

# FUTCH BUILDING

120 E. Main Street, Lakeland, 33801

## CBD | MIXED USE POTENTIAL | STOREFRONT



### Property Highlights

- HEART OF CBD
- MIXED USE POTENTIAL
- GROUND FLOOR RETAIL
- GLASS STOREFRONT
- INCENTIVES AVAILABLE



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Florida

## PROPERTY DESCRIPTION

Futch Building  
120 E. Main Street | Lakeland 33801

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Property: Subject property is a freestanding, 6,300 sf, building, currently fully utilized for retail sales. It is two stories and the first level features, glass storefront, display windows, high ceilings and open plan. Second floor has original wood floors ready to be refinished, and is all open plan for interior build out. Some columns on both floors, but easy to modify the interior for any use. Daytime city parking available in lot C, just behind the property. M-F, 8am-5pm there is two hour, free street parking surrounding the property. All other times street parking is free and unmonitored. Great location for downstairs retail and upstairs apartments. City is reviewing potential incentives for second floor redevelopment across downtown. Property qualifies for TIF financing through city of Lakeland.

Location: Site is located on East Main St., just east of Florida Avenue. This is in the heart of the CBD. Within walking distance of all downtown amenities, including parks, housing, restaurant, banks, city offices, and other retail uses. 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.

