



3825 South Florida Ave.
Suite 5
Lakeland, FL 33813

Phone: 863-619-6740
Fax: 863-619-6750

maria@mahoneygroupinc.com
www.mahoneygroupinc.com

*Commercial
Real Estate Services*
From Local to Global
Since 1998

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

SOUTH LAKELAND CENTERPOINT PLAZA

RETAIL / OFFICE SPACE FOR LEASE



5660 South Florida Avenue, Lakeland, FL 33813

- Multiple size suites available for lease including north end cap unit.
- Join Palace Restaurant - Lakeland Ale House - Premier Walk-In Clinic - Word Up Ministries - Fanci Nails & Spa, Cigar Lounge, Sunsational Tanning & Spa.
- Centerpoint Plaza is undergoing renovations to include new paint, new awnings, upgraded landscaping and more.
- Generous Tenant improvement allowance.
- Prime South Lakeland location directly on S. Florida Avenue and corner Brannen Road, at lighted intersection.
- Lease Rate: \$14.00 - \$16.00/SF, based on location + sales tax.



CENTERPOINT PLAZA – SUITES FOR LEASE

Property Identification	CENTERPOINT PLAZA
Property Address	5660 South Florida Avenue, Lakeland, FL 33813 Folio #: 23 29 13 140835 000030, Polk County
Property Location	NE corner of S. Florida Avenue and Brannen Road, Road, at lighted intersection. Across from Sonny's Barbecue, one block North of main post office.
Property Type	Retail/Office/Professional building
Size Buildings/Features	25,800 SF CB construction center, built 2005

UNIT	SIZE	LEASE RATE	COMMENTS
5660-5664	2,400 SF (40' x 60')	\$16.00/SF	VACANT – North end-cap unit
5668-5672	2,400 SF (40' x 60')	LEASED	SUNSATONAL TANNING AND HAIR
5676-5680	2,400 SF (40' x 60')	LEASED	DR. NAR/PREMIER WALK-IN CLINIC
5684	1,200 SF (20' x 60')	LEASED	WORD UP MINISTRIES
5686-5688	4,000 SF (40' x 100')	LEASED	WORD UP MINISTRIES
5692	1,600 SF (20' x 80')	LEASED	FANCI NAILS AND SPA
5698	1,600 SF (20' x 80')	\$16.00/SF	VACANT – former Cellular phone store
5704-5708	3,200 SF (40' x 80')	LEASED	WORD UP MINISTRIES
5712	1,400 SF (20' x 70')	\$16.00/SF	VACANT
5720-5722	2,800 SF (40' x 70')	LEASED	PALACE RESTAURANT
5724-5728	2,800 SF (40' x 70')	LEASED	CIGAR LIFE – CIGAR LOUNGE

