

Redevelopment Opportunity

FOR SALE



1295 East Main Street, Lakeland, Florida 33801

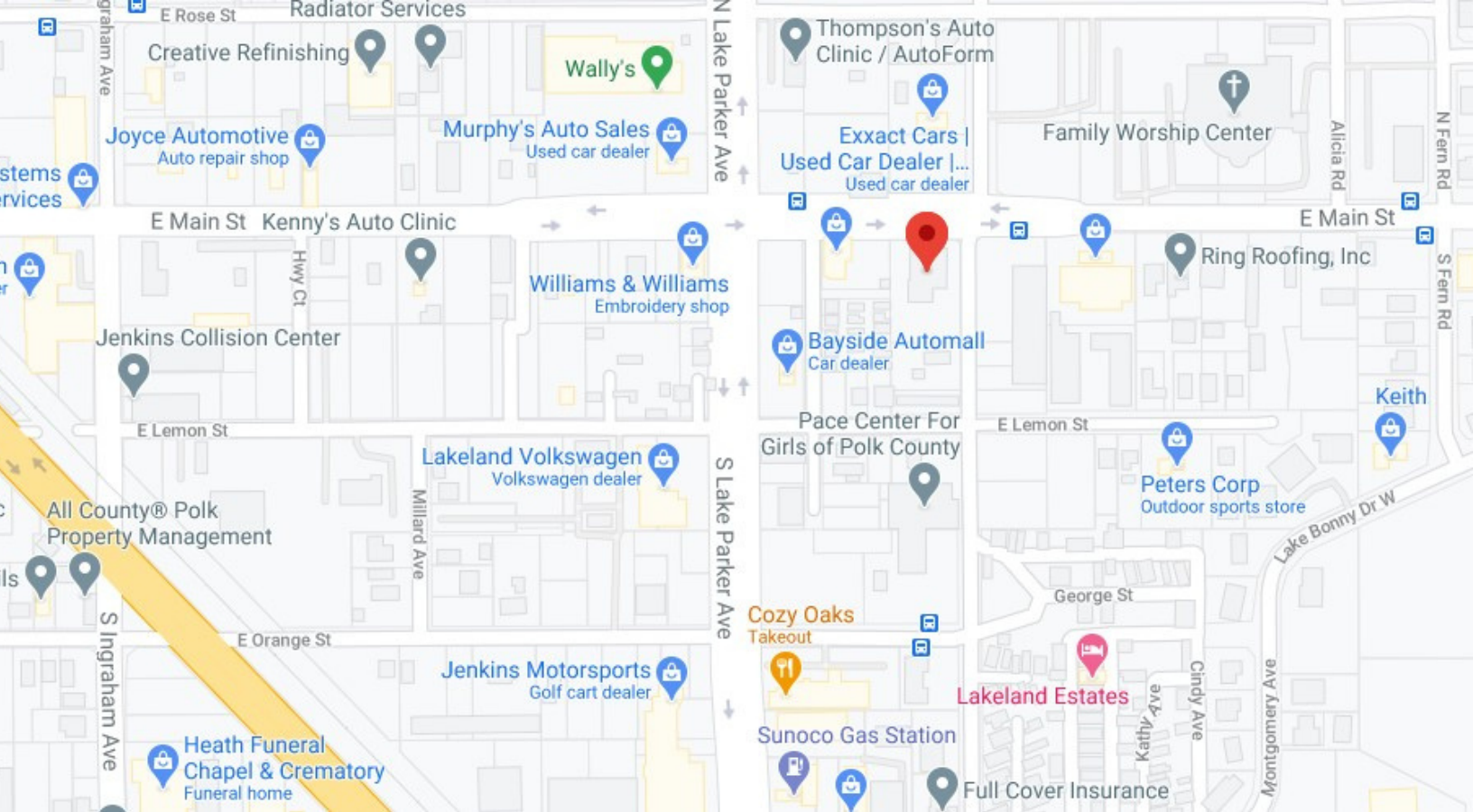
Property Highlights

- 7,846 sqft
- Zoned C-2
- Core Improvements Area/Enterprise Zone
- Redevelopment Opportunity



Broadway Real Estate Services

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



1295 E Main Street, Lakeland, Florida 33801

Property: This property was built in 1956, offers 7,846 sqft, zoned C-2. It is located in the core improvement area, the enterprise zone. Site is 0.78 acres and has 34 parking spaces. centrally located near downtown Lakeland, this property was previously home to restaurant, a local restaurant legend.

