

RETAIL/OFFICE ON MUNN PARK

211 E. Main Street, Lakeland, Florida 33801

For Sale



Property Highlights

- 12,000 SF BUILDING
- DIRECTLY ON MUNN PARK
- INCREDIBLE PARK VIEWS
- EDGY, URBAN FEEL
- CBD LOCATION



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PROPERTY DESCRIPTION

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Retail/Office | Directly on Munn Park

Property: This is a beautifully remodeled 12,000 ft.², three-story office building in the heart of the central business district. Entire property was remodeled in 2005. Currently the 4,000 rsf, ground floor retail/office space is now available. Space has high ceilings and alley access for deliveries.

Location: The site is located in the heart of the CBD, directly across from Munn Park on Main St. It is steps away from area retailers, banking, city parks and offices, restaurants and parks. The tree lined Streets surrounding Munn Park are highly sought-after retail locations. Downtown has valet parking along with two-hour free parking surrounding this area. Join Munn park retailers such as Black n' Brew Coffee House, Tsunami Sushi, Harry's Cajun Restaurant, Devicious Deli, Nineteen61, Nathan's Men's store, and Jimmy John's.

Area Information: 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.

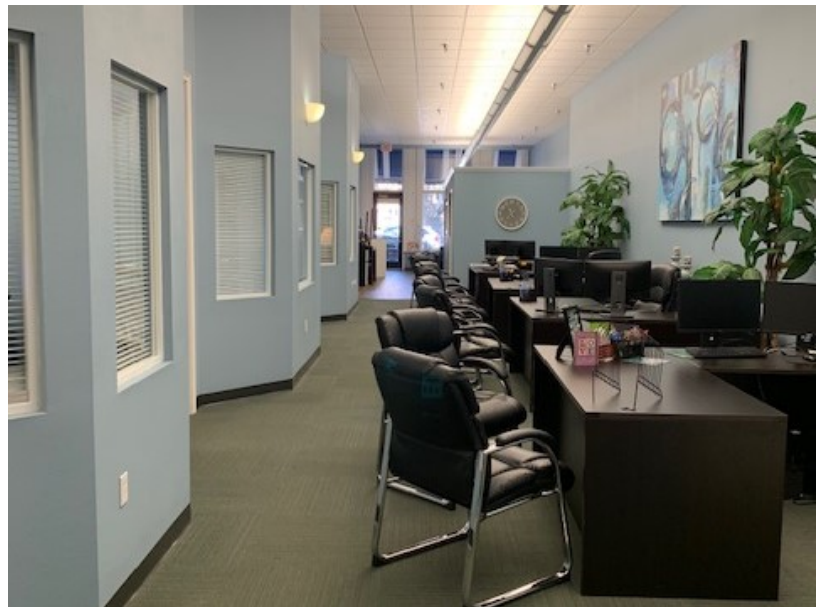
History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Fly-in. And don't forget Spring Training with the Detroit Tigers at the newly Renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers A historic promenade, amphitheater and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida.

