

# Shoppes of Christina

6645 S Florida Ave, Lakeland, Florida 33813

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## PROPERTY SUMMARY

Additional Parking



## Offering Summary

Sale Price:	\$11,250,000
Building Size:	40,395 SF
Lot Size:	6.573 ± Acres
Price / SF:	\$278.50
2026 NOI:	\$727,165
Cap Rate:	6.46%
Occupancy:	97.5%
Year Built:	2006
Traffic Count:	39,000 ± Cars/Day (S Florida Ave)
Road Frontage:	500 ± FT (S Florida Ave)
PIN:	232923000000021090, 232923000000021140
City:	Lakeland
County:	Polk
State:	Florida

## Property Overview

Excellent commercial center off South Florida Avenue in Lakeland, Florida. The property consists of three buildings that together form a well-positioned commercial center along one of Lakeland's primary north-south corridors, with traffic counts exceeding 38,000 vehicles per day. Located within the city's most affluent zip code, the center benefits from strong surrounding demographics and sits directly across from the Century Avenue multifamily development. The property has been renovated and expanded in recent years to include a new 4,800 SF building fully leased to medical tenants, along with new paint, several new HVAC units, updated landscaping, and many other improvements. Ample on-site parking, with approximately 311 spaces, supports a wide range of retail, medical, and professional uses and enhances overall accessibility for tenants and customers.

## Property Highlights

- Strong traffic count of 39,000 ± vehicles per day
- Located within the city's most affluent zip code
- Ample parking: 311 ± spaces
- Frontage on South Florida Ave

## LOCATION SUMMARY



## Location Description

Located at 6645 S Florida Avenue in Lakeland, Florida, the property sits along one of the city's primary north-south commercial corridors. South Florida Avenue carries approximately 38,000 vehicles per day, providing strong visibility and accessibility. The site is positioned within Lakeland's most affluent zip code and benefits from proximity to major roadways, including Polk Parkway (SR 570), U.S. Highway 98, and Interstate 4, allowing for efficient connectivity throughout Lakeland and the greater Central Florida region. The surrounding area is supported by established retail, medical, and professional services, making this a well-located setting for neighborhood and regional commercial uses.

## Location Highlights

- Established commercial corridor serving South Lakeland
- Strong surrounding residential density and daytime population
- Convenient access to nearby retail, dining, and service amenities
- Well-positioned for neighborhood-serving and service-oriented uses

