

# EAST MAIN STREET - DESIGN DISTRICT OFFICE

1212 Main St E, Lakeland, FL 33801



## E. Main Street

<b>SALE PRICE:</b>	\$299,000
<b>LOT SIZE:</b>	0.79 Acres
<b>BUILDING SIZE:</b>	3,673 SF
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Tampa / St. Pete
<b>SUB MARKET:</b>	Lakeland
<b>PARKING:</b>	Approx. 50 Spaces
<b>TRAFFIC COUNT:</b>	12,900 On Lk Parker Ave.

### PROPERTY OVERVIEW

The East Main District is on the fringe of the downtown core with all the urban amenities. The district is affordable, flexible, unique and ripe for infill development. The city desire to turn East Main District into a one-stop destination for artists, creatives, home décor and innovative entrepreneurs.

This 3,600 SF building offers open space in the center of the building with 4 private offices, conference room, large open space (currently set as 15 cubicles) bathroom, server room, kitchen/break room and storage. Ample parking outside with approximately 50 parking spaces, direct access from the road with sign frontage.

### PROPERTY FEATURES

- City incentives, part of the design district
- Frontage building with signage
- Minutes from Downtown Lakeland
- Central and easy access to major highways

**KW COMMERCIAL**  
218 E Pine Street  
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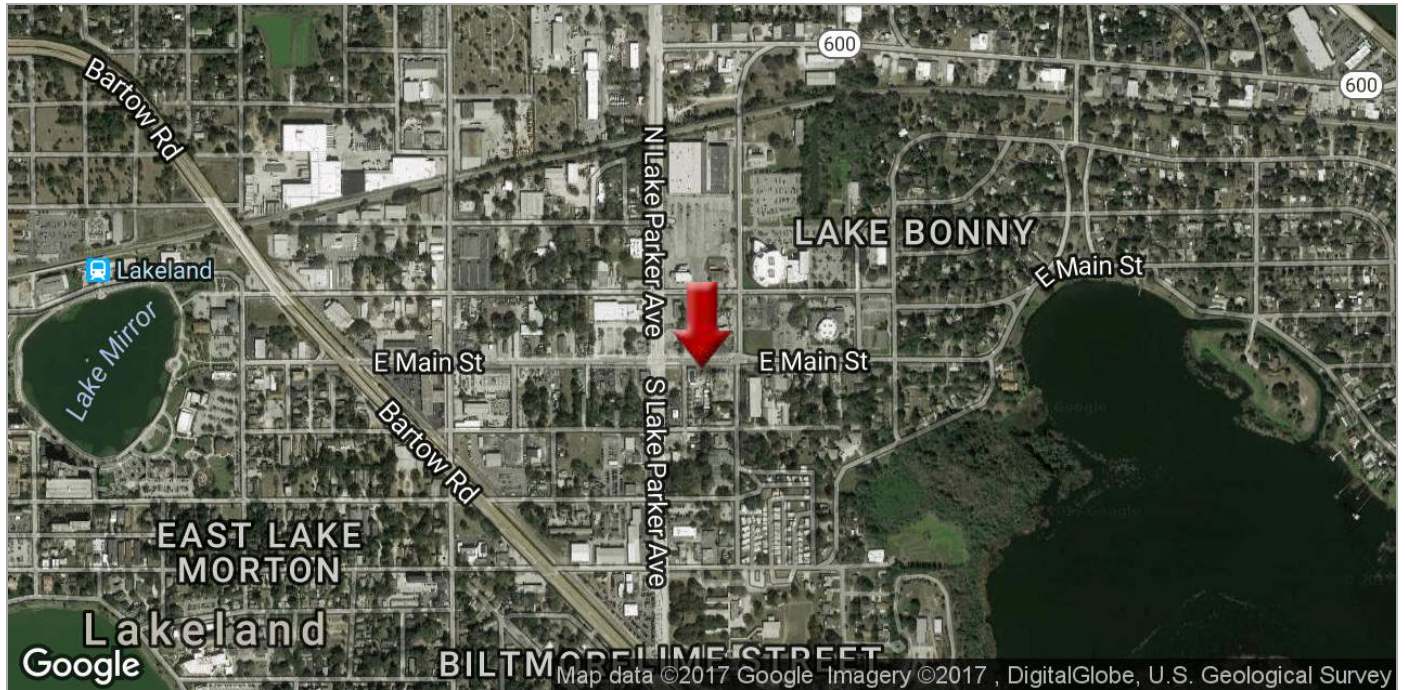
**ALEX DELANNOY**  
Sales Associate  
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alexdelannoy@kwcommercial.com

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The City of Lakeland and Community Redevelopment Agency offers grants and incentive in the area including design assistance , facade and site improvement, food related services, infrastructure improvements and job creation incentive, contact listing agent to discuss your project.