Location: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I4. 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 their 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.

C-2 zoning allows for a variety of uses for this site, including, but not limited to, office, medical office, retail store, motor vehicles parts, rental, & sales, liquor store, drug store, firearms sales and indoor gun range, banks, barber shop, hair salon, fitness studio, music studio, dance studio.

Sales Price: \$499,000

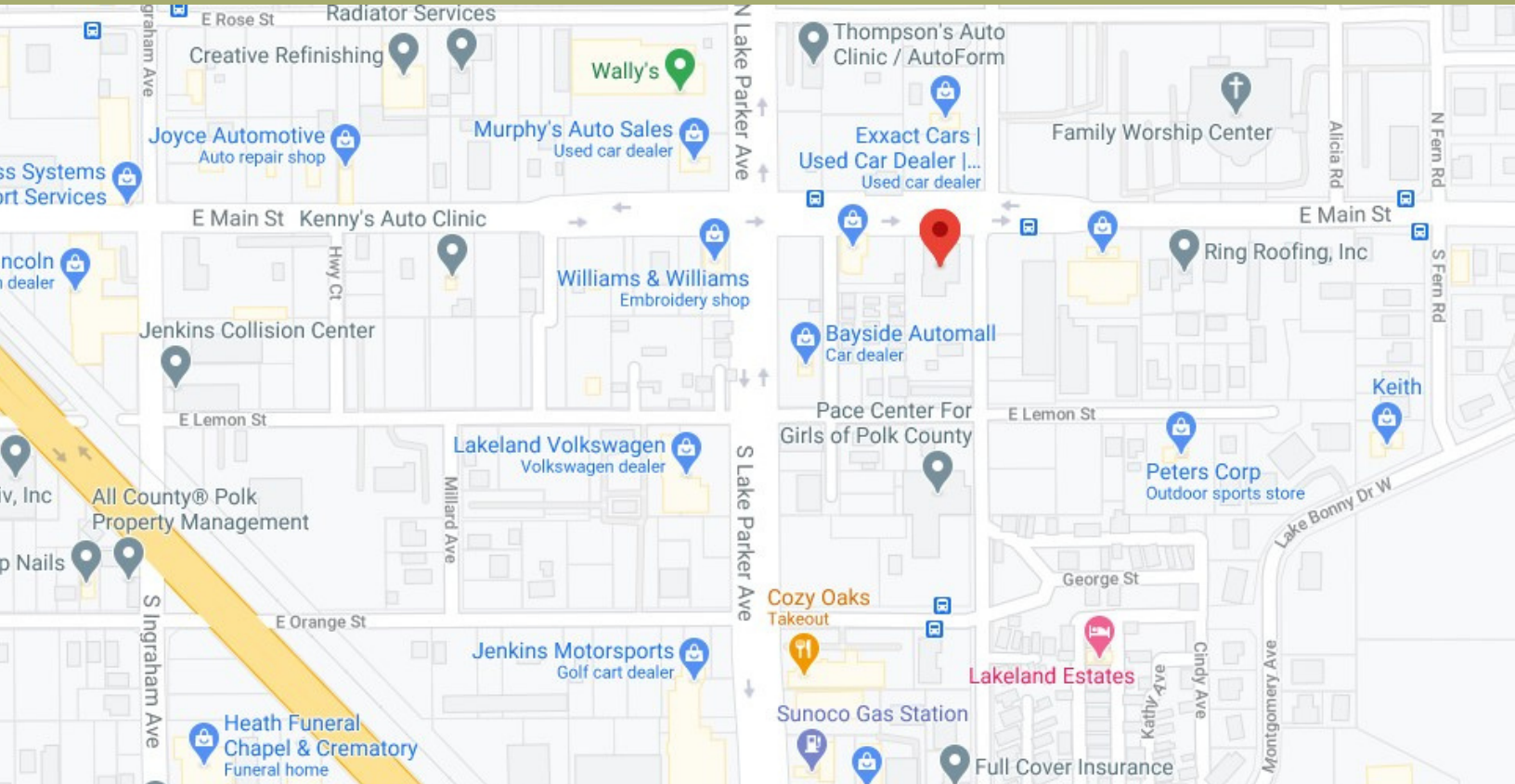
Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



