

OFFICE/ EXECUTIVE OFFICES AVAILABLE

GOLDEN LIVING OFFICE CENTER

2420 N Crystal Lake Dr., Lakeland, FL 33801



PROPERTY OVERVIEW

Golden Living Office Center is a fully and beautifully renovated turn-key operated Executive Office Center Property, centrally located in Lakeland FL. Easy access to Downtown Lakeland, Polk Parkway, US 92, US 98 and I-4 (via parkway).

Current cap rate is very competitive at 9.67% with value to be added with renting some secured outside storage/parking spaces contained within a restricted section of the property, the storage Building, and endless additional virtual offices. Even though all offices of the Executive Office Center are currently occupied, the portion the current owner occupies (without generating income), may be used by the new owner or to generate additional income as well.

This Executive office Center is considered a Business and comes with its own website. Considering that this is a Business, in addition of being a real estate, it has the benefit of being admissible to SBA 504 financing which comes at a reduced fixed interest rate. It is important to realize that only 28% of the building is under lease. The rest of the offices are under auto-renewable Office Service Agreements, which allows more flexibility to its owner if the new owner want to occupy a larger portion of the building.

CONTACT US: 321-960-8670
info@floridalegacyrealty.com

OFFICE/ EXECUTIVE OFFICE CENTER FOR RENT

LOCATION MAPS

2420 N Crystal Lake Dr., Lakeland, FL 33801



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AERIAL PHOTOS

2420 N Crystal Lake Dr., Lakeland, FL 33801

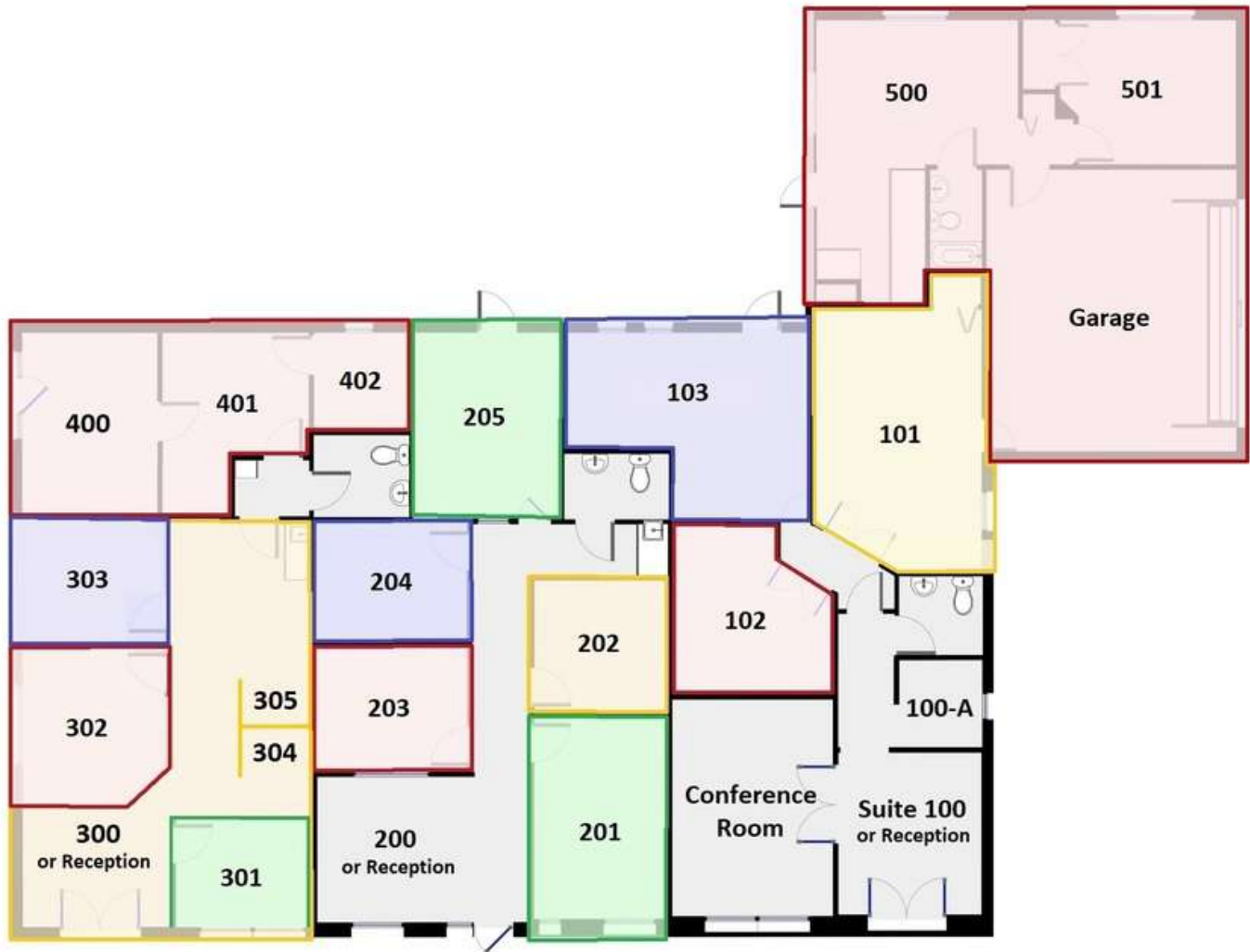


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FLOOR PLAN

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Dimensions are approximate.