## LOCATION OVERVIEW

On Main Street East, just East of US Hwy 98 N with easy access to US Hwy 92. Near offices, school, religious facilities. The area is being improved with several major land purchases on this block for future development.

## NOTE:

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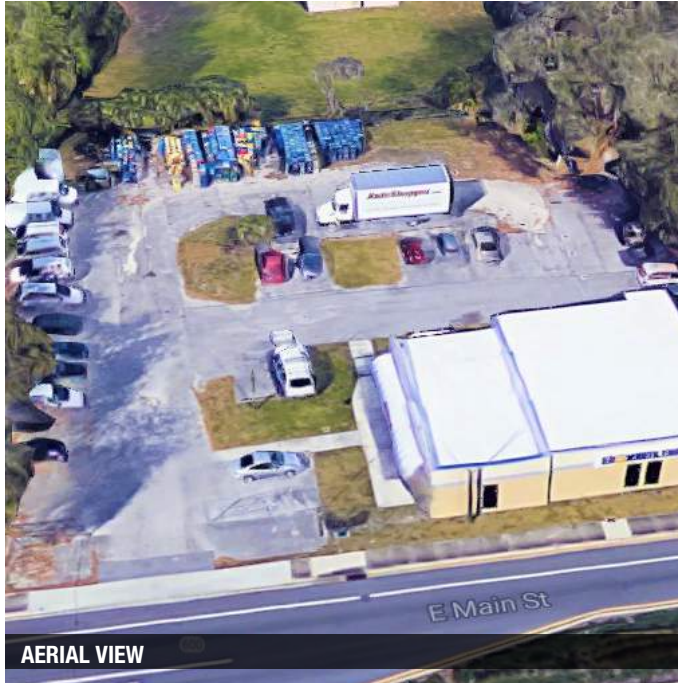
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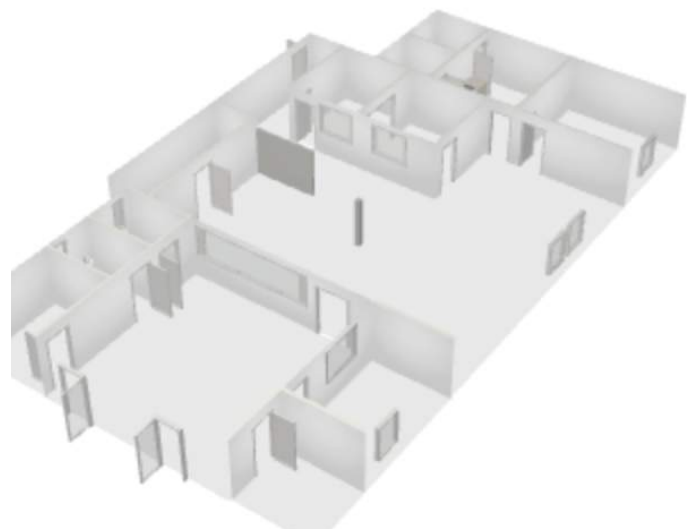
**AERIAL VIEW**



