

# 229 TENNESSEE AVENUE

229 Tennessee Avenue, Lakeland, FL 33801



- C-7 ZONING
- MIXED USE
- 8,500 RSF  
OFFICE & RESIDENTIAL  
100% OCCUPIED
- COOL URBAN DESIGN
- REDEVELOPED IN 2005



## Jack Strollo, CCIM, CPM

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BK698301

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# PROPERTY DESCRIPTION

229 Tennessee Avenue  
229 Tennessee Avenue | Lakeland, FL 33801



## FOR SALE | Mixed Use | Office & Residential | CBD

**Property:** The Lofts on Tennessee is one of downtown Lakeland's few mixed-use properties. Downstairs features three office spaces with urban interior design elements including open ceilings, exposed air ducts, exposed brick wall features and glass storefronts; as well as a retail unit on Trader's Alley with the same features. Upstairs hold three walk up 1200+ sf apartments with open rafter ceilings, skylights, exposed duct, exposed brick wall features and chic open kitchens. Originally built in 1915 as a carriage house, the entire property was taken back to the just the exterior walls and rebuilt by architect, David Ruben and his partners in 2005. Property totals 8,712 sf gross with 8,478 sf rentable with Zoning is C-7. The residential units are always rented and the entire property is 100% occupied at present time. Excellent potential for an owner occupant who wants to be in the core area and own.

**Location:** This property is located in the heart of downtown Lakeland. The CBD offers the largest consolidated selection of restaurant and entertainment options anywhere in Lakeland; city parks, walking areas, and outside venues; city offices; banking; retail; and nightlife. Downtown is located just minutes from the Polk Parkway and I-4, allowing for very easy access to both Orlando and Tampa commuters. 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 other 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.

Sale Price - \$925,000

# PROPERTY PHOTOS

229 Tennessee Avenue  
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FOR SALE | Mixed Use  
Office & Residential | CBD



