



E Main St

OVER 1/2 ACRE OPPORTUNITY WITH IMPROVEMENTS NEAR DOWNTOWN LAKE LAND

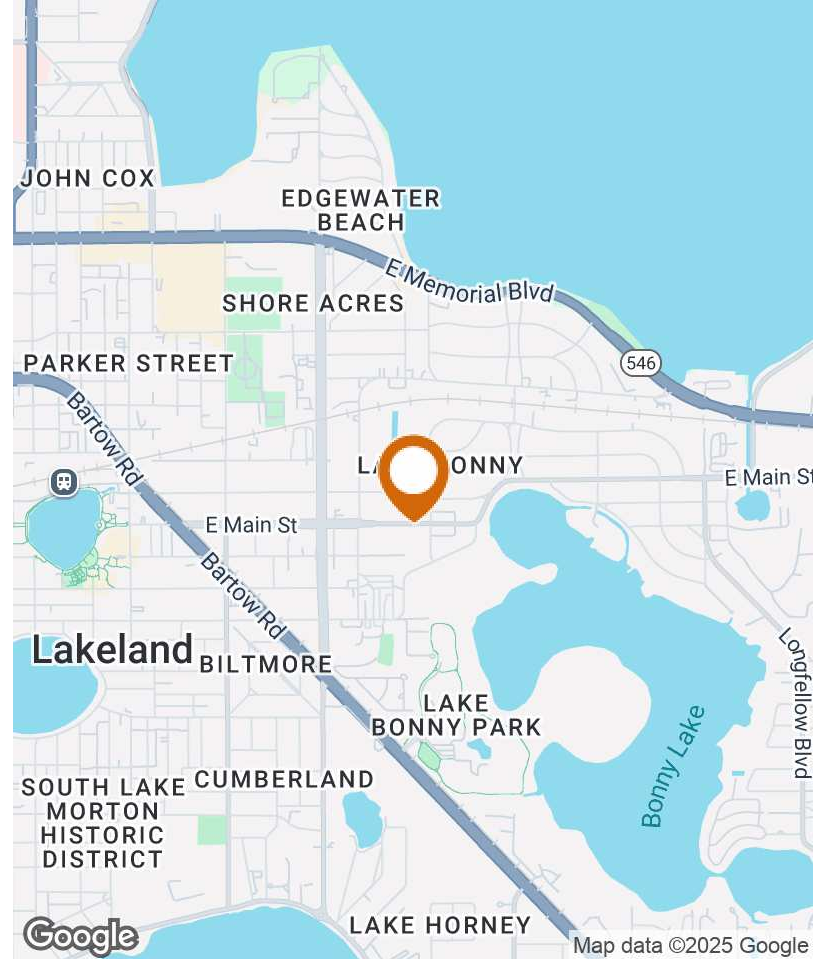
1349 E Main St, Lakeland, FL 33801

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$275,000
Combined Building Size:	3,192 ± SF
Lot Size:	0.62 ± Acres
Number of Units:	2
Price / SF:	\$86.15
Year Built:	1922
Zoning:	C-2
Road Frontage:	120 ± FT (E Main St)

PROPERTY OVERVIEW

Over half an acre (.62) available on Main St, just outside of downtown Lakeland. This property could be used as is, with improvements made to the structures, or it could be re-developed altogether.

Currently, there are 2 structures on the property. The first is an older home of 1,512 SF, with some value, however in need of extensive repair and clean out. The second is a 1,680 SF structure - 532 SF acts as an office and kitchen/gathering area, the remainder as warehouse storage, which also will require a clean out.

The property also contains an underground shelter/sub basement that rises approx. 12 inches above the ground. It was built during the Cuban Missile Crisis in the 60's. Constructed with concrete, it consists of several rooms of predominantly storage.

PROPERTY HIGHLIGHTS

- 2 Buildings - 3,192 on .62 Acres, plus Sub Basement/Shelter Area
- Zoned C-2, City of Lakeland
- 1 ± mile from Downtown Lakeland

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2 Buildings - 3,192 on .62 Acres.
- An additional underground shelter resides on the property and was built in 60's. It was mostly used for storage.
- Zoned C-2, City of Lakeland. The C-2 zoning classification allows for a wide range of uses including retail, office, personal service and restaurant.
- The former home is only partially accessible at present. The back structure is on a slab and is part office and part warehouse area. There is a main door and 2 traditional garage doors.
- Seller would prefer that everything be sold as is, all equipment and left over supplies will convey with the property.
- This property could be a tear down, however each of the structures have the ability to be rehabbed.
- The location is super convenient, within minutes from the Texas Cattle Company, Lake Wire, and downtown.
- All utilities serviced by Lakeland Electric, including electric, water and sewer.

