

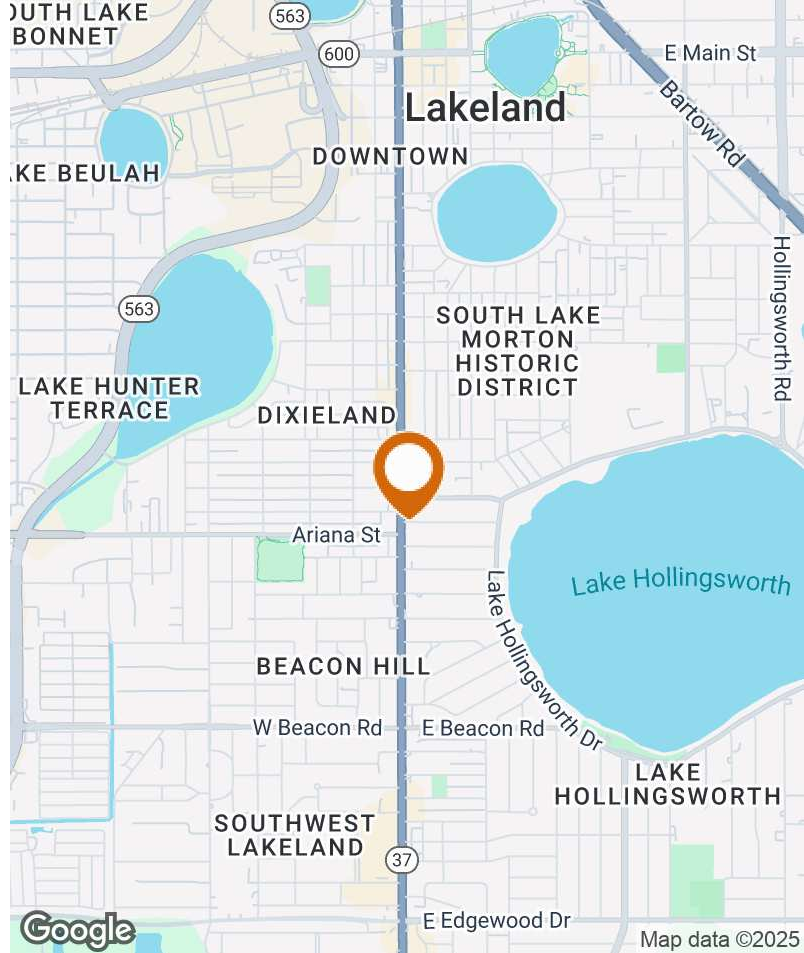
Dixieland Commercial Possible Redevelopment Corner

1304 S Florida Ave, Lakeland, Florida 33803

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$975,000
Combined Building Size:	4,830 SF
Lot Size:	.51 Acres
Price / SF:	\$201.86
Year Built:	1924 & 1980
Zoning:	C-2
APN:	24-28-19-214000-002010 & 24-28-19-214000-002030

Property Overview

Redevelopment/Income Producing/Mixed Use Opportunity! Two separate parcels and two separate structures. Owner will consider selling each parcel separately. Addresses include 1304 S Florida Ave & 113 Palmola St. A rare half acre (.51) on a hard corner at South Florida Ave and Palmola Street (just north of Ariana Street). Both parcels are zoned C-2 City of Lakeland.

The highest and best use would be a retail or office redevelopment. The auto repair shop fronting S Florida Ave is income-producing - generating \$3,200/month. The tenant is on a month to month lease with a 30 day out.

The rear building is a vacant former historic home built in the 1920s, and in the past several years, was utilized as an attorney's office. It needs renovation, but could be restored to its original charm and either utilized by an owner/user or leased at market rate.

The Dixieland corridor is one of the trendiest locations in Lakeland, combining retail, restaurant and office, with an established and highly desired residential component. Great location within the City, close to the Downtown district, and major roadways.

