



SOUTH LAKELAND FREE STANDING OFFICE BUILDING

4410 S Florida Ct, Lakeland, FL 33813

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$465,000
Building Size:	1,733 SF
Zoning:	C-2, City of Lakeland
Lot Size:	0.28 Acres
Price / SF:	\$268.32

PROPERTY OVERVIEW

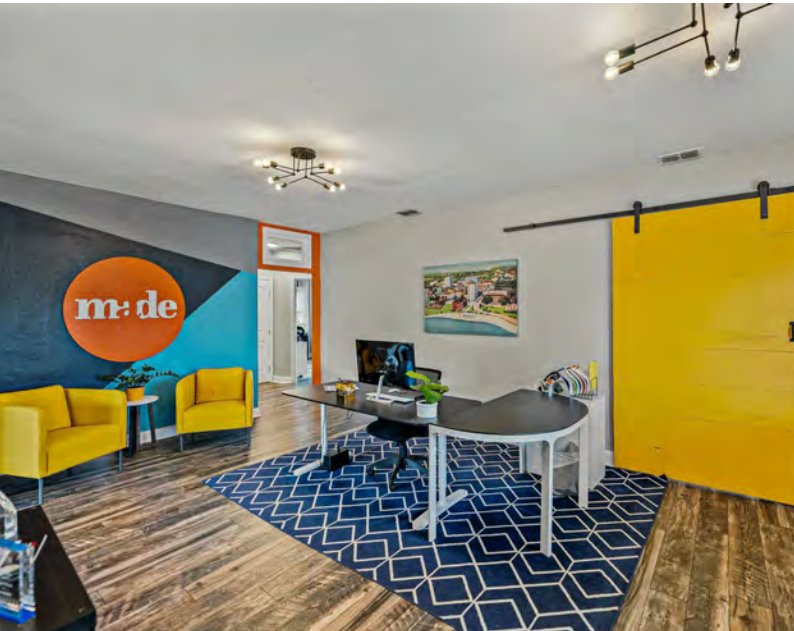
Impeccable free standing office building in South Lakeland with 1,733 SF under air on just over a quarter of an acre.

This property has an effective layout with dedicated open spaces for reception and common workspace, 3 private offices, a large conference room and staff kitchen. The building also has a storage area and other utility closets for storage.

The office is very well maintained, and has benefited from renovation of both bathrooms, the addition of 10 formal parking spaces, the addition of a half wall and vinyl fence installation.

