



### PROPERTY DESCRIPTION

Flex/retail 13,660 SF building on Main St located downtown Lakeland between Tampa and Orlando with brand new roof. The space has urban interior design elements including open ceilings, fully air-conditioned, exposed air ducts, exposed brick wall features and glass storefronts, with 30 parking spaces + street parking. Fully leased with 5 tenants, NNN lease, 4-5 year left on the leases and 4% annual increases.

Suite 305 is a 4,725 SF gym, high ceiling, restrooms with showers, fully renovated in 2023. Suite 307-1 is a non-profit office/creation studio with 4 offices, restroom and breakroom. Suite 307-2 is a coffee shop and coffee roasters. Suite 309-1 is a dance studio, fully renovated in 2024, exposed brick wall, breakroom, 2 restrooms and storage. Suite 309-2 is a bike retail shop, open space with storage space.

The property is located minutes from the Sports & Events District who has future growth and near the new 180 acres Bonnet Springs Park opened in 2022. Located in downtown Lakeland between Tampa and Orlando within walking distance to restaurants, hotels, bars, shopping, services, this location offers easy access to I-4 and Polk Parkway within minutes.

### OFFERING SUMMARY

Sale Price:	\$3,100,000
Cap Rate:	7.22%
Rent Roll:	View Property Website (Below)
Building Size:	13,660 SF
Land Size:	0.44 acre
Built / Renovated:	1924 / 2023
Clear Height:	18'
Parking:	30 Spaces + Public Parking
Zoning:	C-6 (Commercial)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,143	26,698	53,650
Total Population	9,601	66,548	135,333
Average HH Income	\$37,689	\$49,848	\$54,865

### ALEX DELANNOY

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View Property Website