

LAND FOR SALE

RETAIL / OFFICE BUILDING ON US-92

1605 E Memorial Blvd, Lakeland, FL 33801



OFFERING SUMMARY

SALE PRICE:	\$174,900
LOT SIZE:	0.43 Acres
ZONING:	Commercial C-2 PUD
PARCEL ID NUMBER:	24-28-17-193000-015010
IMPROVEMENTS:	1,428 SF building
MARKET:	Tampa/St Petersburg
SUBMARKET:	Lakeland MSA
TRAFFIC COUNT:	30,500 - Memorial Blvd
UTILITIES:	City of Lakeland

PROPERTY OVERVIEW

This property is almost half an acre of commercial property, zoned C2/PUD - City of Lakeland. It is located on Memorial Blvd East in Lakeland, halfway between Lake Parker Ave N, and Gary Road, at Interlachen Parkway, with a great view of Lake Parker. Two contiguous parcels are also available for sale directly to the east at 1617, 1629 E Memorial Blvd, respectively. All three parcels total 1.81 acres.

Zoning allow for a one or two story structure. Potential uses include Medical, Office Professional, Office Strip Center, some Retail, Banks, Daycare, Funeral Homes, Sit Down Restaurant, Church, Indoor Commercial Recreational, Residential and Others. The structure currently on site is formerly residential, and can be amended, added on to, or re-constructed entirely.

PROPERTY HIGHLIGHTS

- Centrally located on corner Lot on busy Memorial Blvd E with 30,500 cars/day
- Excellent exposure to traffic with great views of Lake Parker
- One or two story building permitted
- Uses include some retail, offices and many others within the zoning
- Close to I-4, Lakeland City Center, other retail, office and hotel/motel sites

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218 E Pine Street
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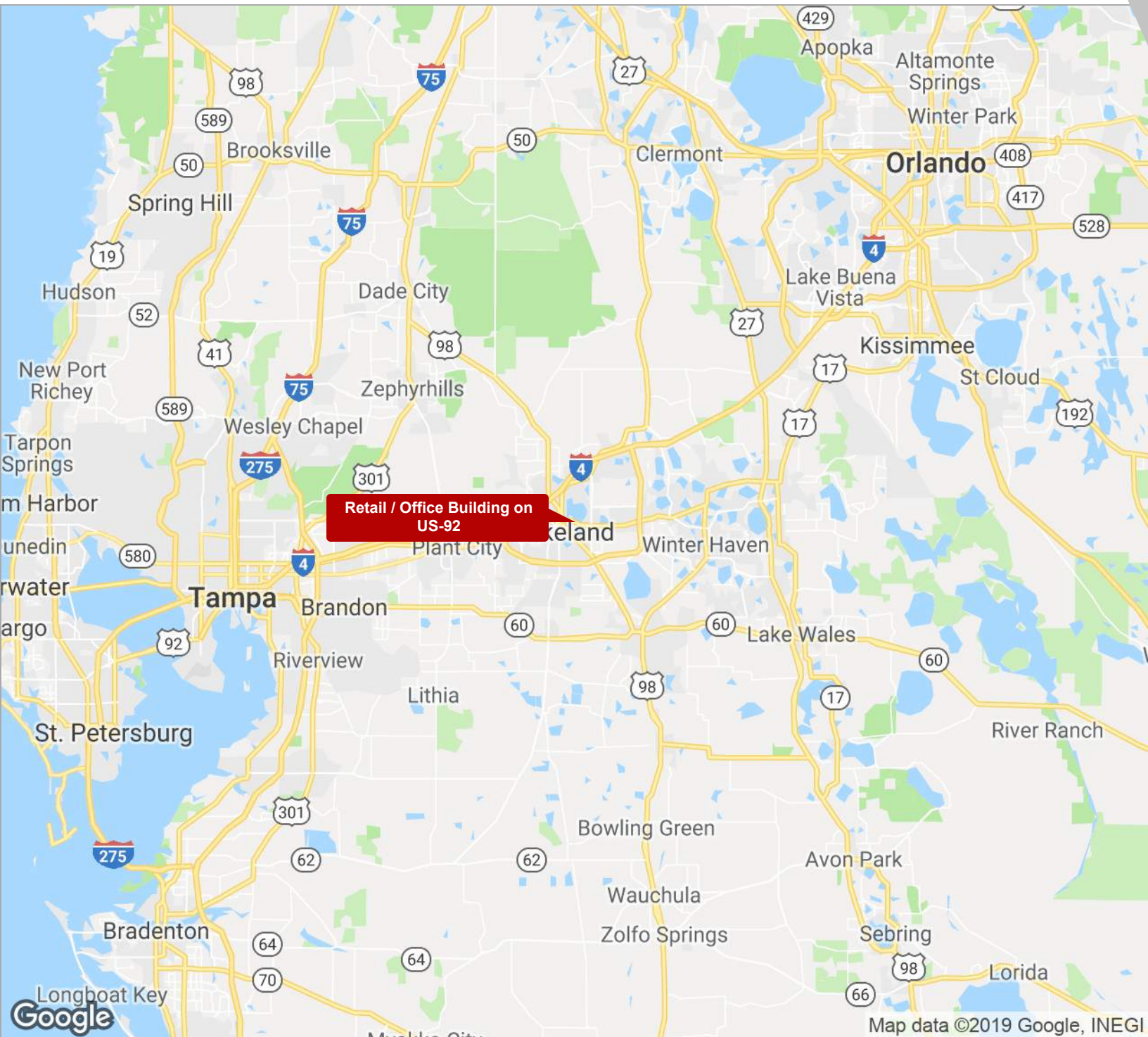
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REGIONAL MAP