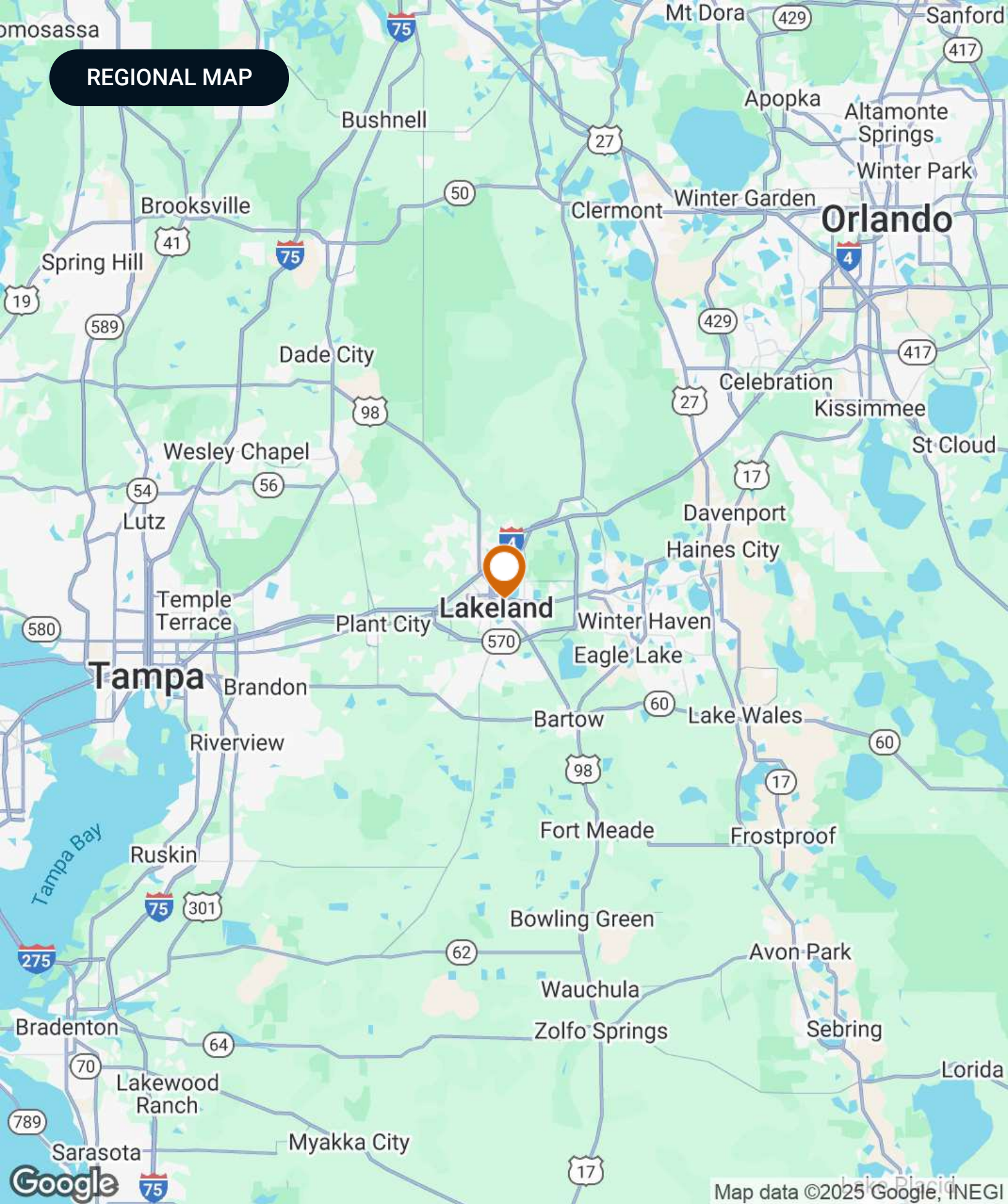
Downtown Lakeland

1 ± Mile



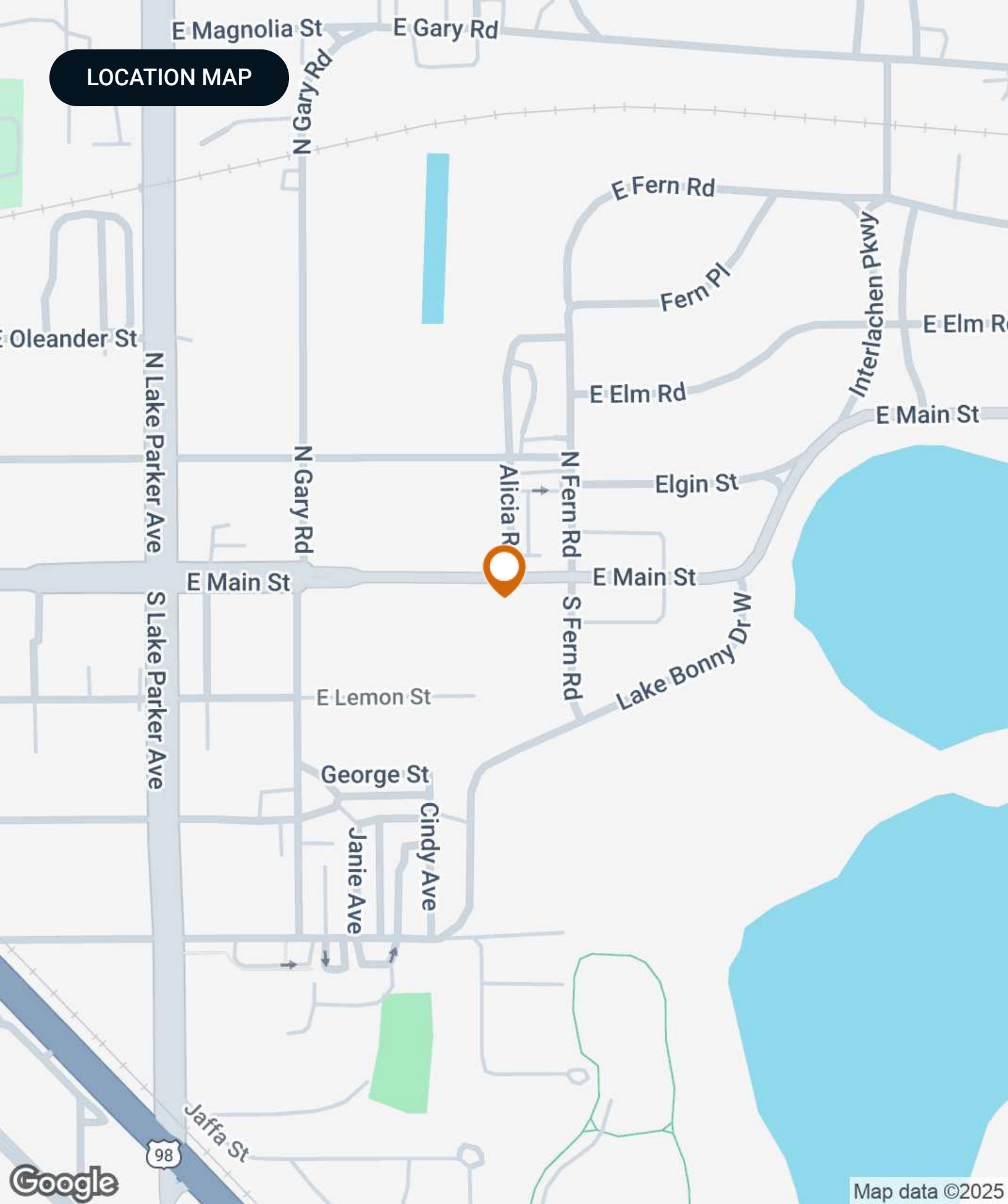
E Main St





REGIONAL MAP

LOCATION MAP



MARKET AREA MAP





LAKELAND POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico
	Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

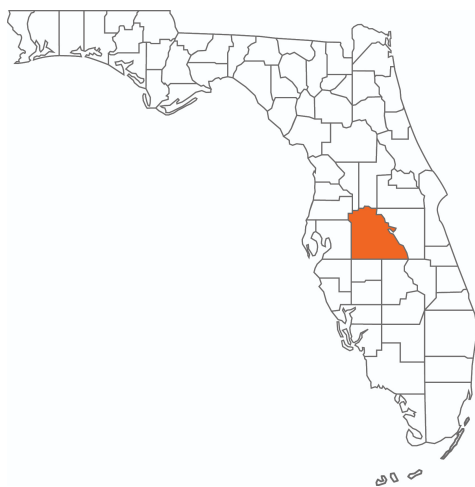
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