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RETAILER MAP

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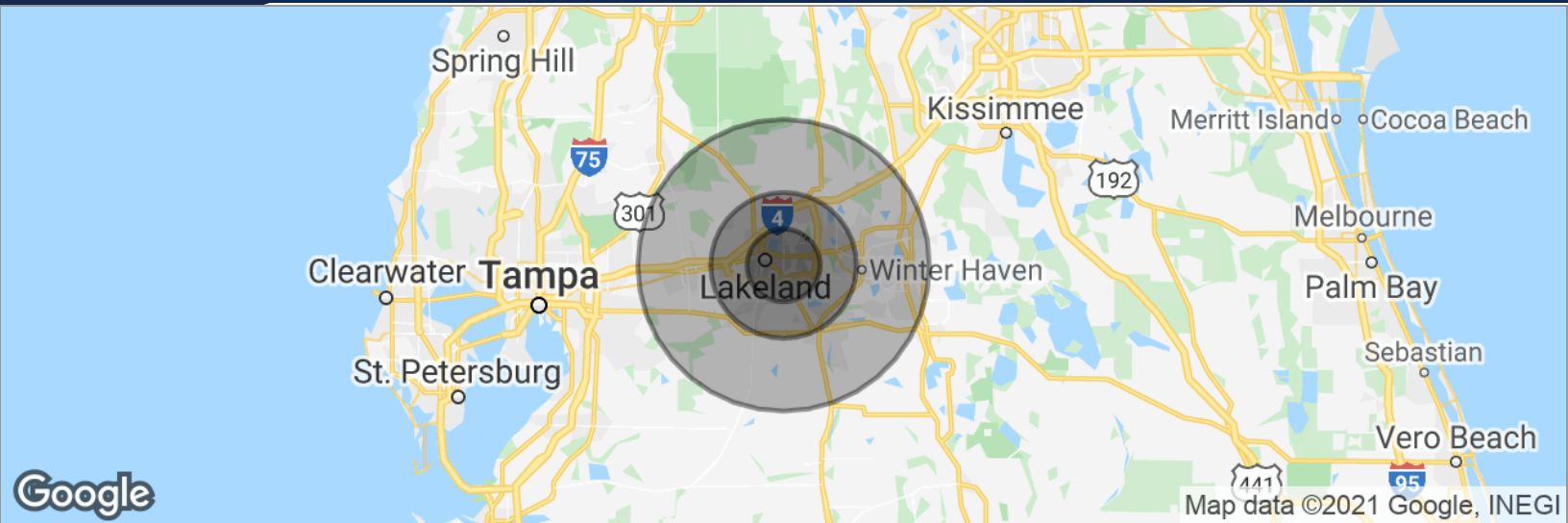


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DEMOGRAPHICS MAP

2420 N Crystal Lake Dr., Lakeland, FL 33801



POPULATION	5 MILES	10 MILES	20 MILES
Total population	115,658	299,449	588,493
Median age	38.1	39.2	38.7
Median age (male)	36.1	37.6	37.6
Median age (Female)	39.3	40.7	39.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	45,310	114,851	220,297
# of persons per HH	2.6	2.6	2.7
Average HH income	\$58,562	\$60,980	\$58,357
Average house value	\$180,424	\$182,775	\$179,110
ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	12.8%	12.1%	15.5%
RACE (%)	5 MILES	10 MILES	20 MILES
White	75.0%	78.3%	78.6%
Black	15.4%	13.6%	13.7%
Asian	2.0%	1.8%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.4%
Other	5.4%	4.1%	4.0%

* Demographic data derived from 2010 US Census

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**OFFICE #300
AVAILABLE**

Golden Living Office Center



Call Us: Florida Legacy Realty
+1 321-960-8670

Excelent Price

\$350

+ 6.5% sale tax



FLORIDA LEGACY REALTY
THE FUTURE

OFFICE #100-A AVAILABLE

Golden Living Office Center

 Call Us: Florida Legacy Realty
+1 321-960-8670

Excelent Price
\$400
+ 6.5% sale tax



OFFICE #303 AVAILABLE

Golden Living Office Center



Call Us: Florida Legacy Realty
+1 321-960-8670

Excellent Price

\$550

+ 6.5% sale tax