

RETAIL FOR SALE

AUTO DEALERSHIP IN CENTRAL LAKELAND

1230 E Main St, Lakeland, FL 33801



OFFERING SUMMARY

SALE PRICE:	\$279,000
LOT SIZE:	1.07 Acres
YEAR BUILT:	1971
BUILDING SIZE:	1,572 SF
RENOVATED:	2014
ZONING:	Commercial - C2
MARKET:	Tampa/St Petersburg
SUBMARKET:	Lakeland-Winter Haven, FL
TRAFFIC COUNT:	7,300 on E Main St

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 1,572 SF building have a reception area, 7 offices, 2 bathrooms, kitchen/break room and storage space. Ample parking outside with approximately 100+ parking spaces, direct access from the road with corner sign frontage. The property sits on 1.07 acre with 2 lots, main access from N Gary Rd. Current zoning is Commercial C-2 which allow uses including retail, offices, auto related business, restaurant, church, parking and more. Move-in ready for auto sales and/or repair or could be redeveloped.

PROPERTY HIGHLIGHTS

- City CRA incentives, part of the design district
- City impact fees WAIVED for new construction
- Over 1 acre of corner lot with signage
- Move-in ready for sale/repair auto business
- Minutes from Downtown Lakeland, easy access to highways

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

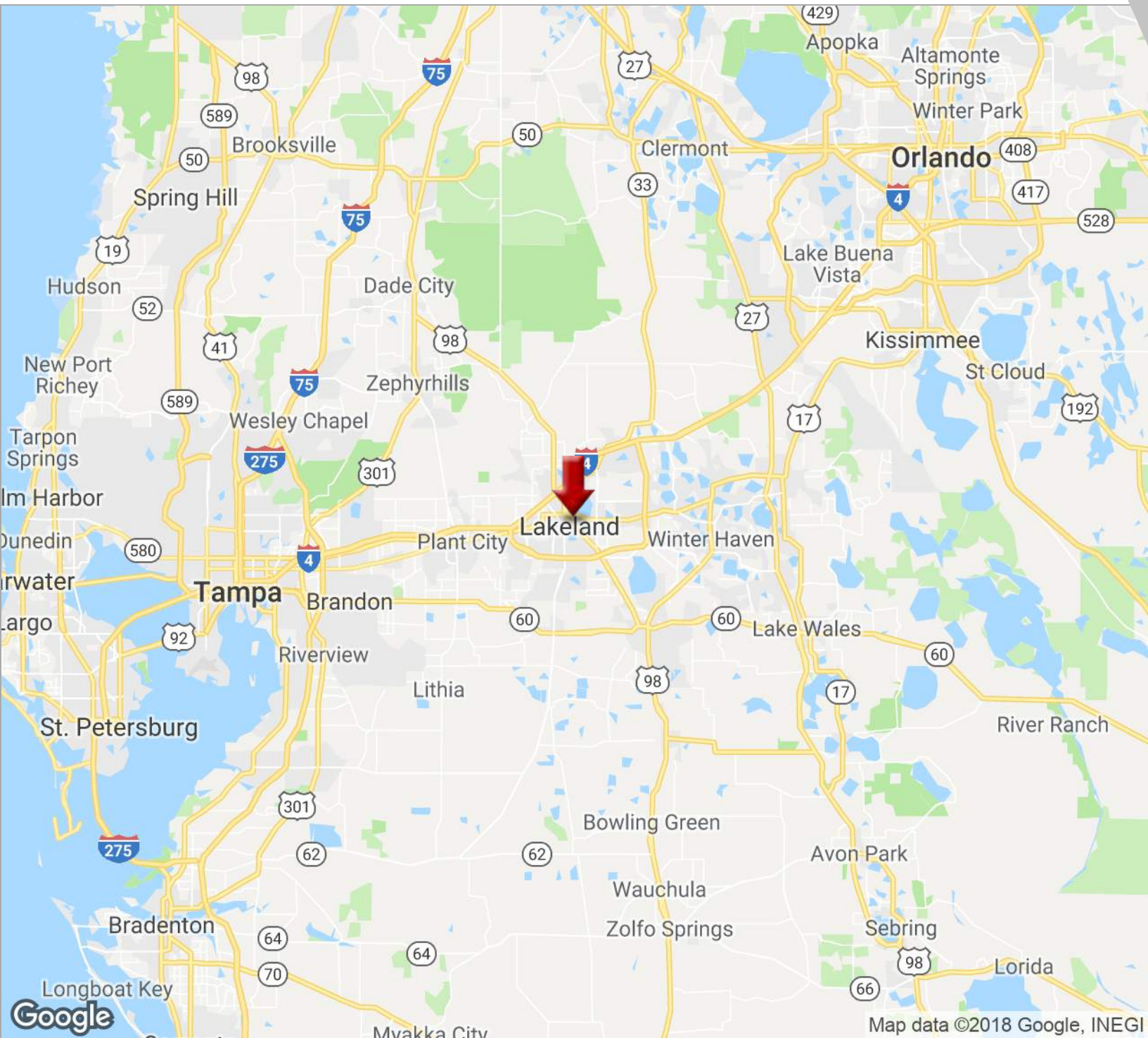
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REGIONAL MAP