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LOCATION MAPS

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LOCATION OVERVIEW

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CITY OF LAKELAND:

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.

LOCATION OVERVIEW

The area is well established, close to the nation's original Red Lobster location. The property itself is located 2.5 miles from the city center of Lakeland, a quarter mile from the Fun Bike Center, along busy Memorial Blvd/US 92. This is the highway linking Lakeland, and other cities in Polk County, including Auburndale, Winter Haven and Haines City, with points further east and west across the entire State of Florida.

Distances from development: Interstate-4 (Orlando/Tampa access): 5 miles - US-98/Florida Ave: 1.5 miles - Downtown Lakeland: 2.5 miles - Kathleen Road: - 2.5 miles

NEW LAKELAND HOSPITAL EXPANSION:

The new Carol Jenkins Barnett Pavilion for Women and Children on the Lakeland Regional Health Medical Center Campus opened spring of 2018.

The 350,000-square-foot building is the largest expansion to date with a budget of \$275 million, eight-story building, 33-bed pediatric emergency, 17 private suites for labor, delivery, 32 suites for parents, 30 rooms for NICU and 200 seat auditorium.

ADDITIONAL LAND AVAILABLE:

1617 and 1629 East Memorial Blvd are available for sale with 1.38 acres and same C-2 Zoning, for sale at \$449,900. Parcel ID numbers: 24-28-17-193000-015290 & 24-28-17-193000-015270.



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ADDITIONAL PHOTOS

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CURRENT ZONING

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- Zoning
- Commercial
 - Industrial
 - Limited Development
 - Mobile Home
 - Multiple family
 - Office
 - PUD Commercial
 - PUD Industrial
 - PUD Mixed
 - PUD Mobile Home
 - PUD Multiple Family
 - PUD Office
 - PUD Single Family
 - PUD Two Family
 - PUD Unassigned

City of Lakeland Zoning: Commercial C-2 PUD

SUBJECT: ZONING CONFORMANCE FOR PROPERTY LOCATED ON EAST MEMORIAL BOULEVARD BETWEEN INTERLACHEN PARKWAY AND HOLLY ROAD

OWNER: MULTIPLE

APPLICANT: CITY OF LAKELAND

PRESENT ZONING: PUD 4.0 (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: PUD 40 (PLANNED UNIT DEVELOPMENT)

It is recommended that the zoning on the subject property be changed from PUD 4.0 to PUD 40, subject to the following conditions:

- A. Land Use Intensity: PUD 40
- B. Permitted Uses: Any use permitted in the C-2 (highway

Full PUD available, contact listing agent or visit the due diligence folder on the property's website