Sales Price: \$1,395,000

PROPERTY PHOTOS

RETAIL ON MUNN PARK

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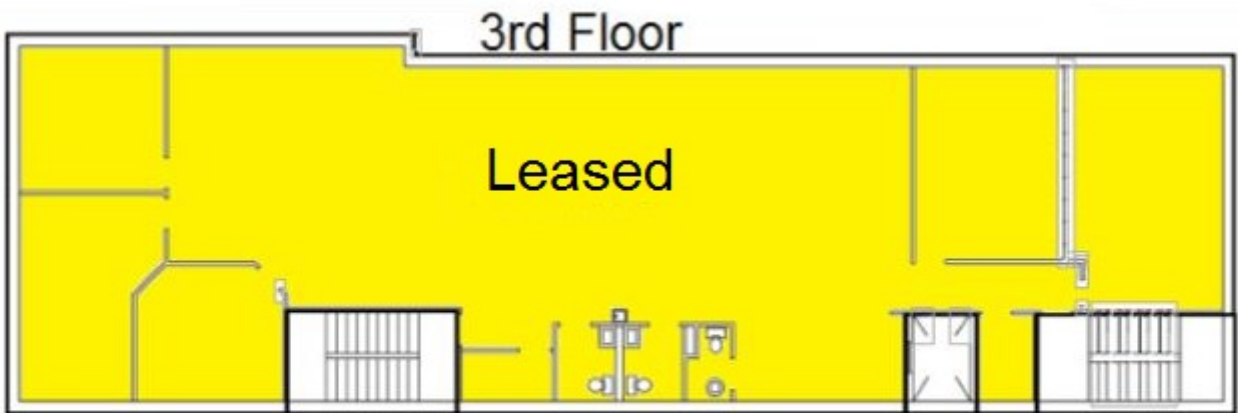
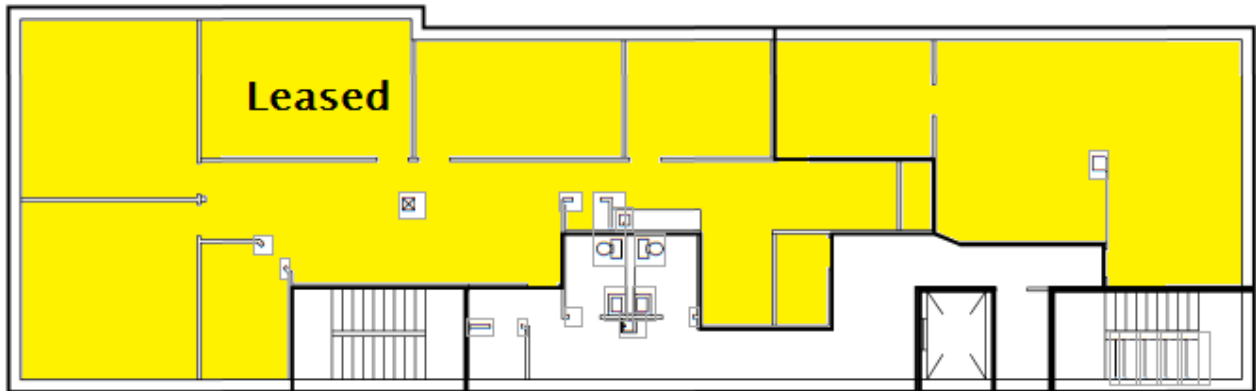
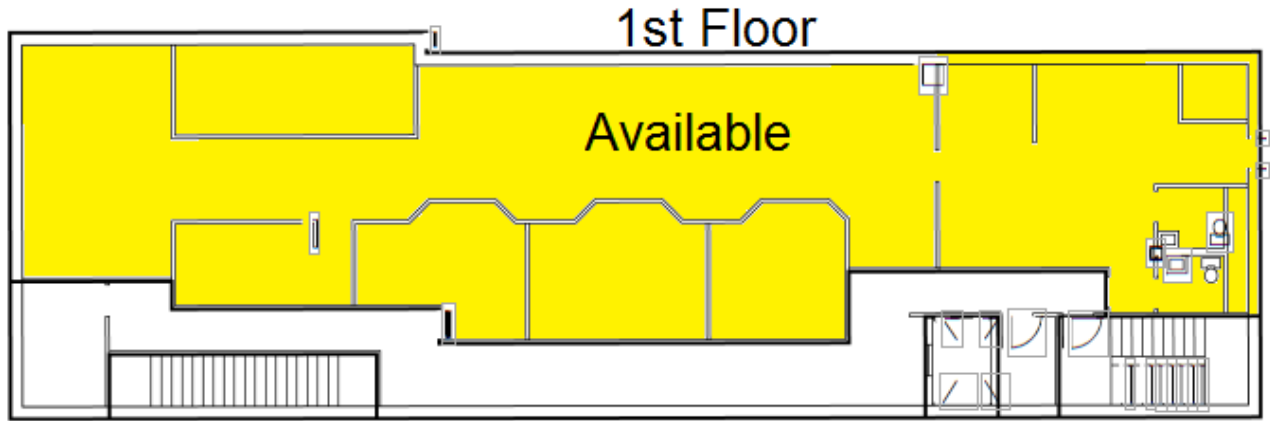
PROPERTY PHOTOS