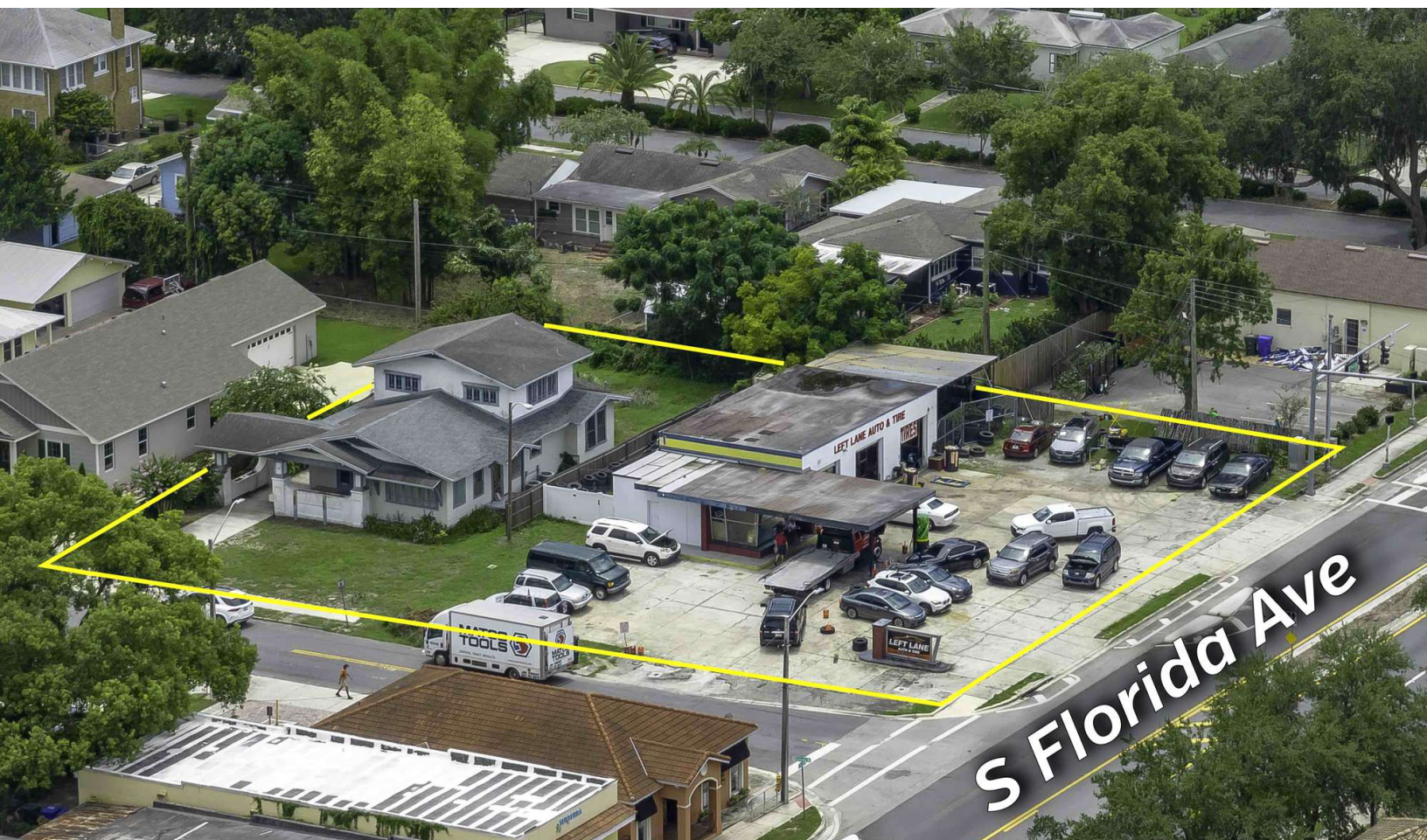
COMPLETE HIGHLIGHTS



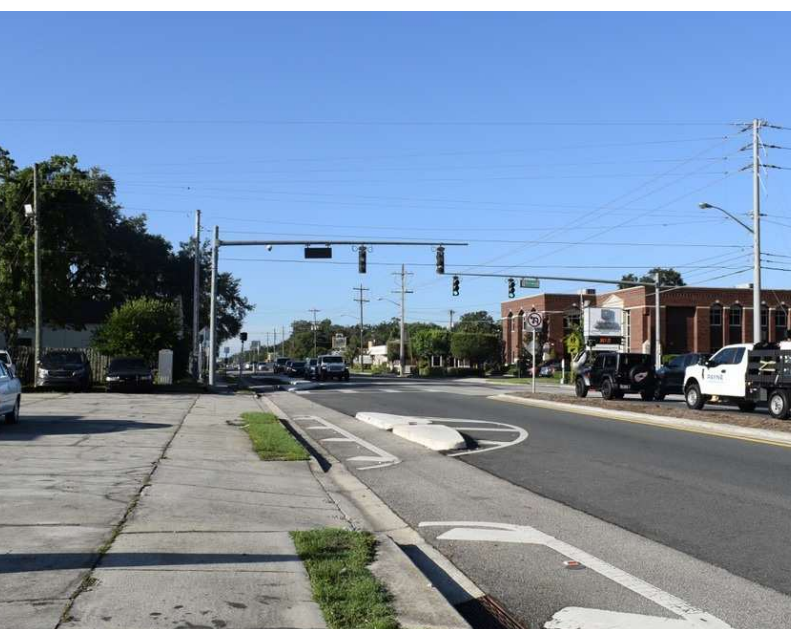
Property Highlights

- .51 AC hard corner - Dixieland, South Florida Ave & Palmola St., Lakeland. Addresses include 1304 S Florida Ave & 113 Palmola St.
- Both properties are zoned C-2, City of Lakeland. Redevelopment, income producing, and mixed use.
- The auto shop is 2,138 SF on .32 acres and is currently leased at \$3,200 per month. This is a month to month lease, with a 30 day out. The Tenant is interested in staying on, but the Buyer will have the choice.
- The office is a former historic single family home, built in 1924 - 2,692 SF on .19 acres. Over the past several years, it was used as a law office. It too is zoned C-2.
- Dixieland is one of the trendiest spaces in the city, highlighting retail, restaurant and office. Convenient location only a couple of minutes from downtown with easy access to the Polk Parkway, I-4, and the north and south sides of Lakeland.
- The residential component of the neighborhood is highly desirable, due to its location in the city, as well as the restoration of many homes and businesses.
- The Dixieland area is also a designated district in the Lakeland Community Redevelopment Agency. The CRA works with businesses, developers, and property owners to improve the quality of life for residents. Development incentives may be available
- City water and sewer.
- Property taxes - \$7,932 (2024)
- AADT 23,000
- Owner WILL considering selling the properties separately.

