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REMODELED LIVE/WORK OFFICE BUILDING | DOWNTOWN



Address: 115 Hillcrest Street, Lakeland, FL 33115

Property: This is a stunningly beautiful, completely remodeled, turn-of-the-century property. Featuring over 2,300 sf in the main home, this property was fully restored in 2005. Current owners run their offices out of the ground floor and live upstairs. Each level is almost 1,200 sf. Could be used as all office. The property was basically taken back to the studs. Being that this property is in the Dixieland historic district, the original elements had to be refurbished. Original wood flooring was restored; beautiful wood ceilings; granite counter tops; all new electrical, HVAC and plumbing; ADA compliant; new energy efficient windows; new, modern light fixtures throughout; commercial blinds throughout. Detached two car garage features a large separate workshop in the rear. Parking for six cars onsite.

To bring a warm modern feel to the property the owners installed an upstairs deck off the master bedroom, which overlooks the backyard water feature and putting green (with chipping area!), and pergola covered sitting area. Lower deck features the large hot tub and grill area. Just to top it all off the home has a full service backup generator with buried propane tank.

Location: Site is located in the Dixieland historic district, and just a few blocks from downtown. Excellent exposure to S. Florida Avenue, yet feels like you are in your own little oasis. Missouri Avenue area features converted residences that are now utilized as small offices or live/work properties. Currently there is a small coffee shop being remodeled next door to this property. Very convenient to all areas of Lakeland.