Price Reduced: \$449,900

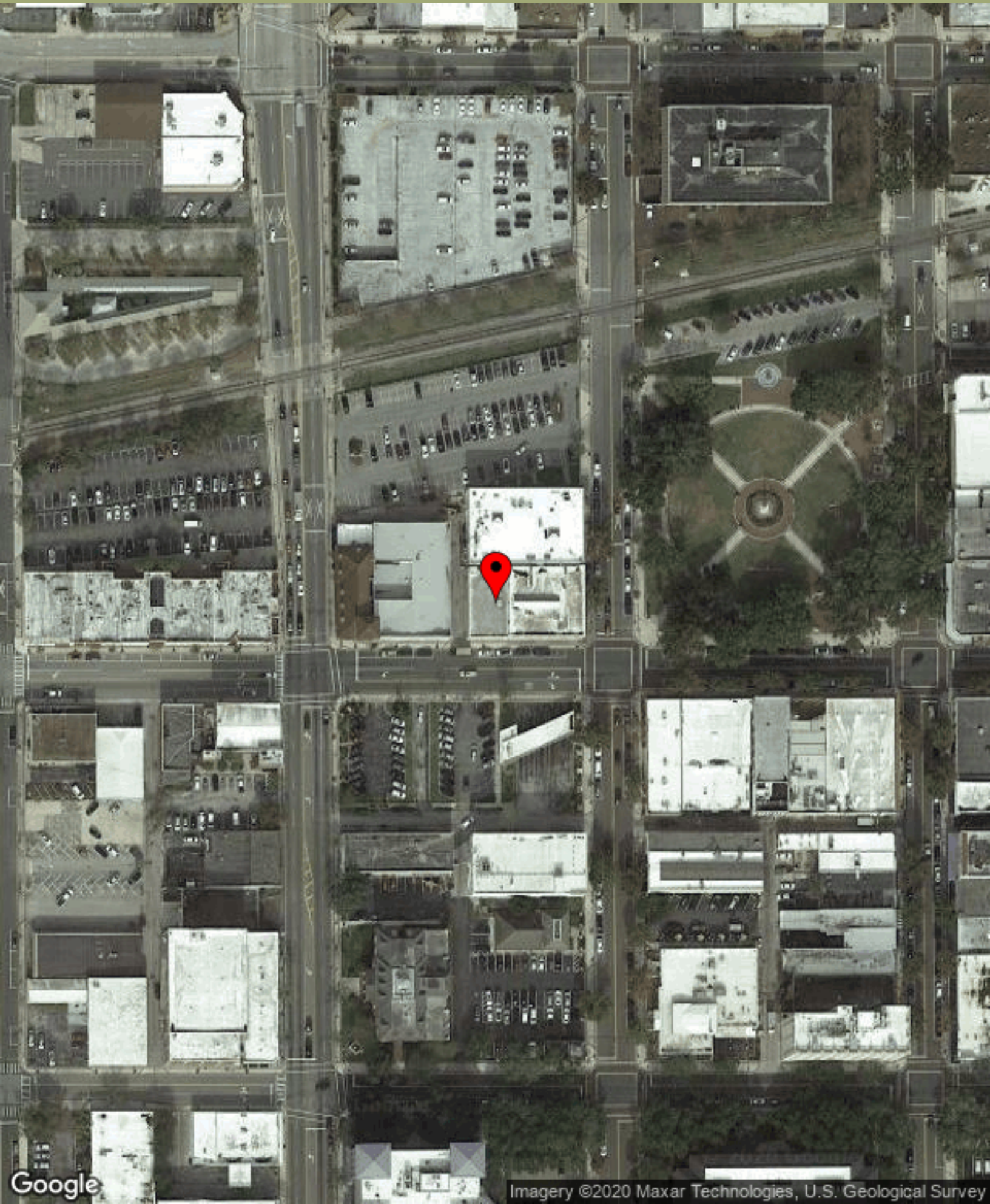
# PROPERTY PHOTOS

Futch Building  
120 E. Main Street | Lakeland 33801



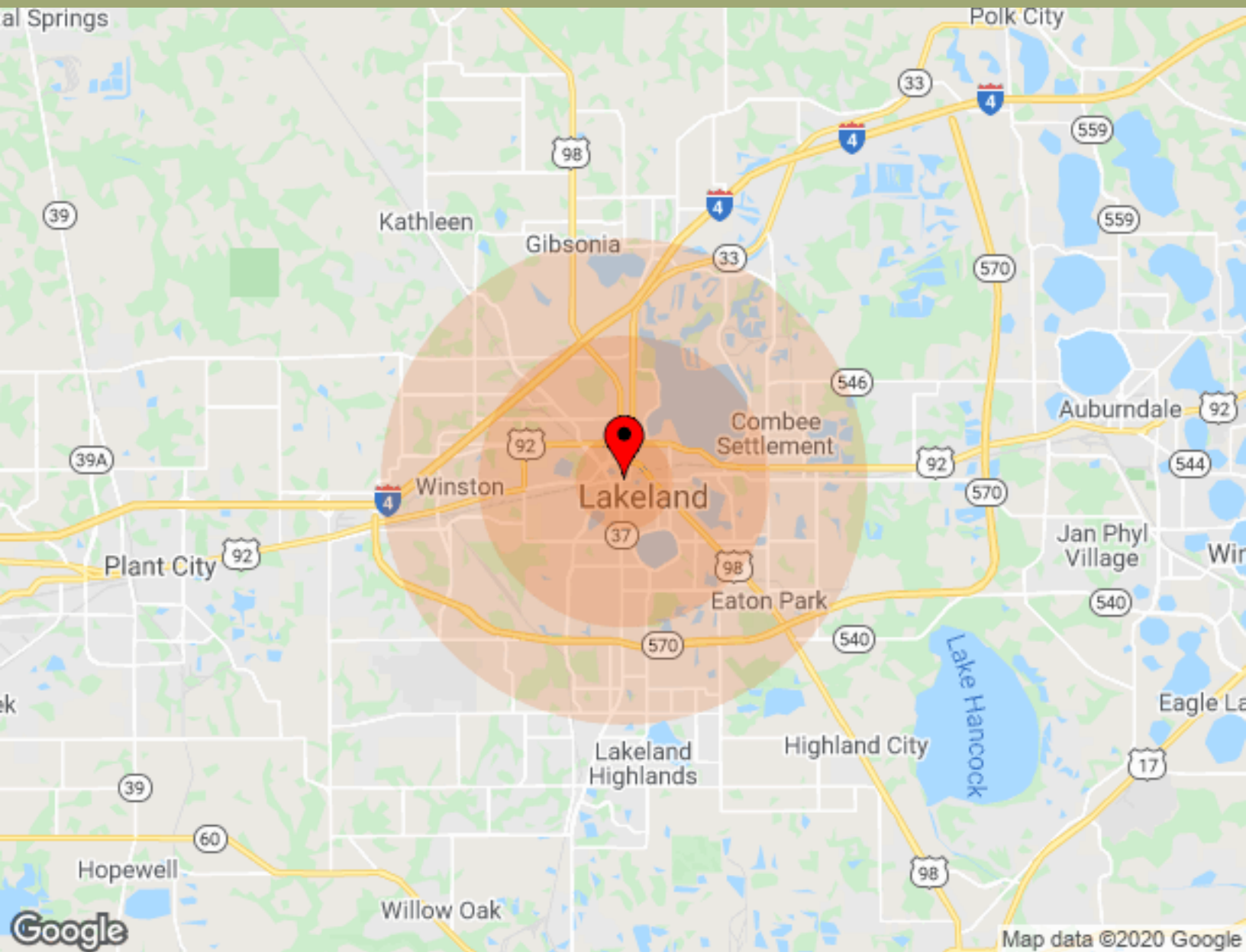
# AERIAL MAP

Futch Building  
120 E. Main Street | Lakeland 33801



# DEMOGRAPHICS

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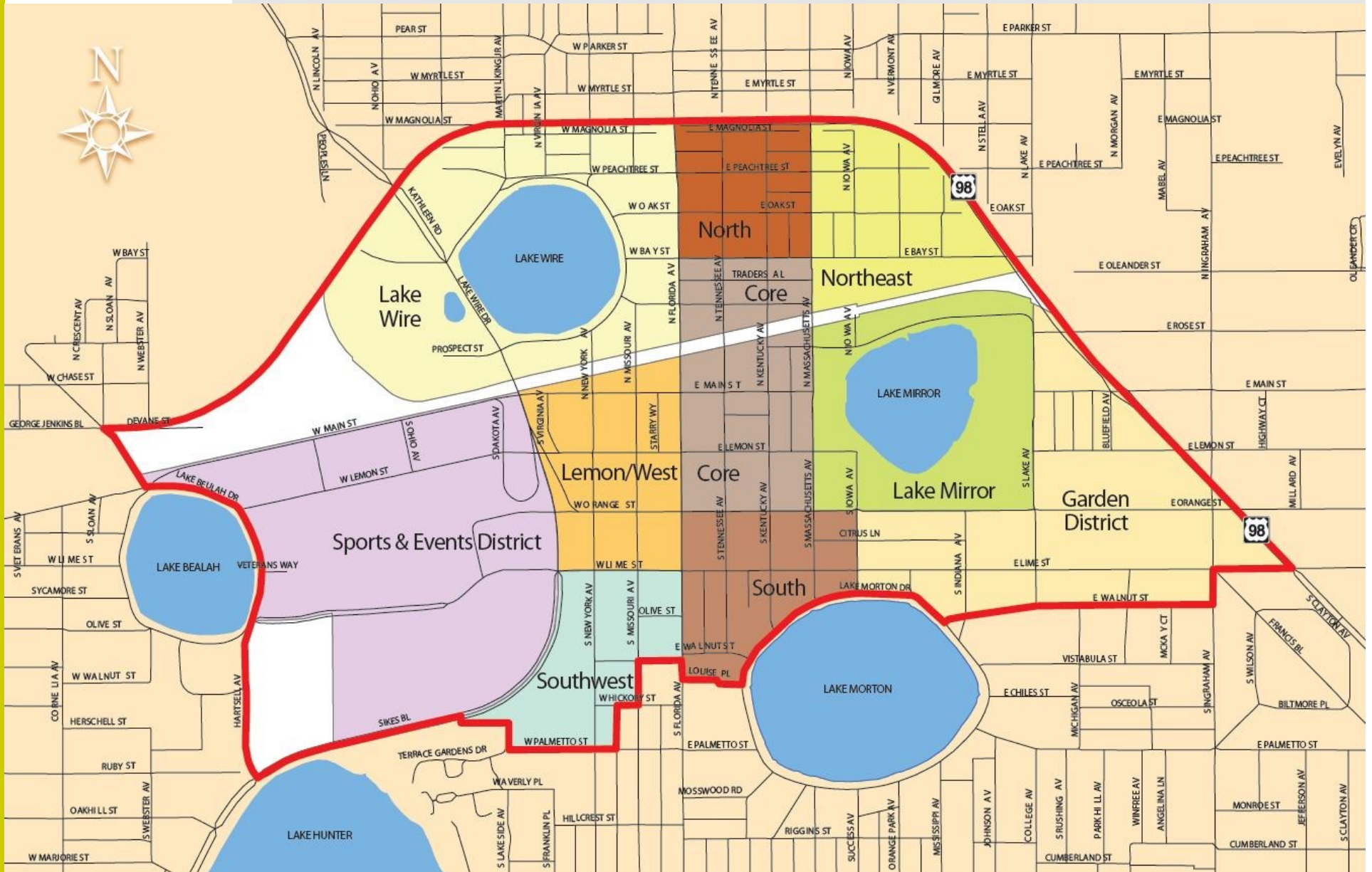


Population	1 Mile	3 Miles	5 Miles
Male	3,762	33,661	61,980
Female	4,464	38,347	69,084
Total Population	8,226	72,008	131,064
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,733	15,144	26,896
Ages 15-24	950	8,906	16,227
Ages 55-64	895	7,334	13,829
Ages 65+	1,274	15,019	28,300
Race	1 Mile	3 Miles	5 Miles
White	4,638	46,756	94,249
Black	3,112	20,016	26,541
Am In/AK Nat	3	35	87
Hawaiian	N/A	25	31
Hispanic	1,035	10,581	20,044
Multi-Racial	858	9,486	17,536

Income	1 Mile	3 Miles	5 Miles
Median	\$21,997	\$35,635	\$39,765
< \$15,000	1,180	4,996	7,768
\$15,000-\$24,999	785	5,097	8,476
\$25,000-\$34,999	390	4,116	7,166
\$35,000-\$49,999	382	4,399	8,512
\$50,000-\$74,999	599	5,160	10,153
\$75,000-\$99,999	236	2,287	4,885
\$100,000-\$149,999	92	1,473	3,409
\$150,000-\$199,999	36	418	803
> \$200,000	N/A	679	1,097
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,957	36,672	65,541
Occupied	4,017	30,587	55,462
Owner Occupied	1,105	16,295	31,368
Renter Occupied	2,912	14,292	24,094
Vacant	940	6,085	10,079

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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**