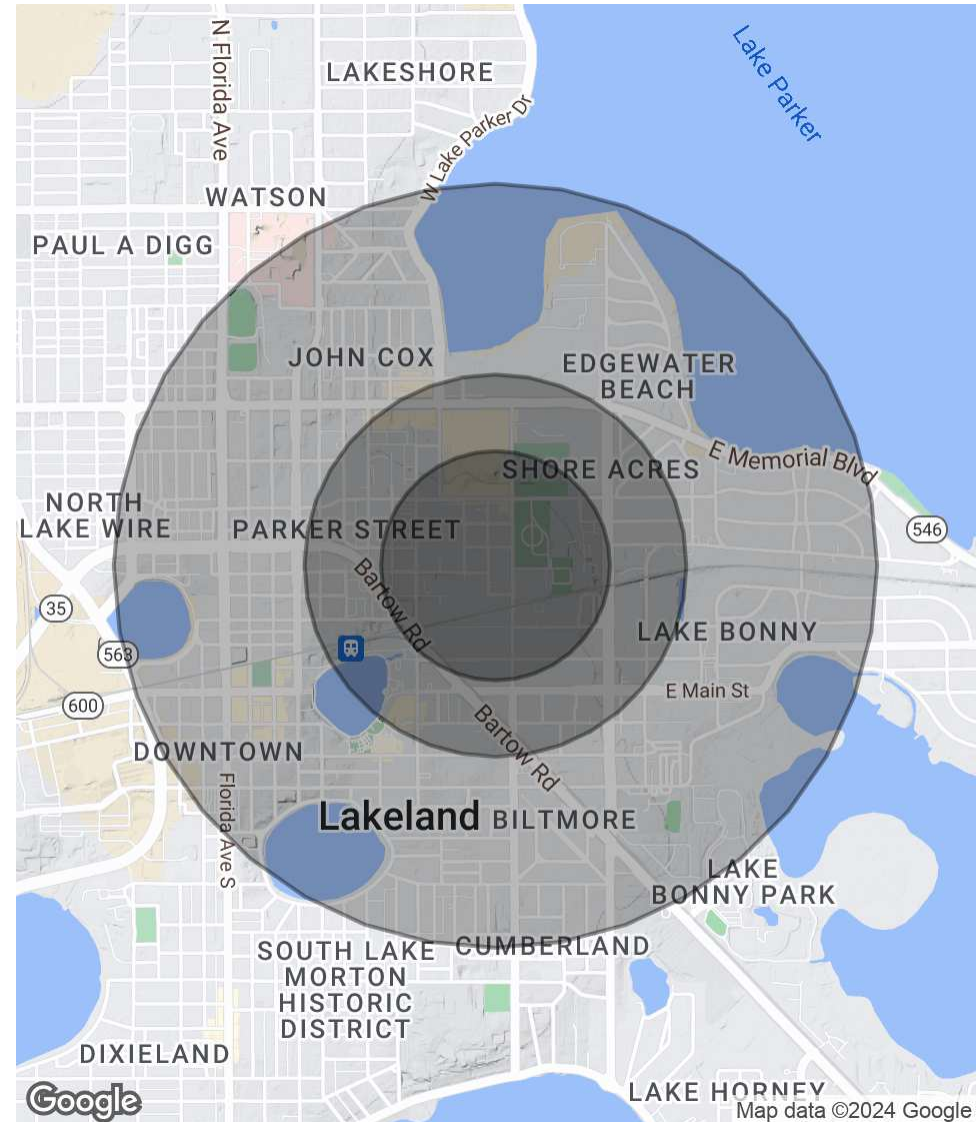
Regional & Location Map

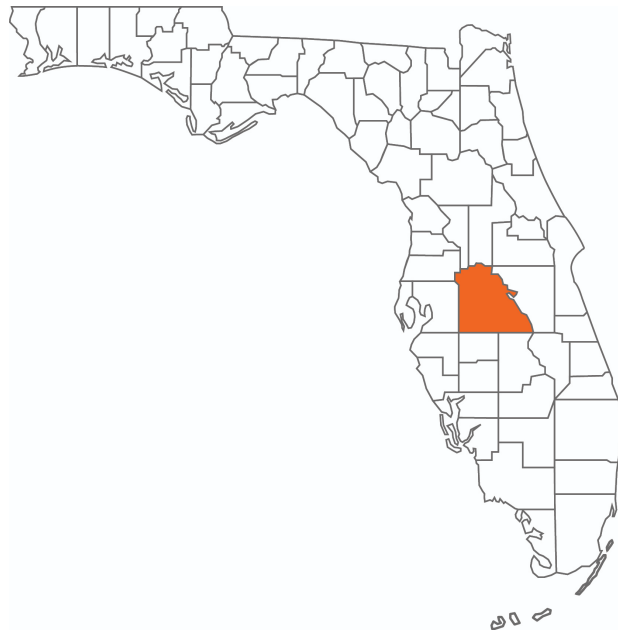


Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	459	1,697	8,866
Average Age	41	39	39
Average Age (Male)	40	38	39
Average Age (Female)	42	39	40
HOUSEHOLDS & INCOME			
Total Households	210	764	3,604
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$58,879	\$54,872	\$58,317
Average House Value	\$249,962	\$244,710	\$231,576

Demographics data derived from AlphaMap





POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



LAKELAND

POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	<ul style="list-style-type: none"> Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

Surrounding Businesses



Additional Photos



Additional Photos





LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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FL #SL3235233

PROFESSIONAL BACKGROUND

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

She works with clients to increase the value and performance of their real estate investments. Lauren 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 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

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 [Landlord & Tenant Representation]
- Site Selection
- Property Management
- Development



JILL HOWARD

Property Manager/ Associate Advisor

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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



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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.



For more information visit www.SVNsaunders.com

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