**AERIAL VIEW**



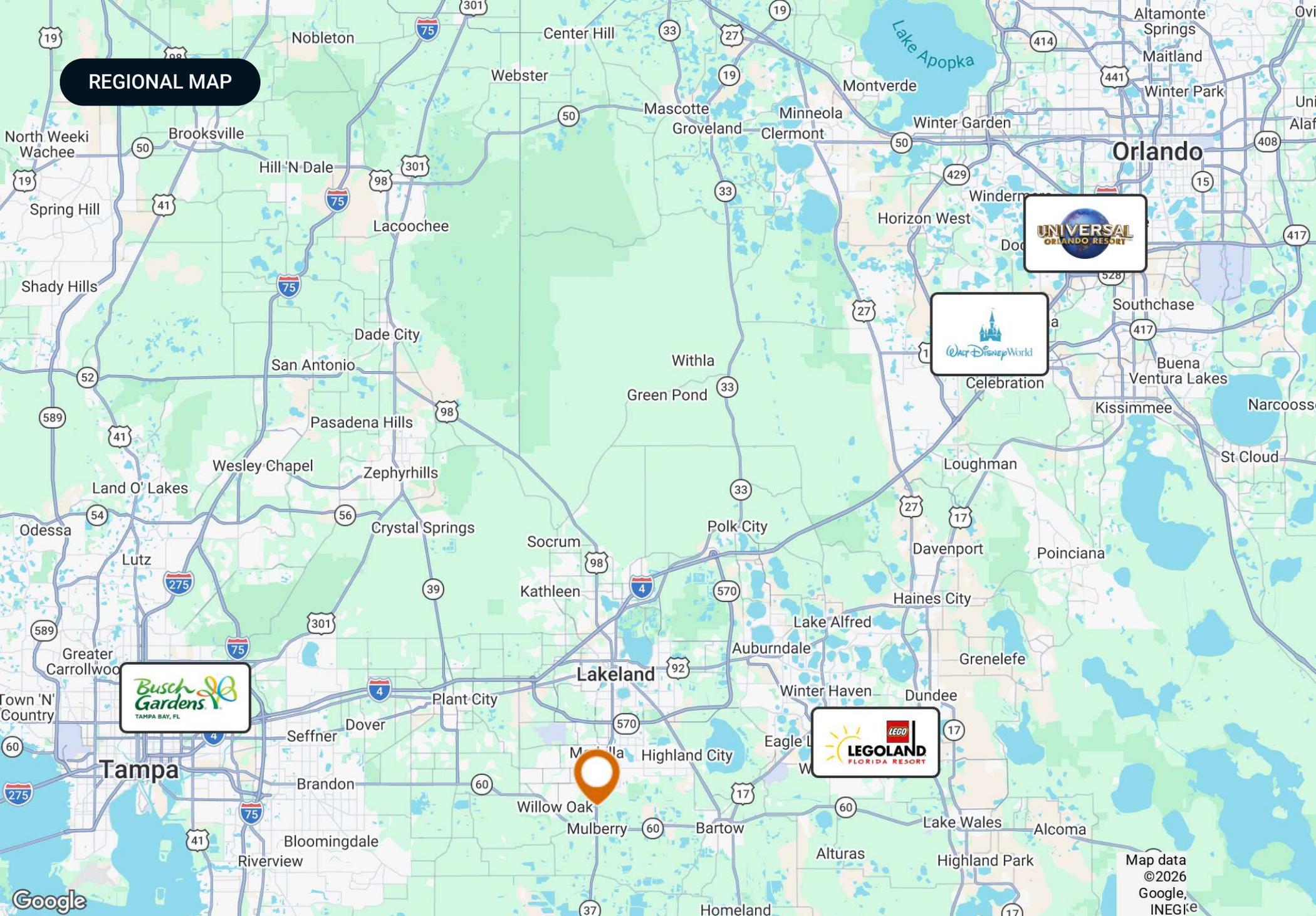
**Loyce E Harpe Park**

**39,000 ±  
Cars/Day**

**Florida Ave S**

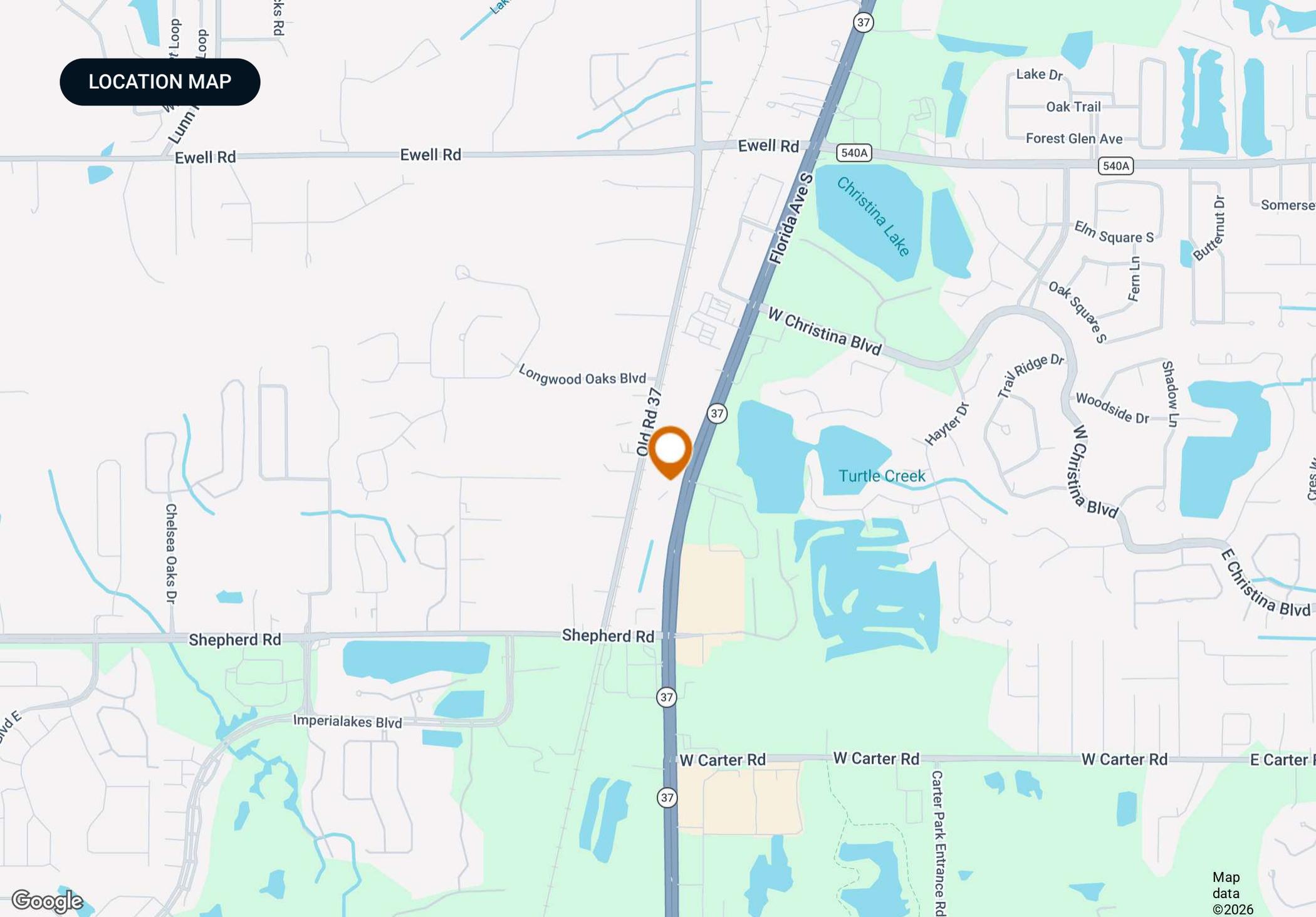


REGIONAL MAP



Map data ©2026 Google, INEG

**LOCATION MAP**



NEIGHBORHOOD MAP



Christina Commons