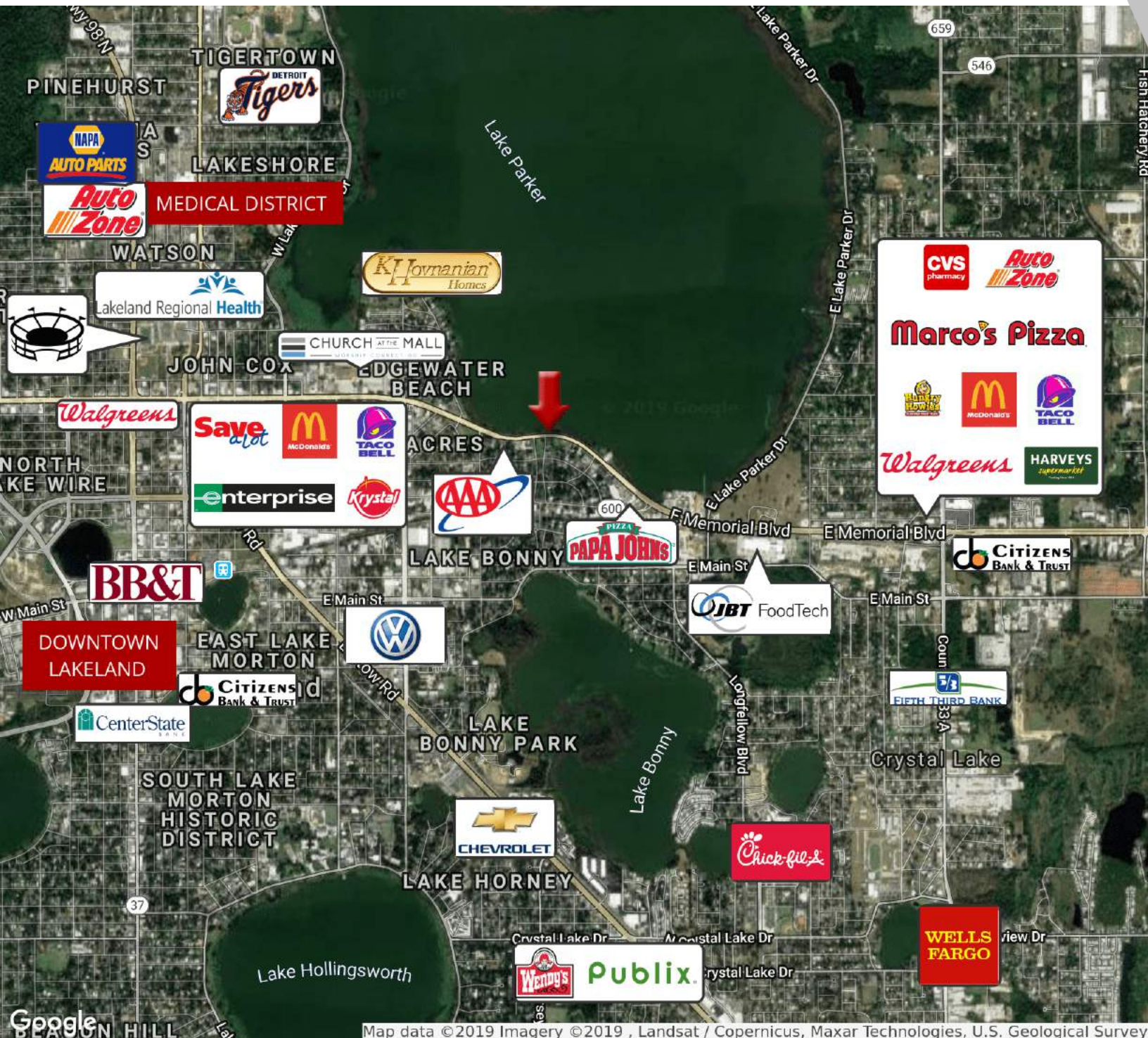
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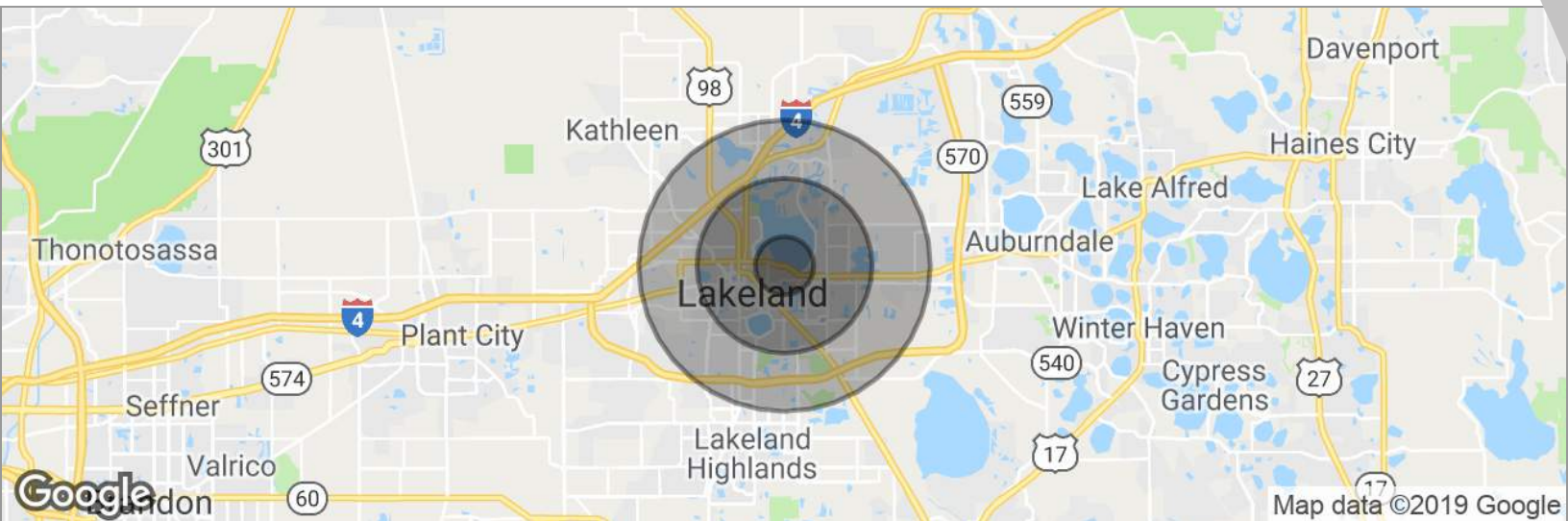
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DEMOGRAPHICS