LOCATION MAP

Redevelopment Opportunity

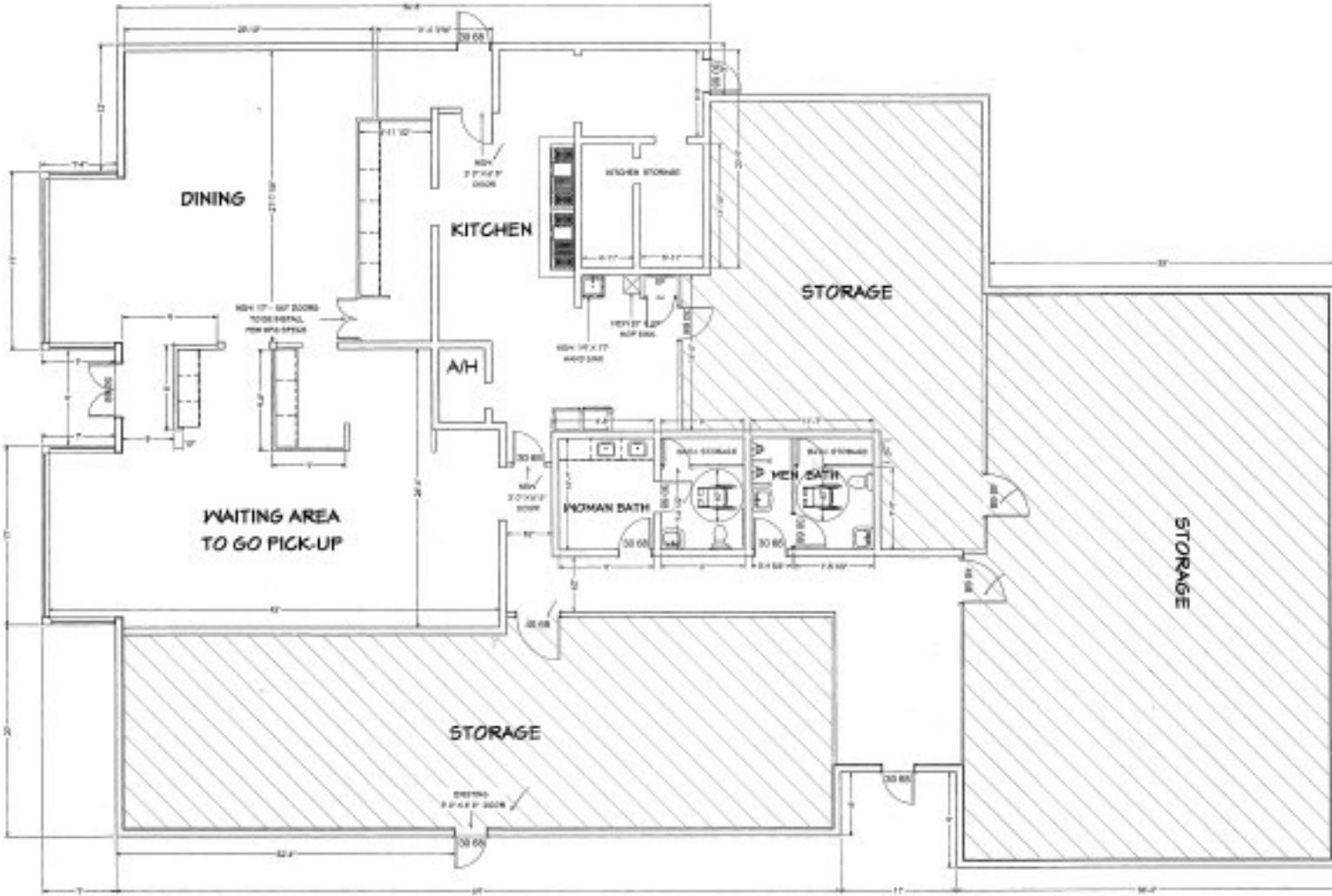
1295 East Main Street, Lakeland FL 33801



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com

100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

Floor Plan
Redevelopment Opportunity
1295 East Main Street, Lakeland FL 33801





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**