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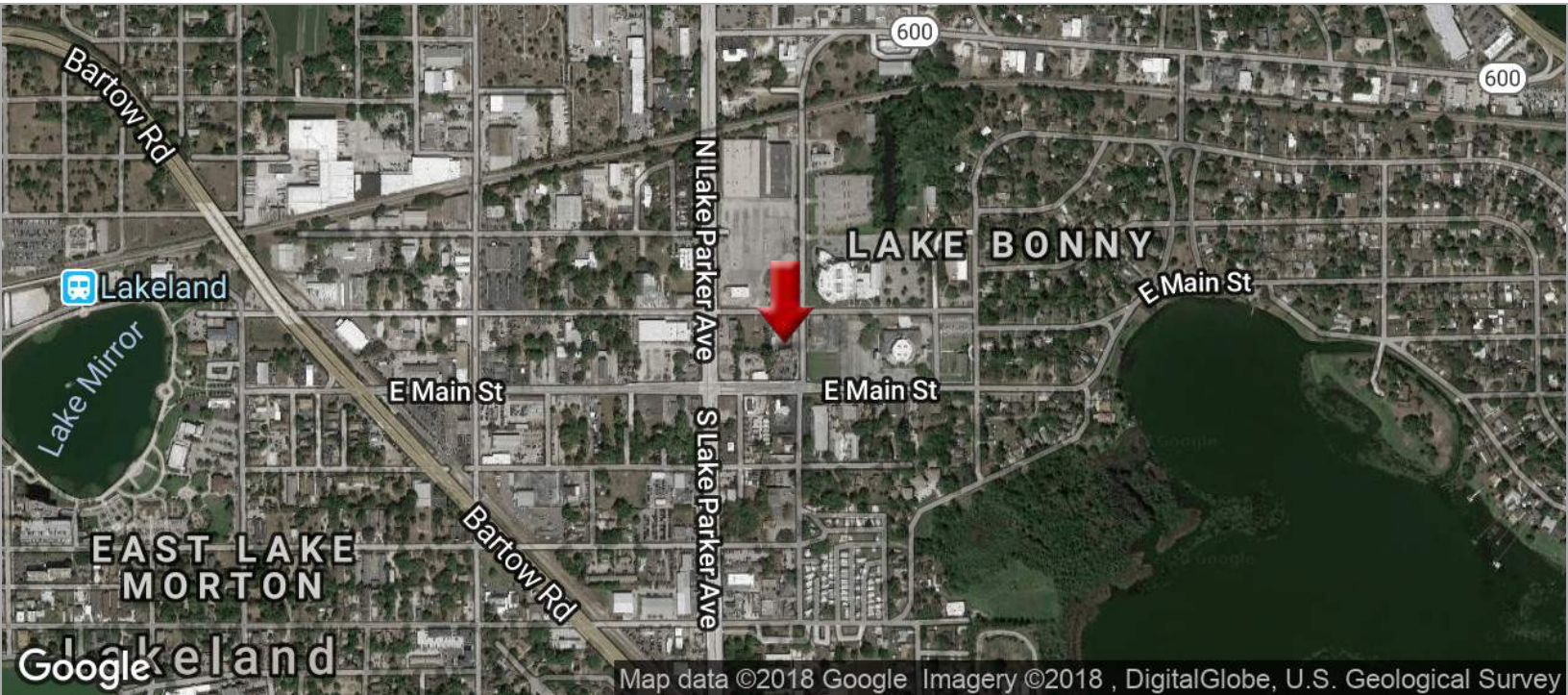
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LOCATION MAPS