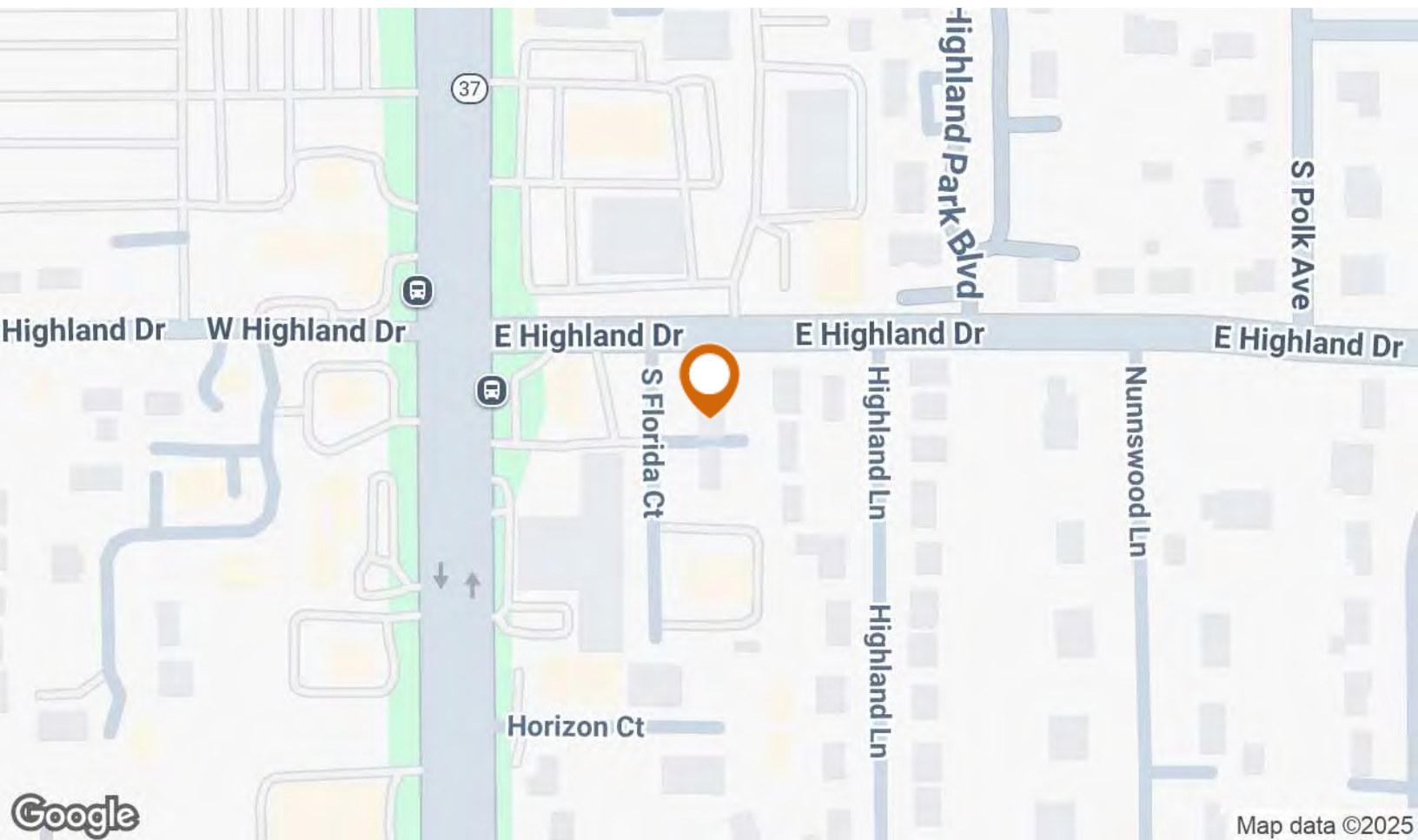