**VIEW FROM E. MAIN ST.**



**FRONT ENTRANCE**



**3D FLOOR PLAN - SEE BELOW DETAILED FLOOR PLAN**

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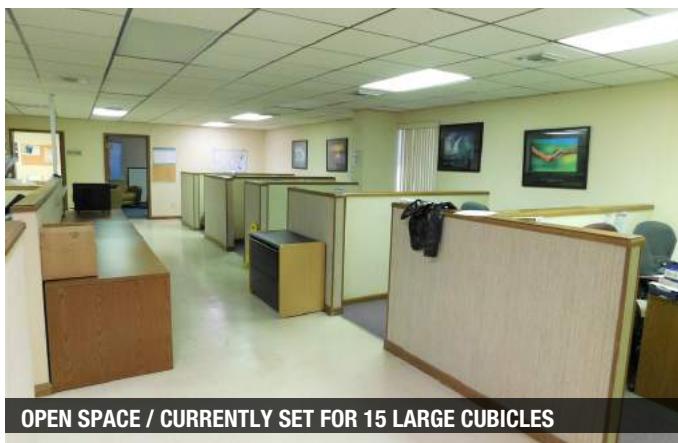
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RECEPTION / OPEN SPACE



OPEN SPACE / CURRENTLY SET FOR 15 LARGE CUBICLES



OPEN SPACE / CURRENTLY SET FOR 15 LARGE CUBICLES



OPEN SPACE / CURRENTLY SET FOR 15 LARGE CUBICLES



LARGE OFFICE / CONFERENCE ROOM



OFFICE 2 & 3

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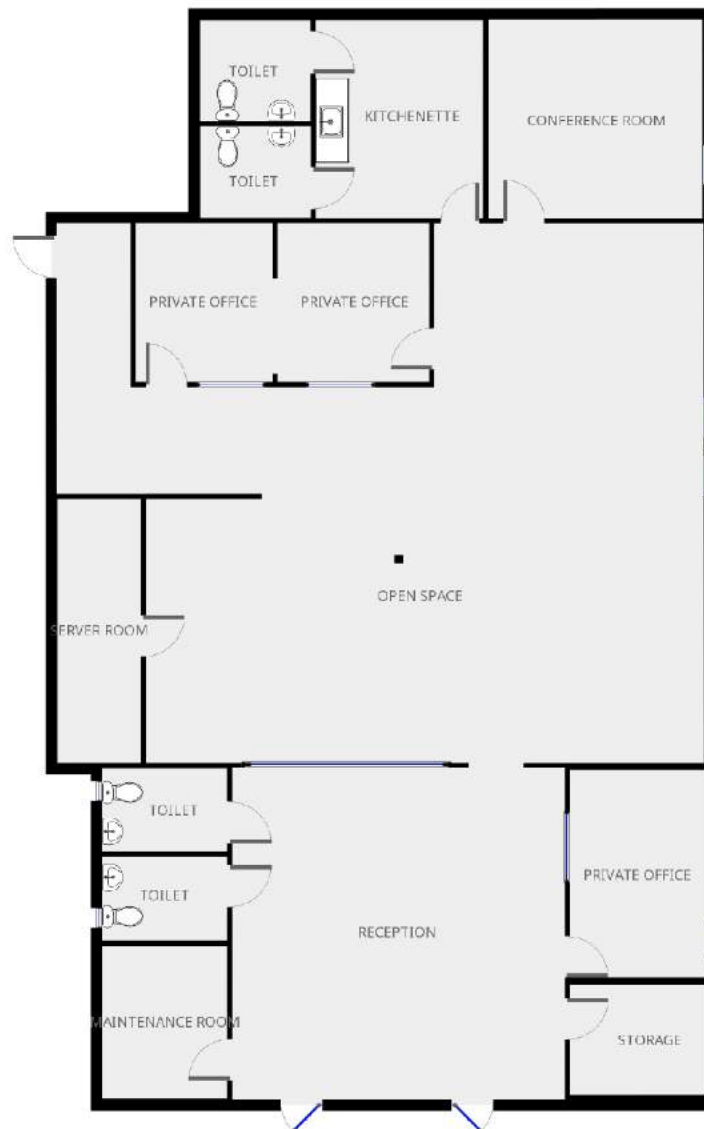
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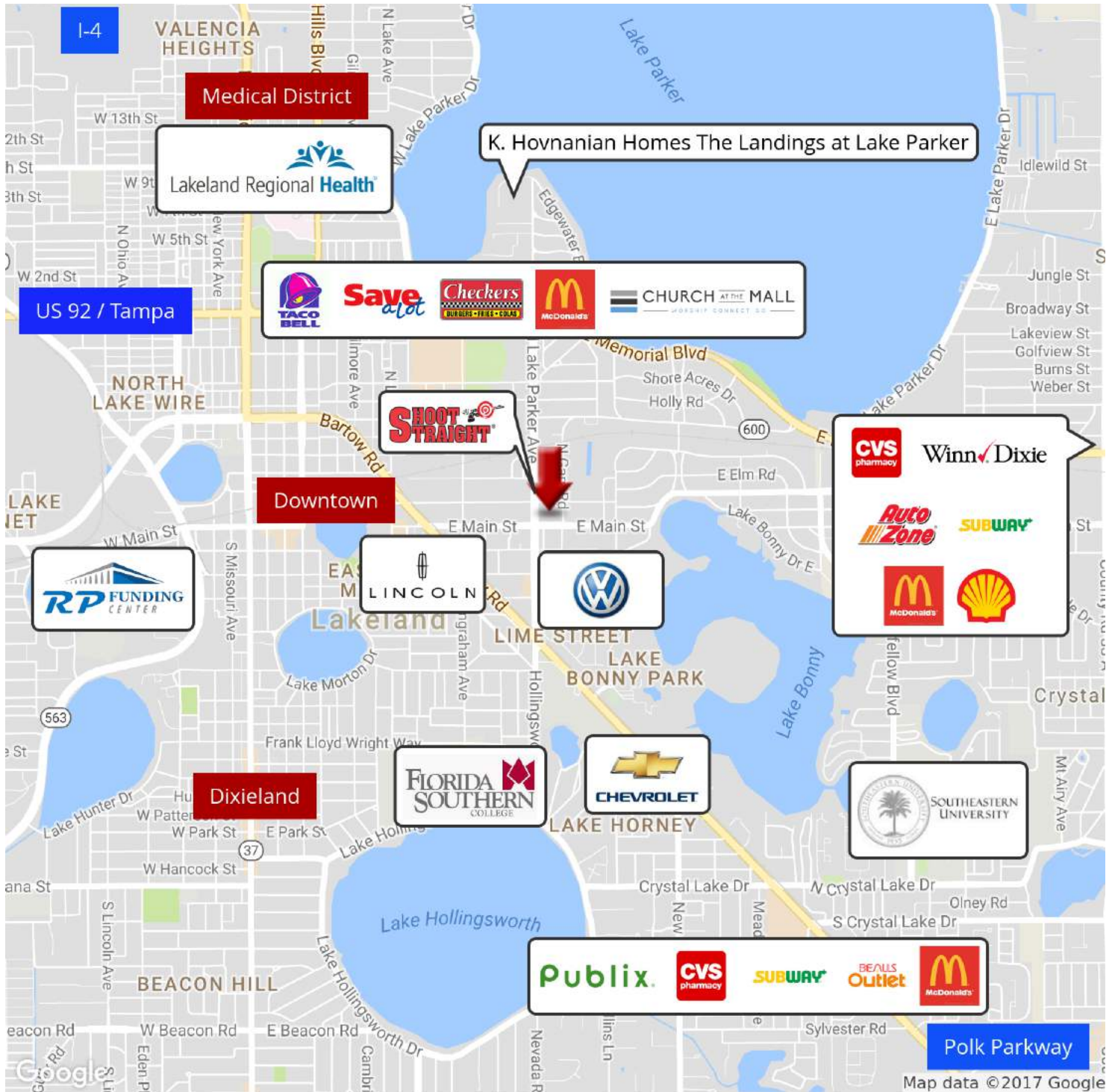
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,104	68,079	130,935
MEDIAN AGE	29.8	35.2	38.5
MEDIAN AGE (MALE)	27.3	33.1	36.3
MEDIAN AGE (FEMALE)	31.0	36.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,197	26,419	51,844
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$44,157	\$50,432	\$54,868
AVERAGE HOUSE VALUE	\$132,372	\$167,292	\$168,542
RACE	1 MILE	3 MILES	5 MILES
% WHITE	71.5%	66.6%	71.3%
% BLACK	18.4%	22.9%	18.9%
% ASIAN	0.8%	0.8%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	5.3%	7.0%	6.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.2%	14.9%	14.0%

