

# CHRISTINA COMMONS RETAIL CENTER

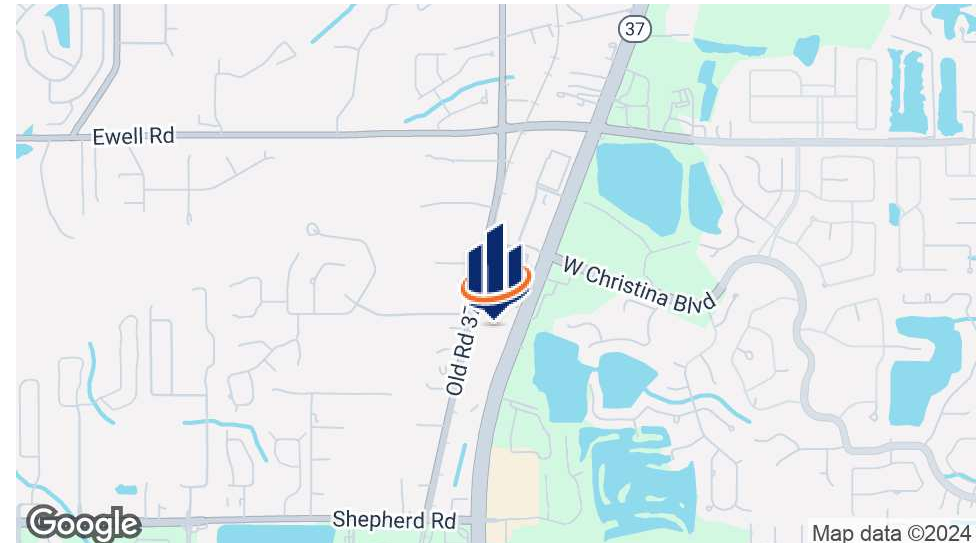
6595 S FLORIDA AVE  
LAKELAND, FL 33813

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# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$22.00 SF/yr (\$5.70/SF NNN)</b>
Building Size:	9,967 SF
Available SF:	1,257 - 2,451 SF
Lot Size:	2.37 Acres
Zoning:	LLC
APN:	232923141799000030
Traffic Count:	36,000 Cars/Day
Road Frontage:	330 ± FT
Year Built:	2008
Utilities:	Water & Sewer [Polk Co] Electric [Lakeland]