Price \$299,000

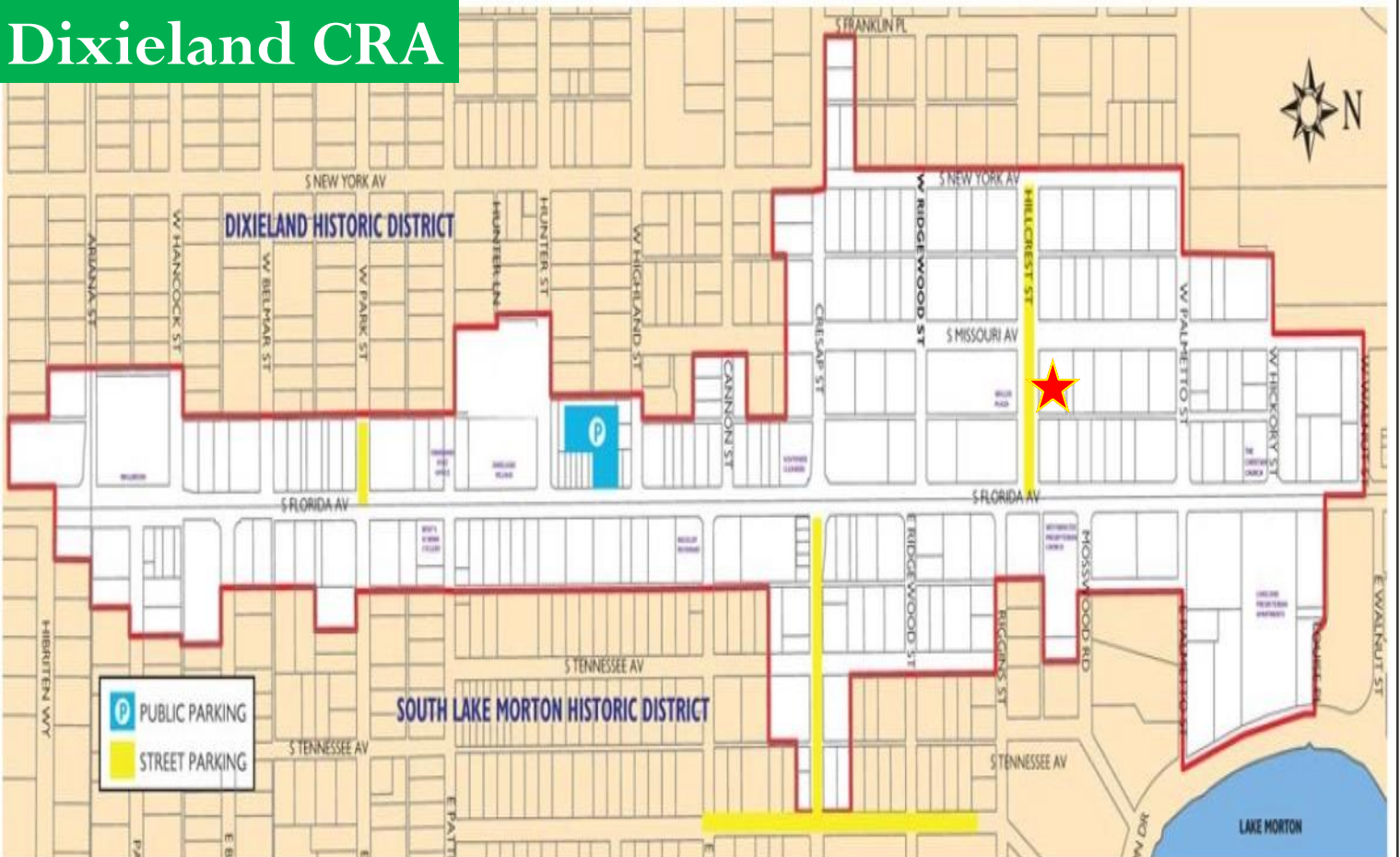


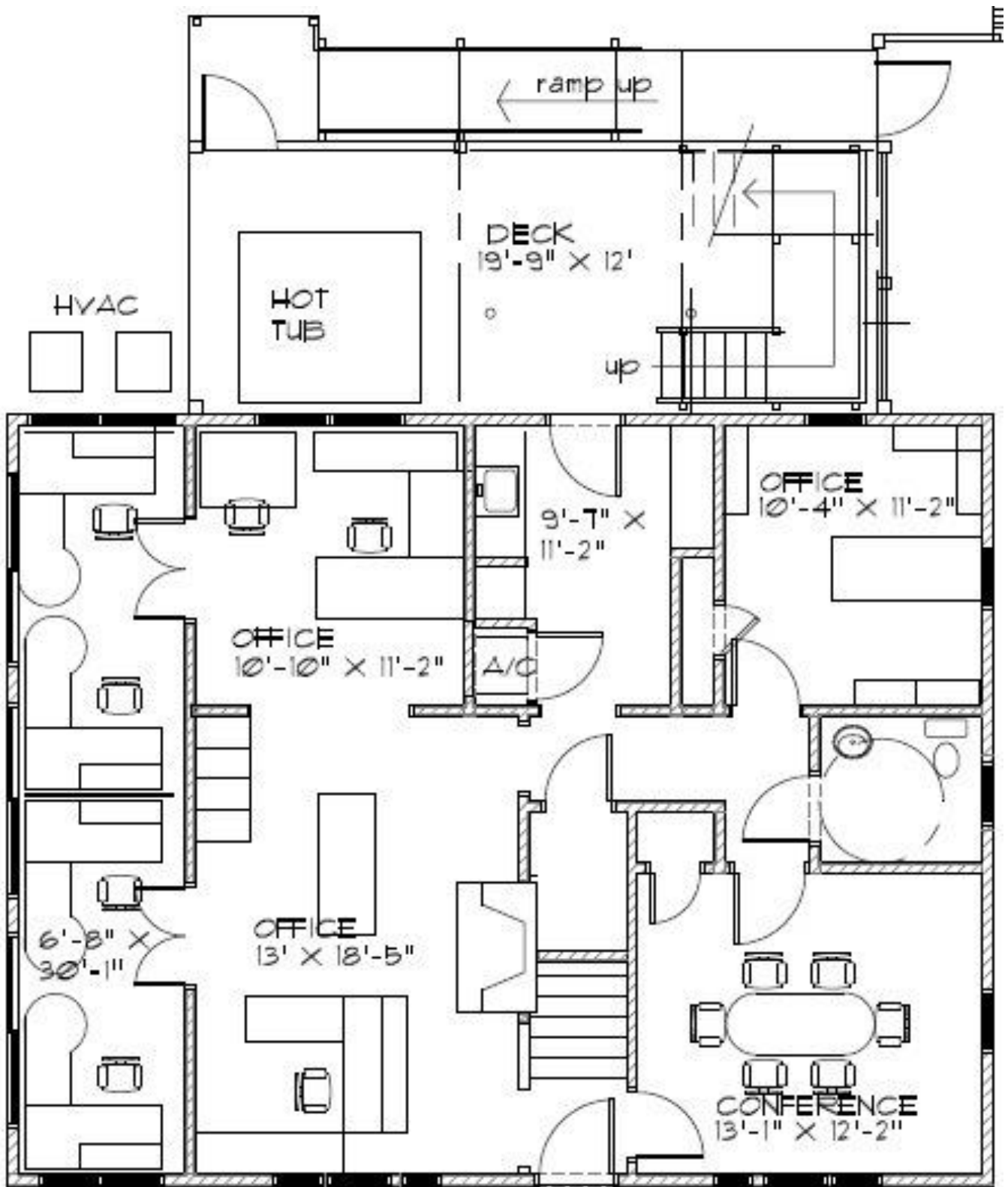
Demographics & Research

- Within a 100-mile radius reside 8.6 million people and a workforce of 3.4 million.
- Within the same 100-mile radius, Polk County has access to 500,000 students at three major research universities, numerous colleges, community colleges and technical schools.
- Polk County has emerged as a leading logistics center due to its central location in Florida and its 18 million residents. From this platform on Interstate 4, companies have easy access to Interstates 75 and 95 as well as US Highway 27, a major north-south route.
- Polk County's labor force of 276,000 persons is backed by a progressive workforce board and by numerous training programs, including Programmable Logic Control Maintenance Mechanics, Information Technology, Engineering and Logistics and Supply Chain Management.
- Polk County businesses operate between two of the best international airports in the world – Tampa and Orlando. Combined, these airports provide 1,145 non-stop daily flights to all major US markets and 22 international markets. Another advantage for companies is the nearby deep-water ports of Tampa, Manatee and Canaveral.
- CSX Railroad has announced plans to build an Integrated Logistics Center on 1,250 acres of industrial land in our county which will serve destinations throughout the United States.
- Major national and regional developers have purchased 5,000 acres of Industrial and Business Park Center properties in our community and have announced plans for the future construction of 25 million square feet of space.