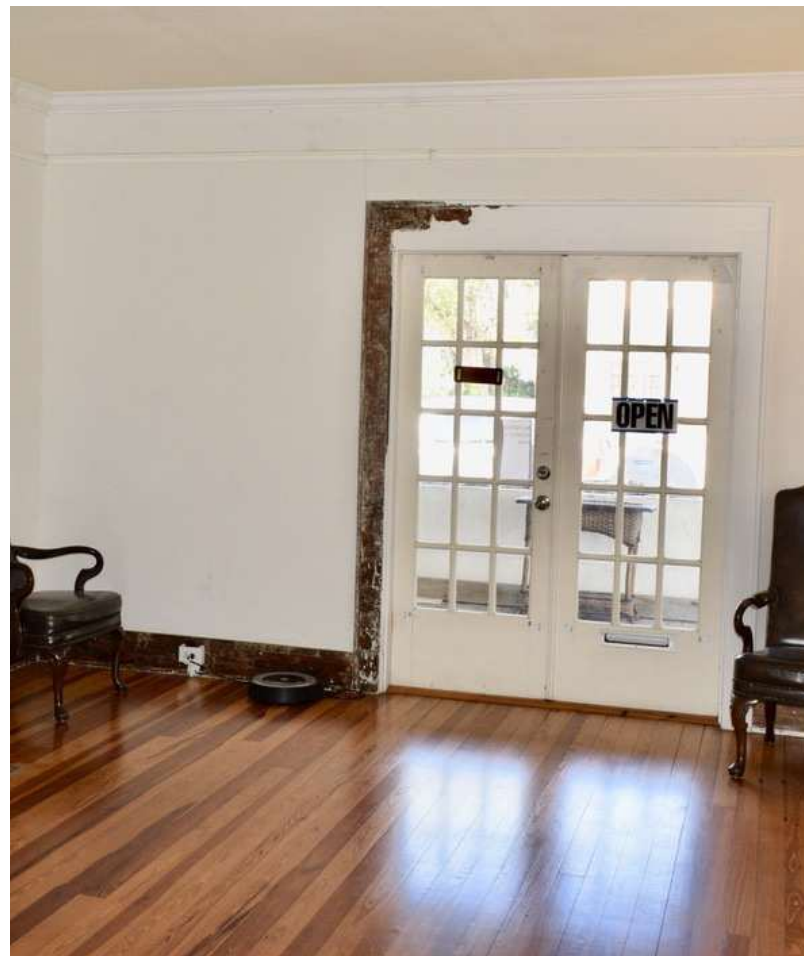
AERIAL PHOTOS