\* Demographic data derived from 2010 US Census

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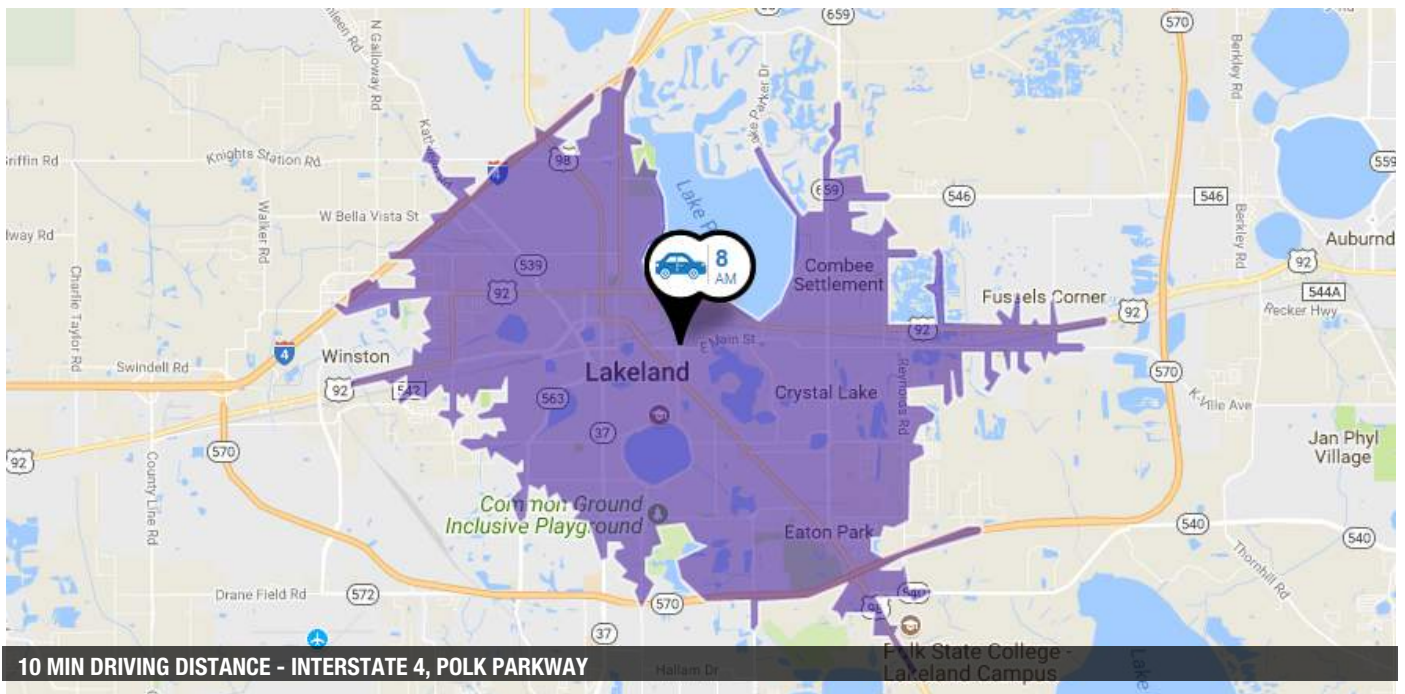
