

RETAIL- OFFICE - FOR LEASE

945 South Florida Avenue, Lakeland, Florida 33803



2,940
SQ FT RETAIL

29,000
VPD

C-2
ZONED

Jack Strollo, CCIM, CPM is a Licensed Real Estate Broker in the State of Florida & Wisconsin



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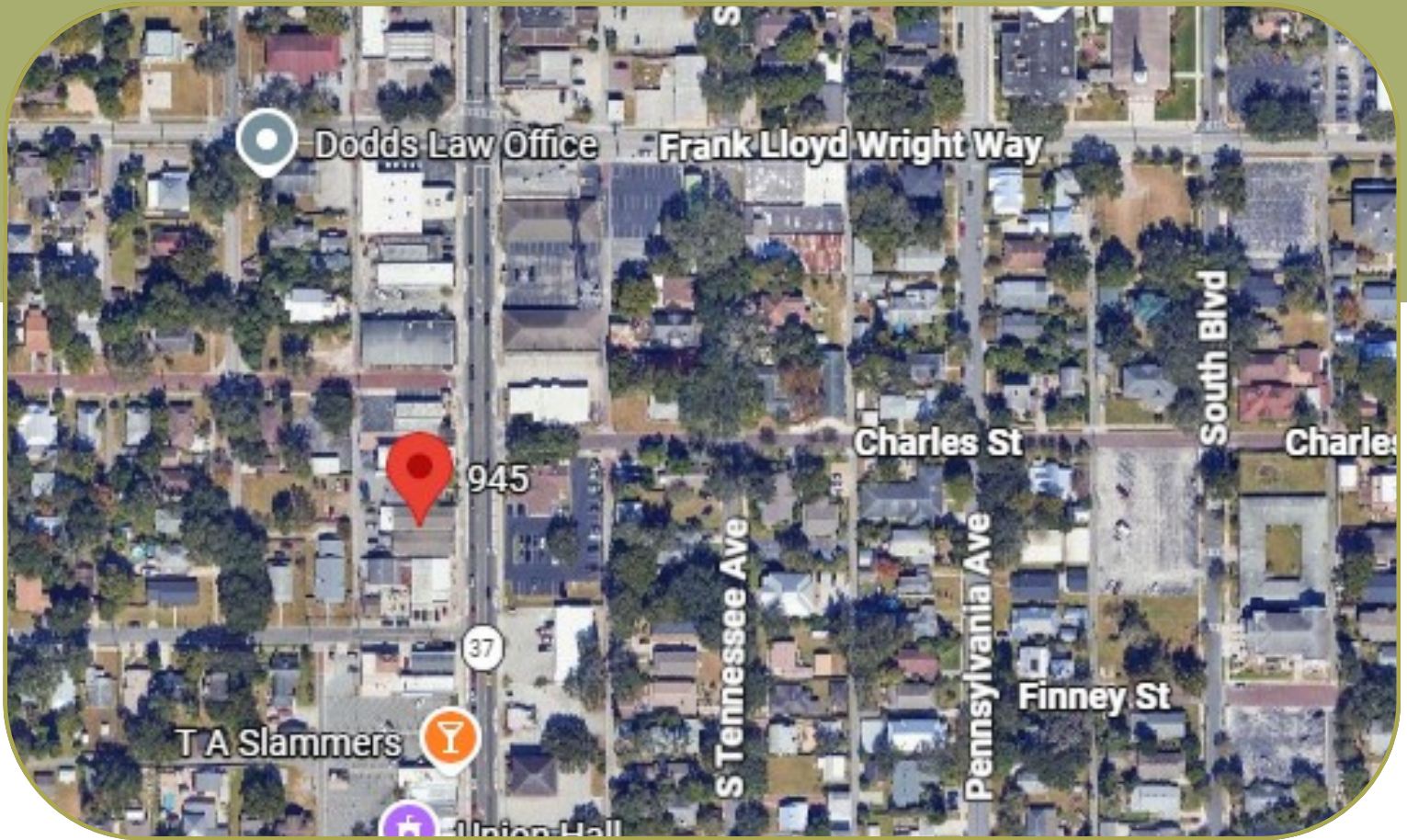
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Property: This property currently has retail storefront can also be used as office. Unit 945 has 2,940 sqft of large open retail space, plus two offices with ample storage. Located in Dixieland CRA district enjoy's excellent exposure to South Florida avenue and its 29,000 VPD. Property includes ample parking in the rear of the building.

Rate: \$18.00 PSF, Modified Gross

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Location: Site is directly on South Florida Avenue, in Lakeland's Dixieland CRA. Excellent visibility car counts in this area are 29,000 per day. If you need to be seen this is the place to be! This area is quickly becoming a destination location with antiques stores, boutiques, thrift stores, barbershops local restaurants, and well entertainment within walking distance.



