

3825 South Florida Ave
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*Commercial
Real Estate Services*

From Local to Global

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For further information
regarding this property,
please contact:

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



Retail Plaza For Lease

Maryoma Plaza



5615 South Florida Ave., Lakeland, FL 33813

- *Last Unit Available*
- 2,000 SF South end cap unit for Lease
- Includes a 750 Gallon Grease trap and potential Drive Thru
- Fully sprinklered building
- Median cut onto S. Florida Ave.
- 92 parking spaces
- High traffic - High demographics area
- Immediate Occupancy



◁ **Maryoma Plaza** ▷

NOW LEASING! ***LAST UNIT - 2,000 SF SOUTH END CAP*** ***NEW SOUTH LAKELAND RETAIL PLAZA***

Property Address:	5615 South Florida Avenue, Suite 101, Lakeland, FL 33813
Property Location:	On West side of South Florida Avenue (Lakeland's main North/South thoroughfare). South of Fitzgerald Road and new Wawa, halfway between Lake Miriam Drive and Shepherd Road.
Size Land:	2.29 acres – 330' frontage on South Florida Avenue
Total Building Size:	14,400 ± SF - CB construction building, fully sprinklered.
AVAILABLE SPACE:	2,000 SF South end cap unit (25' x 80') includes 750 GLS dedicated grease trap + potential drive-thru.
Lease Rate:	\$28.00/SF, NNN lease.
Delivery of Premises:	"As is" in a dark shell. Tenant to be granted free rent in lieu of Tenant Improvements Allowance for Tenants' own build-out. Immediate availability.
Traffic Count:	40,500 AADT. Median cut on S. Florida Avenue for Northbound access.
Land Use/Zoning:	C-2 Commercial Retail – Unincorporated Polk County
Parking:	92 parking spaces – non-exclusive basis
Comments:	Brand new retail plaza built 2018! Join Honey Baked Ham Co., Fancy Q Sushi and Community Access Medical. Signage opportunity for all tenants. Superior location, prime visibility and access to South Lakeland's high demographics' area.
Contact:	Maria Mahoney, Lic. FL R.E. Broker 863 619-6740 or Will Daniel, Commercial Realtor 813 695-7371

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 or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Landlord/Owner of this property.

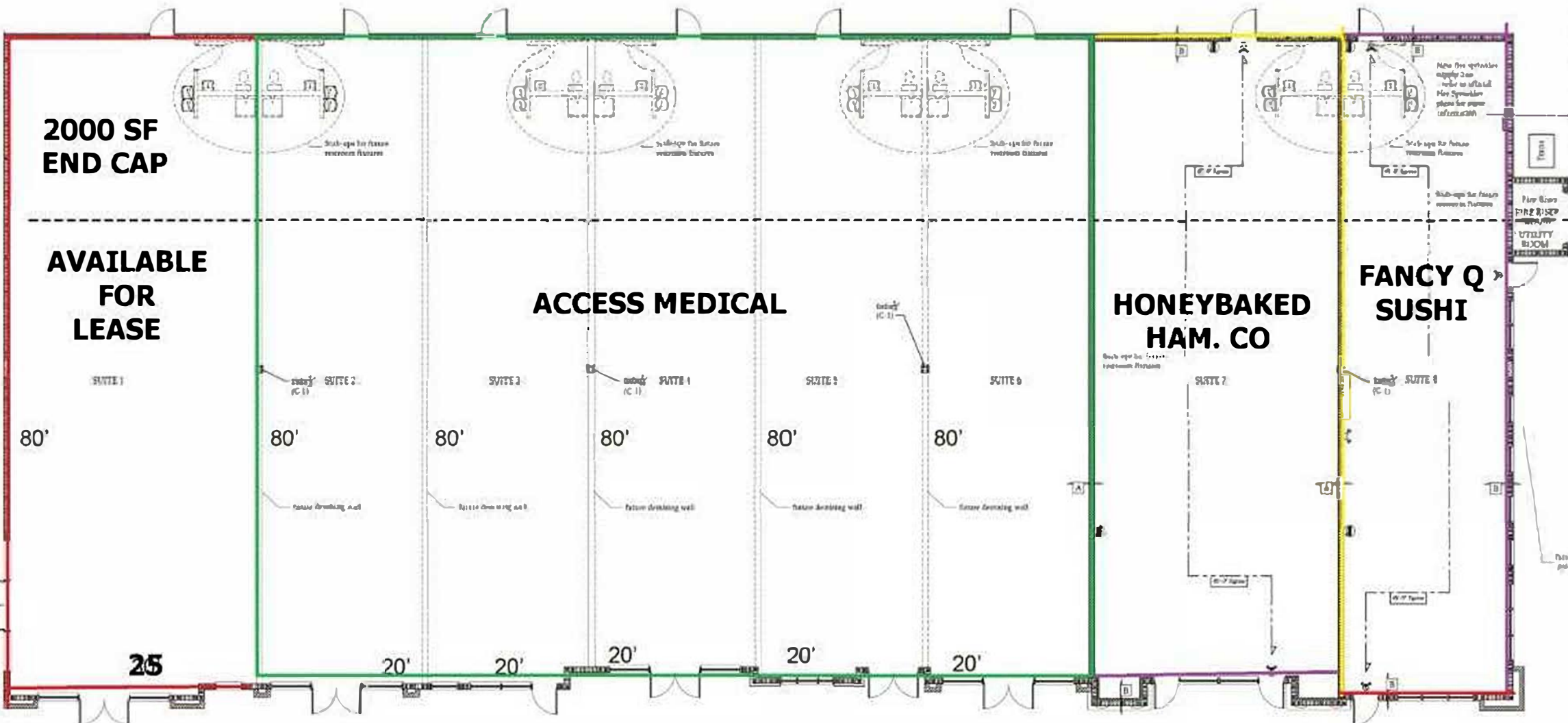
**2000 SF
END CAP**

**AVAILABLE
FOR
LEASE**

**ACCESS
MEDICAL**

**HONEYBAKED
HAM. CO**

**FANCY Q
SUSHI**



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Lake Miriam Publix



OUTBACK STEAKHOUSE



← Schoolhouse Rd. / Fitzgerald Rd. →

Wawa
Coming Soon

Subject Property



S. Florida Ave



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