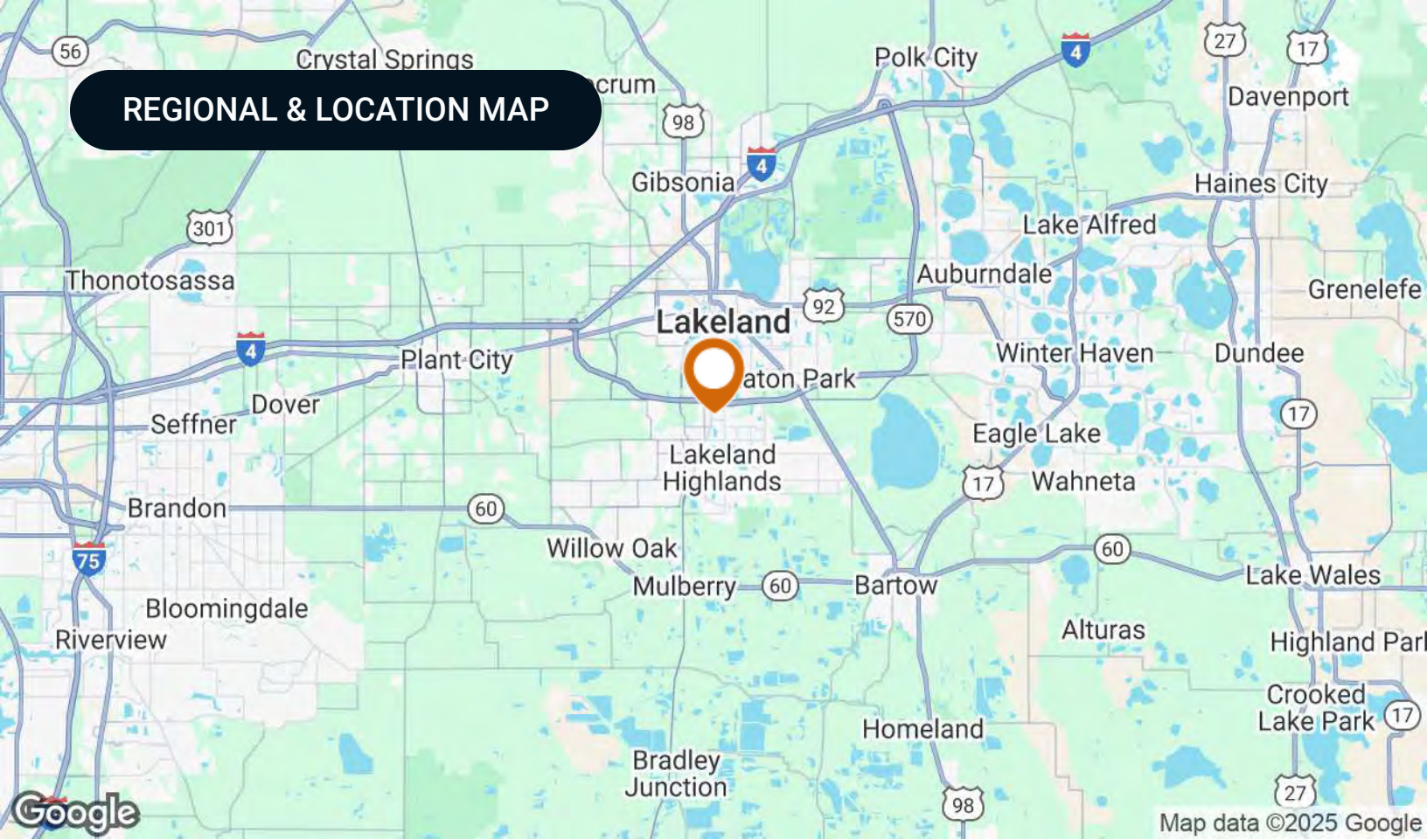
New roof added in December 2019.