ADDITIONAL PARKING

curry mango  
INDIAN RESTAURANT

39,000 ±  
Cars/Day

22,500  
Cars/Day

Jenkins Auto Mart

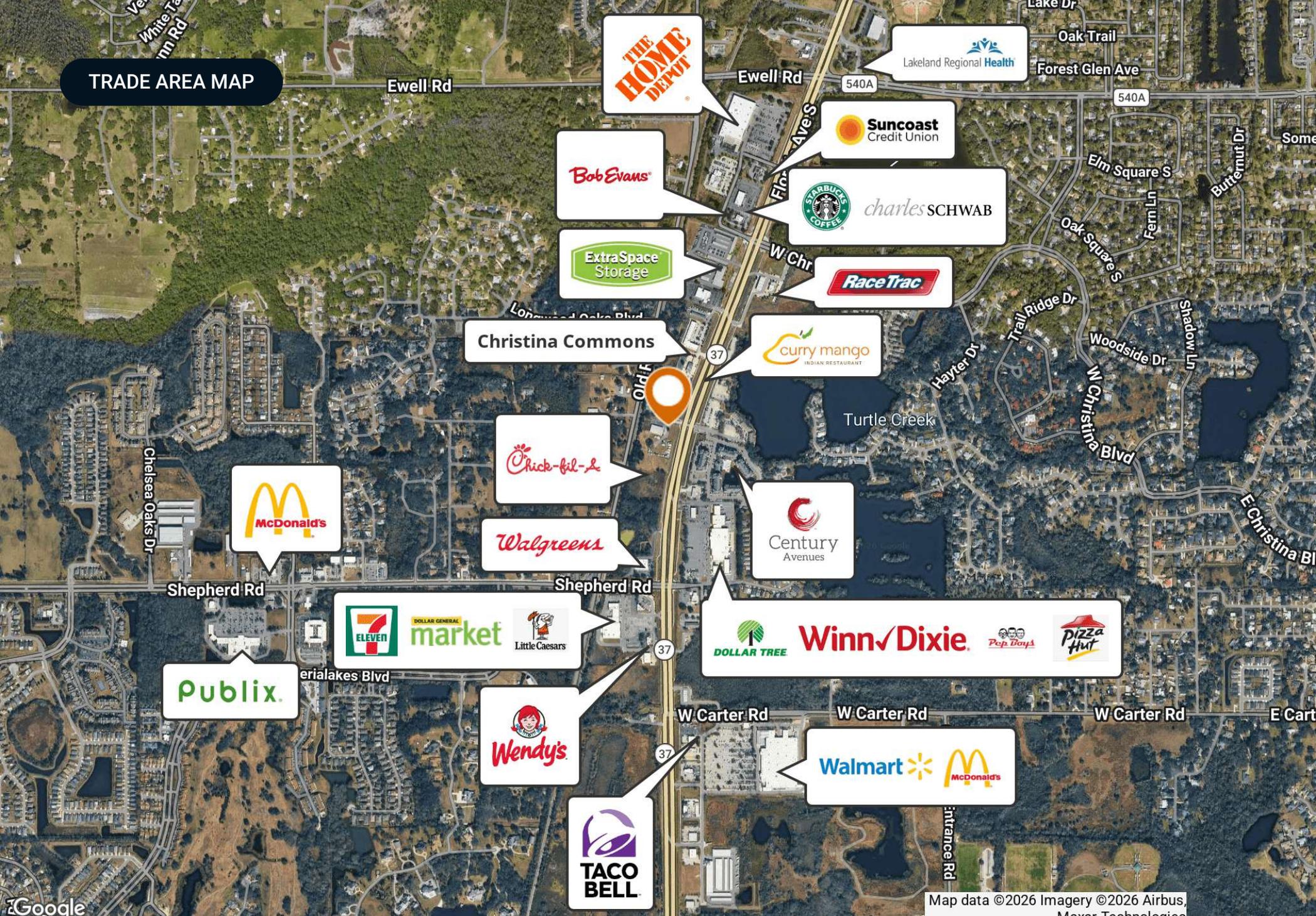
Christina Cove  
Office Condominiums

pop  
shelf

Chick-fil-a

Map data ©2026 Imagery ©2026 Airbus,  
Maxar Technologies

