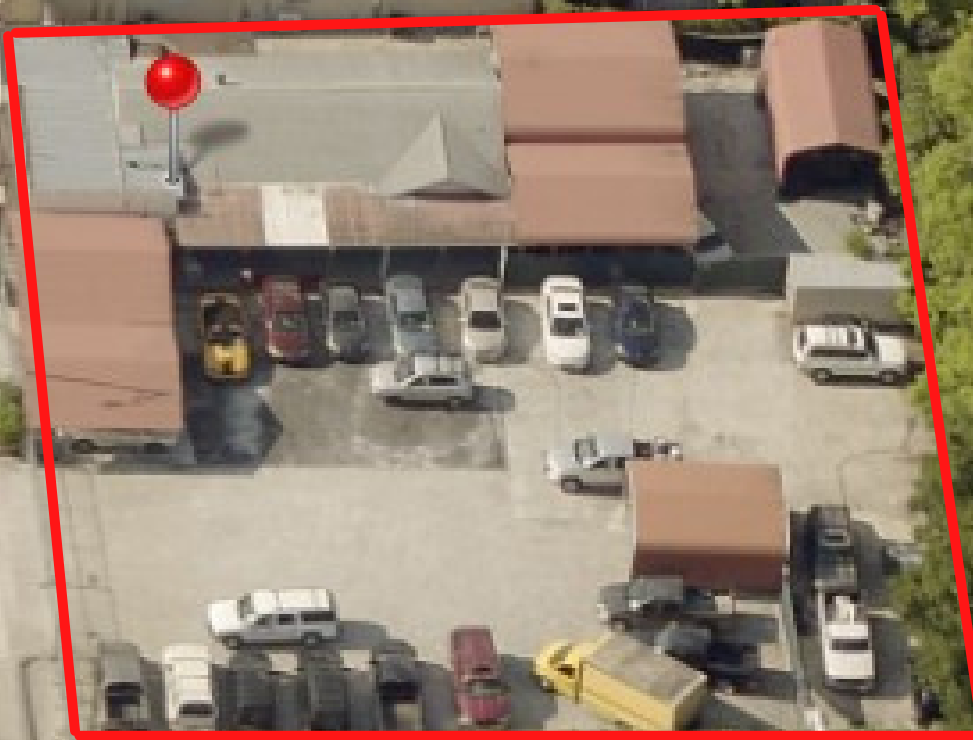


.47 acres | Commercial Retail/Office | C-2 Zoning

FOR SALE



833 N. Massachusetts Avenue, Lakeland, Florida 33803

Property Highlights

- C-2 ZONING**
- MIDTOWN CRA**
- IN THE ENTRPRISE ZONE**
- 9000 VPD**
- 2,178 SF RETAIL/OFFICE**



Jack Stollo, CCIM, CPM Vice President, Broker 863-683-3425 jstollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

833 North Massachusetts Avenue, Lakeland, Florida 33801



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Property: This is a .47-acre parcel located at 833 N Massachusetts Avenue. Site is level with stabilized ground and has two covered areas. This property is a former car dealership. This site has a 2,178 Sf retail /office space built in 1956. Property permitted uses are retail, office, mini warehouse, thrift store, dollar stores, laundry establishment, pawn shop, office support retail, exercise, fitness, martial arts studio, liquor store, firearms sales, indoor gun range, barber shop, beauty salon, tattoo parlor, convenience store and many more uses. Additionally, the property is within the Core Improvements, Midtown CRA & the Enterprise Zone. New investments, under certain conditions, may be eligible for preferential tax treatment. See page 5-6 for additional information.