Office Entrance



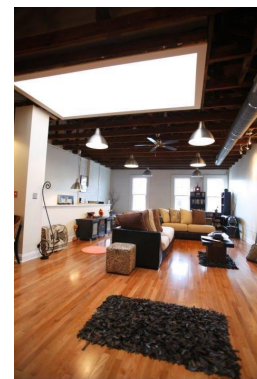
Building



Loft 207



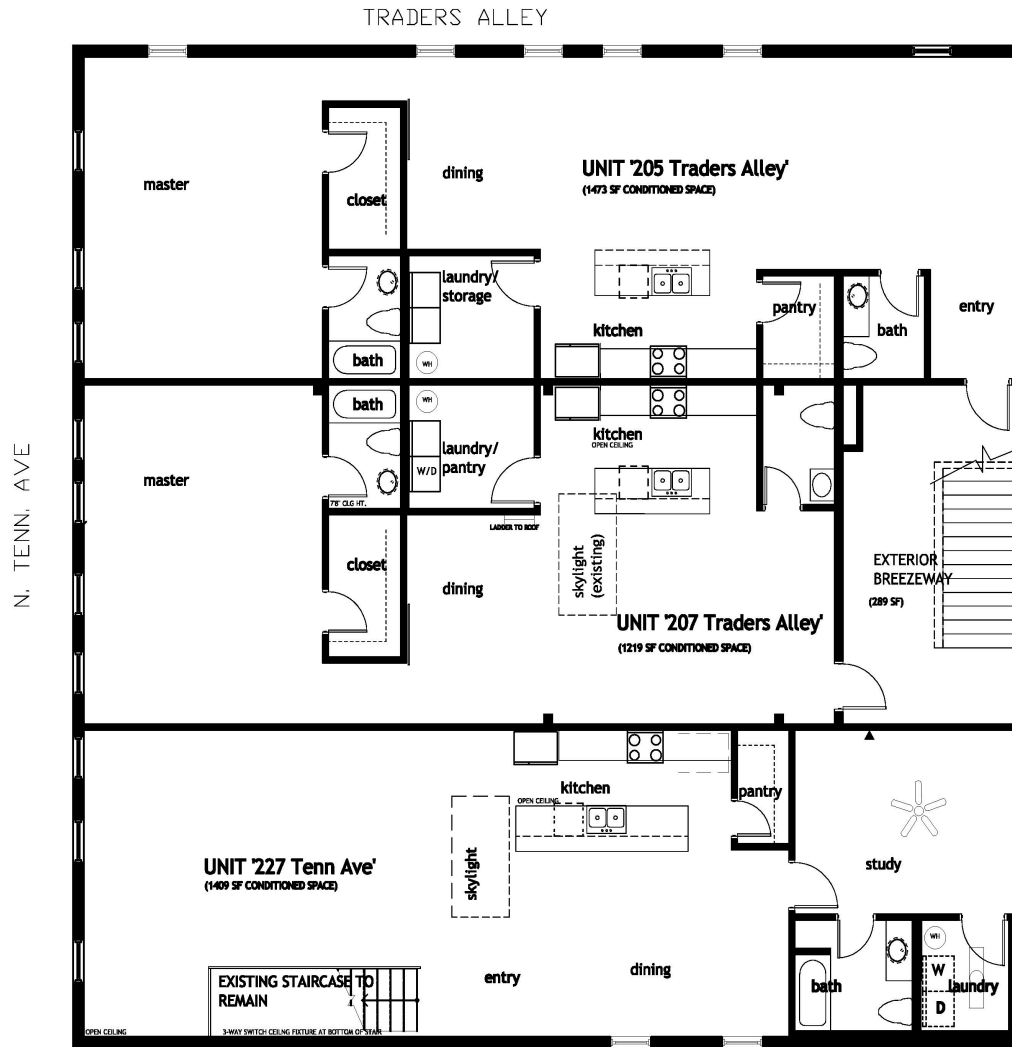
Center Loft Apartment



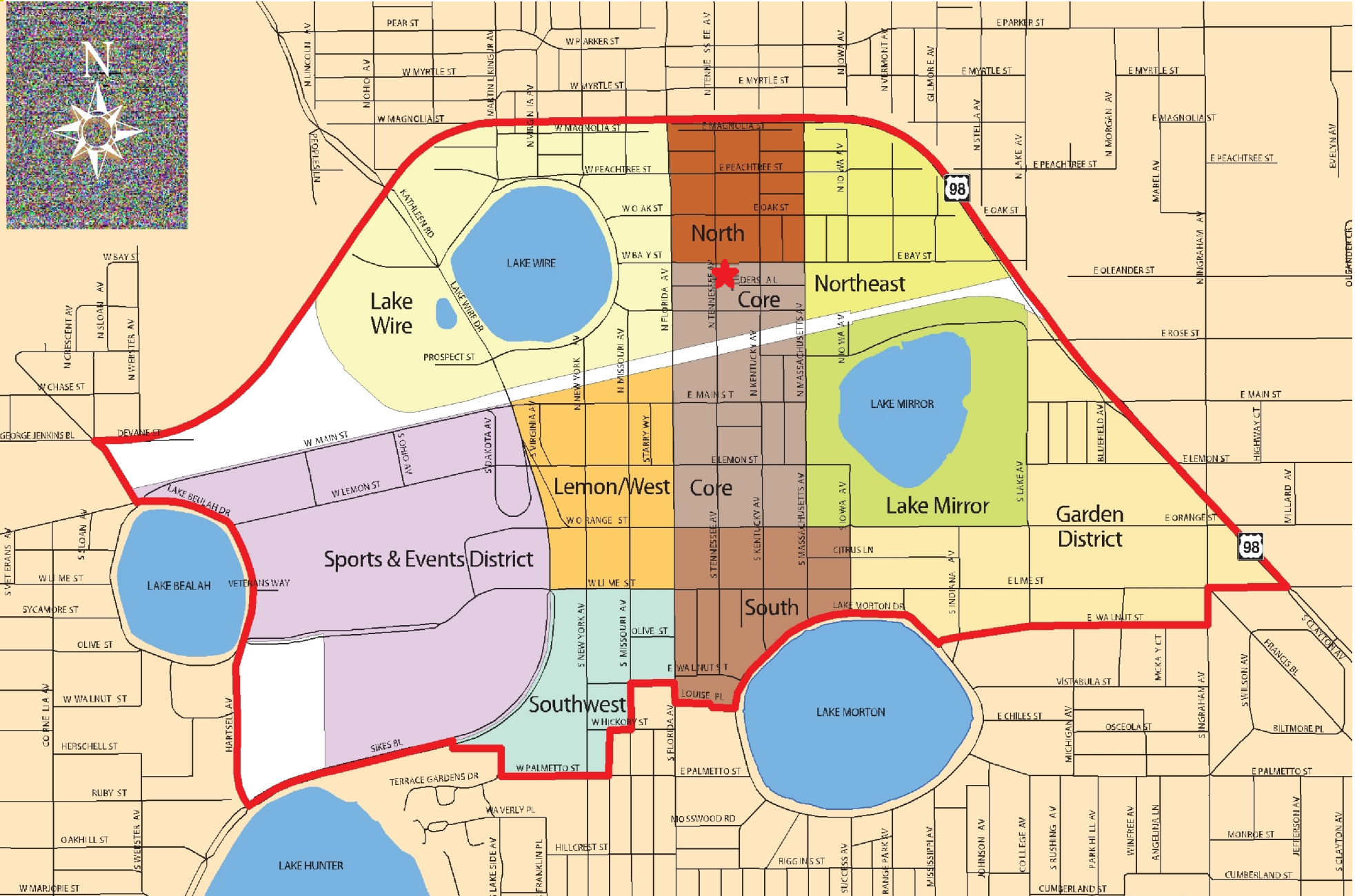
Loft 227



## First Floor Plan

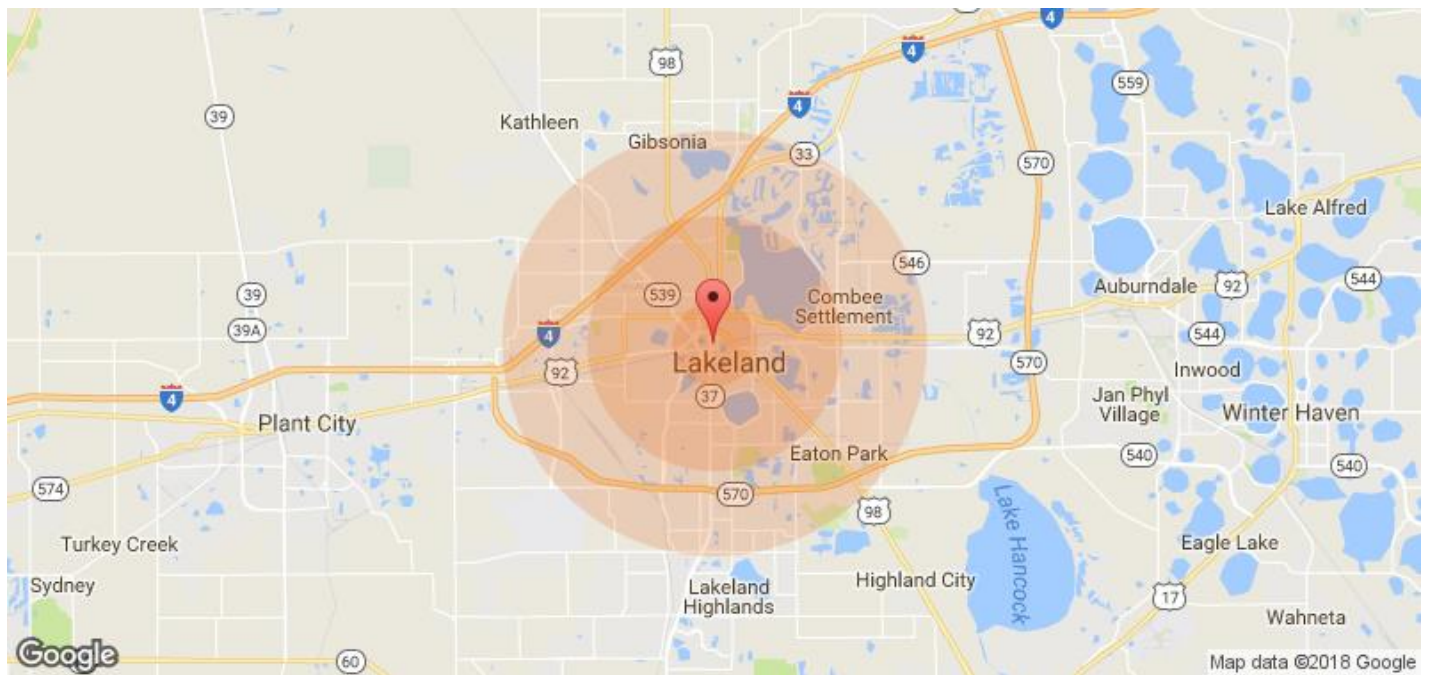


## Second Floor Plan



# DEMOGRAPHICS

229 Tennessee Avenue  
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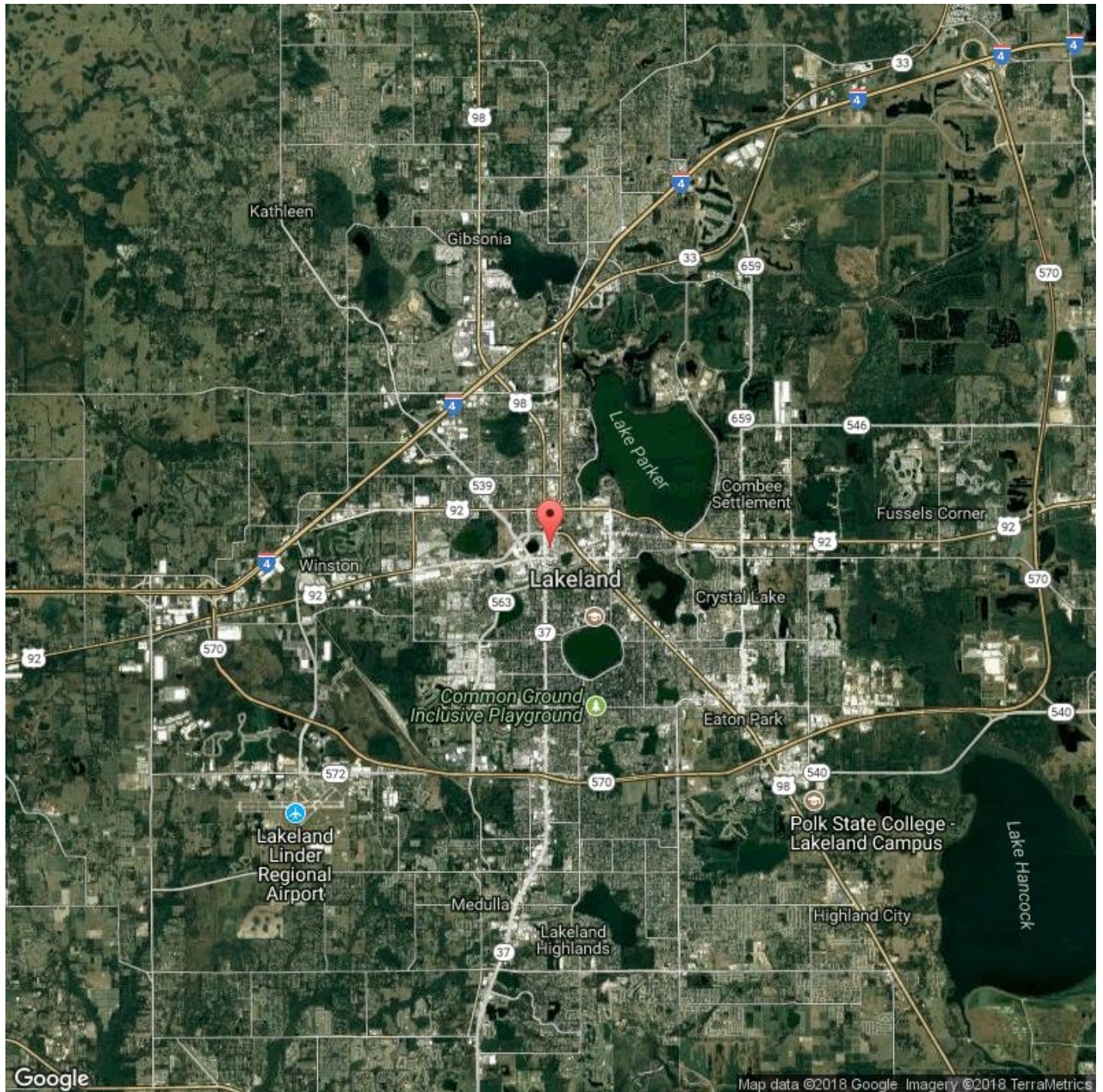