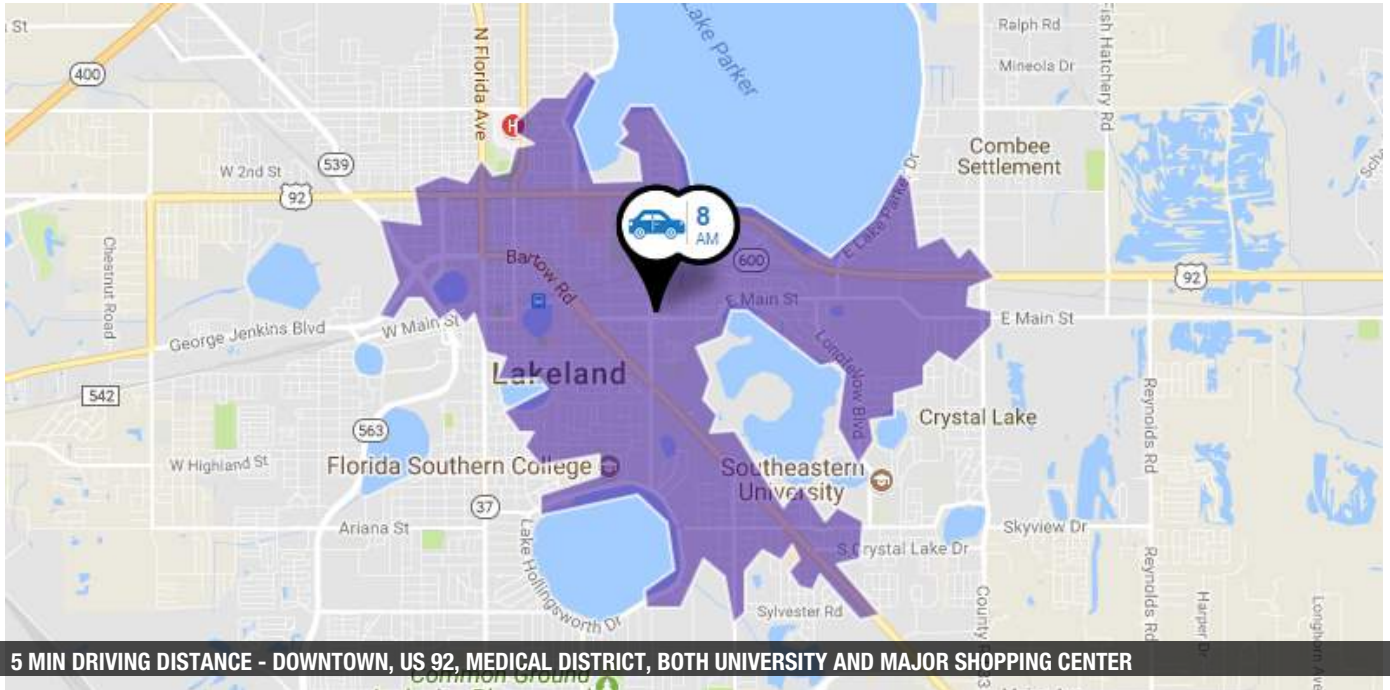
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