SALE PRICE: \$395,000



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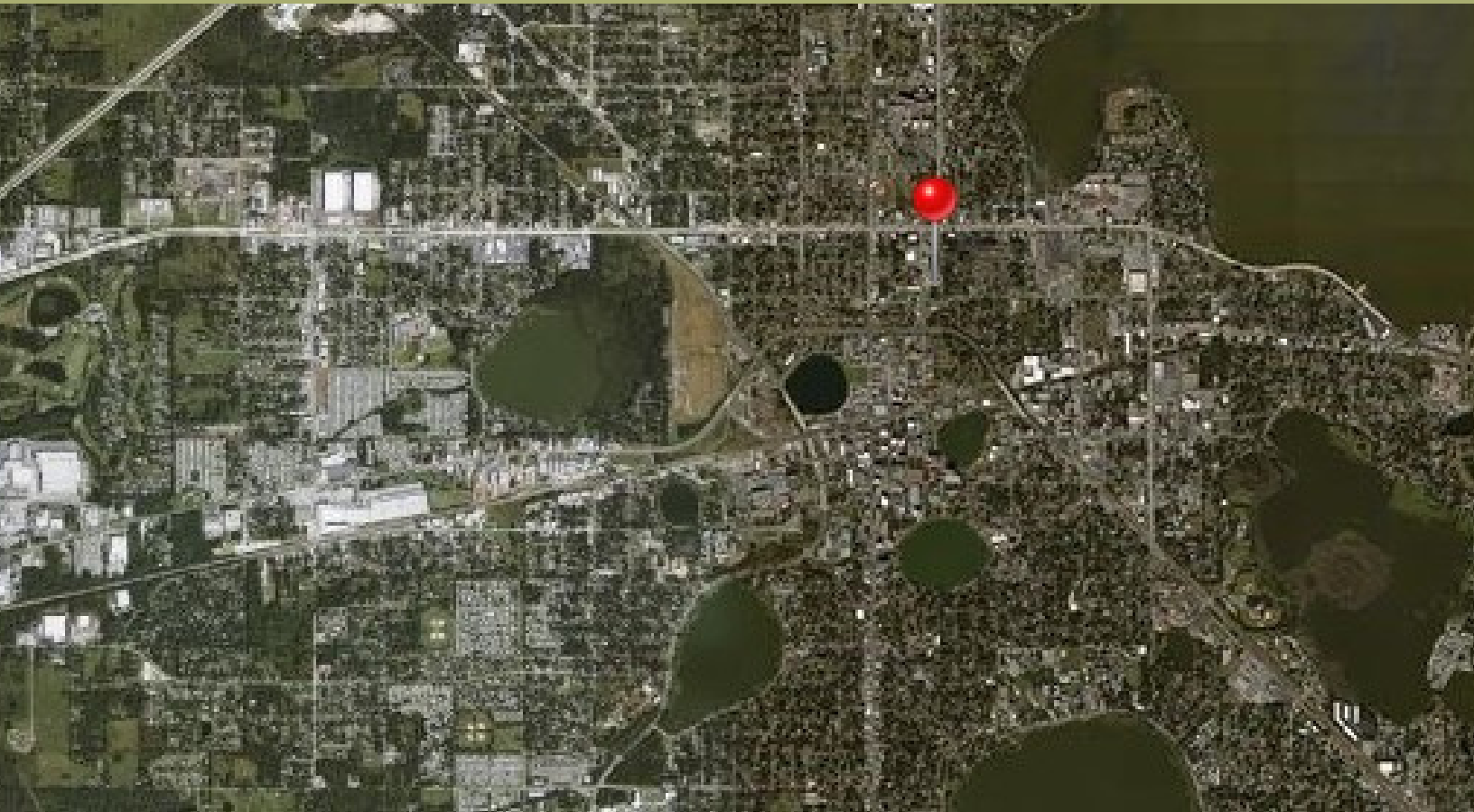


Location: The site is directly across from The Collective at Mass Market which offers office stimulate connectivity, creativity, and productivity! HAUS 820 is also across the street and one of the first fully renovated historic warehouses in Central Florida to be turned into an event venue. The Yard on Mass directly west of the site offers food trucks and nighttime venue. Recently developed Lake Mirrorton apartments, three block to the south, offers 300 residential apartments to downtown Lakeland. Just a stone's throw from Lake Mirror, all city offices, city parks, downtown retail and restaurants, banks, and urban living. The site features very easy access to I-4, both east and westbound, which is just a few miles to the north at exit 32. Current traffic counts along Massachusetts Avenue exceed 9000 vehicles per day.



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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 do not 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.



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The Enterprise Zone: Designated by the State of Florida, is a specific geographical area targeted for economic revitalization. The Enterprise zone encourages economic growth and investment to business and property owners by offering tax advantages and incentives to encourage private investment and employment opportunities.

Core Improvements Midtown CRA: Midtown, with its 4,463 acres, is the largest of the three CRA Districts. It 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.

The Commercial Corridor Façade and Site Improvement Matching Grant is a \$75,0001 dollar- for- dollar matching grant that can be used towards any exterior architectural improvements to the street-side façade and eligible site improvements.

MIDTOWN The Infill Adaptive Reuse Program is for specific leasehold improvements that include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, security systems and ADA compliance items. The CRA offers a 50% matching grant with a maximum grant amount of \$75,000.



The Economic Development Infrastructure Incentive Program (Midtown) supports the development of both new and expanding economic development projects that advance the science, technology, engineering & mathematics (STEM) and manufacturing base within the City of Lakeland's Midtown CRA. Assistance may be provided to qualified projects through electric, water and wastewater utility extensions and relocations, transportation infrastructure development and/or utility impact fee reimbursements.