**TRADE AREA MAP**



**THE HOME DEPOT**

Lakeland Regional Health

Bob Evans

Suncoast Credit Union

STARBUCKS COFFEE  
charles SCHWAB

ExtraSpace Storage

RaceTrac

Christina Commons

curry mango  
INDIAN RESTAURANT

McDonald's

Chick-fil-c

Walgreens

Century Avenues

Publix

7 ELEVEN  
DOLLAR GENERAL market  
Little Caesars

DOLLAR TREE  
Winn-Dixie  
Pep Boys  
Pizza Hut

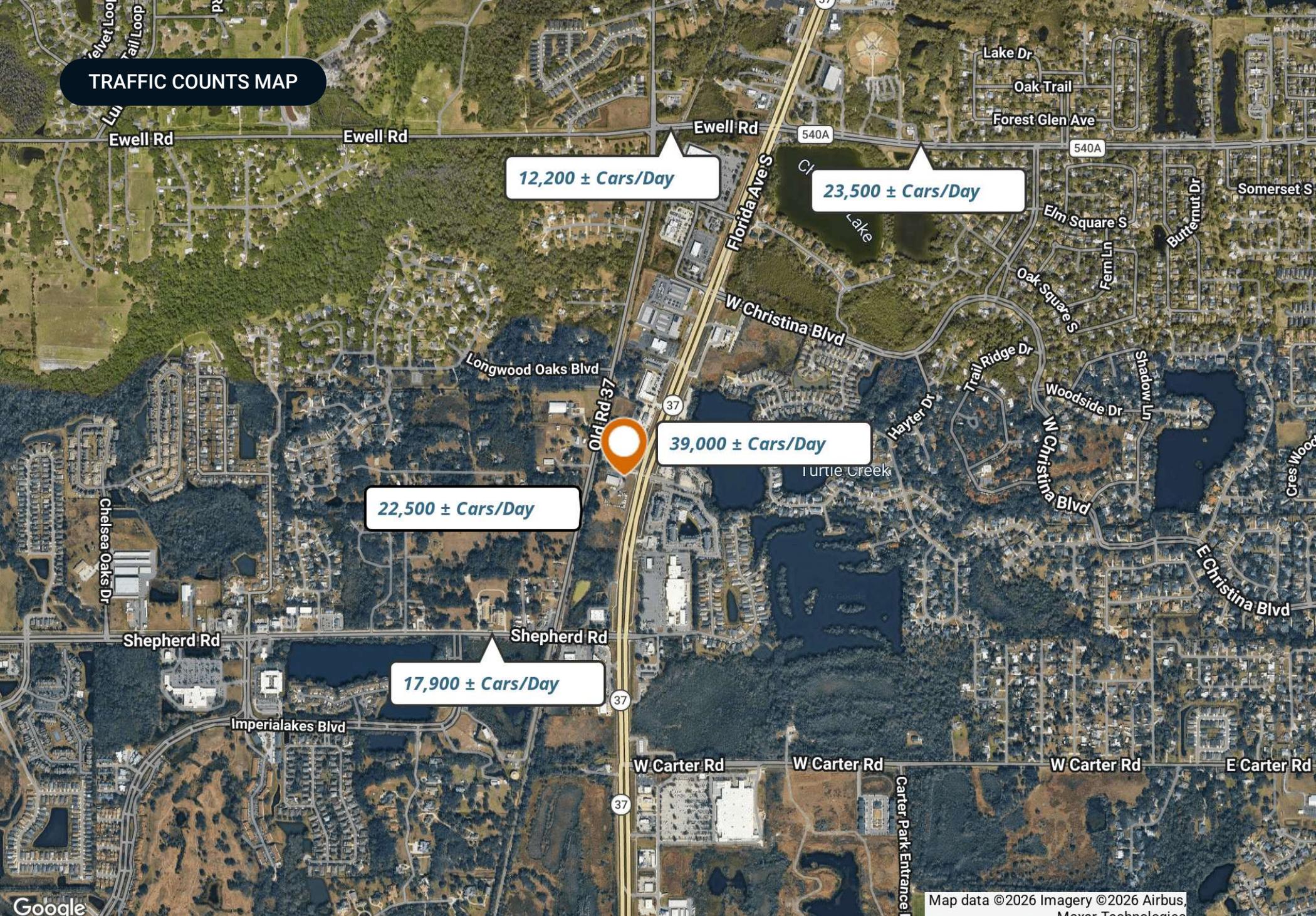
Wendy's

TACO BELL

Walmart  
McDonald's

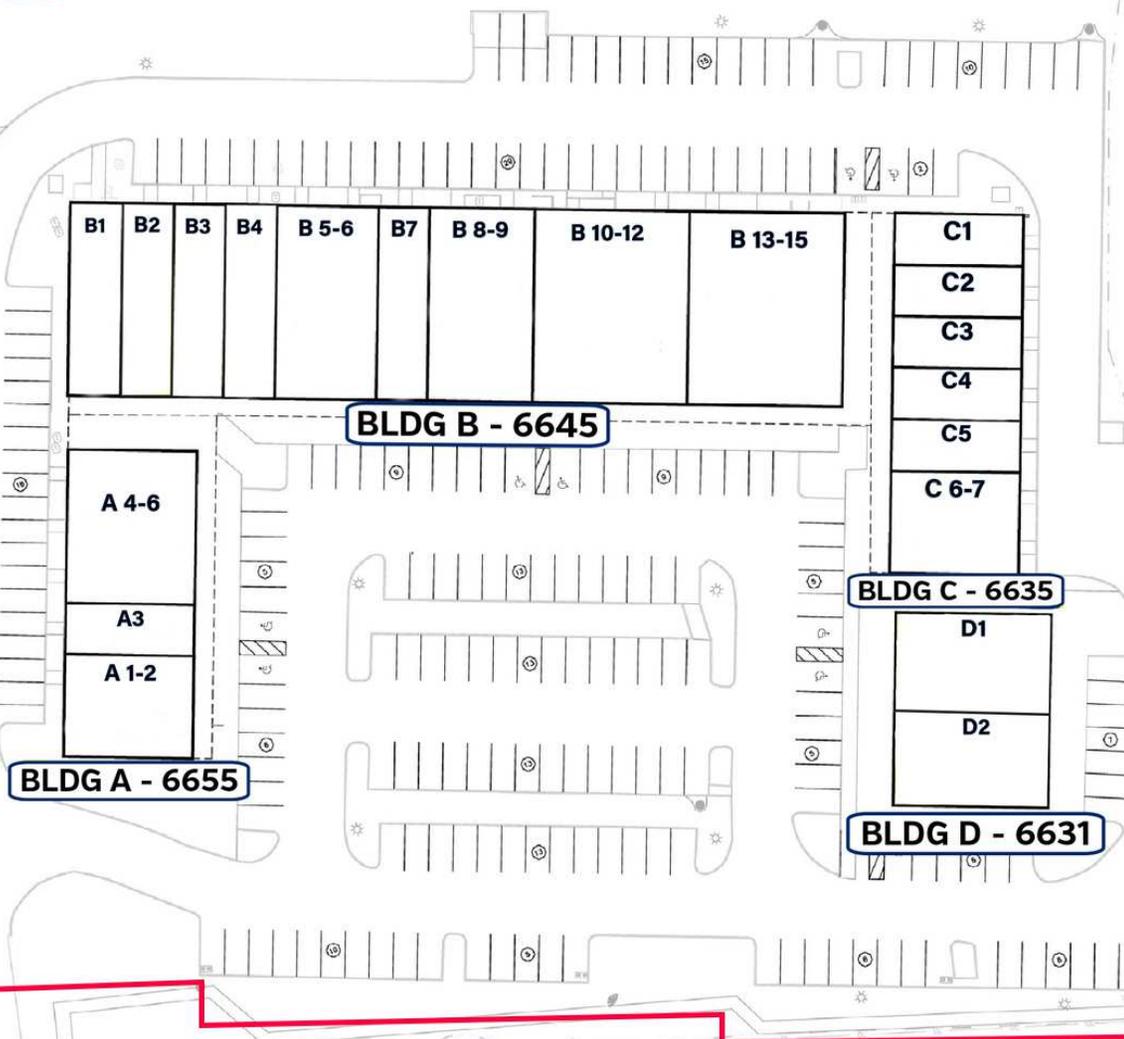
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