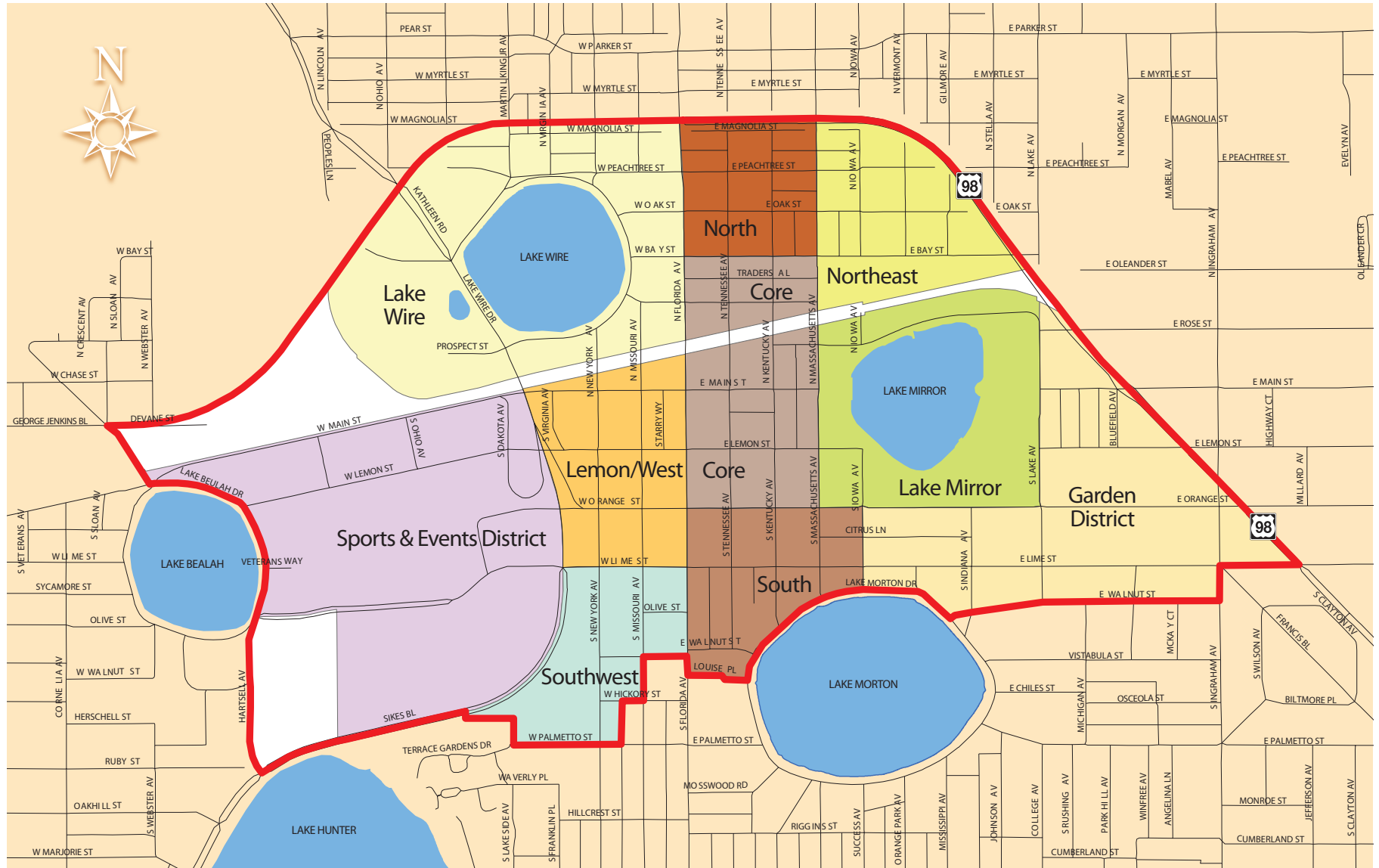
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