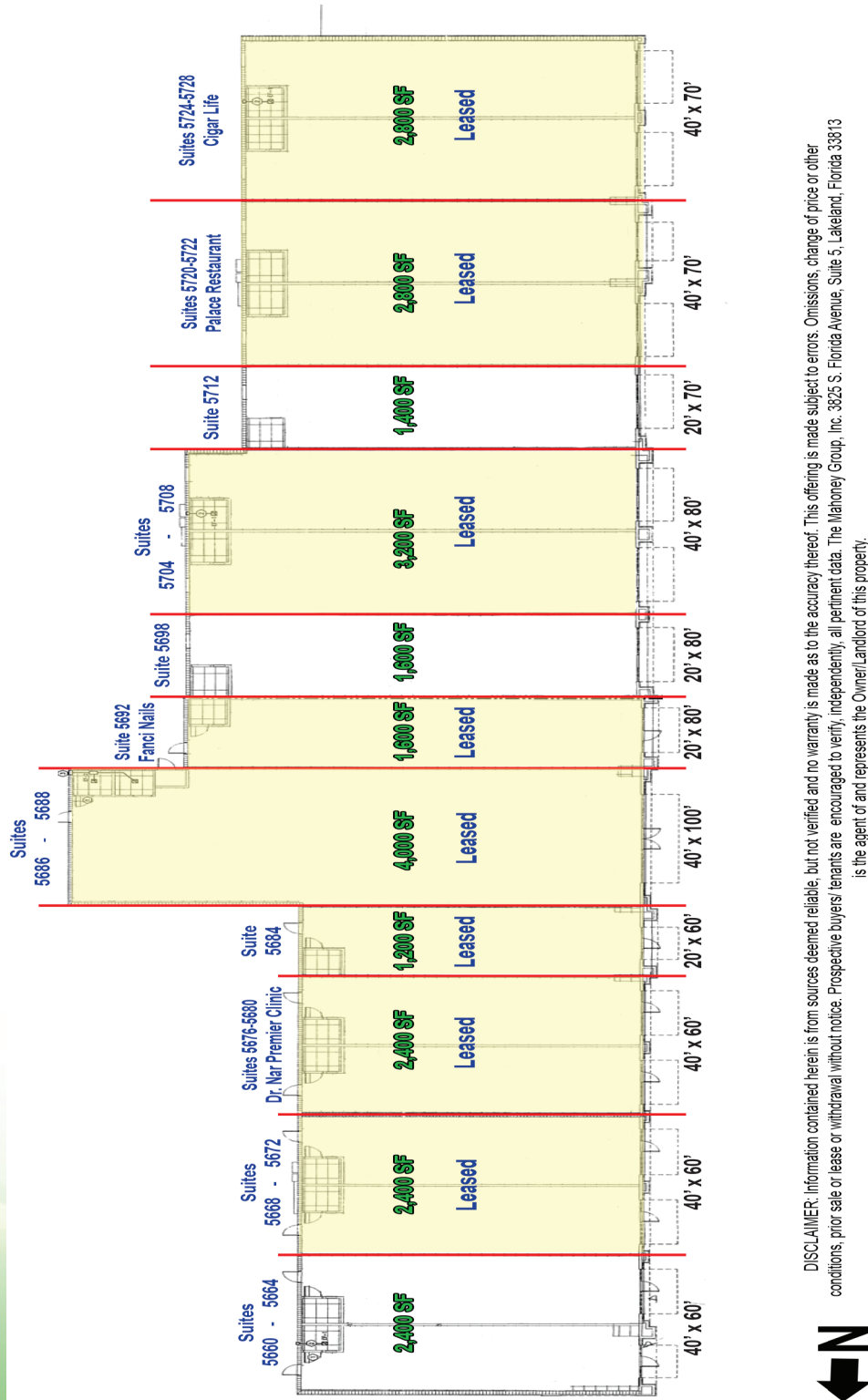
Base Lease Rate:	\$14.00 to \$16.00/SF, based on location + sales tax
Operating Expenses	Leases are NNN, (CAM charges est. \$3.25/SF)
Land Size/Dimensions	5.85 acres with additional land for build-to-suit
Land Use/Zoning:	LCC (Linear Com. Corridor) Unincorporated Polk County
Signage and Parking:	Major pylon sign at main entrance – Ample parking
Comments	Superior location with great access, visibility and signage in South Lakeland's high demographics area. Plaza's recent renovations include new paint, new awnings and exterior lighting upgrades. Join other prime businesses such as Palace Restaurant, Lakeland Ale's House, Cigar Lounge, Sunsational Tanning and Hair and Word Up Ministries.

