

Lakeland 9.2k SF Retail Buildings

2019 1/2 - 2021 E Main St, Lakeland, Florida 33801

E Main St

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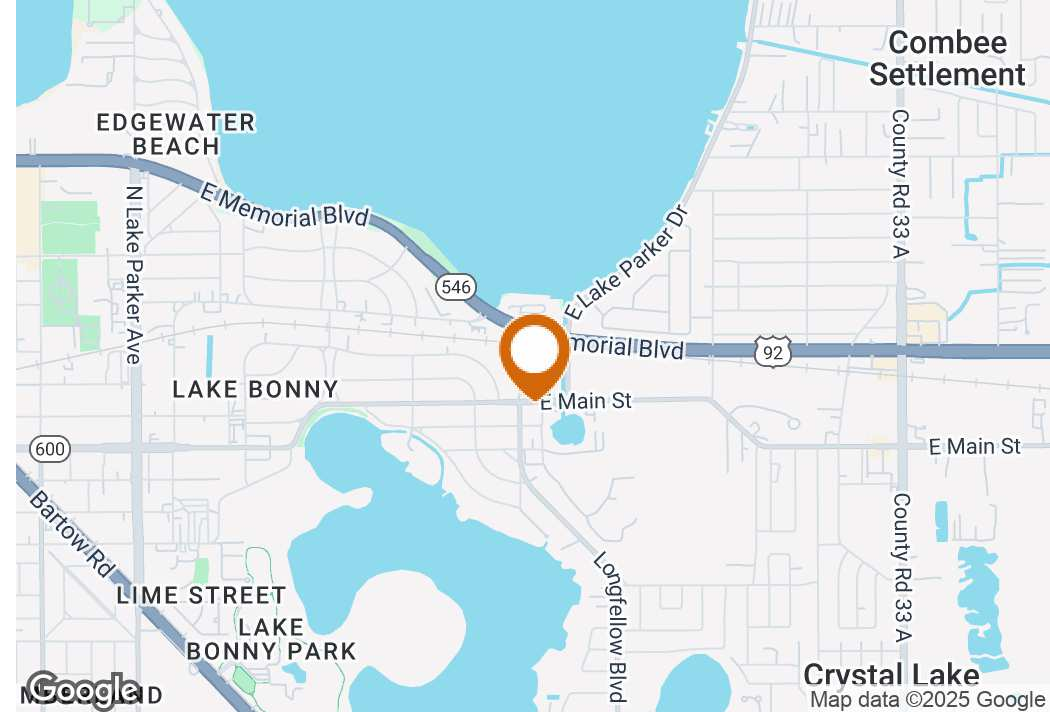
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,500,000
Building Size:	9,285 SF
Acres:	0.5 AC
Future Land Use:	LCC (Linear Commercial Corridor)
Grade Doors:	8x
10' x 10' / 9' x 7'	5x / 3x
Clear Heights:	9' to 12'
Power:	1P 110/240V
Utilities:	Public
Property Taxes '25:	\$3,250
Construction Type:	Masonry/Metal
Yr Blt:	1975/1995
PINs:	24-28-16-184600-000010, 24-28-16-184200-005091

Property Overview

Located less than five miles from Interstate 4, this property includes three buildings totaling $\pm 9,285$ SF on 0.5 acres. The site is leased to a single automotive repair tenant on a one-year term expiring August 1, 2026, paying \$7,500/month base rent. Tenant is responsible for utilities, general building repairs, HVAC, and routine maintenance.

The property features LCC (Linear Commercial Corridor) future land use, eight grade-level doors, and single-phase 240V power. Upon lease maturity, the asset offers upside through lease repositioning and market rate adjustment, or availability for an owner-user.

Recent roof work includes 6,285 SF of new roofing, with the remaining 3,000 SF reconditioned in 2023.

Call Vinh at (863) 315-4595 for pricing and questions.

