

LAKELAND, FLORIDA

3.35 AC. RETAIL/OFFICE DEVELOPMENT SITE

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NWC of Old S.R. 37 & Ewell Road, Lakeland, Polk County, Florida

Corner retail, office or medical office development site! Located at signalized corner one block west of South Florida Avenue. Great visibility!

FEATURES

- 3.35^{+/-} Acres Corner Site
- LCC Zoning (Linear Commercial Corridor-Polk County)
 - Retail-Office Development Site
- Located one block west of South Florida Avenue in front of Stoney Creek residential development.
- 1 hour to Tampa & Orlando, 3 hours to Miami/S. Florida & Jacksonville

Call Today for Details and Price!

STEINBAUER ASSOCIATES, INC.

COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING

(863) 647-1661 LAKELAND, FLORIDA

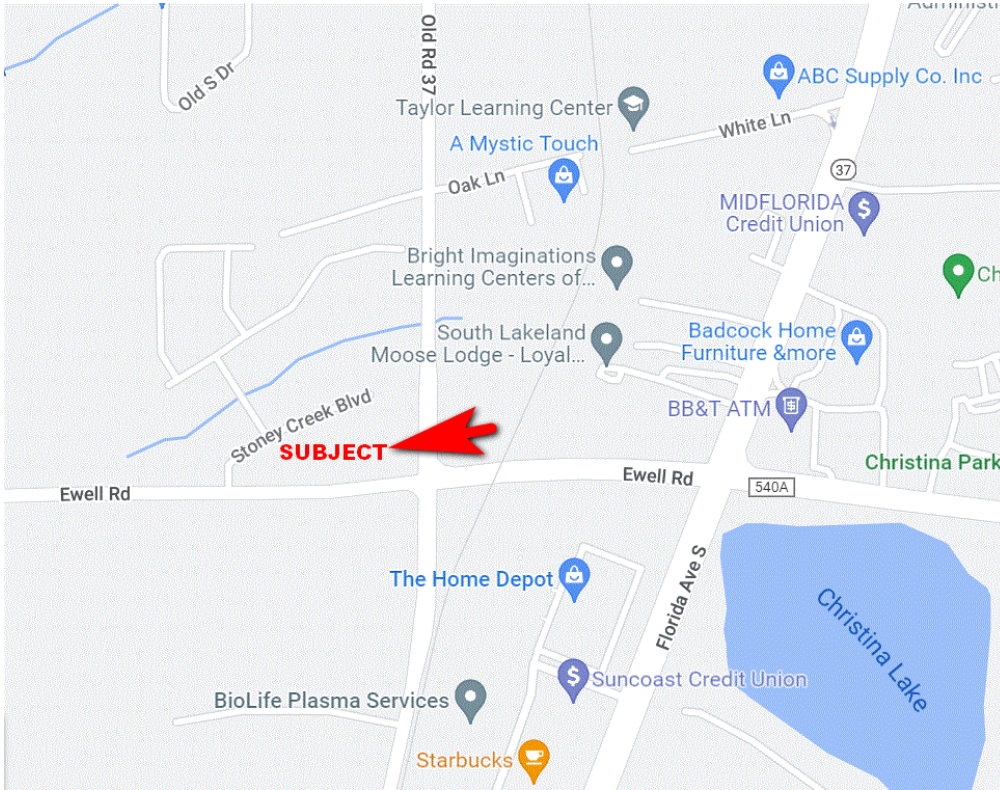
Call: Jim Steinbauer, SIOR (863) 670-2561 or J.R. Steinbauer, Jr., SIOR

NOTE: Buyer independent of Seller and Broker shall verify all pertinent information.

MAP & PLAT

NWC EWELL RD. & OLD HWY 37

LAKELAND FLORIDA



PROPERTY FEATURES

Old S.R. 37 & Ewell Road, Lakeland, Polk County, Florida

- 3.35+/- AC. Development Site
- Retail, Office or Medical Office
- ZONING/LAND USE - LCC (Linear Commercial Corridor)
Polk County
- Located on the Northwest Corner of Old State Road 37 & Ewell Road in South Lakeland
- Located in front of Stoney Creek Neighborhood
- AREA BUSINESSES INCLUDE: Home Depot, RaceTrac, Starbucks, BioLife Plasma, Suncoast Credit Union, BB&T, Badcock Home Furniture, MidFlorida Credit Union, Bob Evans and others.

FOR ADDITIONAL INFORMATION AND A TOUR OF THE PROPERTY CALL:

JIM STEINBAUER, SIOR

STEINBAUER ASSOCIATES, INC. REALTOR

863-647-1661 Office

863-670-2561 Mobile

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. Steinbauer Associates Inc. is the agent of and represents the Owner/Landlord of this property.

AERIAL PHOTOS



LOOKING NORTH OF PROPERTY



LOOKING SOUTH OF PROPERTY

AERIAL PHOTOS



Looking East from Property



Subject Property—3.55 Ac. Retail or Office Development Site