<b>Population Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Ages 0-4	722	4,840	8,398	Median Household Income	\$23,354	\$34,816	\$39,877
Ages 5-9	808	5,639	10,004	< \$10000	650	2,516	3,936
Ages 10-14	654	4,948	8,950	\$10000-\$14999	676	2,549	3,992
Ages 15-19	590	4,586	8,364	\$15000-\$19999	498	2,689	4,420
Ages 20-24	622	4,515	8,184	\$20000-\$24999	453	2,454	4,455
Ages 25-29	644	4,459	8,046	\$25000-\$29999	206	2,121	3,825
Ages 30-34	676	4,421	7,922	\$30000-\$34999	211	1,991	3,388
Ages 35-39	662	4,324	7,753	\$35000-\$39999	180	1,643	3,057
Ages 40-44	673	4,246	7,733	\$40000-\$44999	237	1,421	3,075
Ages 45-49	667	4,219	7,825	\$45000-\$49999	101	1,236	2,597
Ages 50-54	653	4,082	7,702	\$50000-\$60000	378	2,460	4,757
Ages 55-59	593	3,802	7,407	\$60000-\$74000	262	2,624	5,691
Ages 60-64	484	3,410	6,879	\$75000-\$99999	305	2,210	5,042
Ages 65-69	395	3,041	6,318	\$100000-\$124999	74	941	2,546
Ages 70-74	288	2,620	5,697	\$125000-\$149999	18	348	1,101
Ages 75-79	221	2,310	5,105	\$150000-\$199999	36	303	853
Ages 80-84	163	1,984	4,324	> \$200000	N/A	460	1,114
<b>Race Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Characteristic Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	
Non Hispanic White	4,875	45,847	97,328	Housing Units	5,746	35,481	
Population Black	4,550	20,269	26,729	Occupied Housing Units	4,626	29,645	
Population Am In/AK Nat	3	34	88	Owner Occupied Housing Units	1,329	15,509	
				Renter Occupied Housing Units	3,297	14,136	
				Vacant Housing Units	1,120	5,836	