1605 E Memorial Blvd, Lakeland, FL 33801



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,081	58,587	126,102
Median age	33.2	33.9	38.6
Median age (male)	28.4	31.8	36.3
Median age (Female)	35.8	35.0	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,538	22,232	50,267
# of persons per HH	2.7	2.6	2.5
Average HH income	\$46,168	\$50,379	\$53,260
Average house value	\$128,782	\$172,732	\$165,309
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	17.3%	15.4%	14.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	71.4%	65.0%	71.2%
Black	14.9%	23.7%	19.1%
Asian	1.3%	0.8%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.2%	0.3%
Other	9.1%	7.6%	6.1%

* Demographic data derived from 2010 US Census

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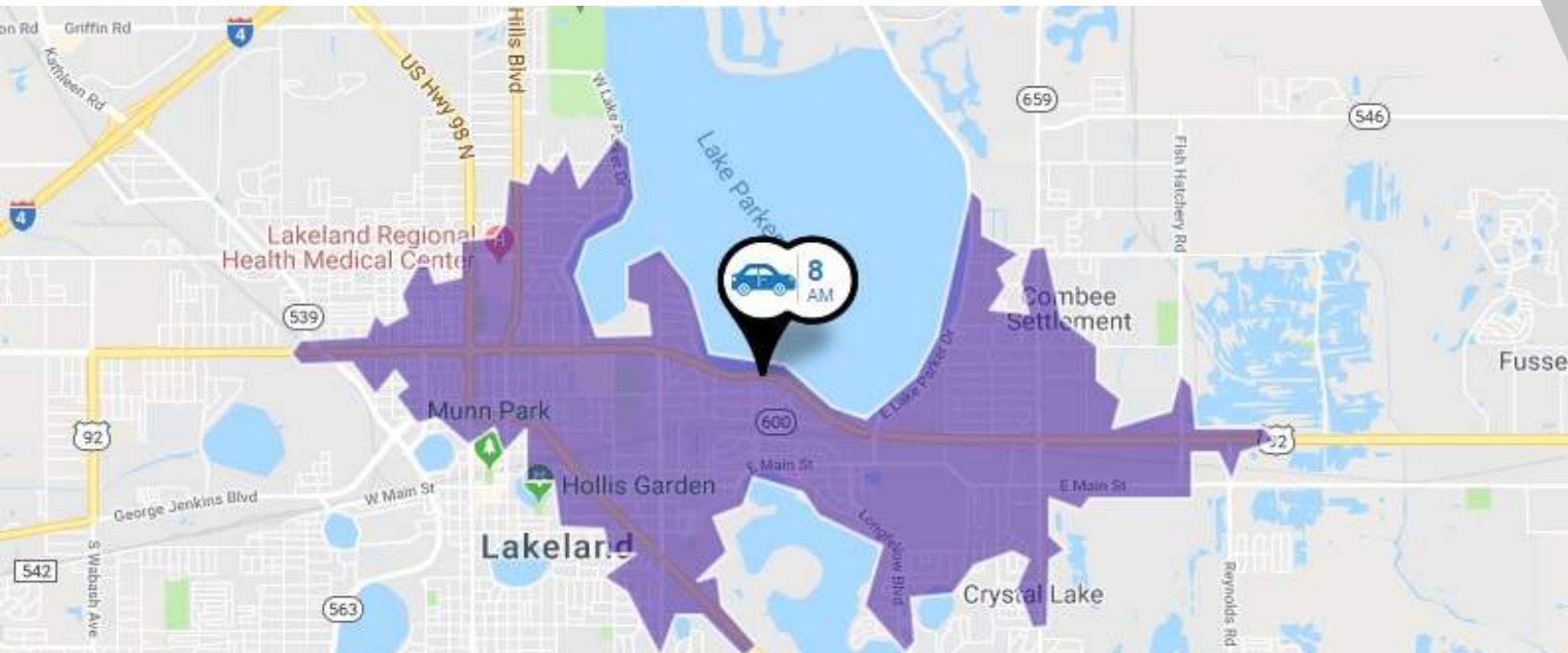
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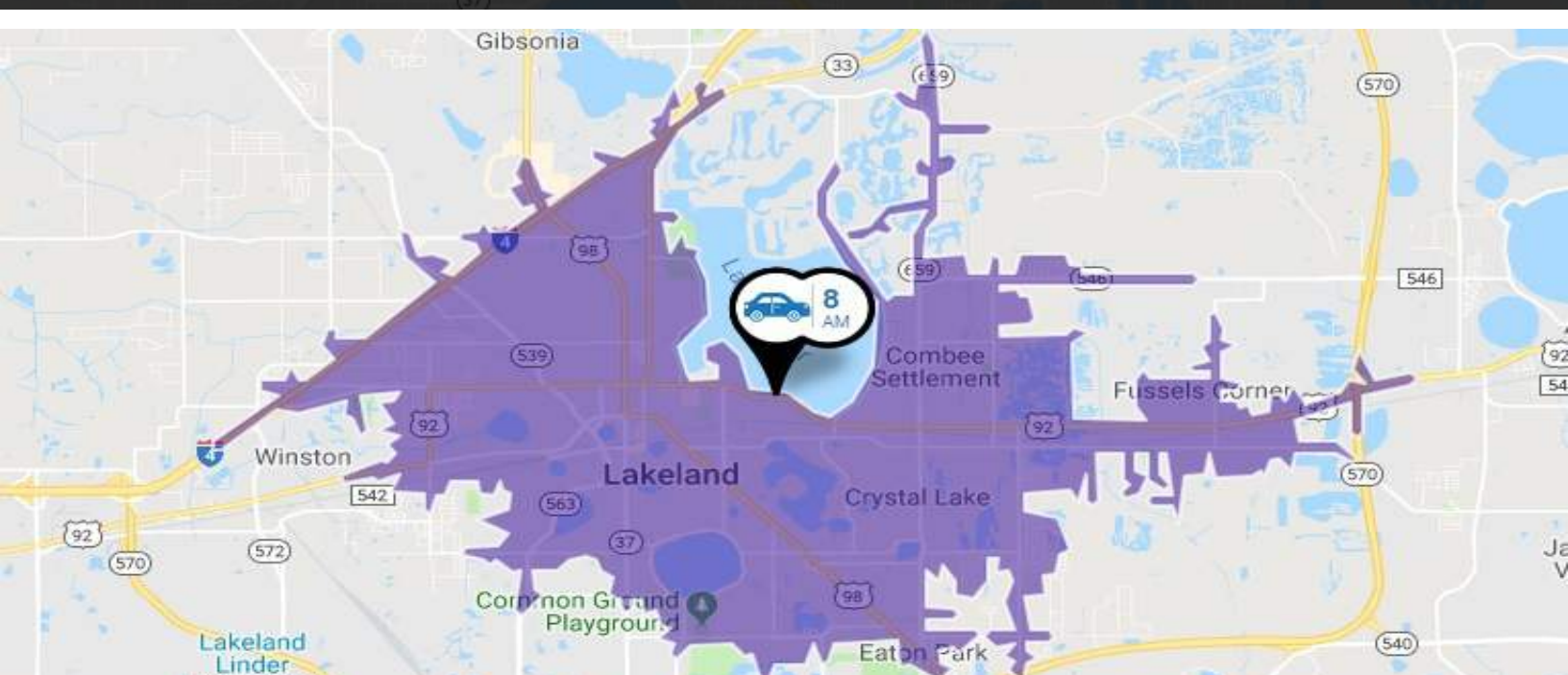
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5 & 10 MIN DRIVING DISTANCE