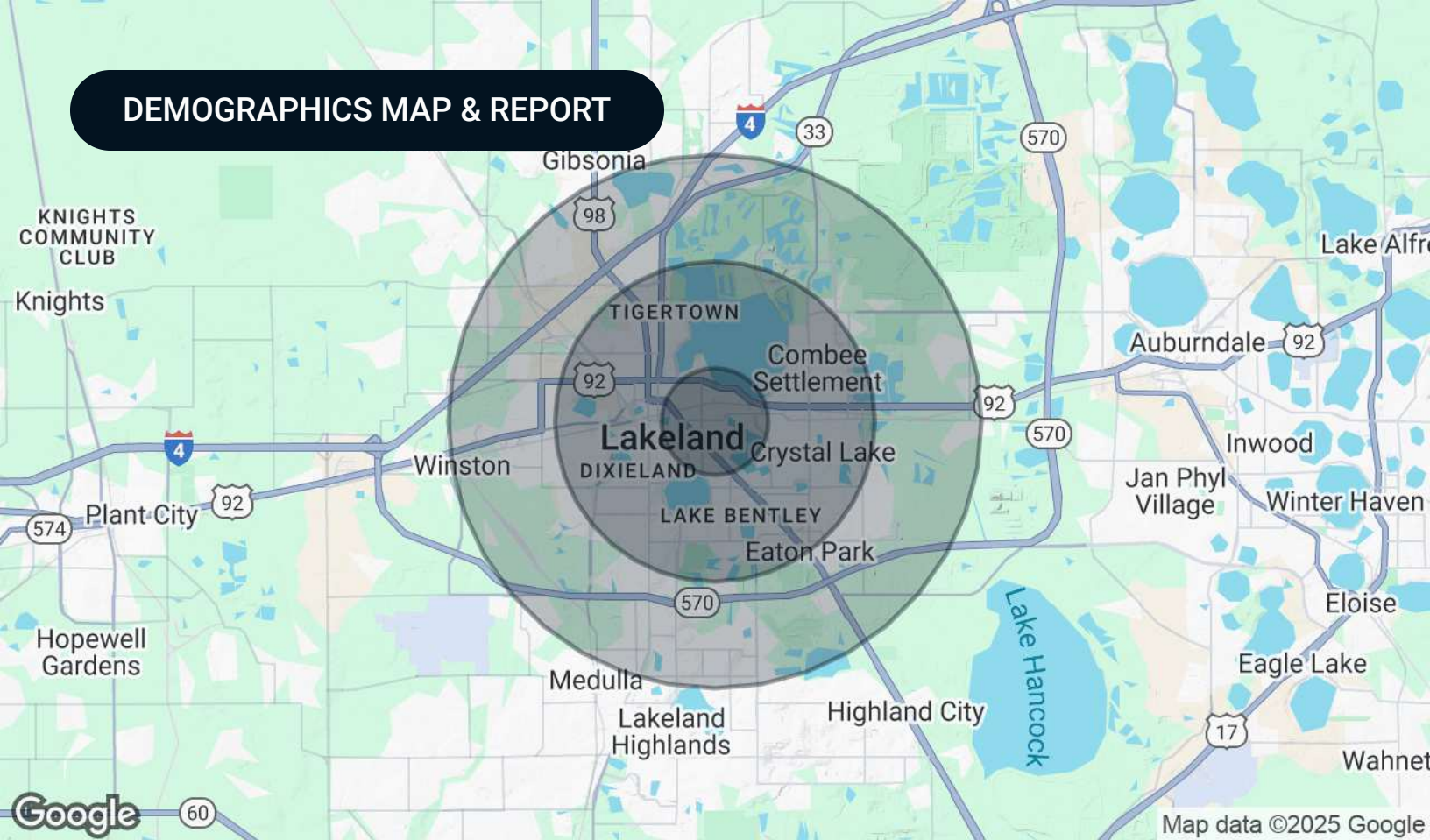
POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,509	74,671	144,061
Average Age	36	39	41
Average Age (Male)	36	38	40
Average Age (Female)	36	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,247	28,221	56,789
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$74,437	\$68,251	\$74,555
Average House Value	\$249,038	\$228,955	\$234,511

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS

BONNY LAKE



ADVISOR BIOGRAPHY



CRAIG MORBY

Senior Advisor

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

ADVISOR BIOGRAPHY



ERIC AMMON, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member



For more information visit www.saundersrealestate.com

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