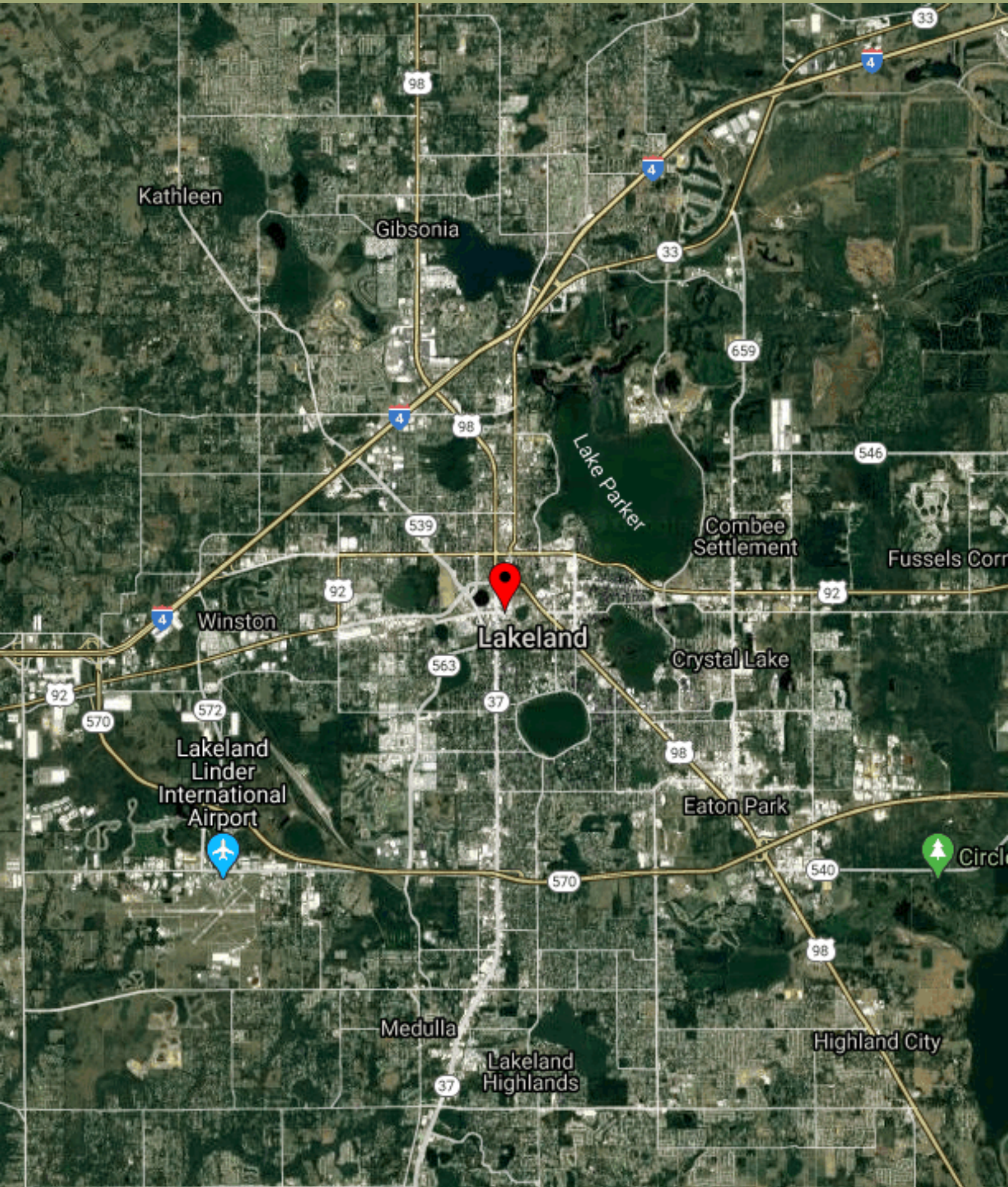
Floorplan