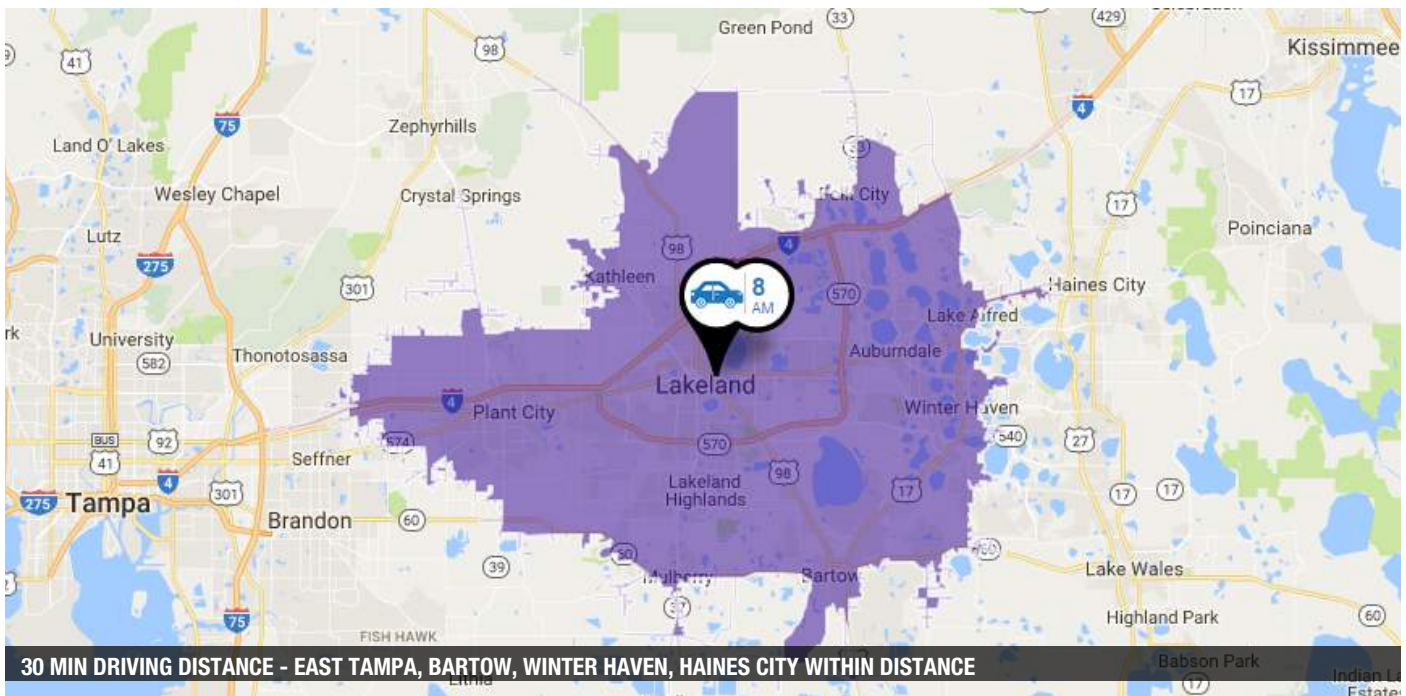
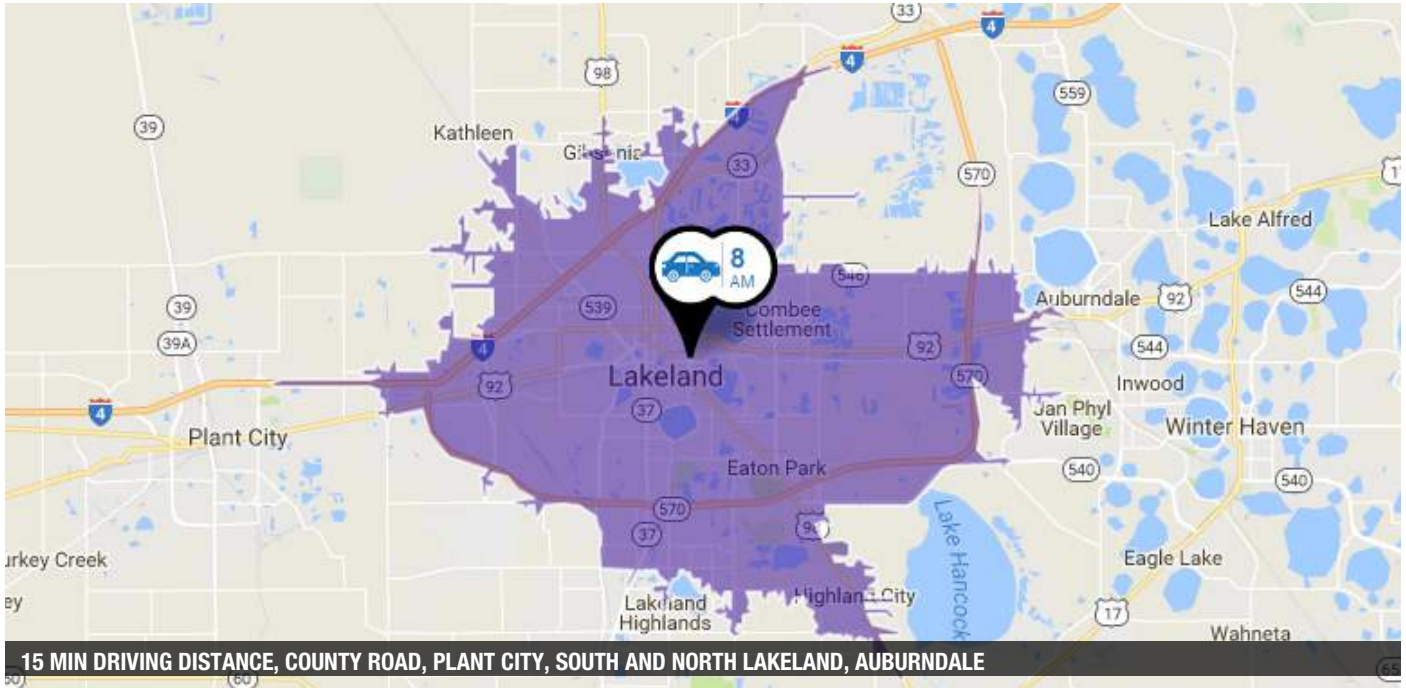
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