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Real Estate Services  
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Since 1998*

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# SOUTH LAKELAND

## *Alamo Plaza*

RETAIL / OFFICE SUITES FOR LEASE



**4525 South Florida Avenue, Lakeland, FL 33813**

- Retail/Office suites for lease from 1,200 SF
- Well established plaza at major signalized intersection. Superior location and prime visibility and access in South Lakeland's high demographics' area. Flexible size suites and signage opportunity on existing pylon sign.
- NE Corner of South Florida Avenue (lakeland's main North/South thoroughfare) and Alamo Drive.
- Lease Rate: from \$14.00/SF plus applicable sales tax.
- NNN lease - CAM charges \$3.90/SF

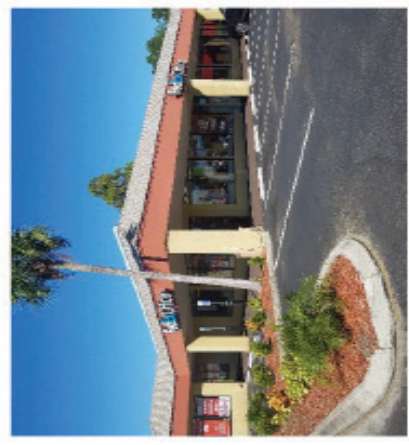
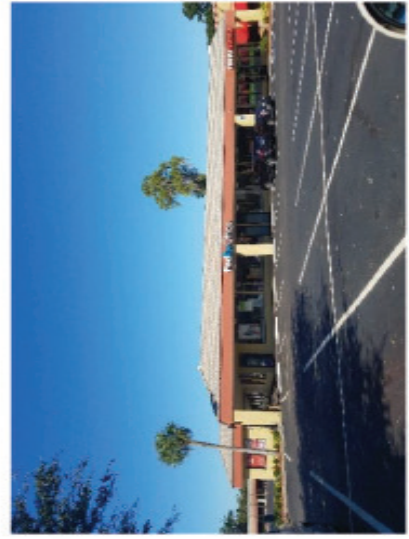
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**Available Spaces**  
 Unit 13 - 1,200 SF  
 Unit 14 - 1,200 SF  
 Unit 15 - 1,200 SF  
 Unit 18 - 1,200 SF

Unit 1 1,200 sf Perfect Nails	Unit 2, 3, 4, 5 4,800sf FEDEX	Unit 6 1,200sf Reliant Computer Services	Unit 7 1,200 sf State Farm	Unit 8 Asian Massage	Unit 12, 11, 10, 9 4,800 sf Plato's Closet	Unit 13 1,200 sf Available	Unit 14 1,200 sf Available	Unit 15 1,200 sf Available	Unit 16 & 17 Plato's Closet	Unit 18 1,200 sf Available	Unit 19 Florida Reptiles	Unit 20 - Family Reptiles	Unit 21 - FMA	Units 22 & 23 5,730 sf Family Martial Arts
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Unit 24, 25 3,520SF	Unit 26, 27, 28, 29 French Bakery Wine Bar	Unit 30 1,200 sf Fantastic Sam's	Unit 31 1,200 sf New Human
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# ALAMO PLAZA

## RETAIL/OFFICE SUITES FOR LEASE

Property Identification: **Alamo PLAZA**  
 Property Address: 4525 South Florida Avenue, Lakeland, FL 33813  
 Property Location: NE corner of South Florida Avenue (Lakeland’s main North/South thoroughfare) and Alamo Drive at at signalized intersection. RECE[  
 Property Type: Retail/Office Center  
 Size Buildings/Features: 41,945 SF - CB construction building, built 1985

UNITS	SIZE	TENANTS
1	1,200 SF	Perfect Nail & Spa
2-3-4-5	4,800 SF	Fedex - Kinkos
6	1,200 SF	Reliant Computer Services
7	1,200 SF	State Farm Insurance
8	1,200 SF	Reflexology
9-10-11-12	4,800 SF	Plato’s Closet
13	1,200 SF	VACANT –Suite can be combined with #14-15
14-15	2,400 SF	VACANT –Suite can be combined with #13
16-17	2,400 SF	La Belle Vie/Salon Spa
18	1,200 SF	VACANT
19	1,200 SF	Florida Reptiles
20-21-22-23	6,930 SF	Family Martial Arts
24-25	3,520 SF	Optimal Performance Physical Therapy
26-27-28-29	3,600 SF	Le Maris Bistro French Bakery
30	1,200 SF	Fantastic Sam’s Hair Studio
31	1,200 SF	Hunan Chinese Take Out

Lease Rate: From \$12 to \$14.00/SF plus applicable sales tax  
 Operating Expenses: Triple net lease - CAM charges \$3.90/SF  
 Traffic Count: 40,500 AADT at property site.  
 Signage: Channel lettering above suite and pylon sign on Street  
 Land Use/Zoning: C-2 Commercial Retail - City of Lakeland  
 Parking: 177 parking spaces – non-exclusive basis  
 Comments: Well established plaza at major signalized intersection. Superior location and prime visibility and access in South Lakeland’s high demographics’ area. Flexible size suites and signage opportunity on existing pylon sign.

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