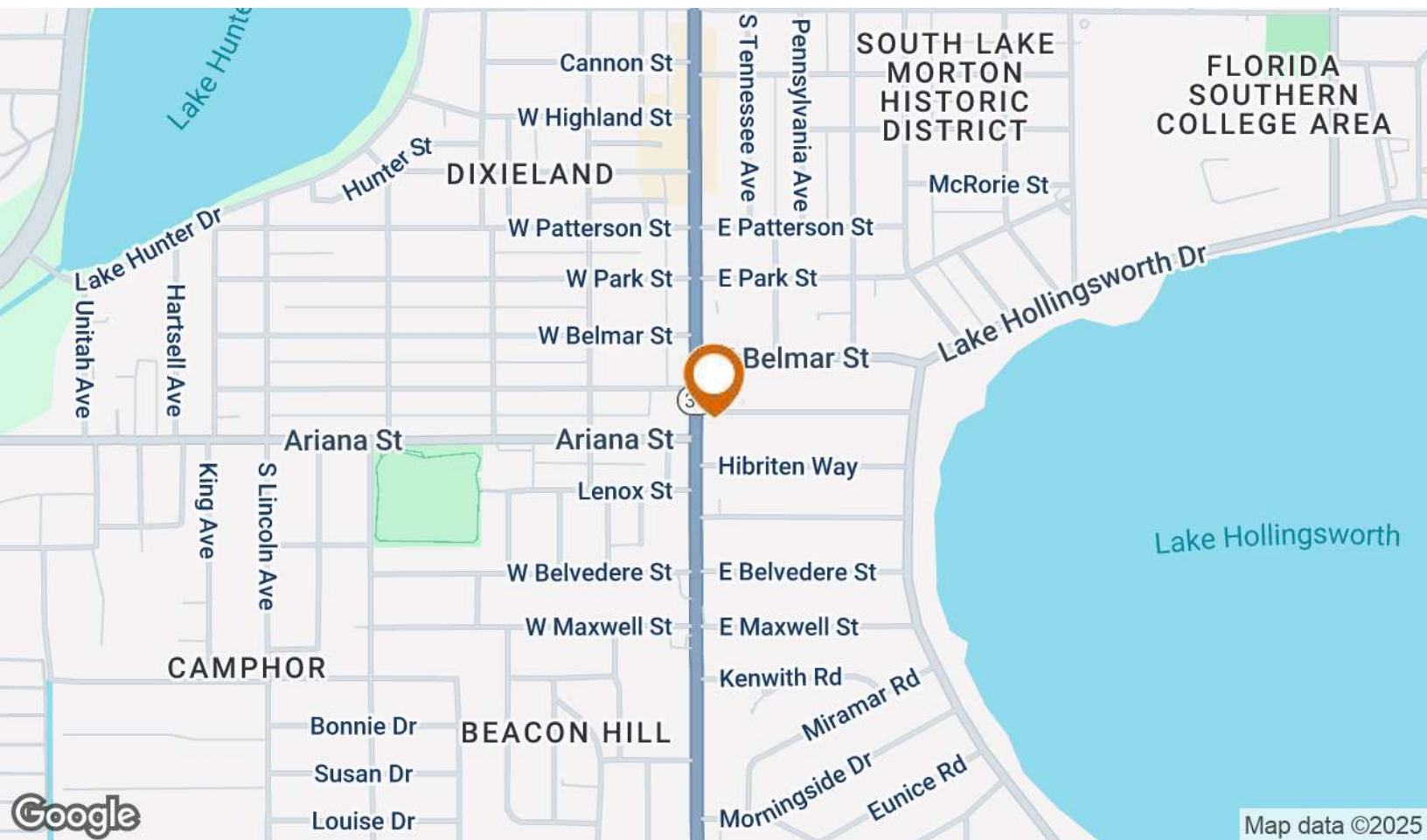
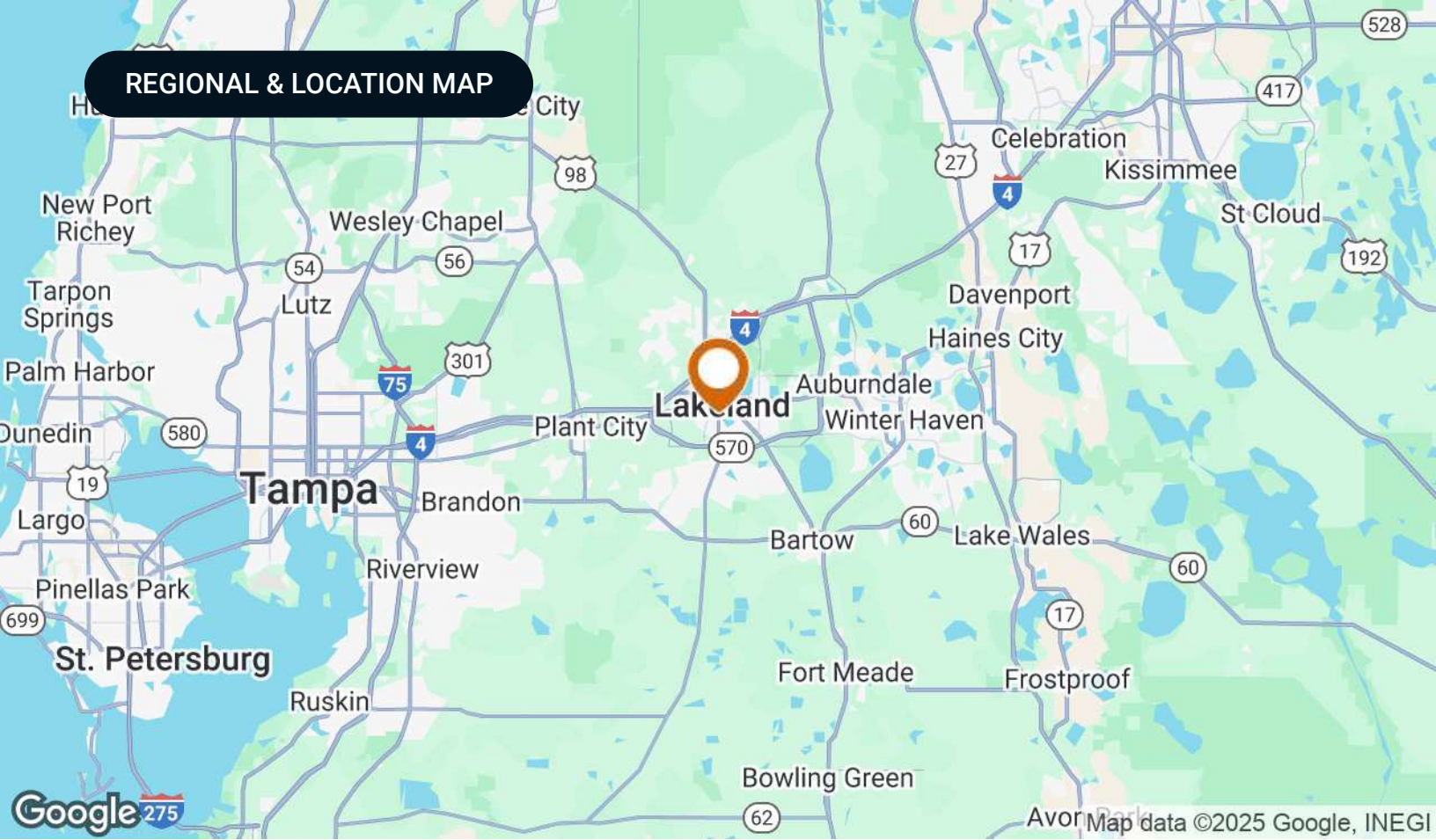