Contact	Maria Mahoney, 863 619-6740 Florida Licensed Real Estate Broker
---------	--

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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



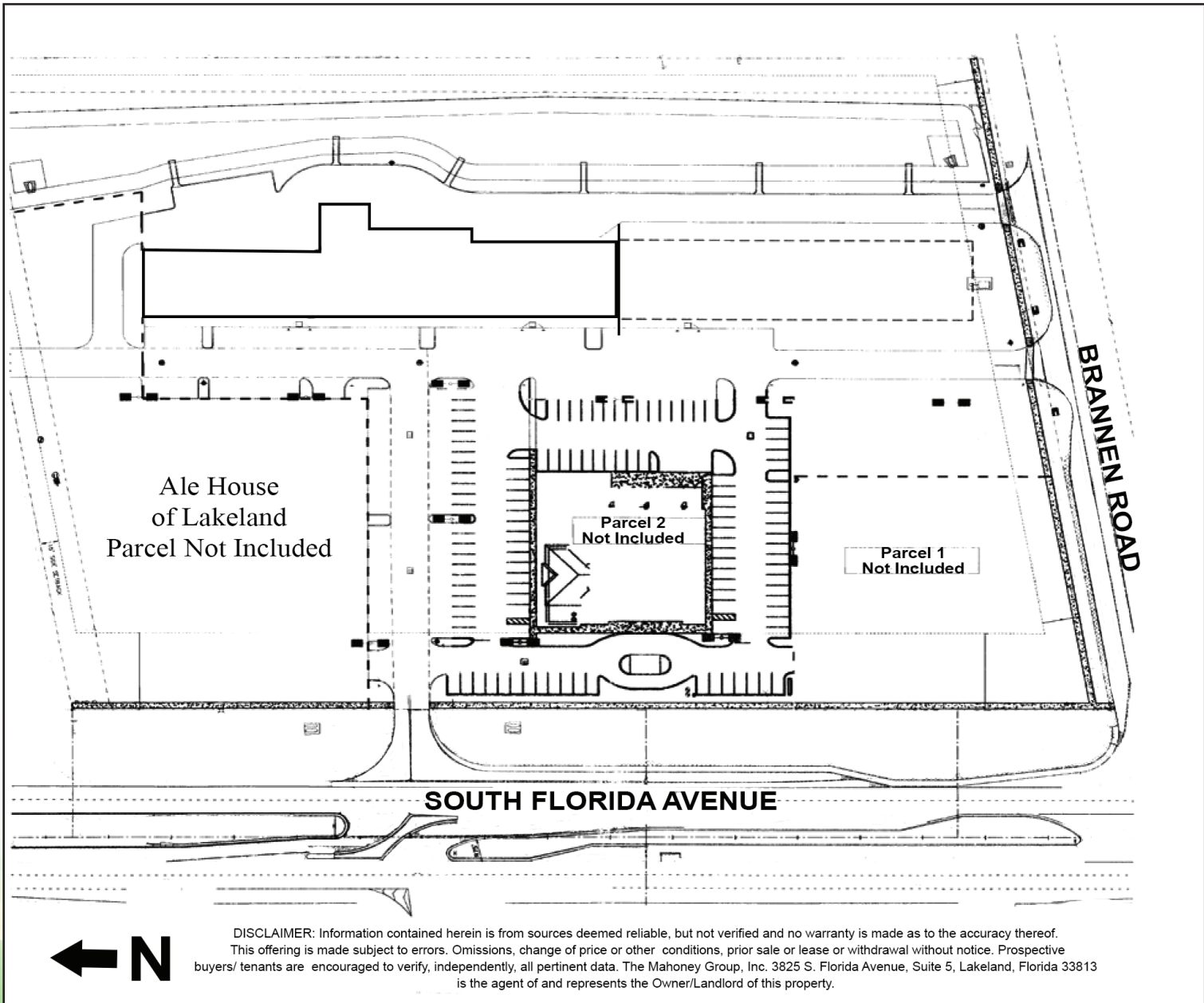
5660 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