# TRAFFIC COUNTS MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

# SITE PLAN



**Additional Parking**



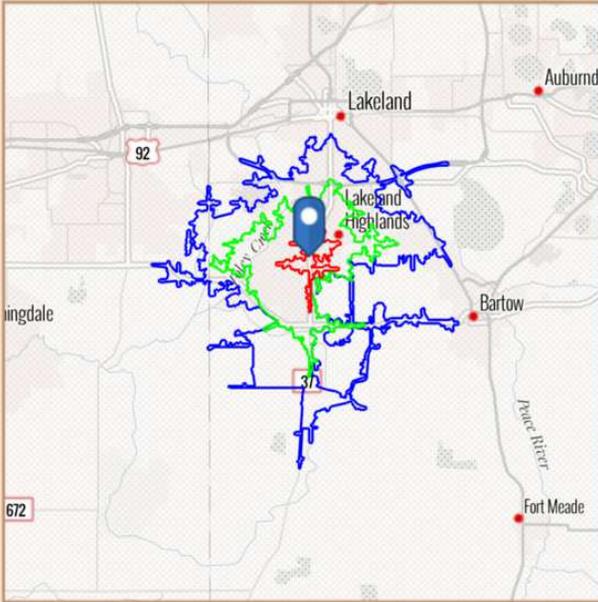
## RENT ROLL

Tenant Name	Size (SF)	Rent
Paradise Nails	1,000 SF	\$20,681.52
Huntington Learning Center	3,000 SF	\$42,966.48
Advent Health	1,575 SF	\$26,734.68
Hitpoint Guild Games	3,020 SF	\$53,574.84
Gracie Jiu Jitsu Lakeland	1,500 SF	\$24,320.04
LA Gentleman Cuts	1,500 SF	\$25,461.60
LA Gentleman Cuts D & R Civil Construction Inc	1,000 SF	\$18,000.00
Mega Mercado #2 LLC	1,000 SF	\$16,479.96
The Bostonian	1,000 SF	\$16,539.96
VACANT	1,000 SF	-
Lyons Den Tattoo	1,000 SF	\$15,999.96
ClearMedica Medical Centers	2,400 SF	\$79,200.00
Swan City Eye Care PLLC	2,400 SF	\$79,488.00
Subway	2,000 SF	\$44,932.92
KC's Artisan Pizzeria	3,000 SF	\$44,448.24
Mega Mercado #2	3,000 SF	\$61,800.00
Elite Metro Corp (TMobile)	2,000 SF	\$35,478.96
Mega Mercado Restaurant LLC	4,500 SF	\$92,700.00
Champs	4,500 SF	\$95,898.12
<b>Totals</b>	<b>40,395 SF</b>	<b>\$794,705.28</b>