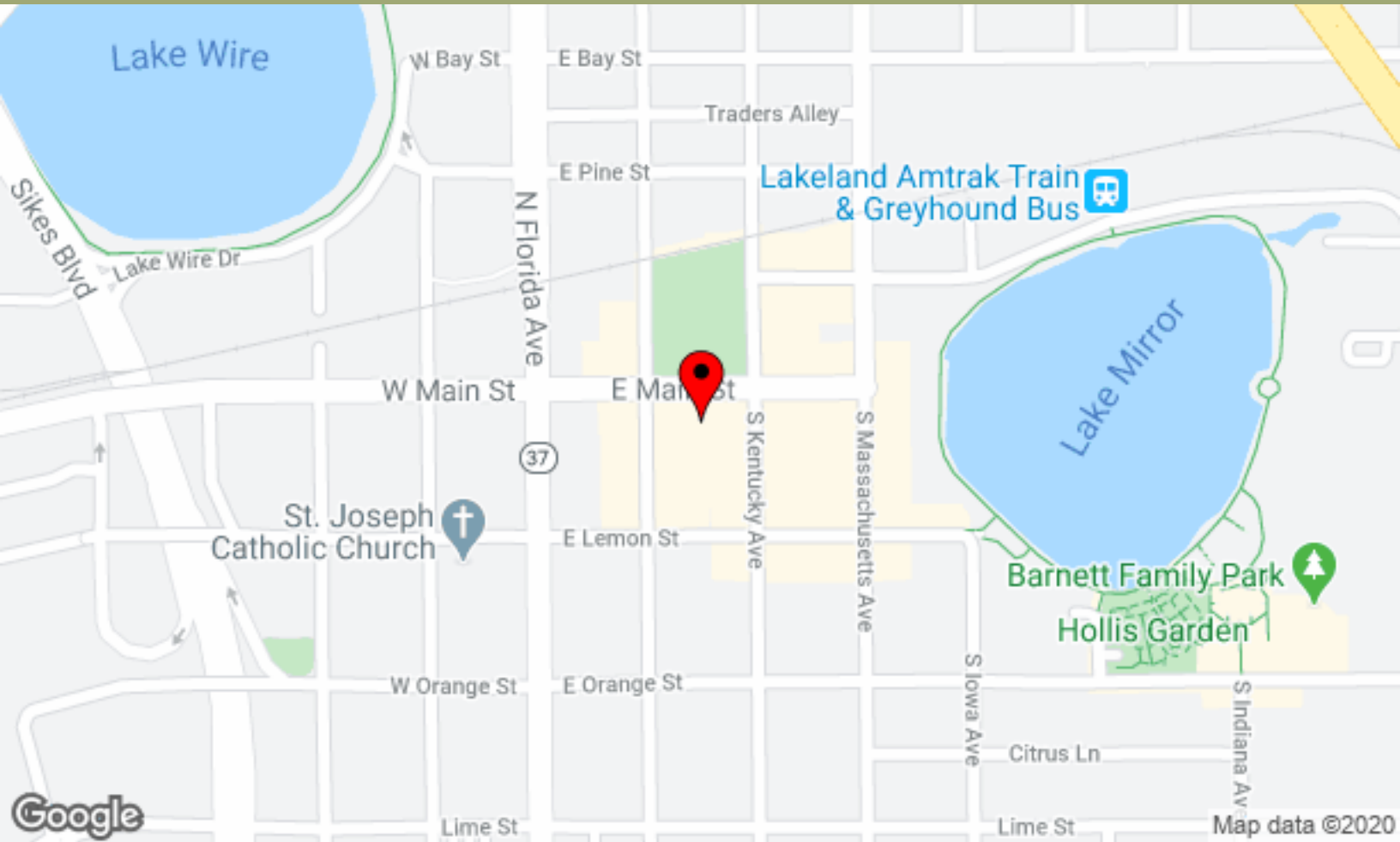
REGIONAL MAP

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LOCATION MAP

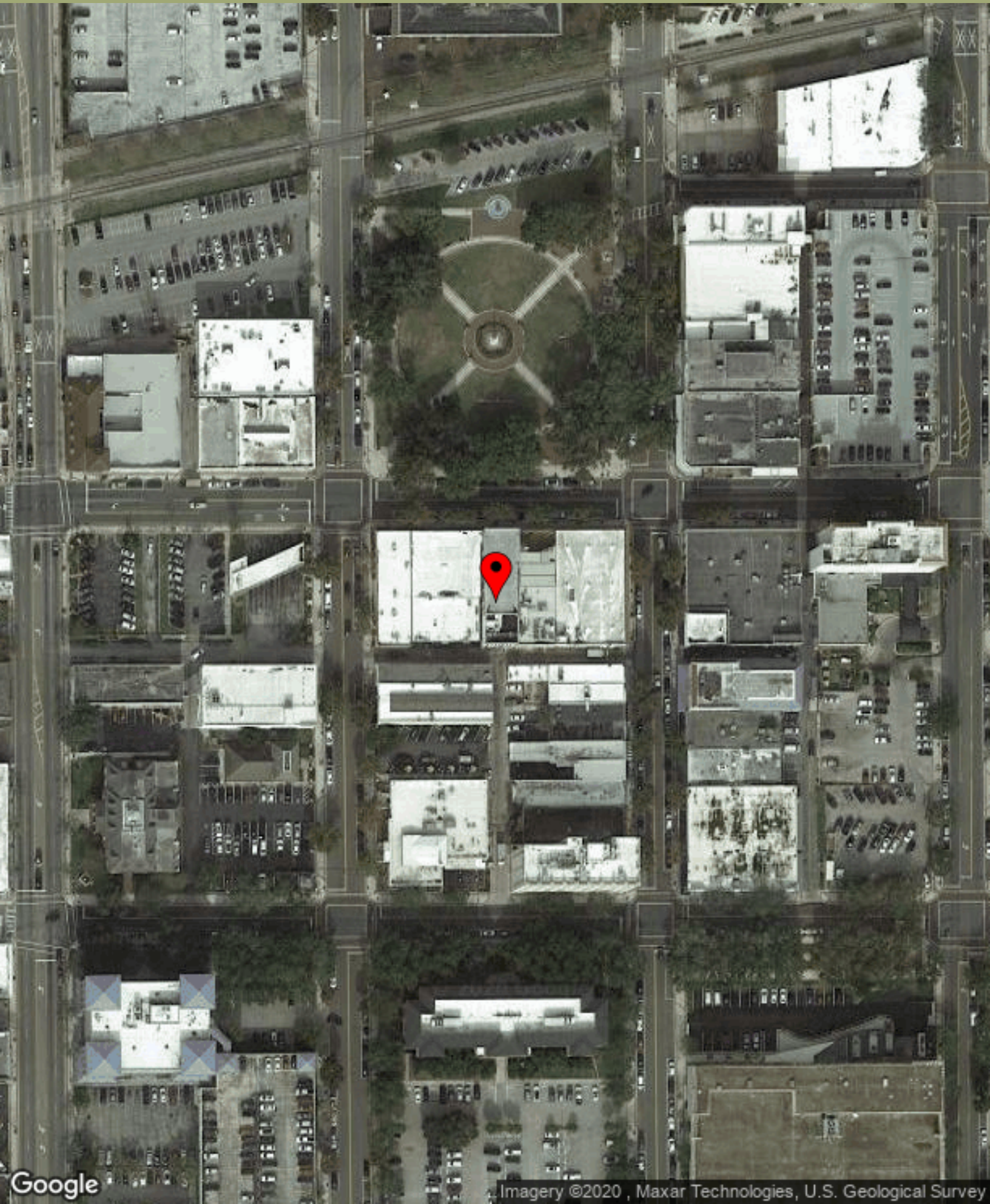
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AERIAL MAP

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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**