COMPLETE HIGHLIGHTS

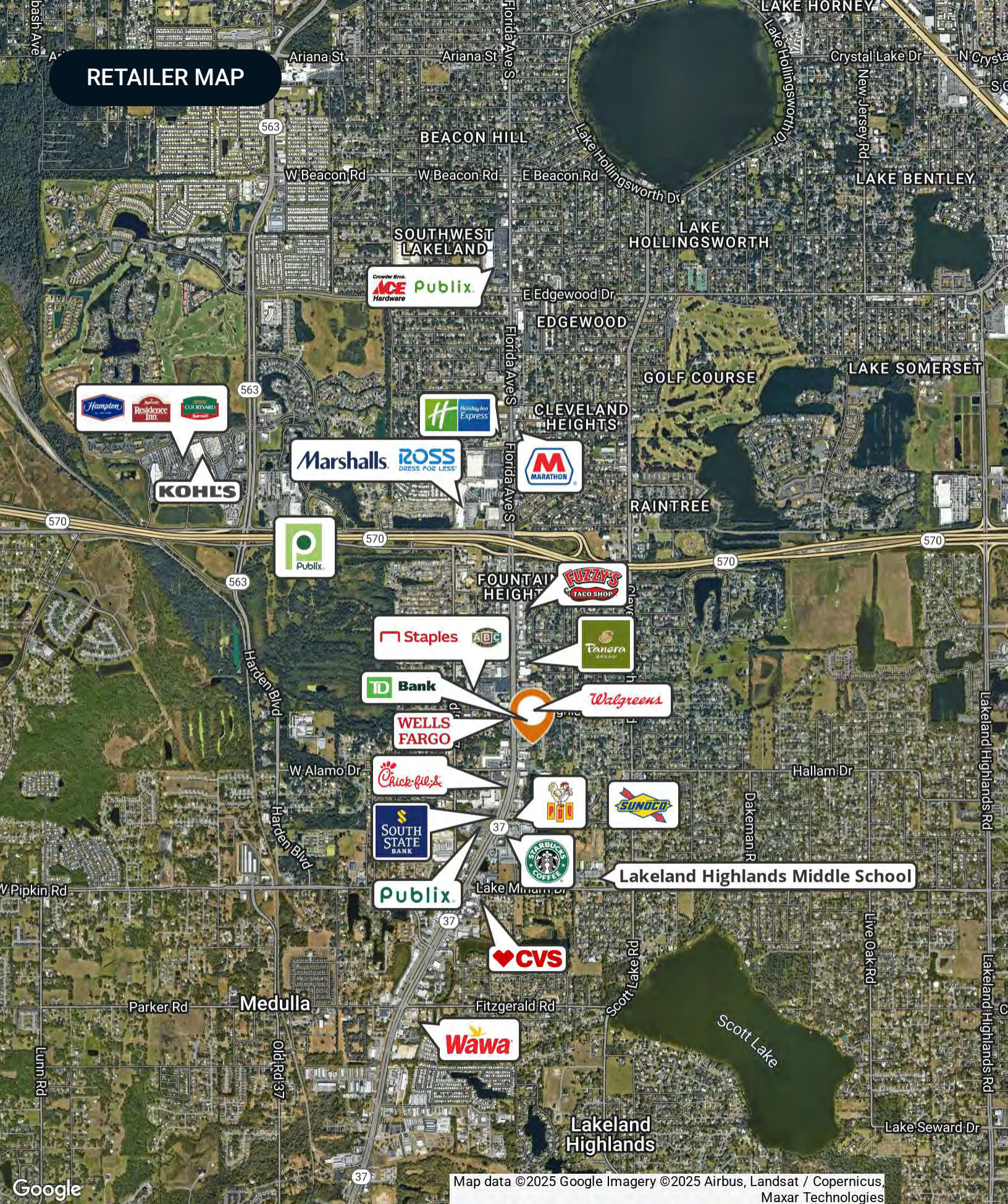


PROPERTY HIGHLIGHTS

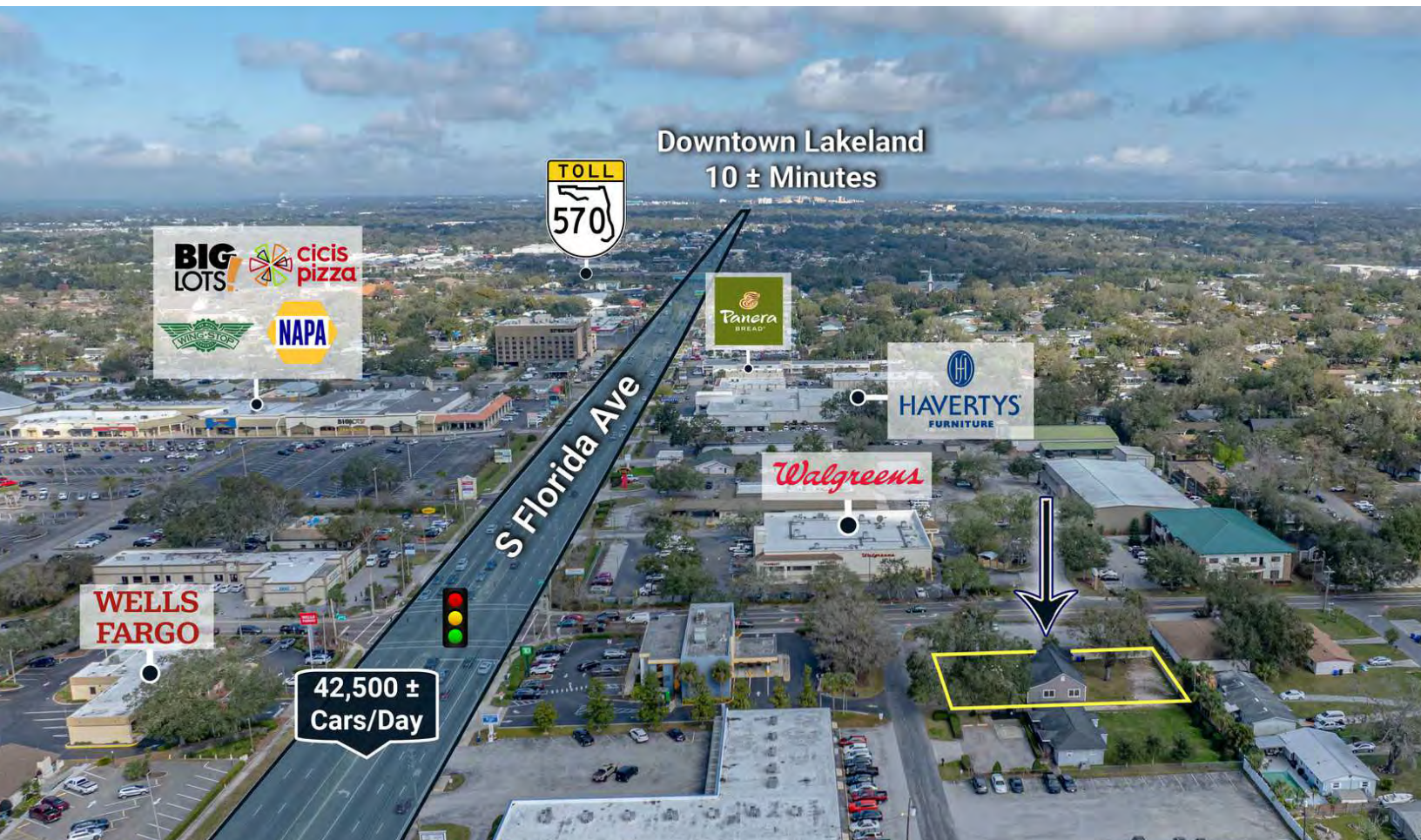
- 1,733 SF office in South Lakeland on .28 acres.
- Zoned C-2, City of Lakeland. Uses include traditional retail, office, personal service and many more.
- 10 parking spaces - 5 in front, and 5 in the rear
- Office is beautifully appointed and features a main open space with additional open workspace, 3 private offices, a large conference room and staff kitchen.
- Tasteful laminate floors throughout, with renovations in the bathrooms and staff kitchen.
- There are 3 entry points to the building - front, side and back. There is a separate storage and tech room and several utility closets.
- Phenomenal location in South Lakeland at S. Florida and W. Highland Dr. Minutes from the Polk Parkway and I-4, 10 minutes to Lakeside Village, and 10 minutes to downtown.
- Amenities abound in this area, including grocery, restaurants, hotels, big box and all manner of retail.
- Property is on public water and septic. Utility bills very reasonable.
- Space could technically be divided for two tenants.
- Two A/C units - approx. 2013. Water heater believed to be 2019 model.
- New roof added in December 2019.
- Easement exists between subject property and property to the south, allowing access for parties between the buildings.
- Survey available.