Provided by: Central Florida Economic Development Council of Polk County

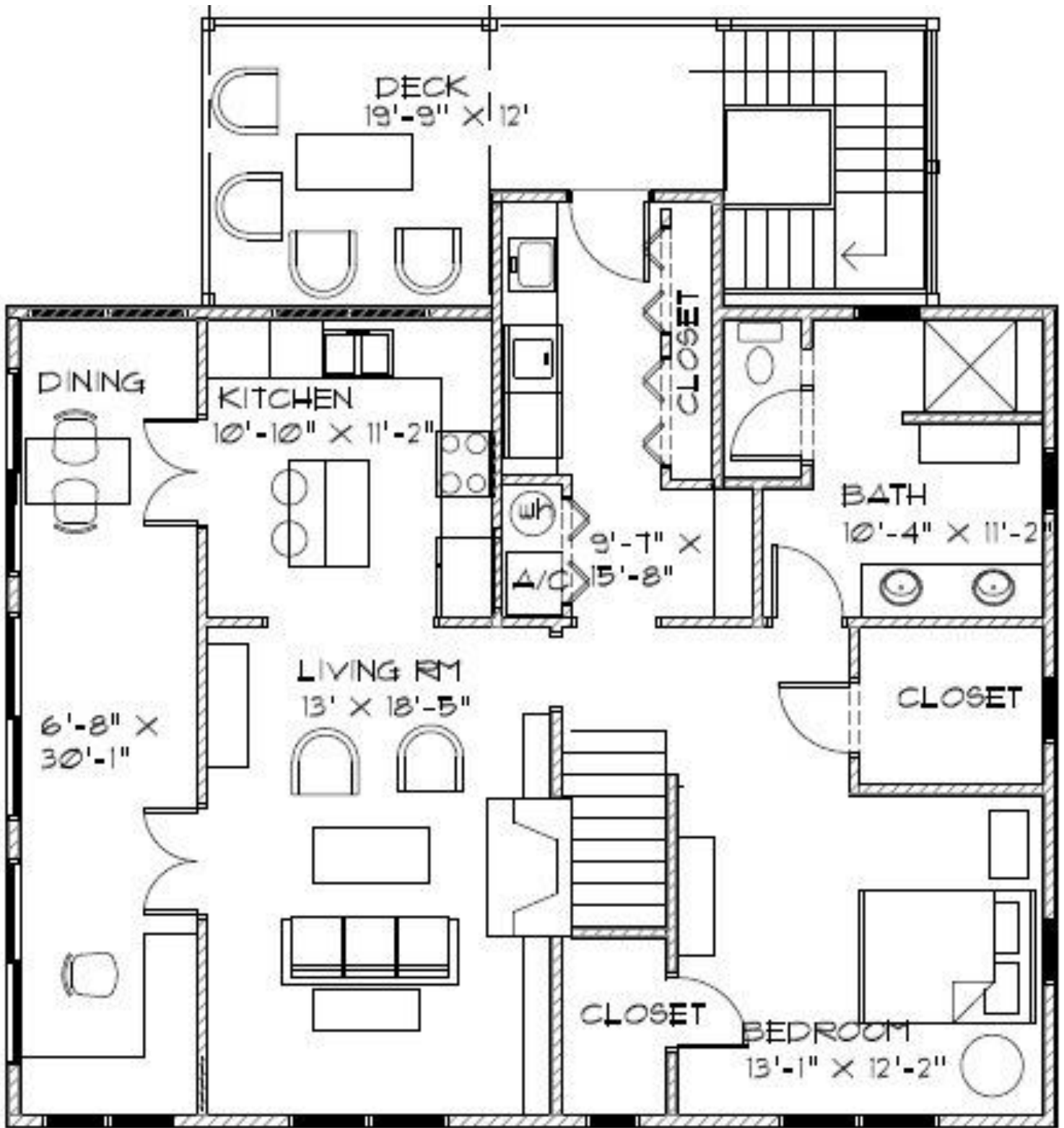
Dixieland CRA



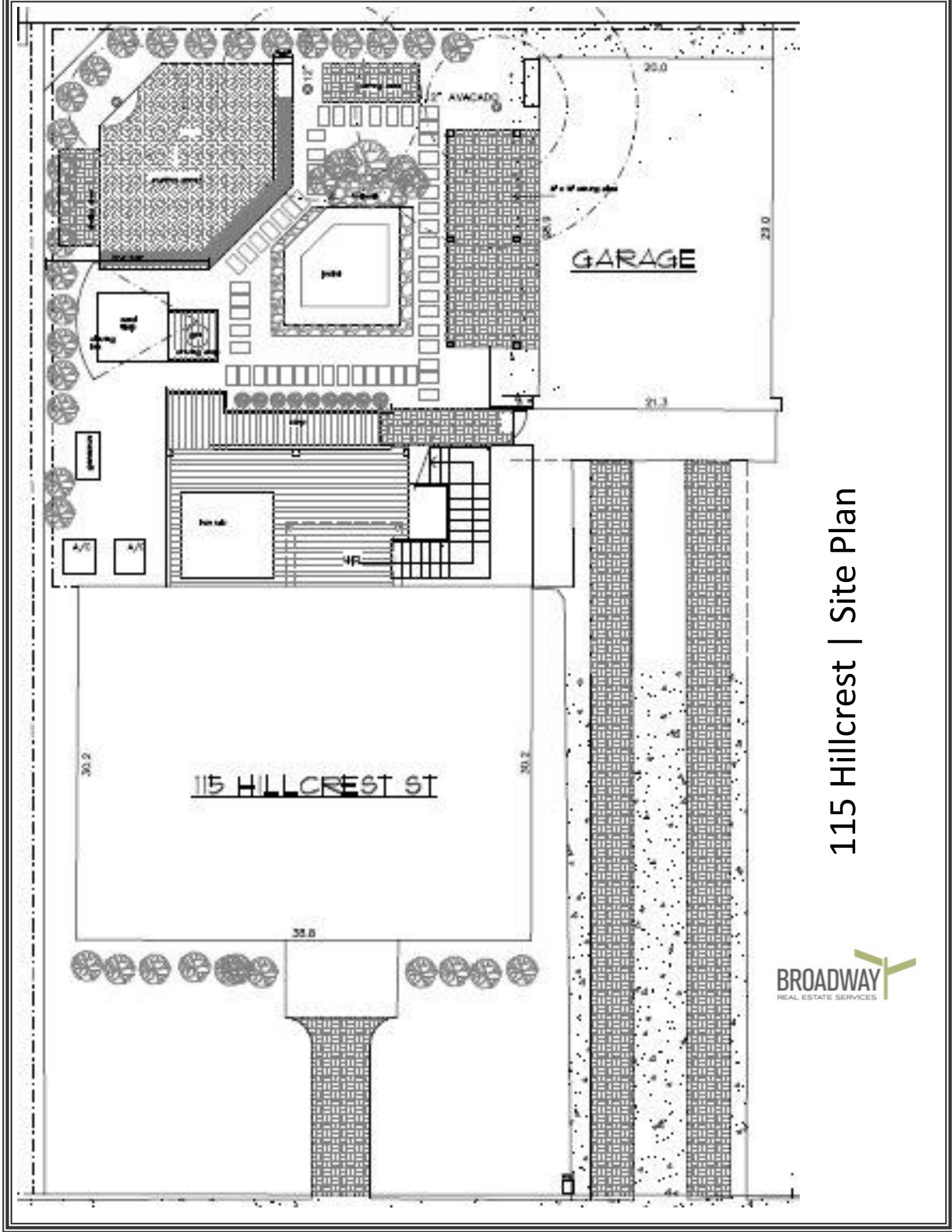


115 Hillcrest | 1st Floor





115 Hillcrest | 2nd Floor



115 Hillcrest | Site Plan