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5 Min Driving Distance: Medical district, Downtown, US-92 East, US-98 N



10 Min Driving Distance: Polk Parkway, Auburndale, I-4 (Orlando / Tampa)

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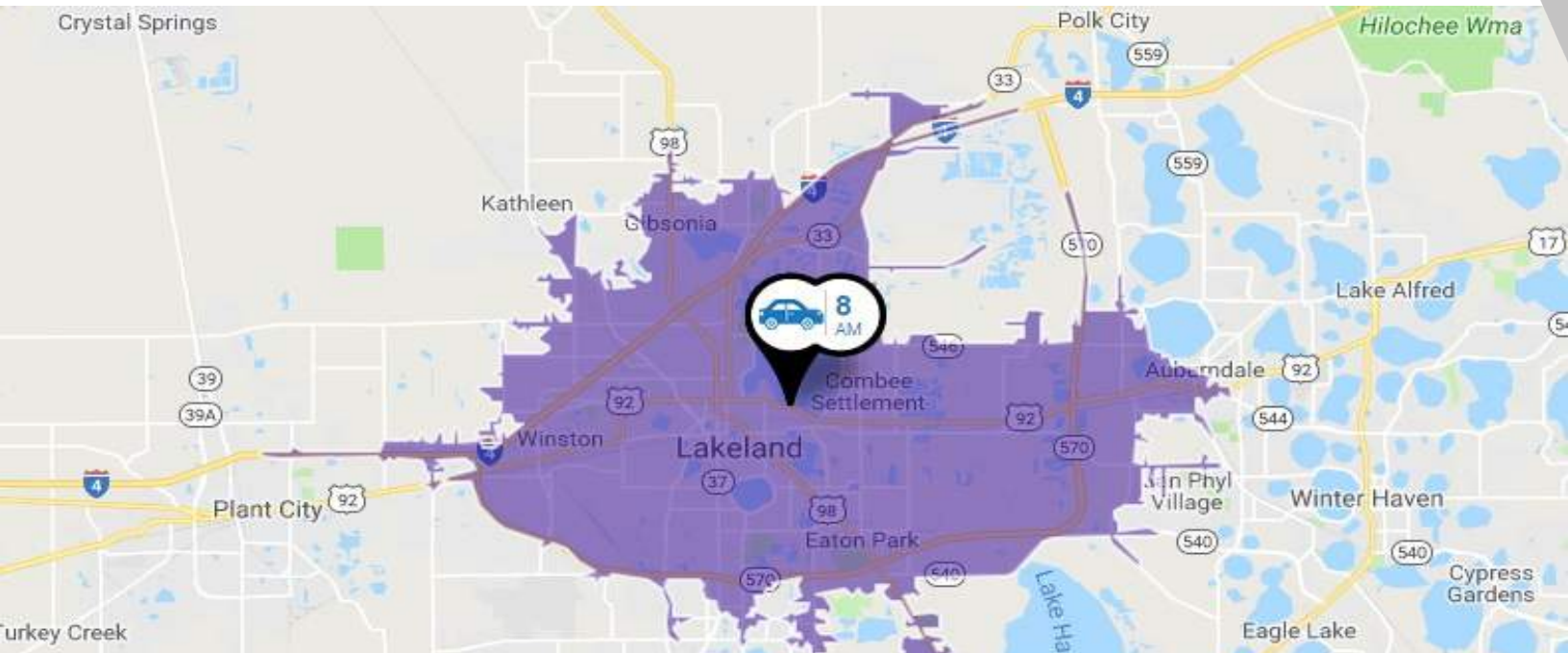
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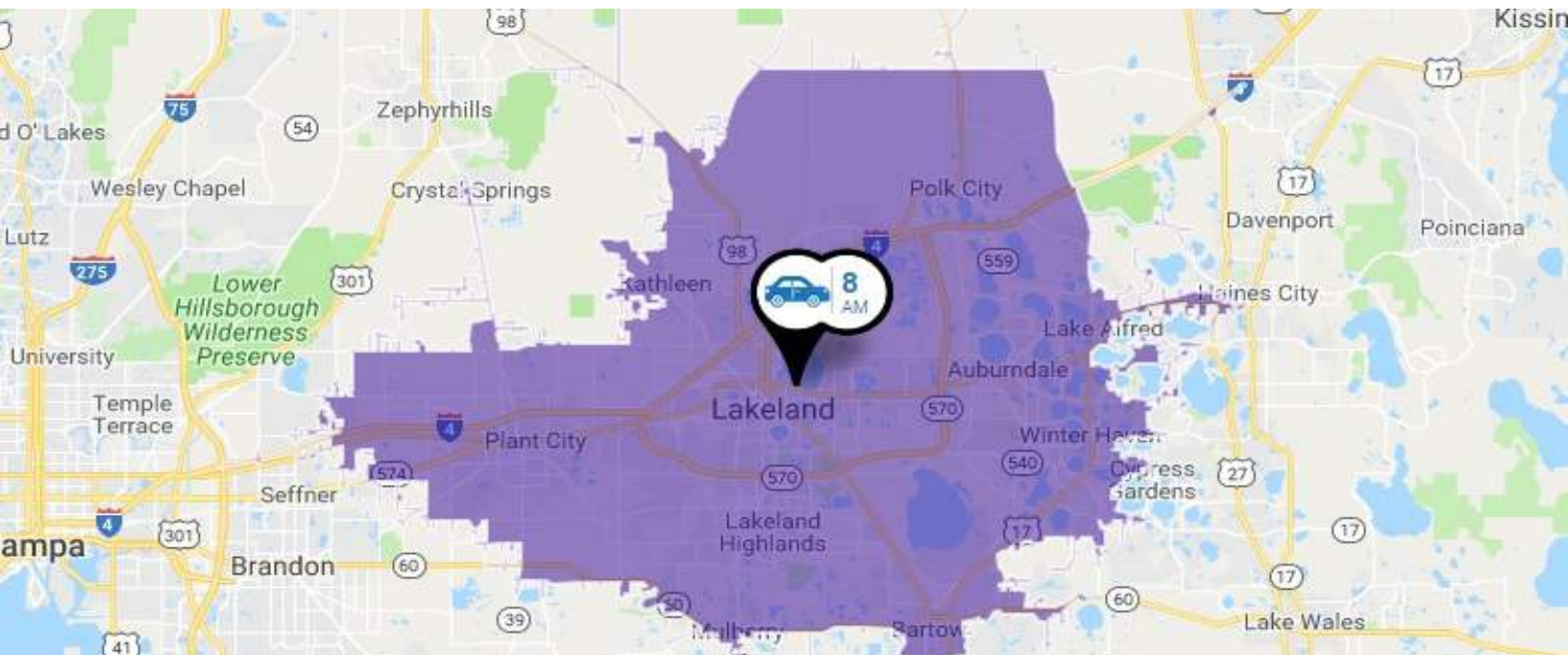
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15 & 30 MIN DRIVING DISTANCE

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15 Min Driving Distance: Plant City, Polk City, Auburndale, Highland City, North Lakeland



30 Min Driving Distance: Mulberry, Bartow, Winter Haven, Haines City, Seffner, Davenport Exit

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ADVISOR BIO

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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
CCIM Candidate
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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