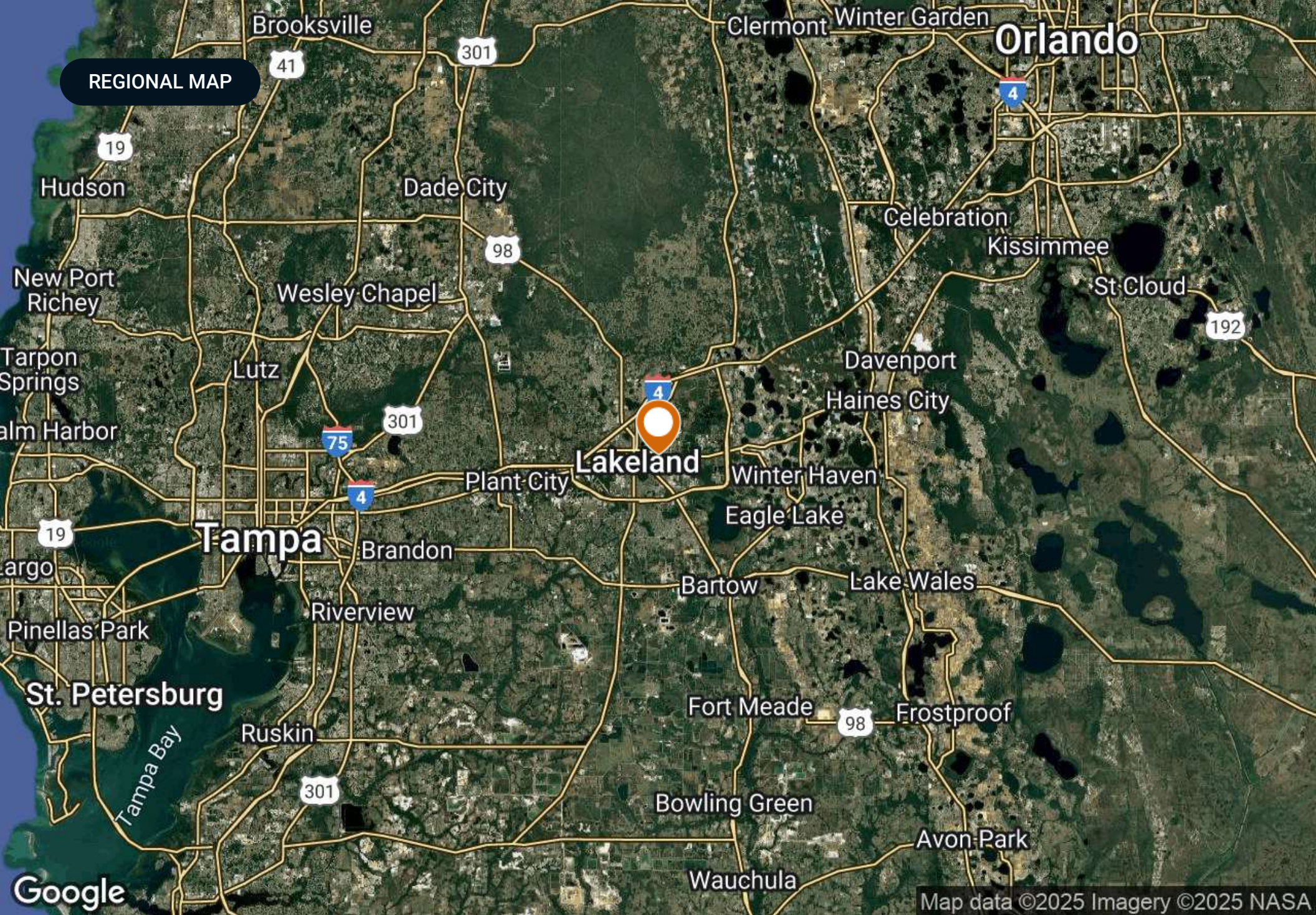
Property Highlights

- Less than 5 miles from Interstate 4
- Three buildings totaling $\pm 9,285$ SF on 0.5 acres
- Single automotive repair tenant paying \$7,500/month; lease expires Aug 1, 2026
- Tenant covers utilities, general repairs, HVAC, and routine maintenance