# BENCHMARK DEMOGRAPHICS

6645 S Florida Ave, Lakeland, Florida, 33813

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Polk County  
 CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.19%	5.49%	5.42%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.76%	5.91%	5.81%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.37%	6.50%	6.38%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.09%	6.51%	6.43%	6.26%	6.26%	5.84%	6.47%
20 - 34	18.09%	17.71%	18.24%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.58%	25.91%	25.89%	24.12%	24.12%	24.41%	25.20%
55 - 74	24.65%	23.45%	23.27%	23.96%	23.96%	25.55%	22.82%
75+	8.20%	8.54%	8.54%	9.91%	9.91%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	4.1%	5.3%	4.9%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	5.5%	4.3%	4.0%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	4.3%	4.8%	4.6%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	10.8%	9.5%	9.5%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	14.0%	18.2%	18.3%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	12.2%	14.4%	14.7%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	24.1%	22.0%	22.8%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	12.5%	10.8%	10.9%	8.1%	8.1%	8.7%	9.8%
\$200,000+	12.5%	10.7%	10.4%	6.6%	6.6%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Population	3,429	53,009	115,628	822,142	822,142	23,027,836	339,887,819
Daytime Population	3,745	45,258	101,980	782,956	782,956	22,846,618	338,218,372
Employees	1,635	24,742	54,464	334,740	334,740	10,832,721	167,630,539
Households	1,381	20,463	44,327	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.48	2.59	2.60	2.57	2.57	2.43	2.50
Median Age	41.1	40.8	40.8	41.3	41.3	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	380,524	356,029	361,429	319,676	319,676	416,969	370,578
Owner Occupied %	76.0%	76.2%	76.8%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	24.0%	23.8%	23.2%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	1,472	21,512	46,783	361,112	361,112	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$97,575	\$86,894	\$88,208	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$47,791	\$43,853	\$43,567	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$346,391	\$317,052	\$327,636	\$224,923	\$224,923	\$253,219	\$228,144

# EXTERIOR PHOTOS



INTERIOR PHOTOS



## ADVISOR BIOGRAPHY



### Tyler Davis, ALC

President

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## Professional Background

Tyler Davis, ALC, serves as the President of Saunders Real Estate, where he drives the firm's strategic initiatives to ensure continued growth and success in the Southeast U.S.'s competitive real estate market. In his leadership role, Tyler is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. He works closely with the executive leadership team to implement forward-thinking business strategies, ensuring the firm remains a trusted leader in the industry.

As President, Tyler is instrumental in shaping the firm's operational direction. His leadership extends to the recruitment of top talent, expanding the firm's advisor team, and fostering a collaborative environment that drives innovation and client-focused service. Beyond operations, Tyler is dedicated to instilling and upholding the firm's core values, which are focused on championing community involvement, maintaining a deep commitment to landowners across the Southeastern U.S, and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

Before becoming President, Tyler served as the firm's Chief Financial Officer, where he played a critical role in streamlining financial operations, implementing growth initiatives, and strengthening the company's financial health. His background in financial management, combined with his deep understanding of commercial real estate and land values, gives him a unique ability to navigate complex challenges and capitalize on emerging market opportunities.

Joining Saunders Real Estate in 2019, Tyler brought invaluable experience from his career in public accounting at PwC, where he specialized in tax planning and consulting.

Tyler is a proud graduate of Samford University, where he earned his Bachelor of Science in Accounting, summa cum laude. He also holds a Master of Tax Accounting from The University of Alabama. His professional accolades include being named the Florida Land Broker of the Year, earning a spot in the President's Circle, and serving as President of the Florida Chapter of the Realtors Land Institute (RLI). Outside of his professional life, Tyler is deeply committed to his family, valuing the same strong relationships and sense of community that define Saunders Real Estate.

## ADVISOR BIOGRAPHY



### Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Senior Advisor

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Direct: **877-518-5263 x400** | Cell: **863-738-2246**

## Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida-licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



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