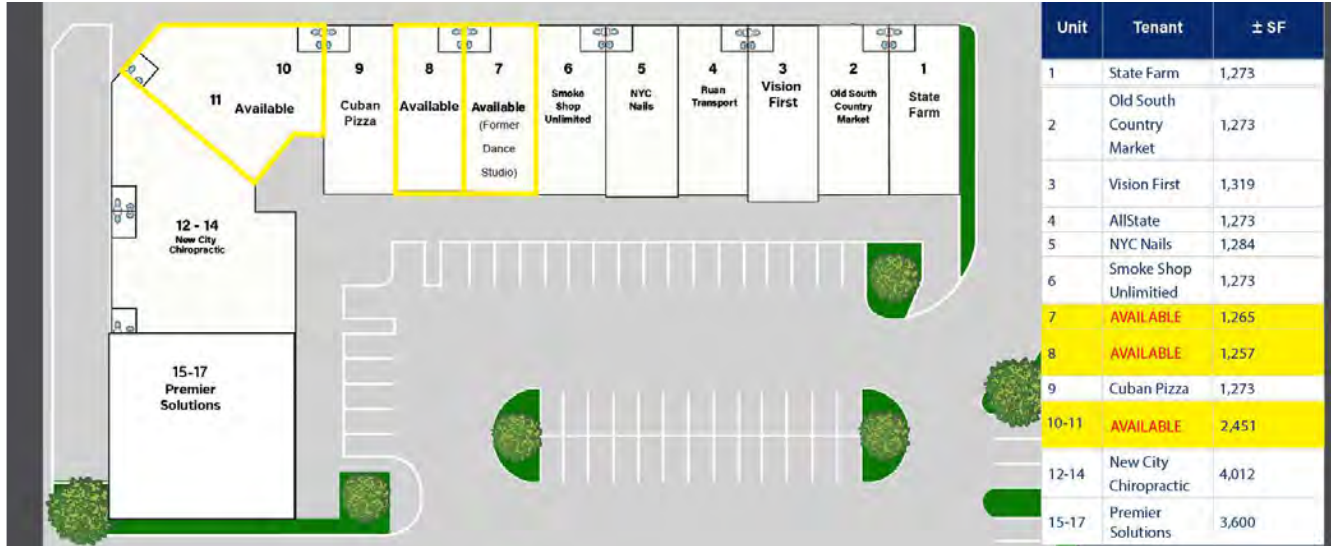
## PROPERTY OVERVIEW

This shopping center is located in affluent South Lakeland directly across from Christina, along Lakeland's premier commercial corridor, South Florida Ave [SR 37], and is surrounded by a very active trade area. The center has excellent access and ample parking. Each individual unit is appointed with its own restroom, and most uses will be accepted into the center upon credit approval.

## PROPERTY HIGHLIGHTS

- Affluent area
- Excellent access
- Ample parking
- Most Users Accepted

# Lease Spaces



## LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,257 - 2,451 SF

Lease Rate:

\$22.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	MATTERPORT
Suite 7	1,265 SF	\$22.00 SF/yr	<a href="#">View Here</a>
Suite 8	1,257 SF	\$22.00 SF/yr	<a href="#">View Here</a>
Suite 10-11	2,451 SF	\$22.00 SF/yr	<a href="#">View Here</a>

# Site Dimensions



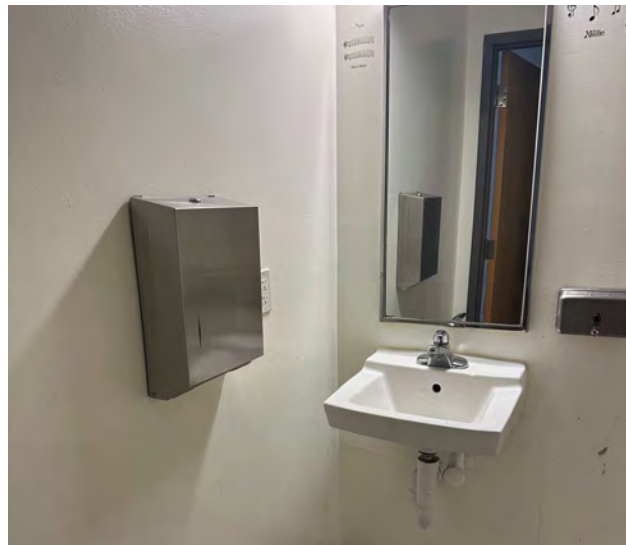
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# Suite 7 Floor Plan

