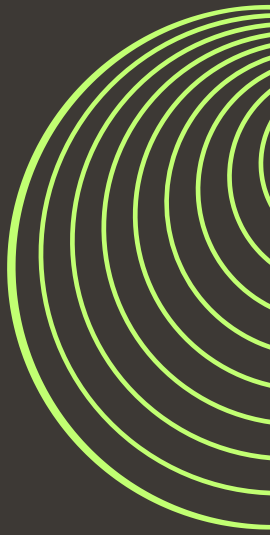




310 Doris Drive, Lakeland, Florida 33813
FOR LEASE

PROPERTY HIGHLIGHTS

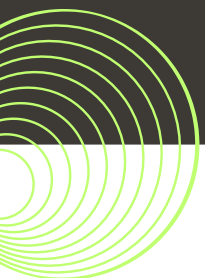
- **PRIME SOUTH LAKE LAND LOCATION**
- **FREESTANDING BEAUTY SALON/BARBER SHOP**
- **1,917 SF**
- **AMPLE PARKING**



JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKE LAND, FL 33801

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM



310 Doris Drive, Lakeland, Florida 33813

Property: This is a 1,917 sf, freestanding Beauty Salon/ Barber Shop located in a prime location in south Lakeland. The building was built in 1961 and has been beautifully maintained and improved over the years. The prior owner/user was a local beauty shop known as Sanfra's which was in this location for nearly 20 years. The space has had all equipment taken out, and the walls prepped and primed for the next tenant to give the space their own touch and finishes. Water and drains in place for seven (7) sinks and/or hair-washing bowls. Space has a reception/waiting area, one private service room (with the ability for two more potentially), kitchen/breakroom, two restrooms, a storage room with a washer and dryer, and ample space for 7-12+/- stations (maybe more depending on layout). The property has on-site parking and building signage. Open your new salon quickly with this plug-and-play location and carry on the tradition of this notable location!

Lease Price: \$20 per sqft Mod Gross



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PROPERTY FEATURES

- **Square Footage: 1,917 SF**
- **Layout: Reception area, waiting area, 7-12+/- hair stations, a private treatment room, storage room with washer/dryer, and a kitchen/break room. All plumbing in place.**
- **Parking: Ample on-site parking for clients and staff.**
- **Location: Serene and quiet, conveniently located in South Lakeland just off South Florida Avenue on Doris Drive.**

This prime salon space is ideal for beauty professionals looking to lease a ready-to-use space in a highly desirable location. Contact us today to schedule a tour or to get more information about leasing this beautiful property.



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Location: This site is located in south Lakeland, just off S. Florida Avenue on Doris Drive, the property has parking spaces on site. Location is serene and quiet. Close to the Polk Parkway.

BROADWAY
REAL ESTATE SERVICES

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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.



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310 DORIS DRIVE, LAKELAND, FLORIDA 33813

PHOTOS



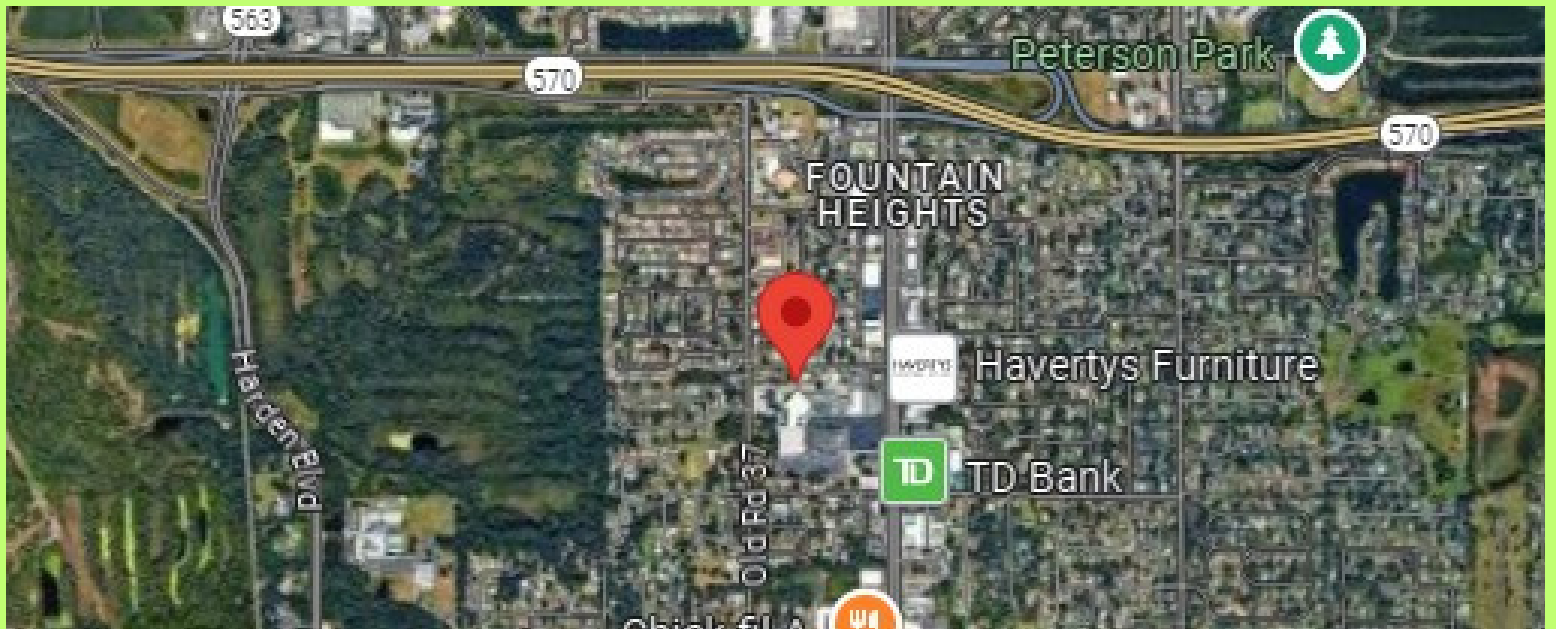
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MAPS



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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**