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INVEST IN A GROWING AREA

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland’s economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail. Lakeland has received the distinction of being on Money Magazine’s “Best Place to Live in America” list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

LAKELAND CRA

CRA projects must serve a public purpose and must address concerns raised in the adopted redevelopment plans for each area. Possible CRA programs include street and streetscape improvements, park improvements, development of infill housing, recruitment of new businesses and partnership with job-training and placement services. Please visit www.ldda.org and www.lakelandcra.net for additional information

MIDTOWN (IN BLUE, SEE SIDE MAP)

Midtown, the largest of the three CRA Districts, spans from the intown bypass to Interstate-4. The area is anchored by the Medical District, Joker Marchant Stadium and the newly redeveloped Mass Market. This district includes 10 active and engaged registered residential neighborhoods.

COMMERCIAL CORRIDORS, FACADE & SITE, JOB CREATION INCENTIVES AND MORE

This improvement program is a \$75,000 dollar-for-dollar matching grant that can be used towards any exterior architectural improvements to the street-side facade and eligible site improvements including Signs, Awnings/ Canopies, Facades, Walls, Fencing, Landscape & Architectural Fees. Up to \$5,000 for each newly created job. Up to \$15,000 for food-related services.



Lakeland CRA Areas

Community Redevelopment Agency

- Dixieland CRA
- Downtown CRA
- Midtown CRA

Lakeland CRA Core Improvement Area

Core Improvement Area

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ZONING & FUTURE LAND USE

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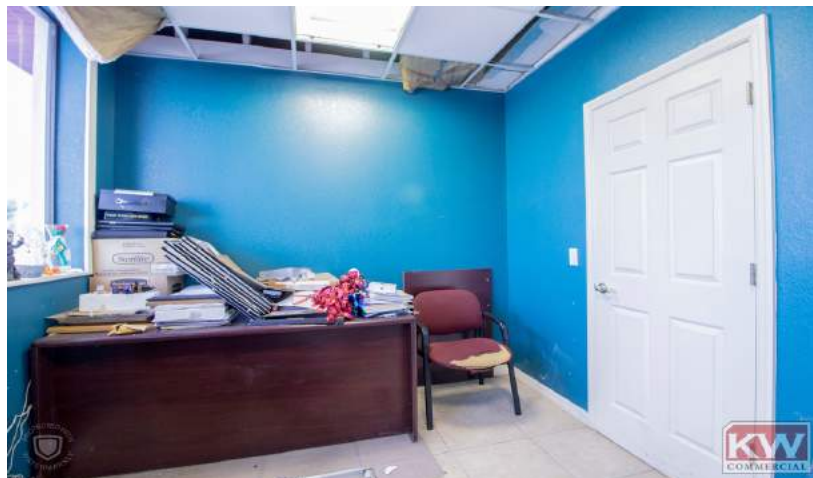
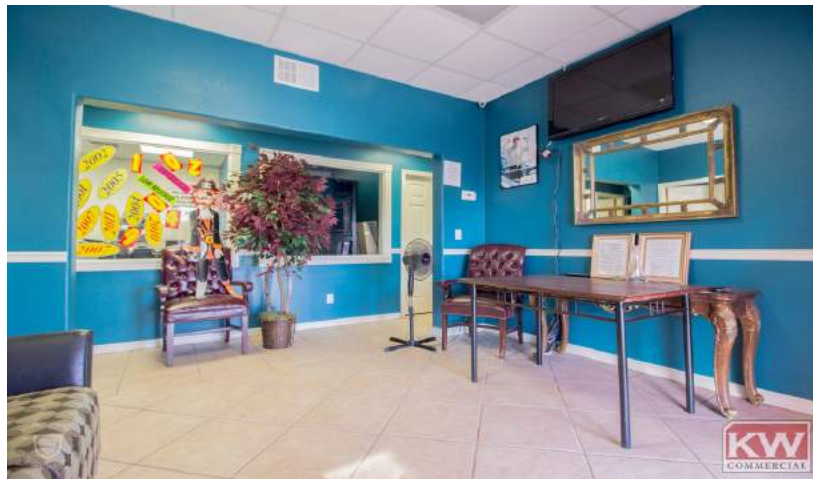
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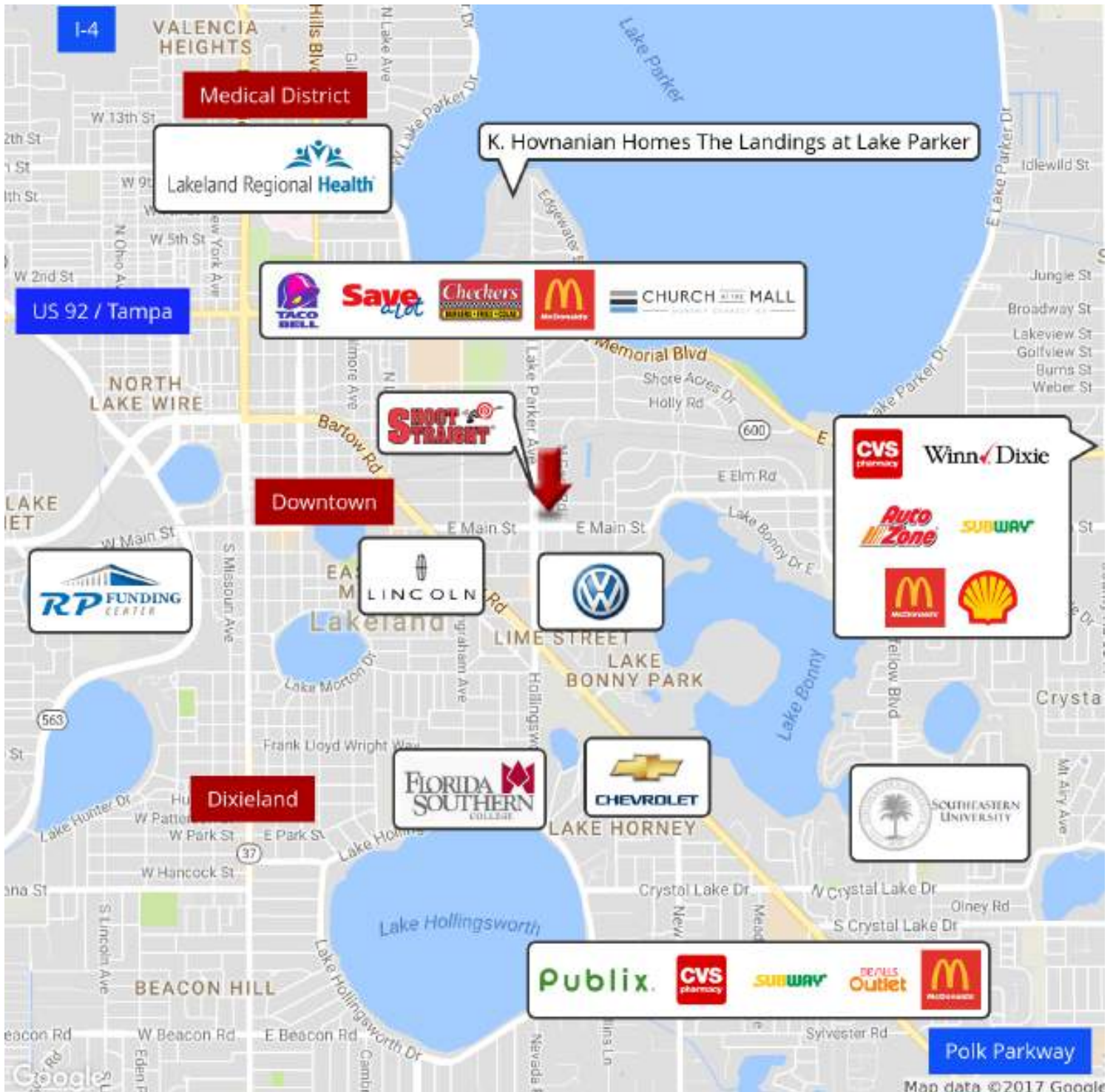
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RETAILER MAP