Eligible Improvements

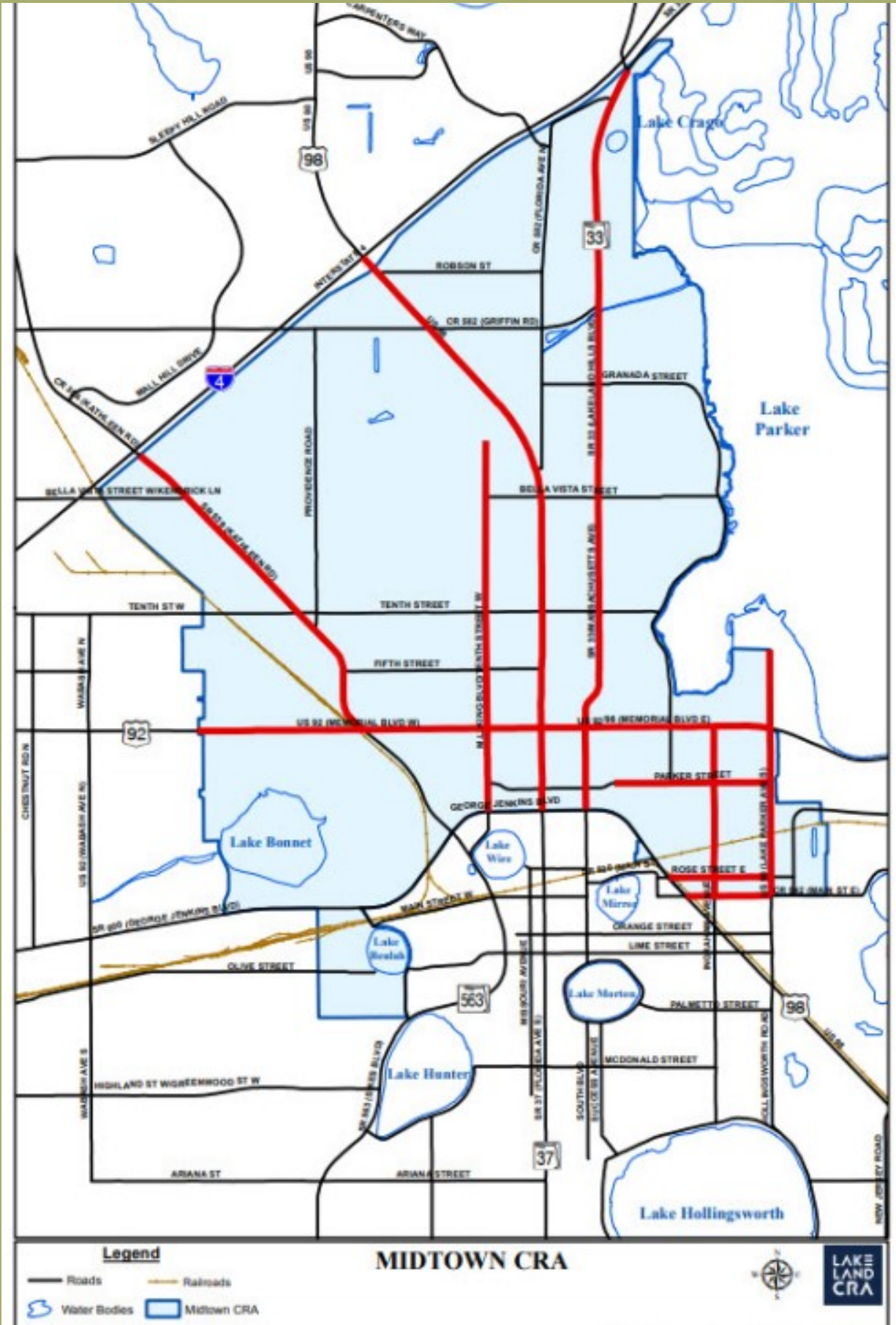
- o Permitting Fee Reimbursement
- o Mitigate Water and Wastewater Impact Fees
- o Relocation of Water, Wastewater and Electric Transmission Lines
- o Infrastructure Improvements
- o Electric Transformers and Dual Feeds
- o Transportation and Traffic Improvements

The Economic Development Growth and Expansion Program (EDGE) Program supports the development of new and expanding science, technology, engineering & mathematics (STEM), manufacturing and food service-related businesses that are located within CRA boundaries through a \$25,000 dollar-for-dollar matching grant. Assistance may be provided to qualified projects through electric, water and wastewater utility connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management and engineering services for electrical, mechanical, and plumbing services.



833 North Massachusetts Avenue, Lakeland, Florida 33801

Midtown CRA Map





Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In 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)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 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: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**