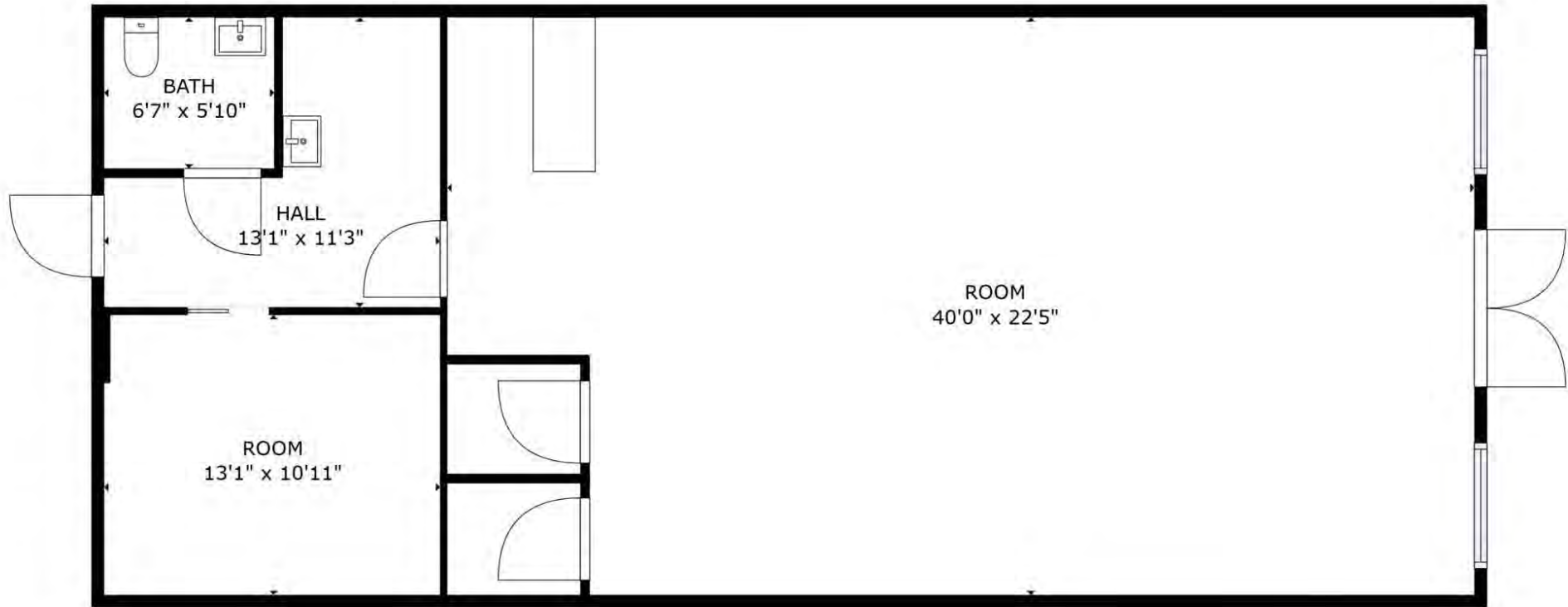


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# Suite 7 Photos



# Suite 8 Floor Plan



FLOOR 1

# Suite 8 Photos

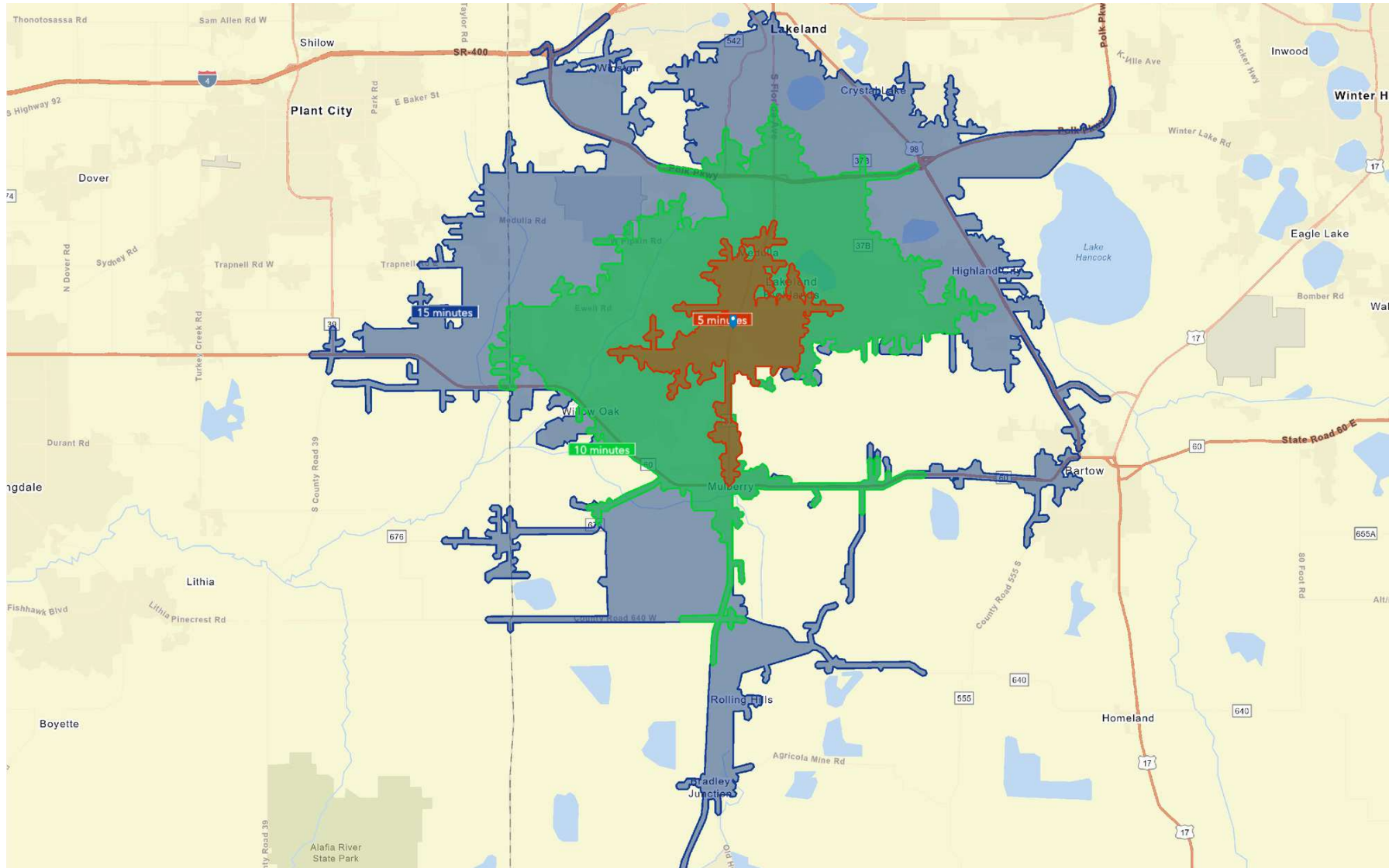




# Suite 10-11 Photos



# 1,3,5 Mile Radius & 5,10,15 Minute Drive Time



# BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	5,330	47,196	104,712	15,155	82,067	154,539	117,606	775,084	22,381,338	337,470,185
Households	2,198	18,151	39,795	5,826	31,055	58,180	47,508	290,783	8,909,543	129,917,449
Families	1,635	13,264	28,700	4,199	22,650	39,969	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.42	2.60	2.63	2.60	2.64	2.59	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,624	14,040	30,044	4,519	23,762	41,134	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	574	4,111	9,751	1,307	7,293	17,046	20,195	85,323	2,991,741	45,630,951
Median Age	46.1	41.8	41.0	42.0	41.3	40.00	40.5	42.0	42.9	39.1
Housing Unit/Household Ratio	1.09	1.11	1.12	1.12	1.11	1.15	1.19	1.23	1.20	1.13
Adjusted Population	5,153	46,677	104,061	15,035	80,538	157,880	124,511	847,125	23,791,915	
<b>Income</b>										
Median Household Income	\$92,666	\$76,634	\$75,892	\$76,312	\$76,739	\$69,322	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$120,001	\$105,332	\$105,122	\$105,198	\$105,100	\$97,234	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$48,809	\$40,372	\$39,936	\$40,680	\$39,572	\$36,864	\$32,292	\$30,811	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>										