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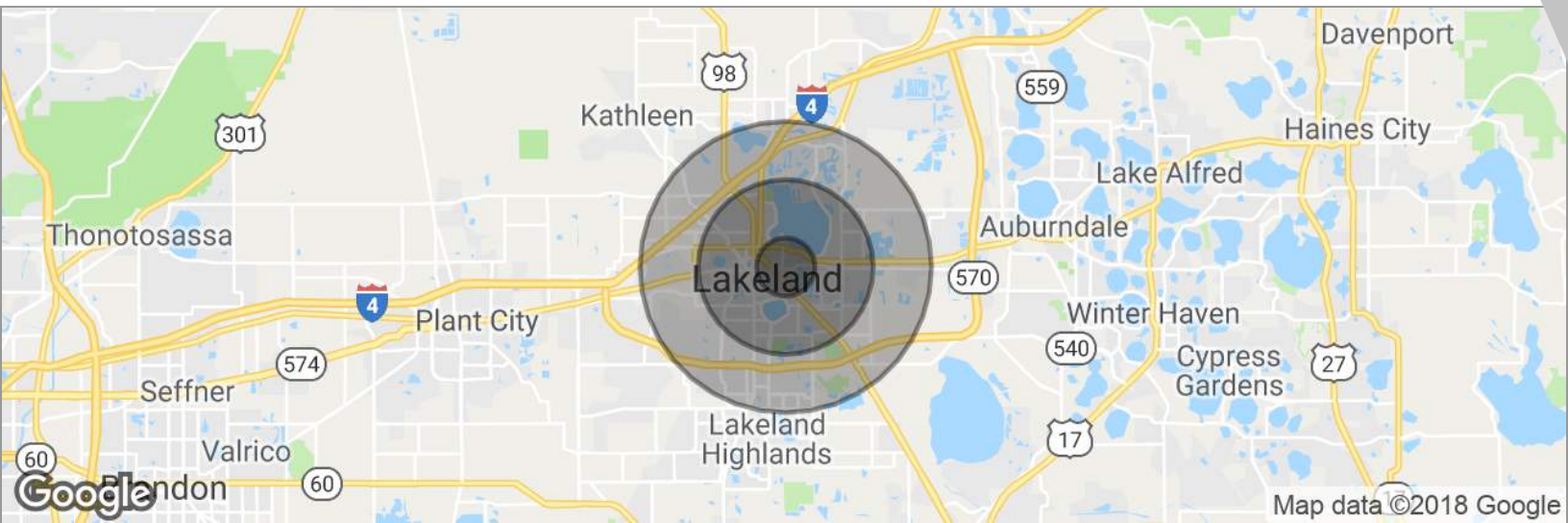
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,870	67,937	130,542
Median age	29.8	35.2	38.5
Median age (male)	27.3	33.2	36.3
Median age (Female)	31.1	36.3	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,083	26,385	51,691
# of persons per HH	2.6	2.6	2.5
Average HH income	\$44,330	\$50,521	\$54,778
Average house value	\$130,718	\$166,170	\$169,095
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.3%	15.0%	14.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	71.6%	66.6%	71.3%
Black	18.2%	22.8%	18.9%
Asian	0.8%	0.8%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.3%
Other	5.5%	7.1%	6.0%