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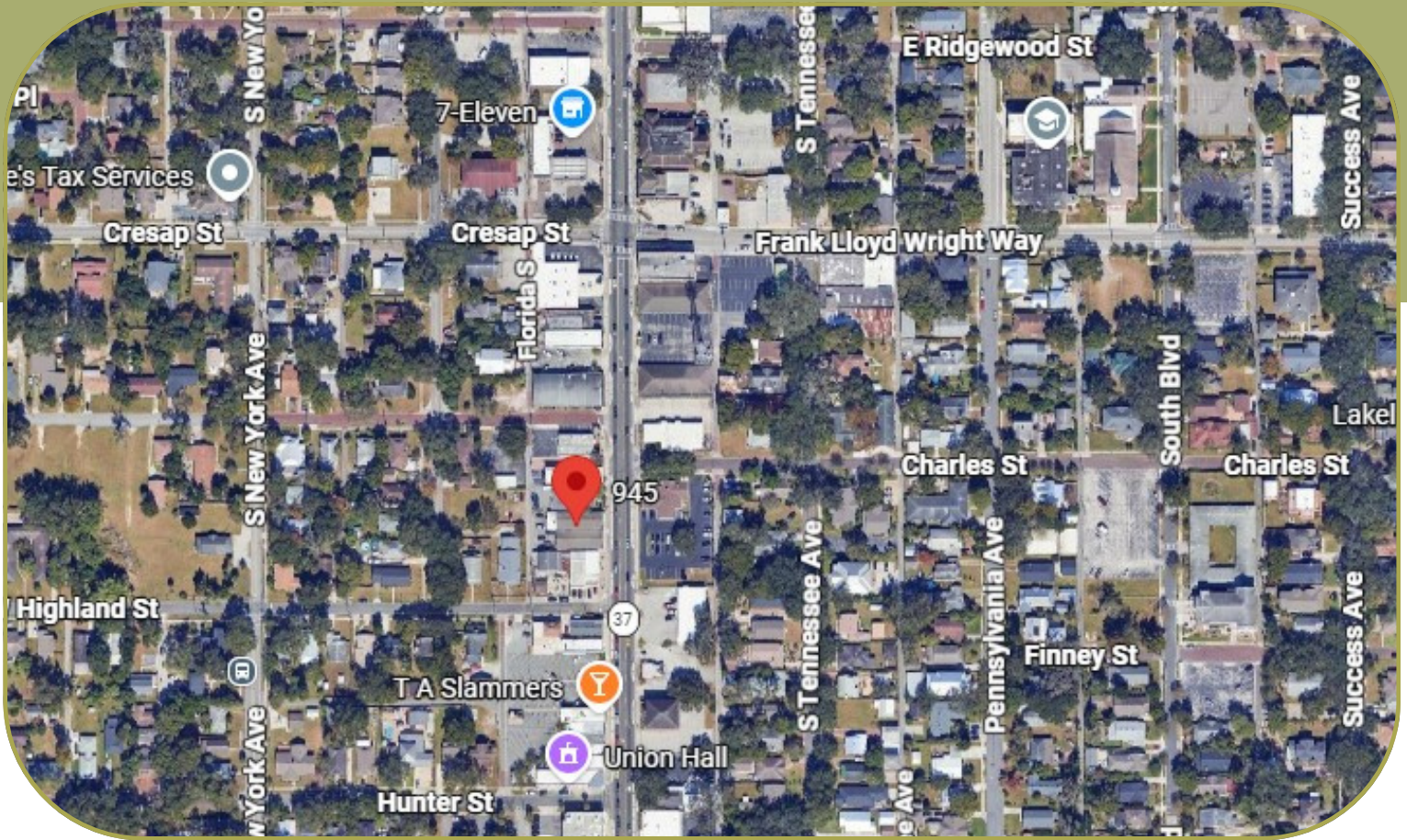
Property Highlights:

- **Suite 945 - 2,940 RSF**
- **Zoned C 2**
- **Dixieland Historic District**
- **76,000+ pop. w/n 3 miles**
- **29,000 VPD**



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Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I -4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area there areas along the I -4 corridor. There are over 10,000,000 people within a 100 mile radius of Lakeland; a fact that is causing exponential growth in the area.



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PHOTOS



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COMMUNITY

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets,

SaddleCreek, GEICO, Lockheed Martin and FedEx. Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 CITIES TO BUY A HOME (BUSINESS INSIDER)**
- **#1 FASTEST GROWING CITY (BLOOMBERG)**
- **#1 MOST PHILANTHROPIC CITY (PHILANTHROPY)**
- **#6 SAFEST PLACES TO LIVE**
- **#6 MID-SIZED METRO JOB GROWTH (BUSINESS FACILITIES)**
- **#17 BEST CITIES FOR NEW GRADUATES (GOOD CALL)**
- **#7 BEST PLACES TO MOVE (US NEWS & WORLD REPORT)**

LAKELAND BENEFITS

- **NORTH & SOUTH HIGHWAYS: I-75, I-95, HWY 27**
- **EAST & WEST HIGHWAYS: I-4, HWY 60, HWY 92**
- **32 MILES FROM TAMPA, 54 MILES FROM ORLANDO**
- **CSX RAIL ACCESS**
- **2 MAJOR AIRPORTS LESS THAN 1 HOUR AWAY**
- **OVER 10 MILLION PEOPLE WITHIN 100 MILES**
- **LARGEST MUNICIPALITY IN POLK COUNTY**
- **CITY OF LAKELAND POPULATION: 107,552**
- **AVERAGE ANNUAL WAGES: \$56,376**
- **UNEMPLOYMENT RATE: 3.4%**
- **FLORIDA'S 4TH BEST CITY IN BUSINESS TAX CLIMATE INDEX**