5660 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813 SITE PLAN



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



5660 SOUTH FLORIDA AVENUE, LAKE LAND, FL 33813



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



5660 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



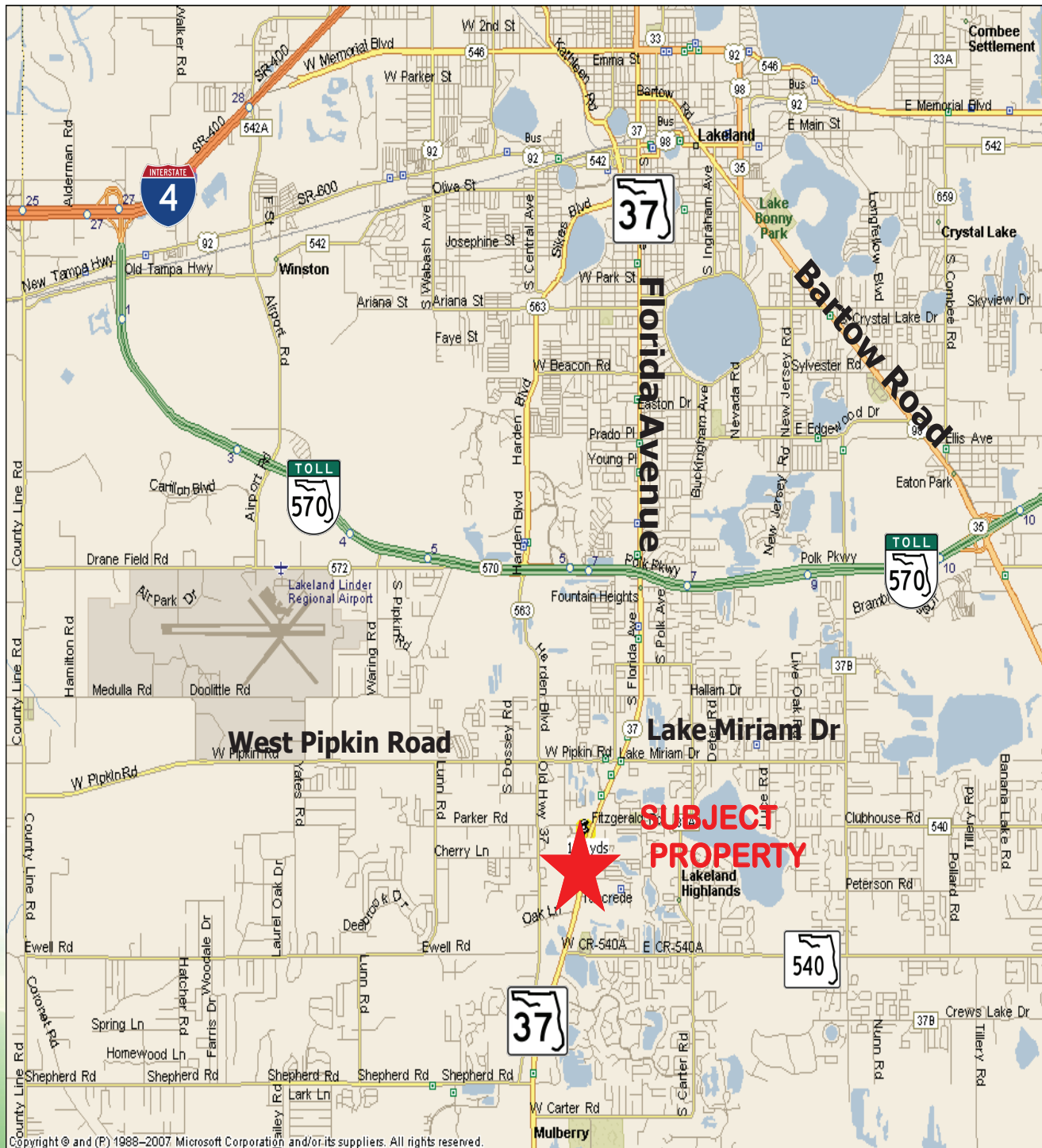
5660 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



5660 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



5660 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813

Traffic Count



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. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.