* Demographic data derived from 2010 US Census

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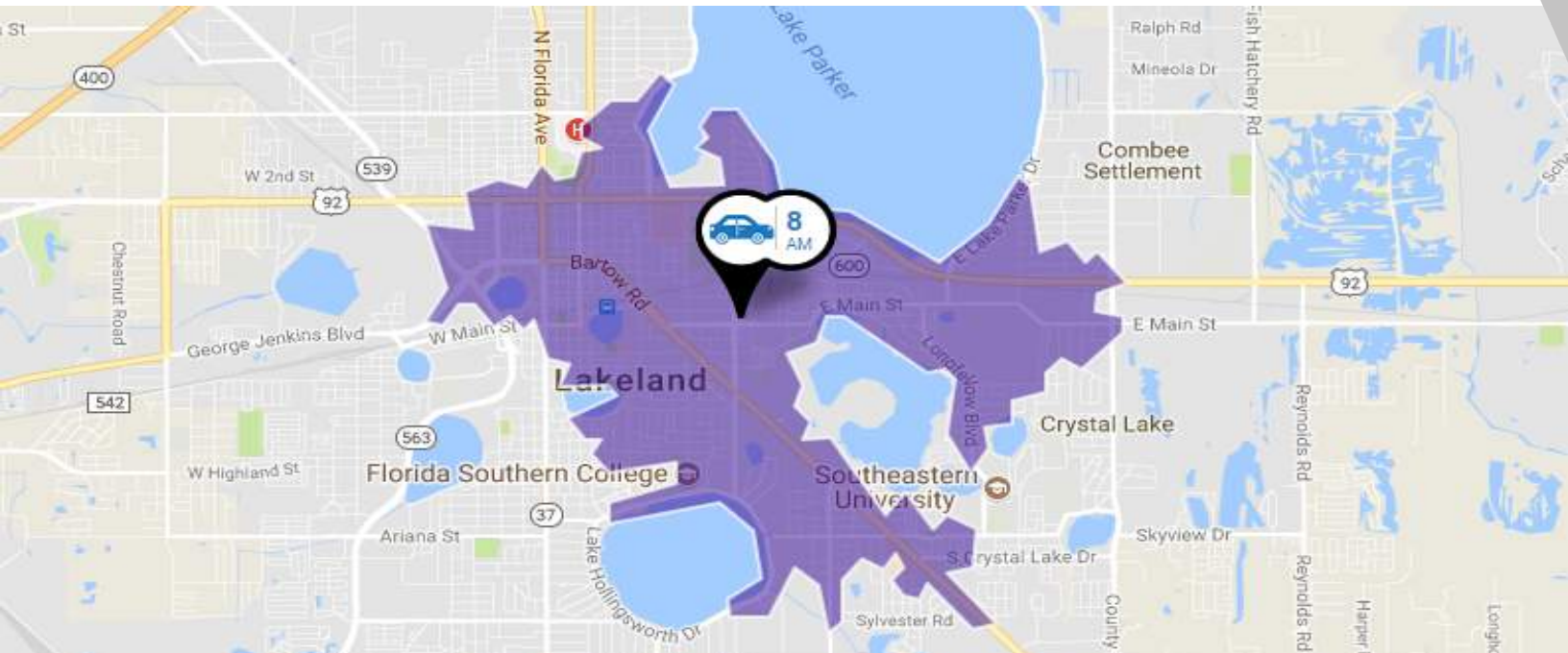
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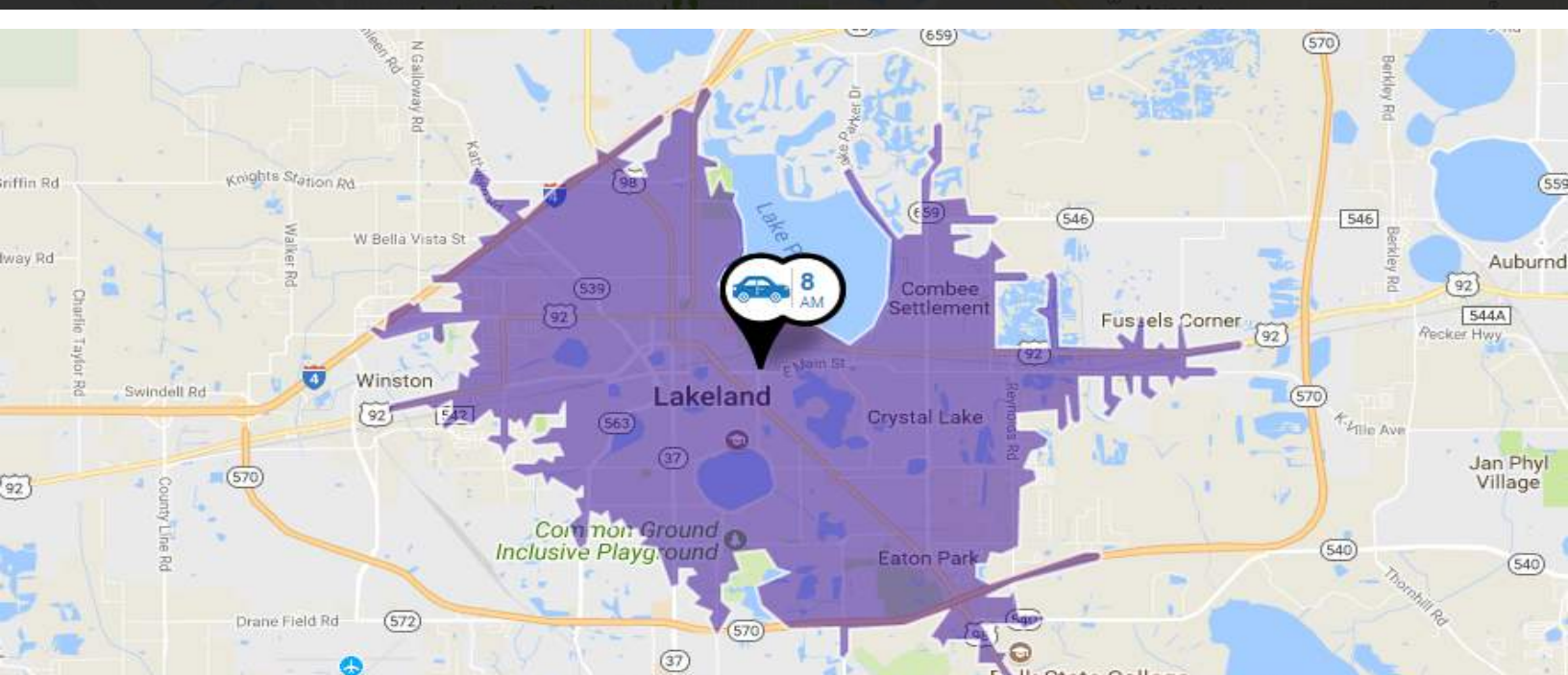
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5 & 10 MIN DRIVING DISTANCE