RETAILER MAP



AERIAL PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



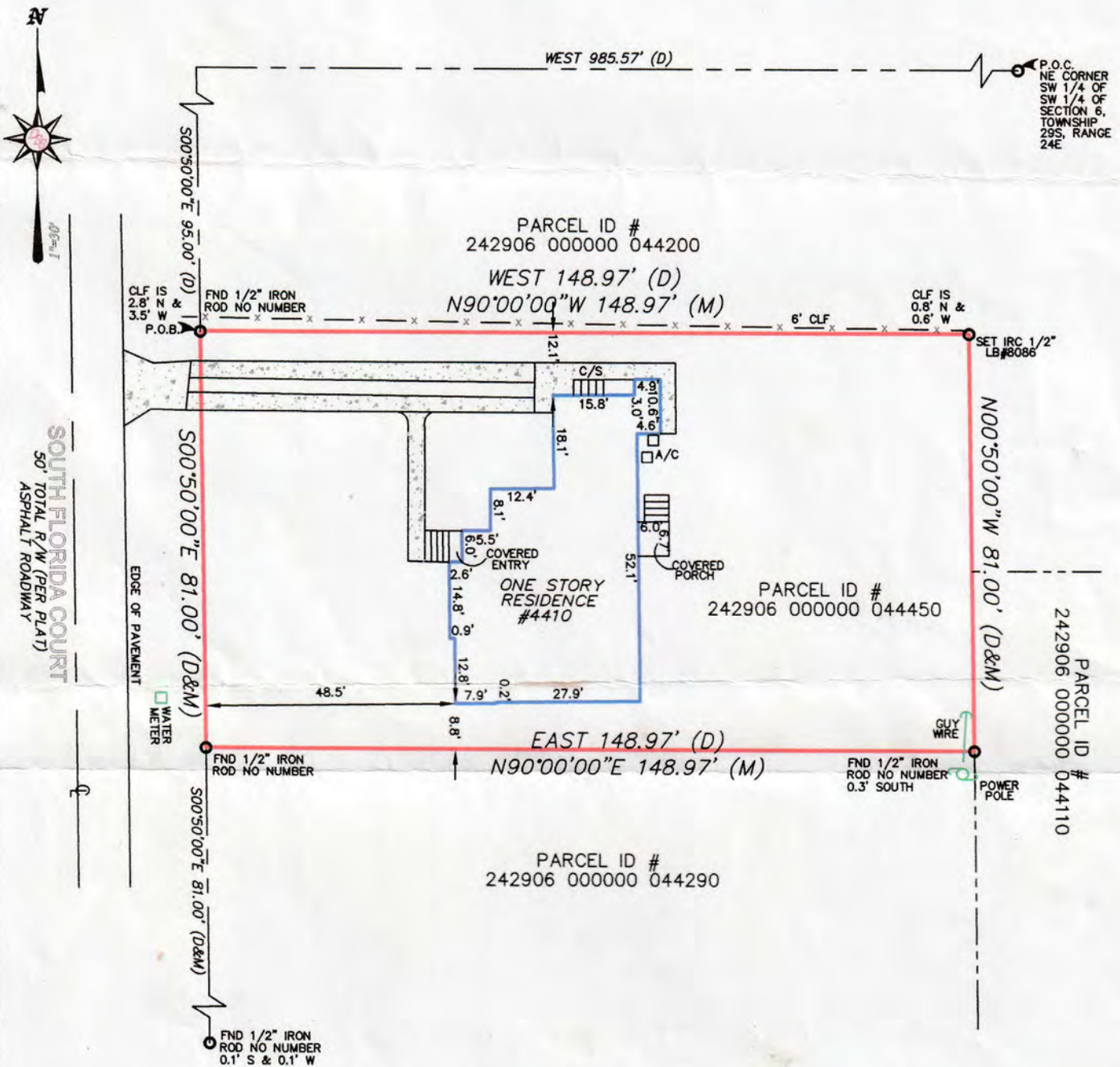
INTERIOR PHOTOS



BOUNDARY SURVEY

Legal Description as furnished:

Beginning at the Northeast corner of the SW 1/4 of the Section 6, Township 29S, Range 24E, run West 985.57 feet, thence South 0°50'0" East 95.0 feet for a point of beginning; thence continue South 0°50'0" East 81.0 feet; thence East 148.97 feet; thence North 0°50'0" West 81.0 feet, thence West 148.97 feet to the point of beginning.



Legend:

- WF = WOOD FENCE
- CLF = CHAIN LINK FENCE
- VF = VINYL FENCE
- CA = COVERED AREA
- CONC = CONCRETE
- ASPH = ASPHALT
- PLAT = PLAT
- MEAS = MEASURED
- DEED = DEEDED
- CALC = CALCULATED
- POC = POINT OF CURVATURE
- PCOC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PL = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- CM = CONCRETE MONUMENT
- PCP = PERMANENT CONTROL POINT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- IP = IRON PIPE
- IR = IRON ROD
- N&D = NAIL AND DISK
- R/W = CENTER LINE
- R = RIGHT OF WAY
- L = RADIUS
- A = ARC LENGTH
- C.A. = CENTRAL ANGLE
- CH = CHORD DISTANCE
- CHB = CHORD BEARING
- FND = FOUND
- PAGES = PAGES
- P.B. = PLAT BOOK
- D.E. = DRAINAGE AND UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

Property Address:

4410 South Florida Court
Lakeland, FL 33813

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DEEP SOUTH SURVEYING

1707 James Pointe Drive
Bartow, Florida 33830
863.797.3366
deepsouthsurveying@gmail.com

Certified to/ for the exclusive use of:

PMJ Ventures, LLC
Golden Rule Title, LLC
First American Title Insurance Company

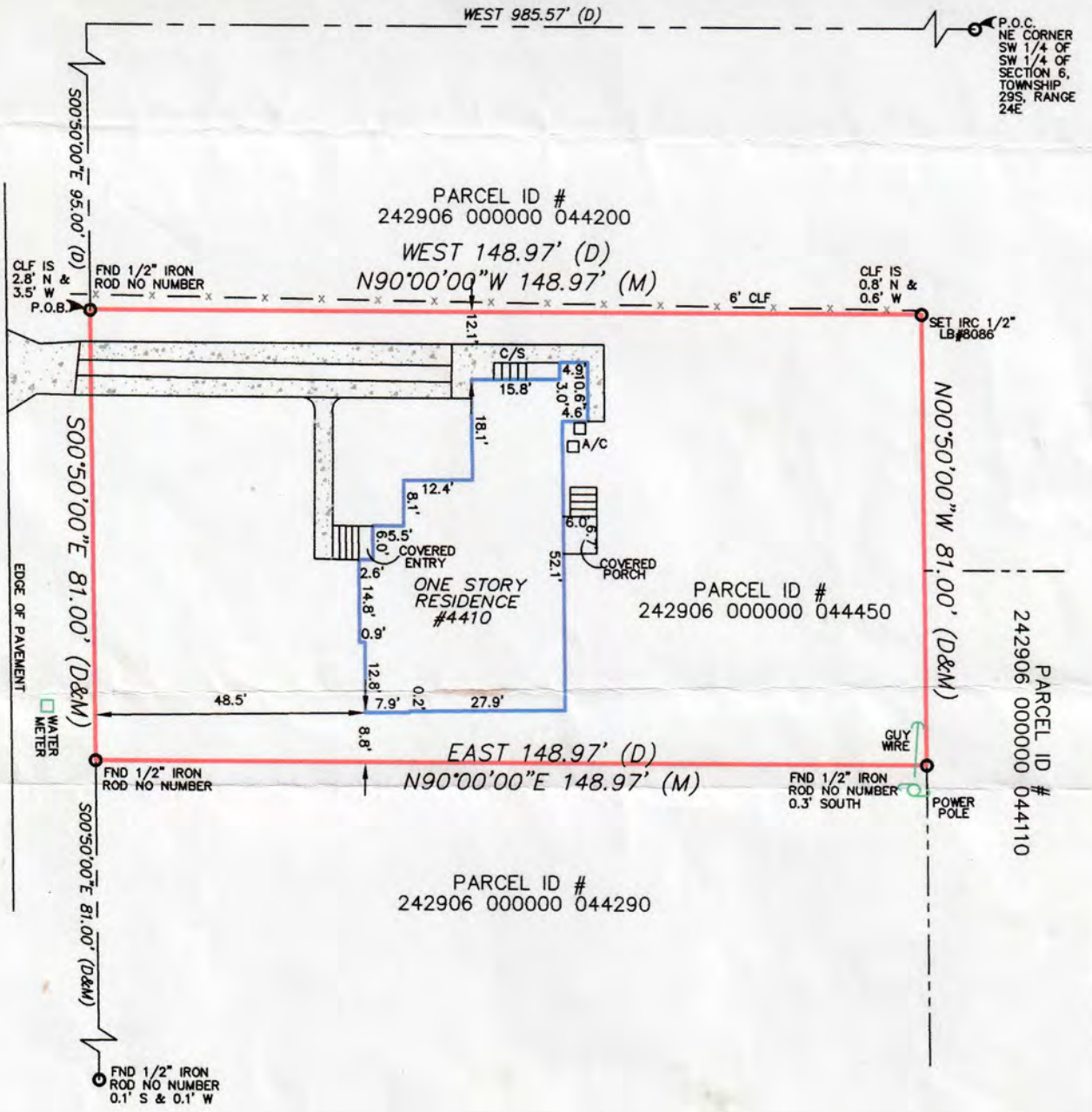
Surveyor's Notes:

- The surveyor has not abstracted the land shown hereon for easements, right of way, or restrictions of record which may affect the title or use of the land. There may be additional easements and restrictions that are not shown on this survey, but may be found in the public records of this county.
- No underground improvements have been located except as shown.
- The property shown hereon appears to lie in "Zone X" an area outside of 100 year flooding, according to FIRM Map Number 12105C0480G, dated 12/22/2016. The surveyor makes no guarantees as to the above statement. Contact your local floodplain official or F.E.M.A. agent for verification.
- The survey shown hereon was conducted without the benefit of a current title commitment.
- This surveyor did not review the covenants and restrictions of the plat named in the legal description shown above.

THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE



SOUTH FLORIDA COURT
50' TOTAL R/W (PER PLAT)
ASPHALT ROADWAY



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- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- A/C. = AIR CONDITIONER
- C/S. = CONCRETE SLAB
- CONC. = CONCRETE
- P/E. = POOL EQUIPMENT
- ENC. = ENCROACHMENT
- O.R. = OFFICIAL RECORD
- LB. = LICENSED BUSINESS
- O.H.L. = OVERHEAD LINES
- CATV. = CABLE TV RAISER
- BLK. = BLOCK
- C.B.W. = CONCRETE BLOCK WALL
- COVD. = COVERED
- A/C. = AIR CONDITIONED

Basis of Bearing:

1. Bearings shown hereon are based on the EASTERLY r/w line of Lot 8 Florida Court, being S00°50'00"E, per deed.

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DEEP SOUTH SURVEYING

1707 James Pointe Drive
Bartow, Florida 33830
863.797.3366

deepsouthsurveying@gmail.com
Certificate of Authentication LB8086

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Galen K. Bell

Galen K. Bell, PSM #4224

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This Survey is intended for mortgage or refinance purposes only. Exclusively for this use by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of DEEP SOUTH SURVEYING, LLC. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL ©