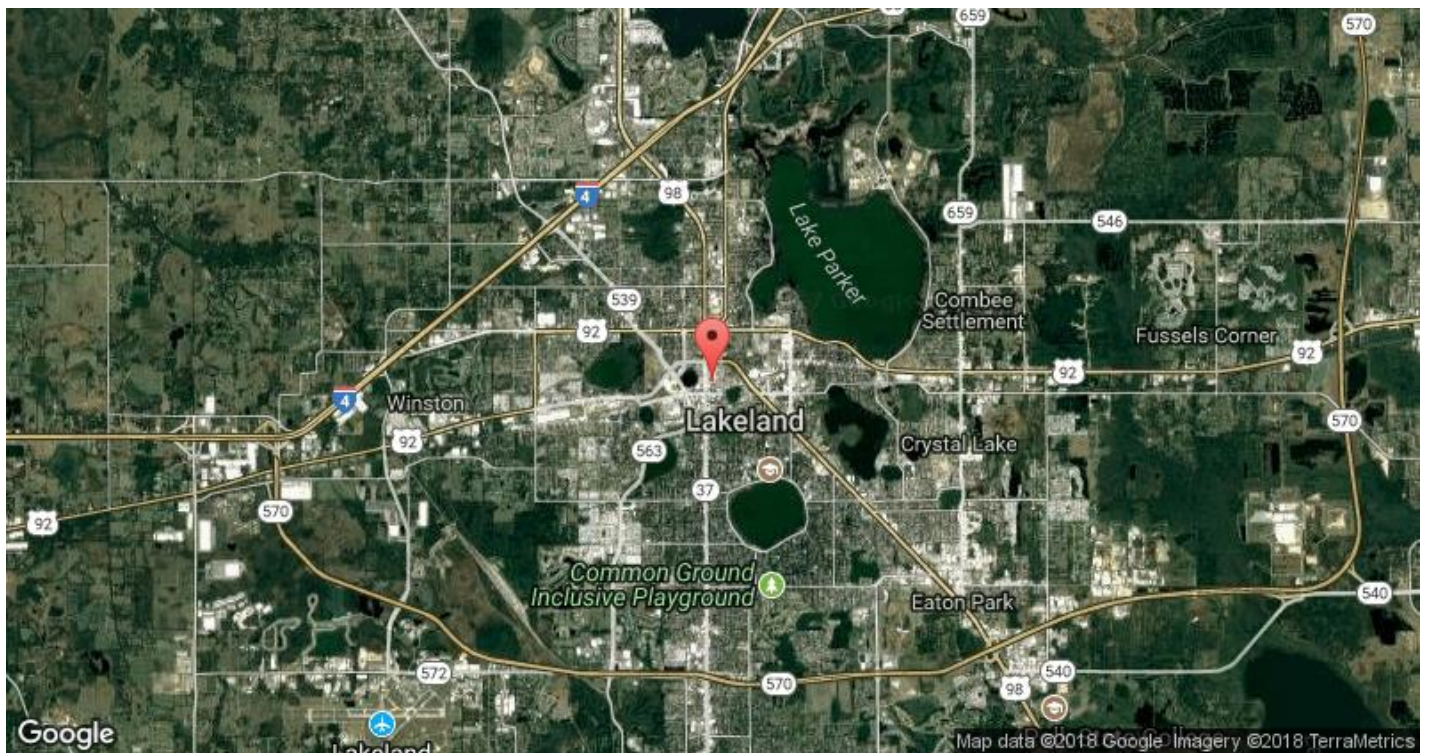
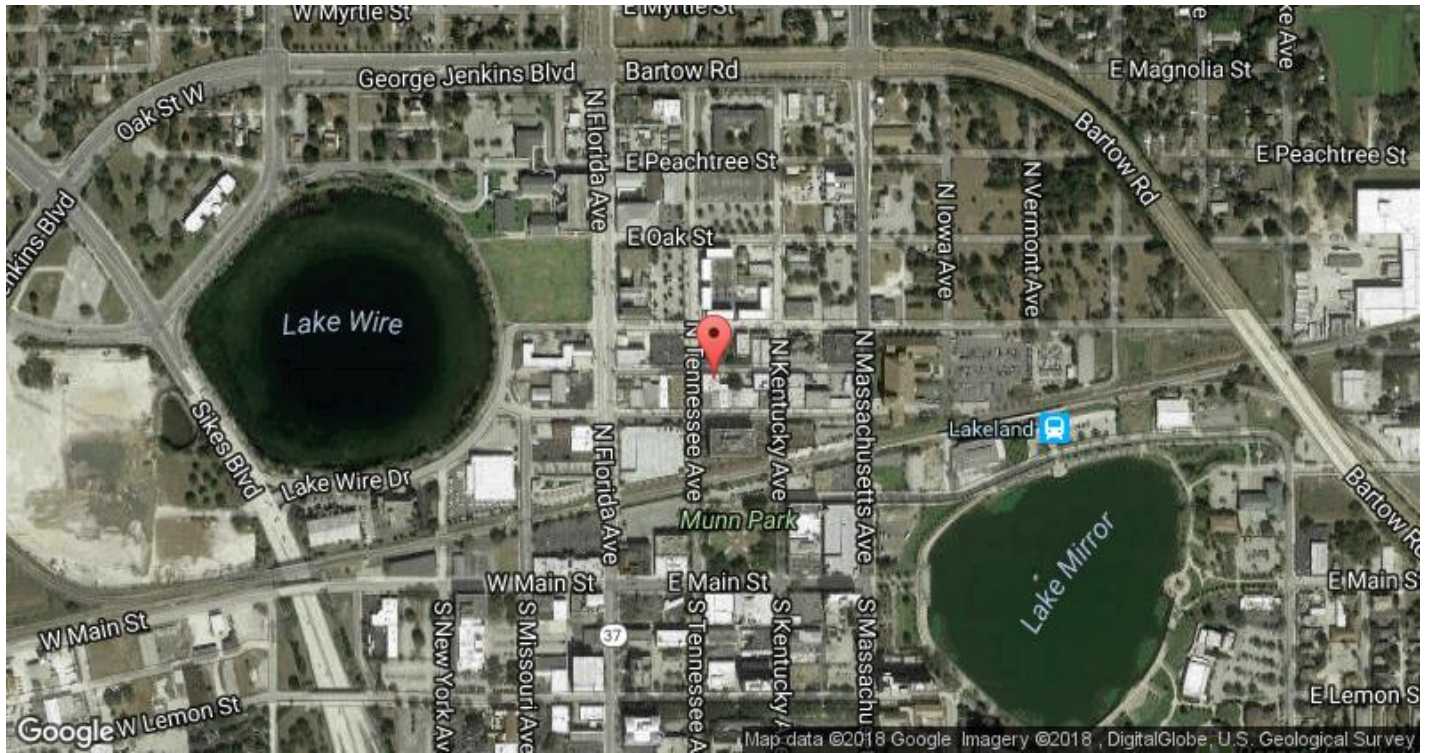
# REGIONAL MAP

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# LOCATION MAP

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# AERIAL MAP

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