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5 MIN DRIVING DISTANCE - DOWNTOWN, US 92, MEDICAL DISTRICT, BOTH UNIVERSITY AND MAJOR SHOPPING CENTER



10 MIN DRIVING DISTANCE - INTERSTATE 4, POLK PARKWAY

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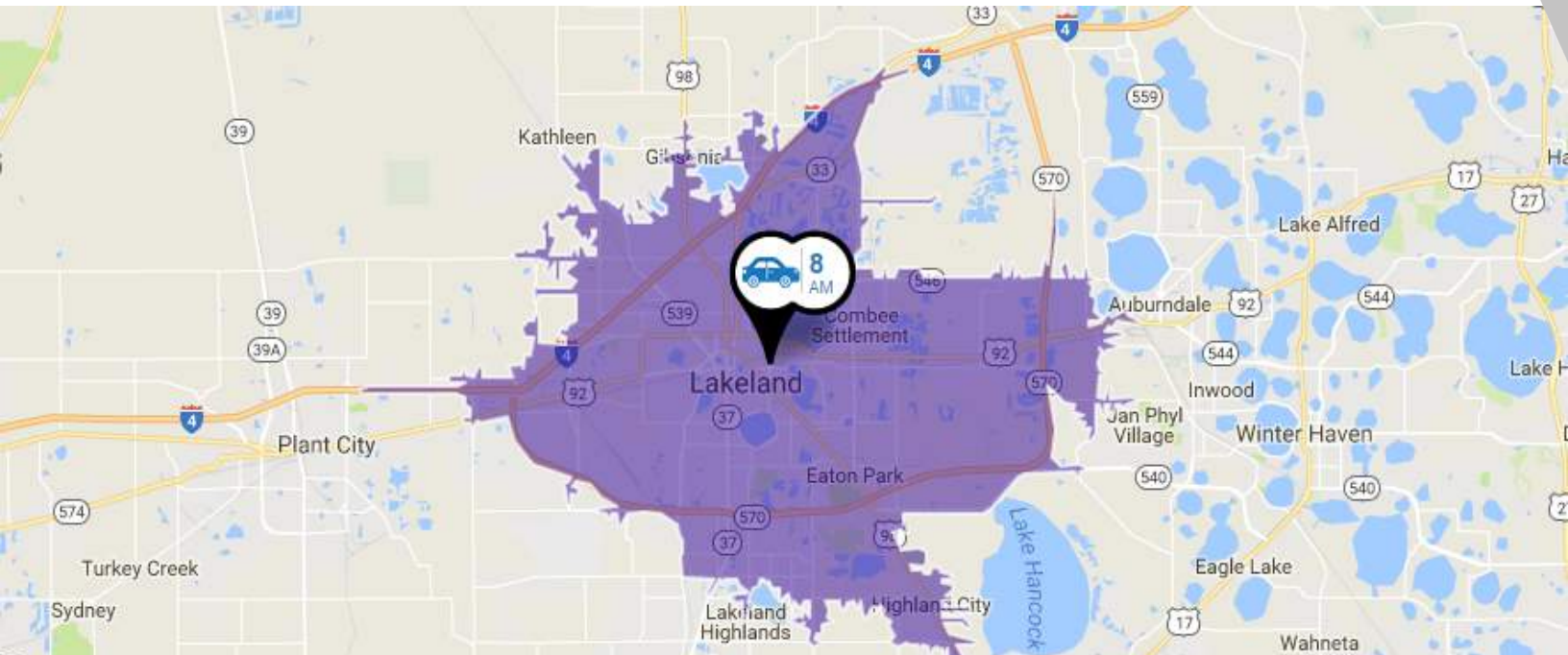
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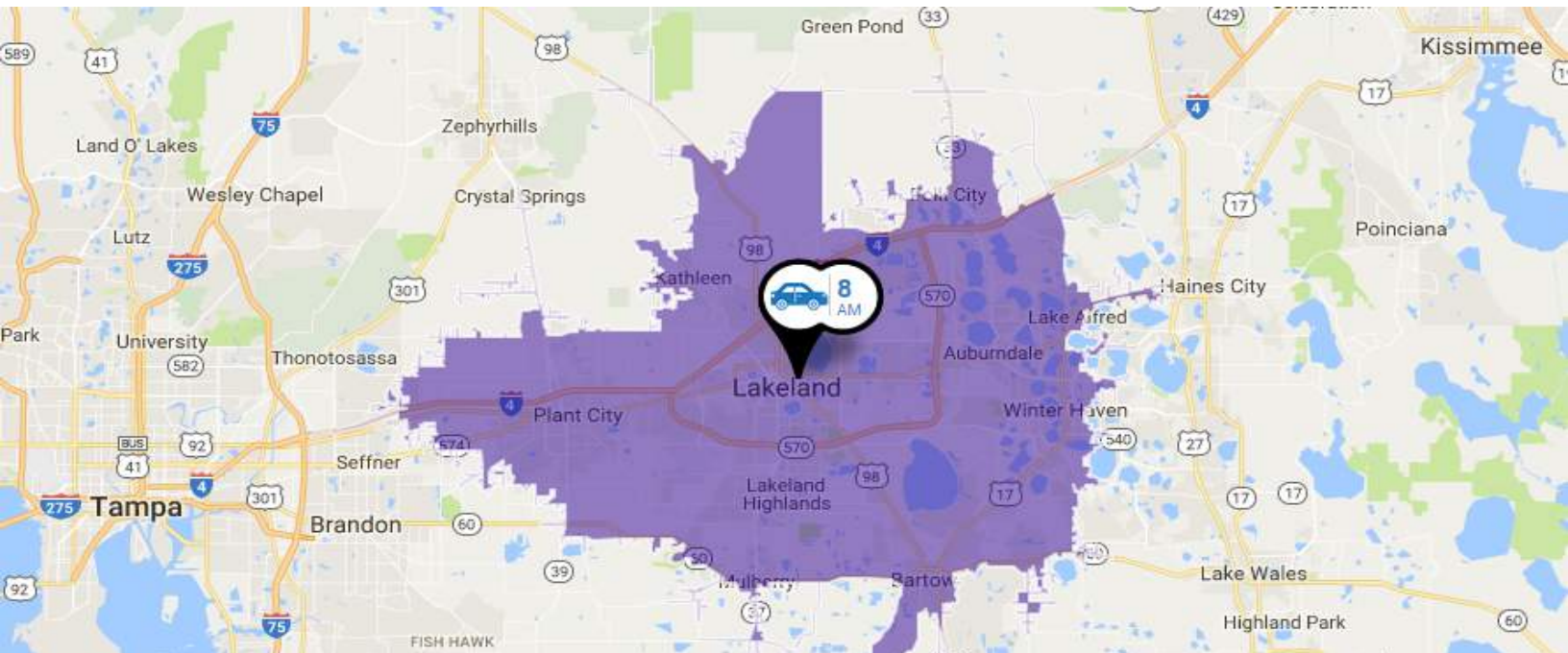
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15 & 30 MIN DRIVING DISTANCE

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15 MIN DRIVING DISTANCE, COUNTY ROAD, PLANT CITY, SOUTH AND NORTH LAKELAND, AUBURDALE



30 MIN DRIVING DISTANCE - EAST TAMPA, BARTOW, WINTER HAVEN, HAINES CITY WITHIN DISTANCE

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ADVISOR BIO & CONTACT

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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Center Member
Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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LAKELAND, FL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lakeland in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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