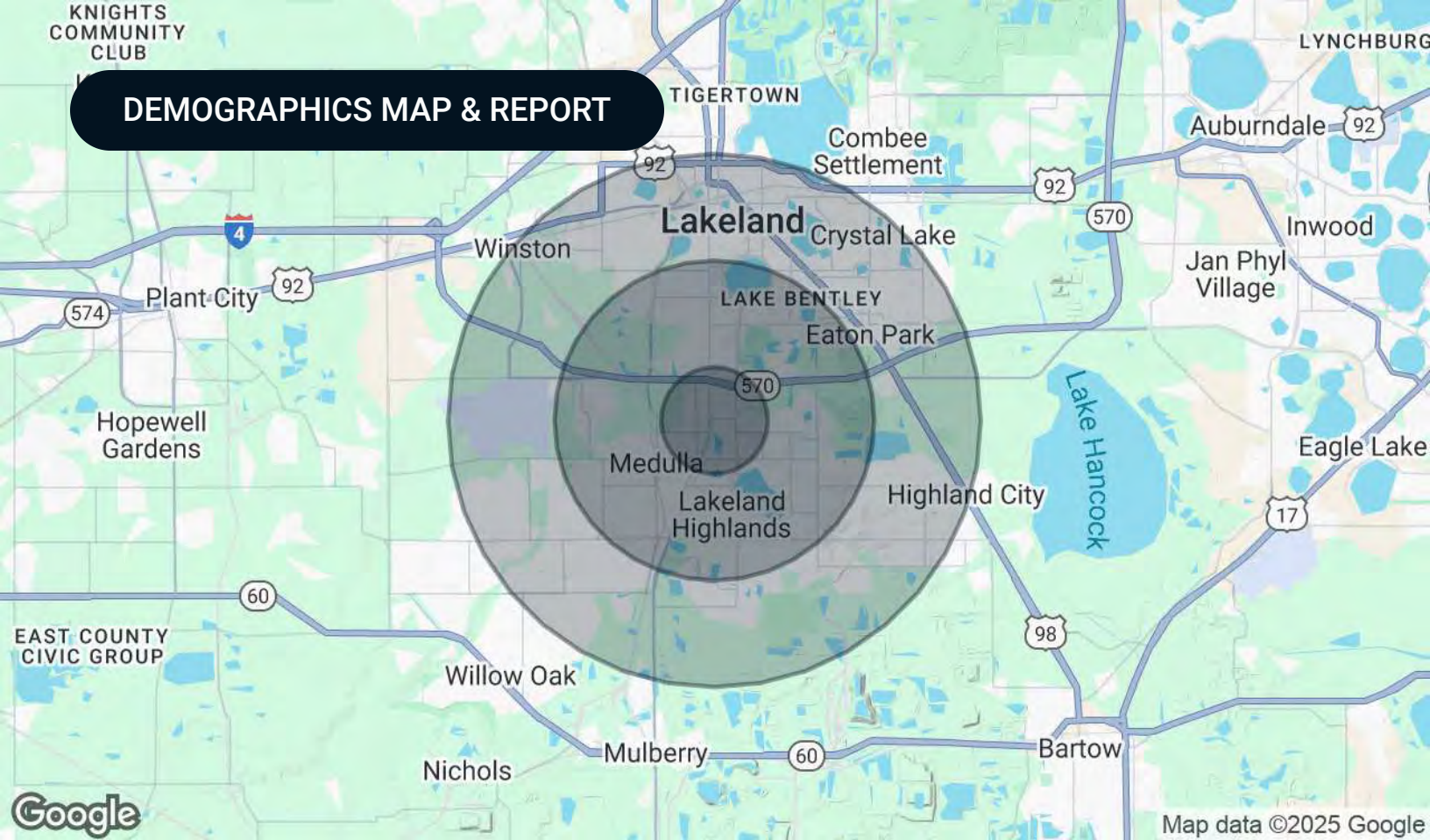
SURVEY NO.: 18010023
FIELD DATE: 01/15/2018

SHEET NO.:

REVIEWED BY: G.K.B.
SURVEYED BY: N.S.T.T.
DRAWN BY: K.B.O.

1 of 1

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,239	63,195	155,159
Average Age	43	43	41
Average Age (Male)	41	42	40
Average Age (Female)	44	45	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,799	25,739	59,797
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$107,550	\$104,353	\$94,329
Average House Value	\$327,872	\$342,269	\$305,154

Demographics data derived from AlphaMap



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.

ADVISOR BIOGRAPHY



CRAIG MORBY

Senior Advisor

craig@saundersrealestate.com

Direct: 877.518.5263 x442 | Cell: 863.581.0059

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 15 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

eric@saundersrealestate.com

Direct: 877.518.5263 x353 | Cell: 863.602.1001

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

HEADQUARTERS

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863.648.1528

ORLANDO

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ARKANSAS

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