Population	-0.43%	0.22%	0.63%	-0.03%	0.30%	0.42%	0.36%	0.85%	0.63%	0.30%
Households	-0.47%	0.18%	0.55%	-0.11%	0.24%	0.38%	0.32%	0.81%	0.77%	0.49%
Families	-0.53%	0.10%	0.52%	-0.19%	0.19%	0.33%	0.28%	0.76%	0.74%	0.44%
Owner HHs	-0.06%	0.51%	0.99%	0.17%	0.57%	0.81%	0.63%	1.02%	0.93%	0.66%
Median Household Income	2.13%	2.24%	2.33%	1.90%	2.25%	2.69%	2.51%	2.77%	3.34%	2.57%

**O**ver 104,000 people with a median age of 41.0 within a 5-mile radius from the property.

**M**edian household income of over \$92,000 within a 1-mile radius from the property.

# BENCHMARK DEMOGRAPHICS

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

## Households by Income

<\$15,000	7.40%	5.80%	6.10%	6.00%	5.90%	8.20%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	3.80%	5.50%	5.50%	5.80%	5.60%	6.70%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	6.90%	7.00%	7.10%	7.80%	6.80%	8.00%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	8.10%	11.10%	11.50%	10.50%	11.10%	11.50%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	15.60%	19.50%	19.20%	18.90%	19.30%	18.80%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	11.00%	14.20%	14.30%	14.80%	14.40%	13.90%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	24.50%	20.20%	19.80%	19.40%	20.30%	18.40%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	11.20%	7.80%	7.10%	7.70%	7.50%	6.60%	4.30%	5.20%	7.00%	8.60%
\$200,000+	11.60%	9.10%	9.40%	9.10%	9.20%	8.00%	5.30%	5.00%	8.40%	10.60%