SECTION 2

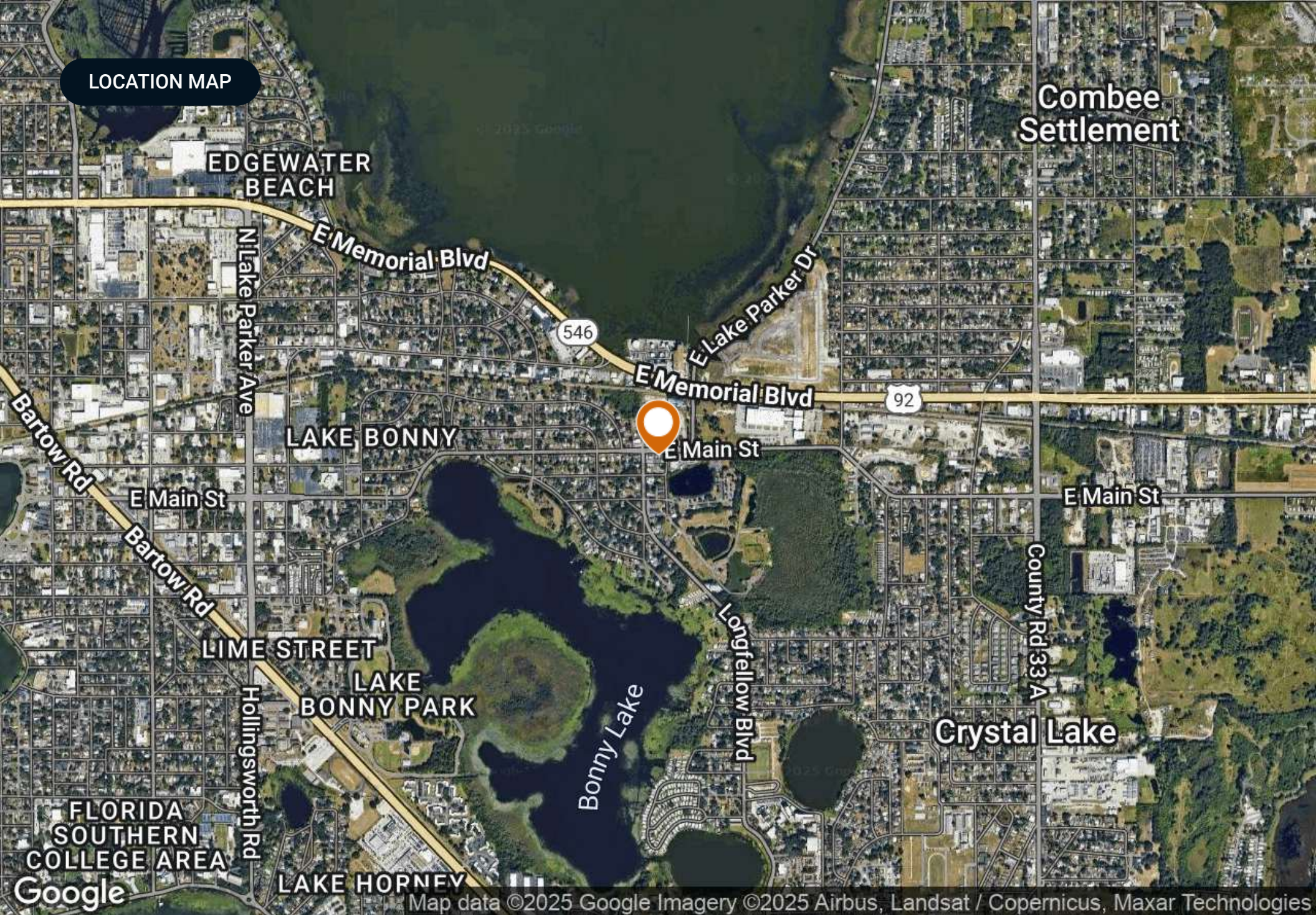
Location Information



REGIONAL MAP

Map data ©2025 Imagery ©2025 NASA

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

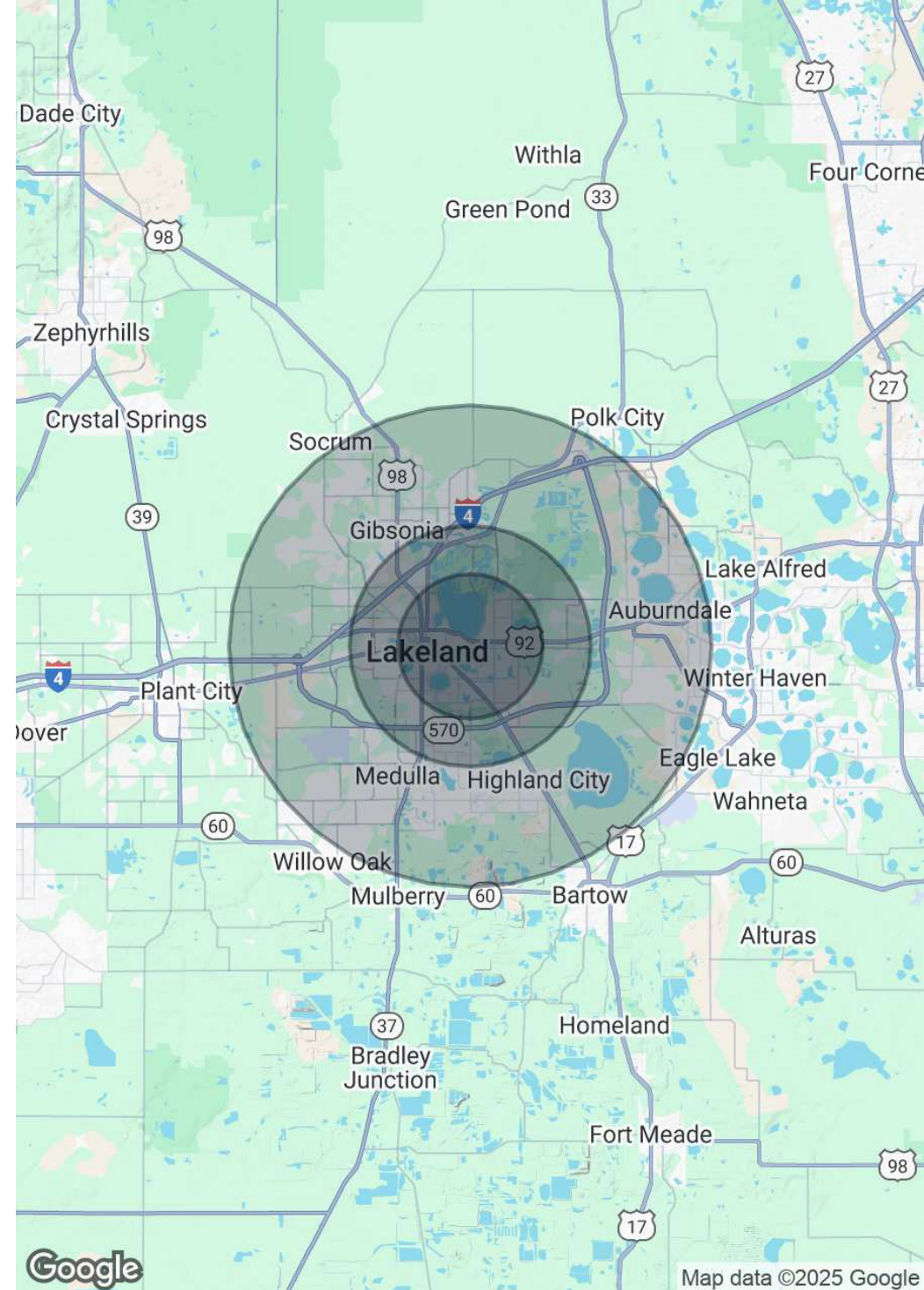
Population

	3 Miles	5 Miles	10 Miles
Total Population	62,154	129,988	369,492
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	43

Households & Income 3 Miles 5 Miles 10 Miles

Total Households	23,120	51,197	141,653
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$70,076	\$72,630	\$88,268
Average House Value	\$239,102	\$226,073	\$282,436