ADDITIONAL PHOTOS

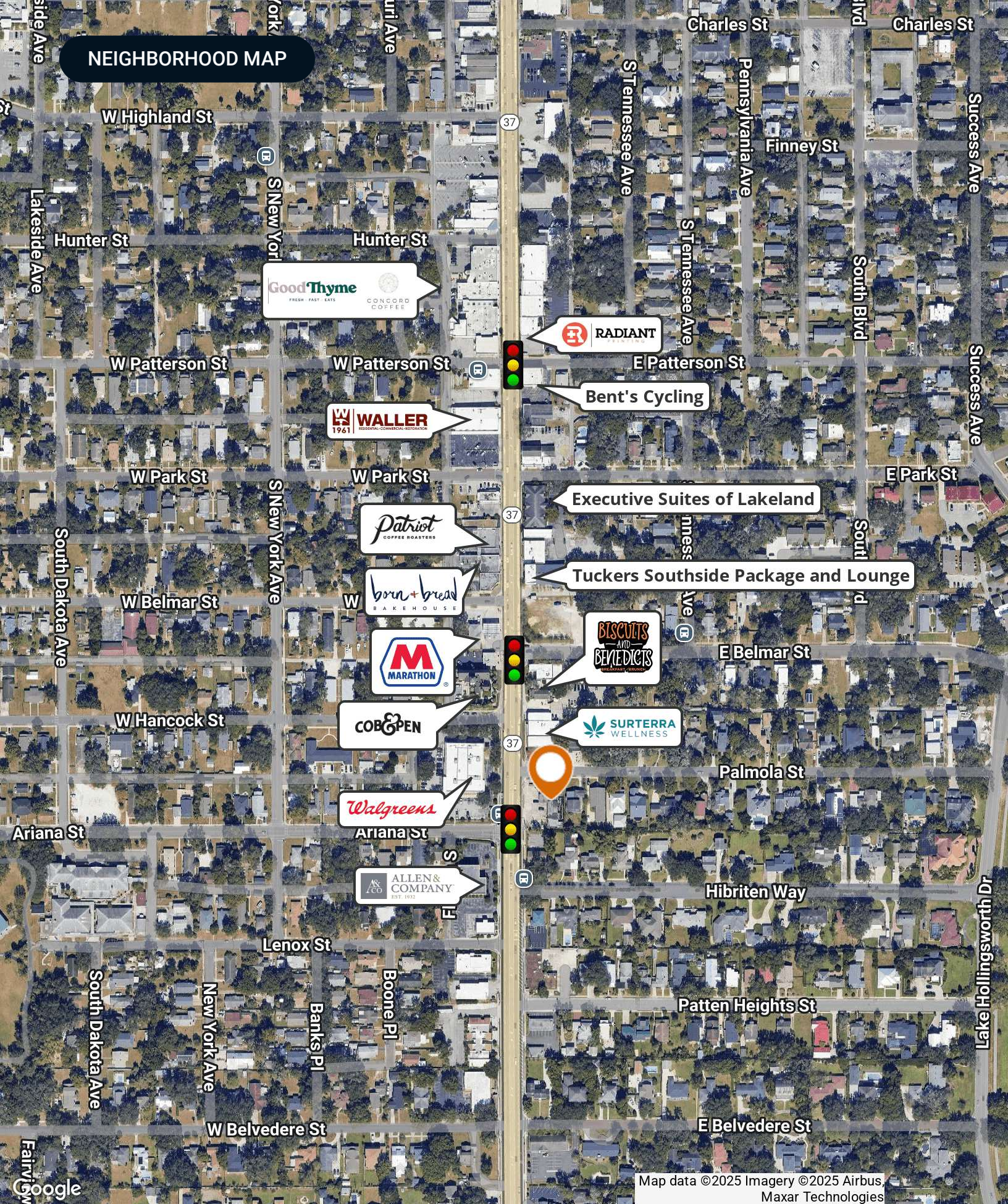


ADDITIONAL PHOTOS



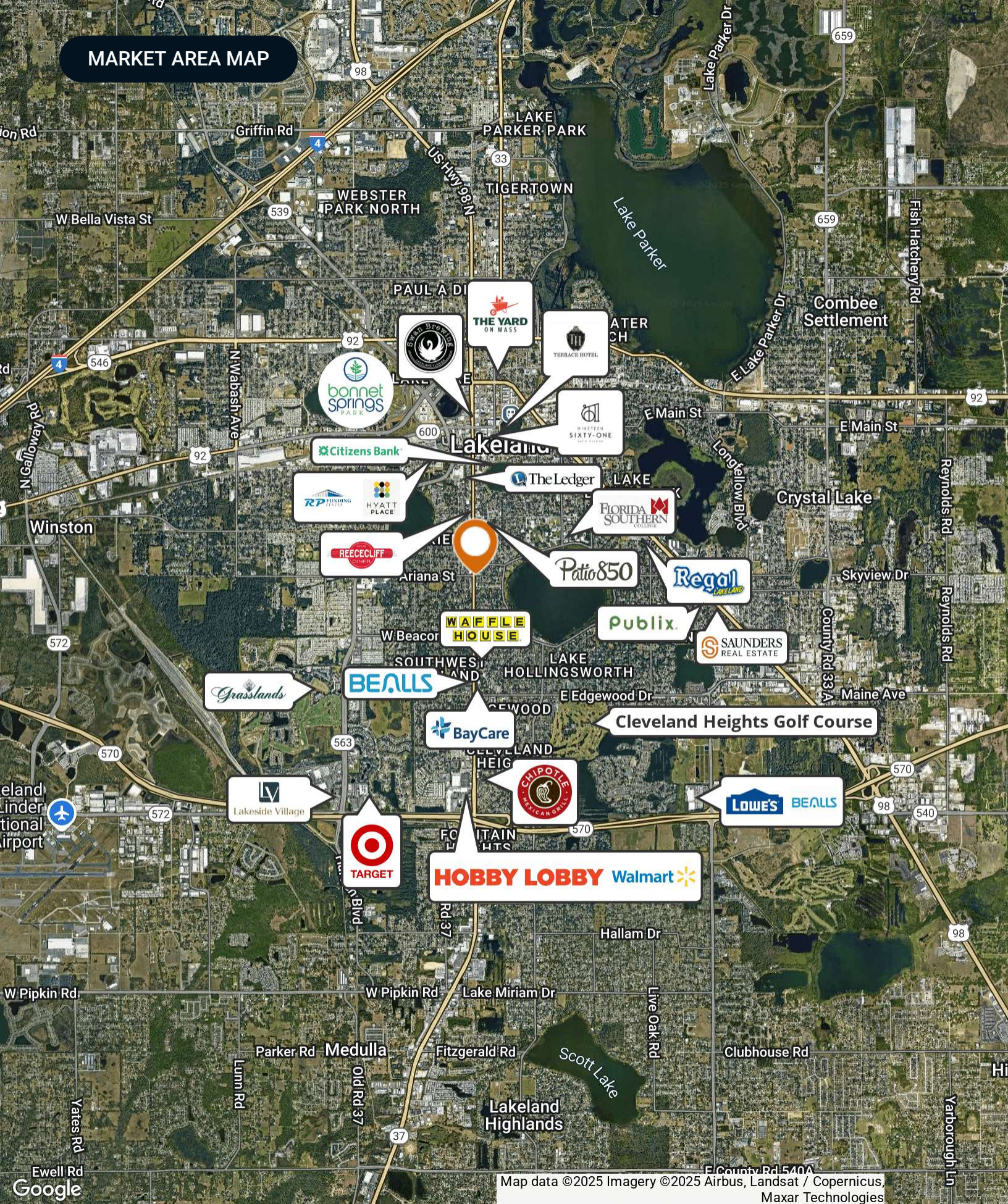


NEIGHBORHOOD MAP



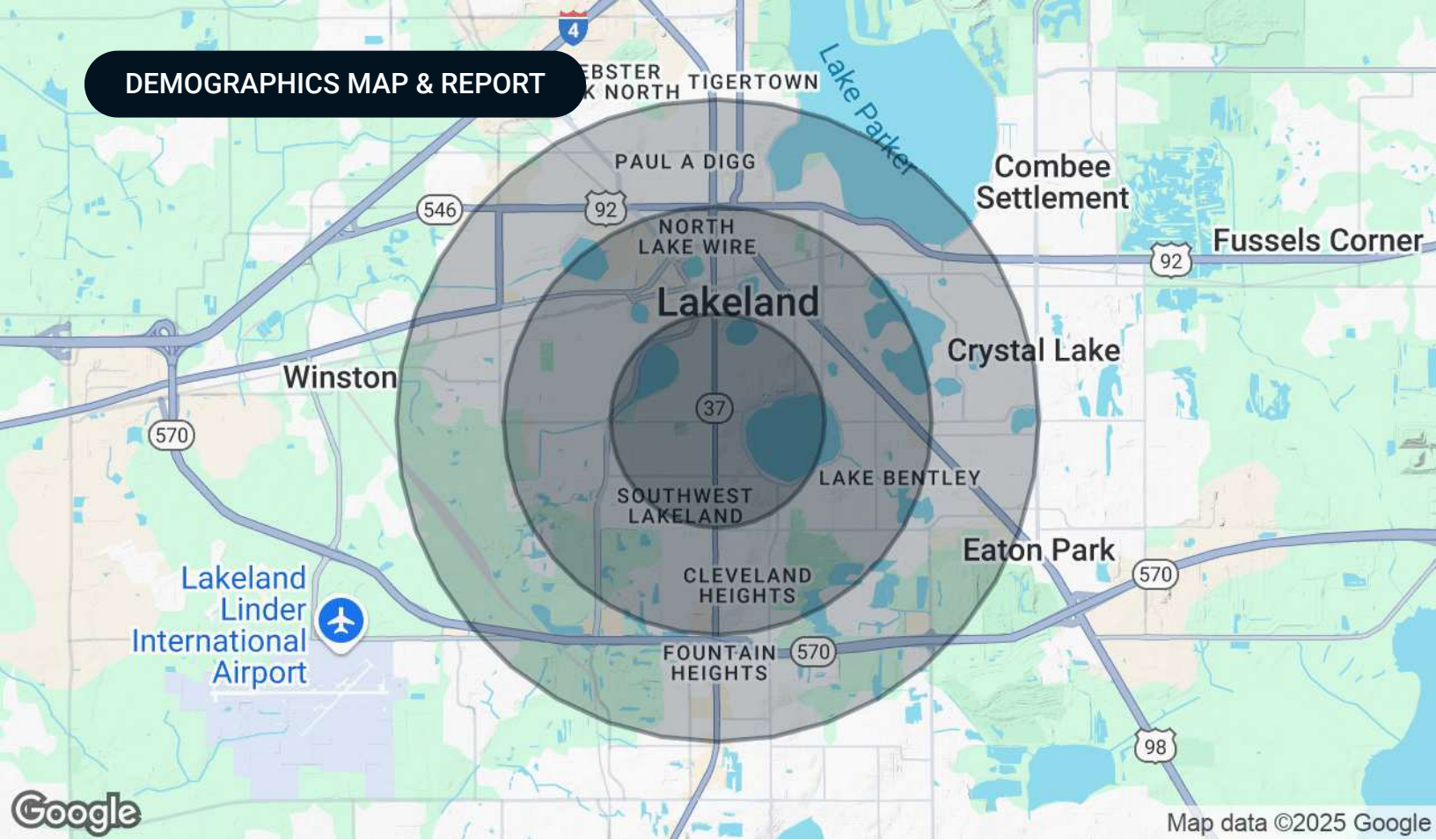
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MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	2 Miles	3 Miles
Total Population	10,573	38,908	75,123
Average Age	38.1	38.1	37.9
Average Age (Male)	38.6	36	36.4
Average Age (Female)	38.8	40.2	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	5,189	18,272	33,347
# of Persons per HH	2	2.1	2.3
Average HH Income	\$63,040	\$54,990	\$53,685
Average House Value	\$271,730	\$185,073	\$157,556

2020 American Community Survey (ACS)



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

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