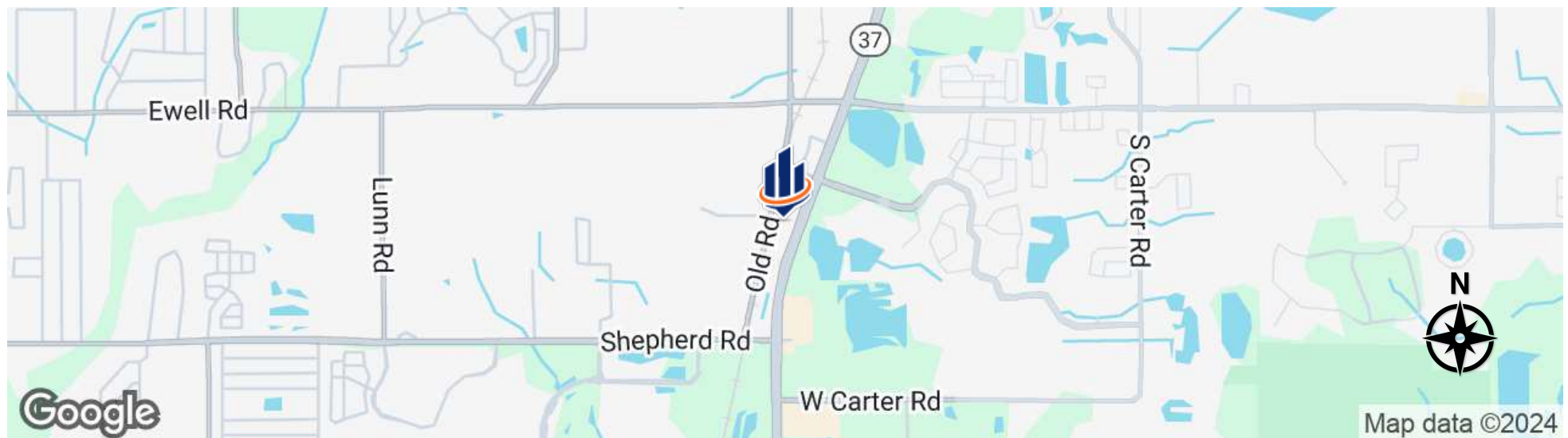
## Population by Age

0 - 4	4.60%	5.40%	5.50%	5.50%	5.50%	5.50%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.10%	6.00%	6.10%	5.90%	6.10%	6.00%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.20%	6.50%	6.40%	6.60%	6.50%	6.20%	5.30%	5.90%	5.50%	6.30%
15 - 19	6.20%	6.30%	6.20%	6.80%	6.30%	7.00%	7.20%	6.00%	5.60%	6.30%
20 - 24	4.80%	5.10%	5.30%	5.40%	5.30%	6.30%	7.30%	5.60%	5.90%	6.40%
25 - 34	10.10%	11.50%	12.60%	10.80%	12.20%	12.80%	12.90%	12.60%	13.10%	13.70%
35 - 44	11.50%	13.20%	12.90%	13.00%	12.80%	12.40%	11.30%	11.90%	12.10%	13.10%
45 - 54	14.00%	12.70%	12.20%	12.40%	12.40%	11.70%	9.90%	11.10%	11.70%	11.90%
55 - 64	15.80%	13.90%	13.50%	13.70%	13.80%	13.00%	11.80%	12.70%	13.30%	12.70%
65 - 74	13.80%	11.90%	11.60%	12.00%	11.60%	11.30%	12.00%	12.90%	12.60%	10.60%
75 - 84	6.50%	5.70%	5.80%	6.40%	5.70%	5.80%	8.00%	7.40%	7.30%	5.30%
85+	1.30%	1.60%	1.90%	1.60%	1.80%	2.00%	3.60%	2.30%	2.70%	1.90%

## Race and Ethnicity

White Alone	74.30%	70.90%	70.30%	70.50%	70.20%	67.60%	59.40%	59.60%	57.10%	60.60%
Black Alone	7.10%	8.60%	7.90%	8.70%	8.10%	9.80%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.10%	0.30%	0.40%	0.30%	0.40%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	3.10%	2.60%	3.00%	3.00%	3.00%	2.60%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.20%	5.50%	6.00%	5.20%	5.90%	7.00%	7.50%	9.90%	7.60%	8.70%
Two or More Races	11.10%	12.10%	12.40%	12.20%	12.30%	12.40%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	15.30%	18.30%	19.40%	18.20%	19.20%	20.80%	20.70%	26.80%	27.00%	19.40%

# Regional & Location Map





## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



## LAKELAND

### POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>

Major Employers	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.