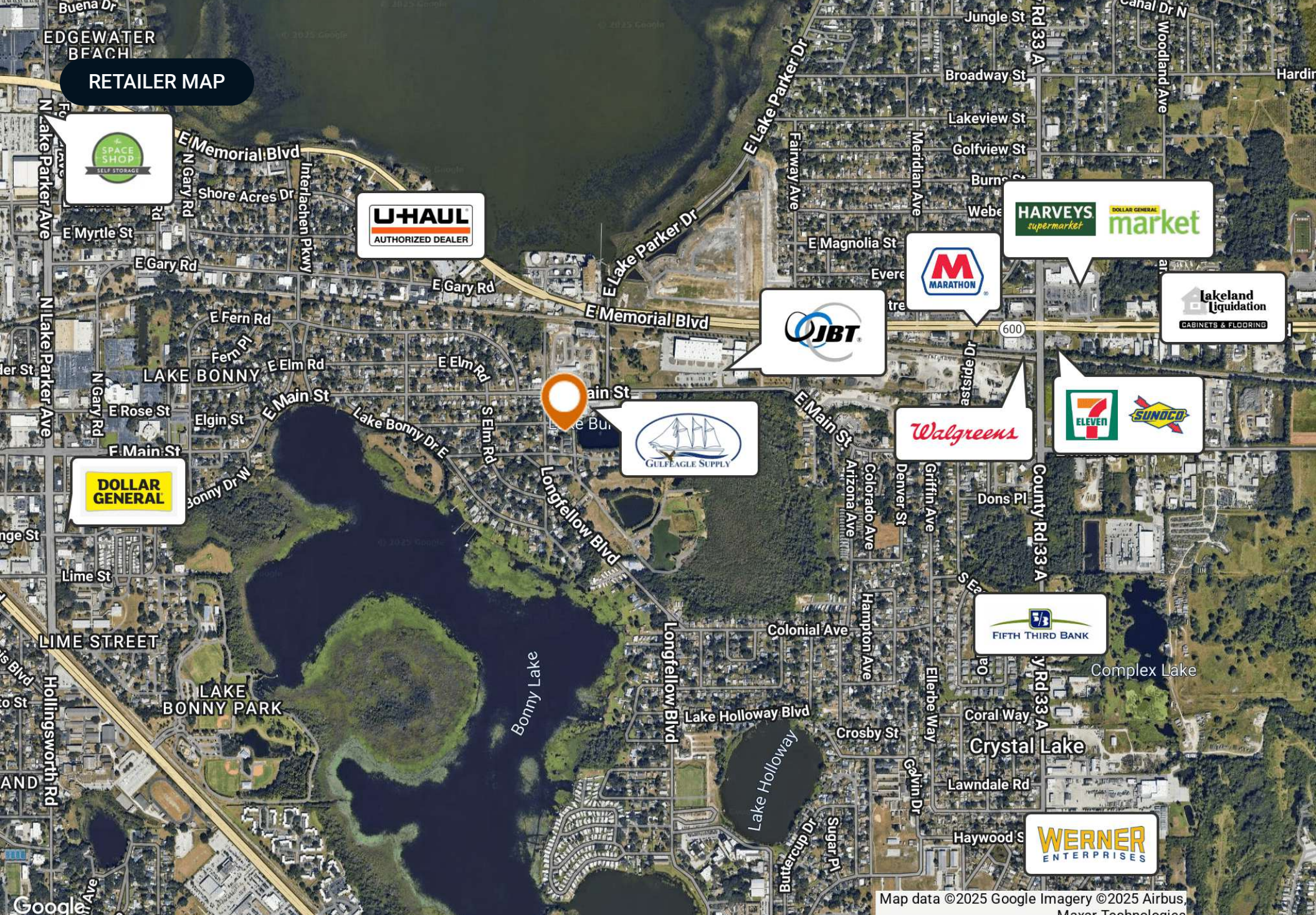
Demographics data derived from AlphaMap





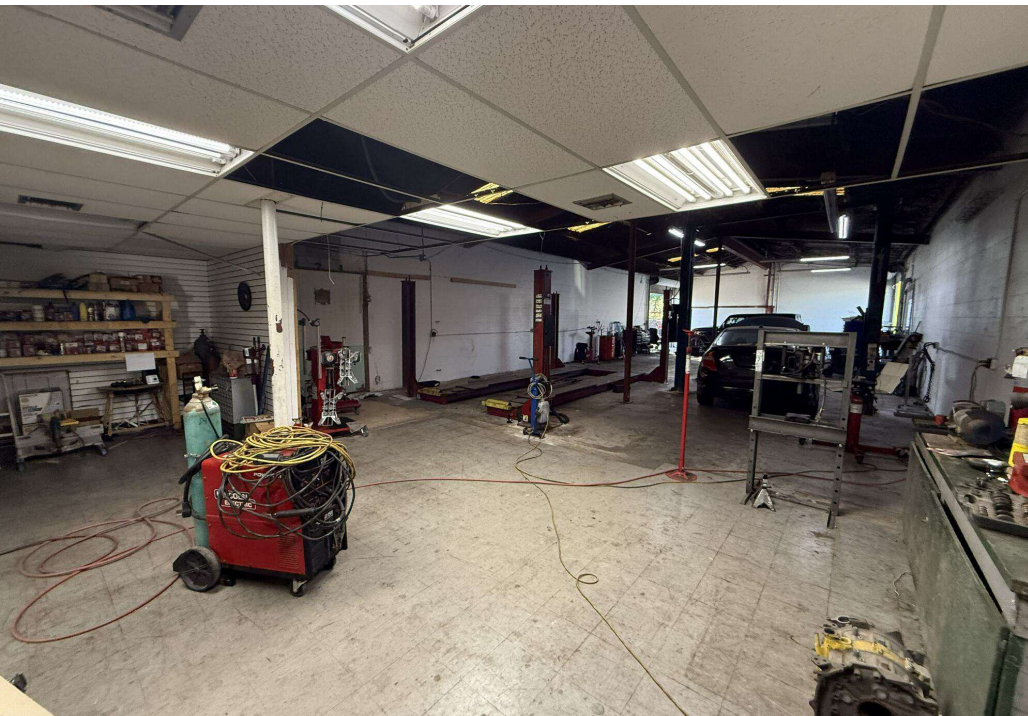
SECTION 3

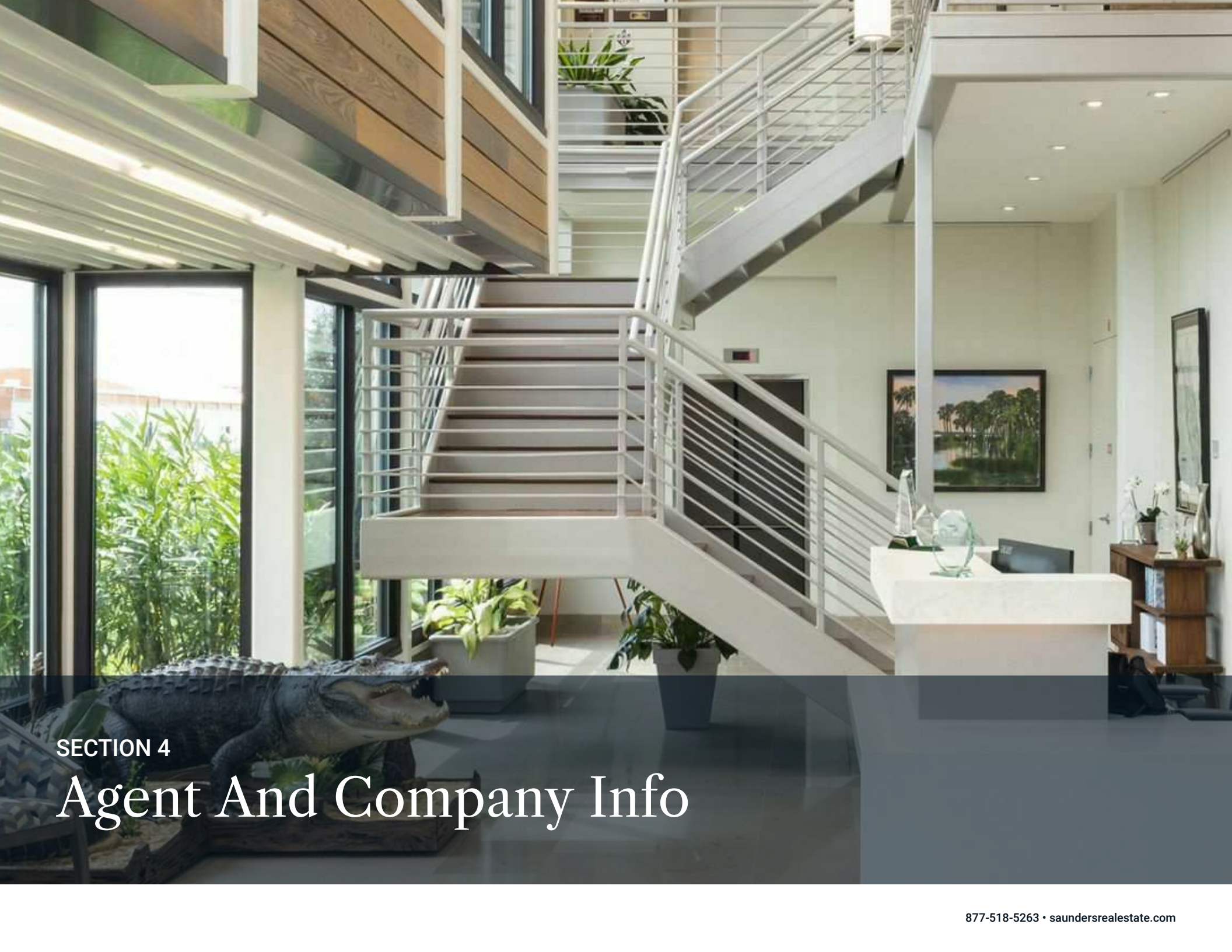
Maps And Photos



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Associate Advisor

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Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at Saunders Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate

Memberships

- CCIM Candidate
- United Way Young Leaders Society



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