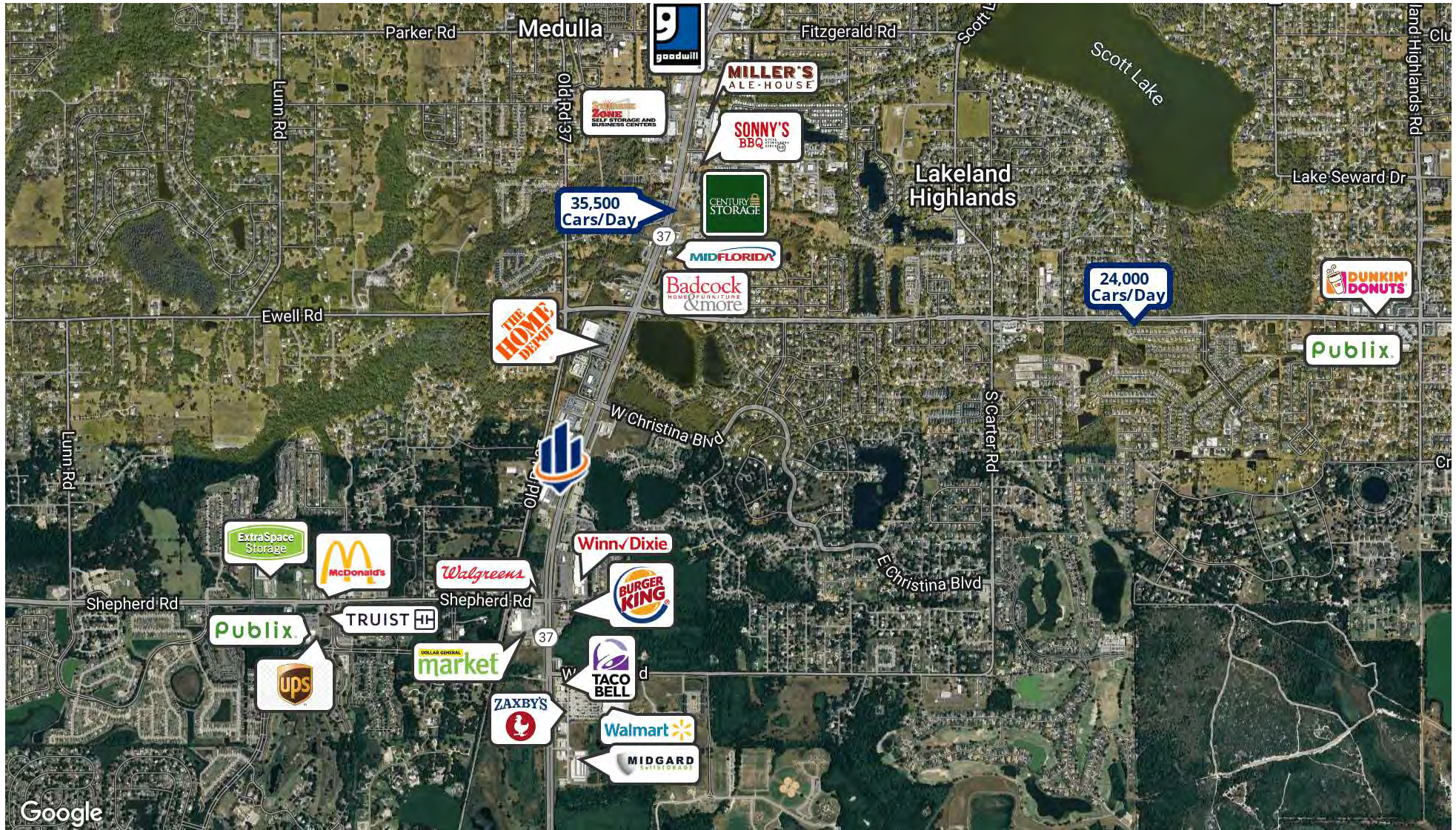
Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida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

# Neighborhood Area Map





# Trade Area Map





**LAUREN RALSTON SMITH, CCIM, CPM**

Senior Advisor

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## 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



## 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

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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.



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**ARKANSAS**

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