

RETAIL PLAZA FOR LEASE

MARYOMA PLAZA

3825 South Florida Ave
Suite 5
Lakeland, FL 33813

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Real Estate Services*

From Local to Global

Since 1998

**5615 South Florida Ave.
Lakeland, FL 33813**

MARYOMA PLAZA

**Last Unit for Lease
2,000 SF South end cap unit**

Join The Honey Baked Ham Company,
Fancy Q Sushi, and
Access Community Medical.

- Includes a 750 Gallon Grease trap and potential Drive Thru
- 92 parking spaces
- High traffic - High demographics area
- Immediate Occupancy

For further information
regarding these properties
please contact:

MARIA MAHONEY,
FL, REAL ESTATE BROKER
863-619-6740



Maryoma Plaza



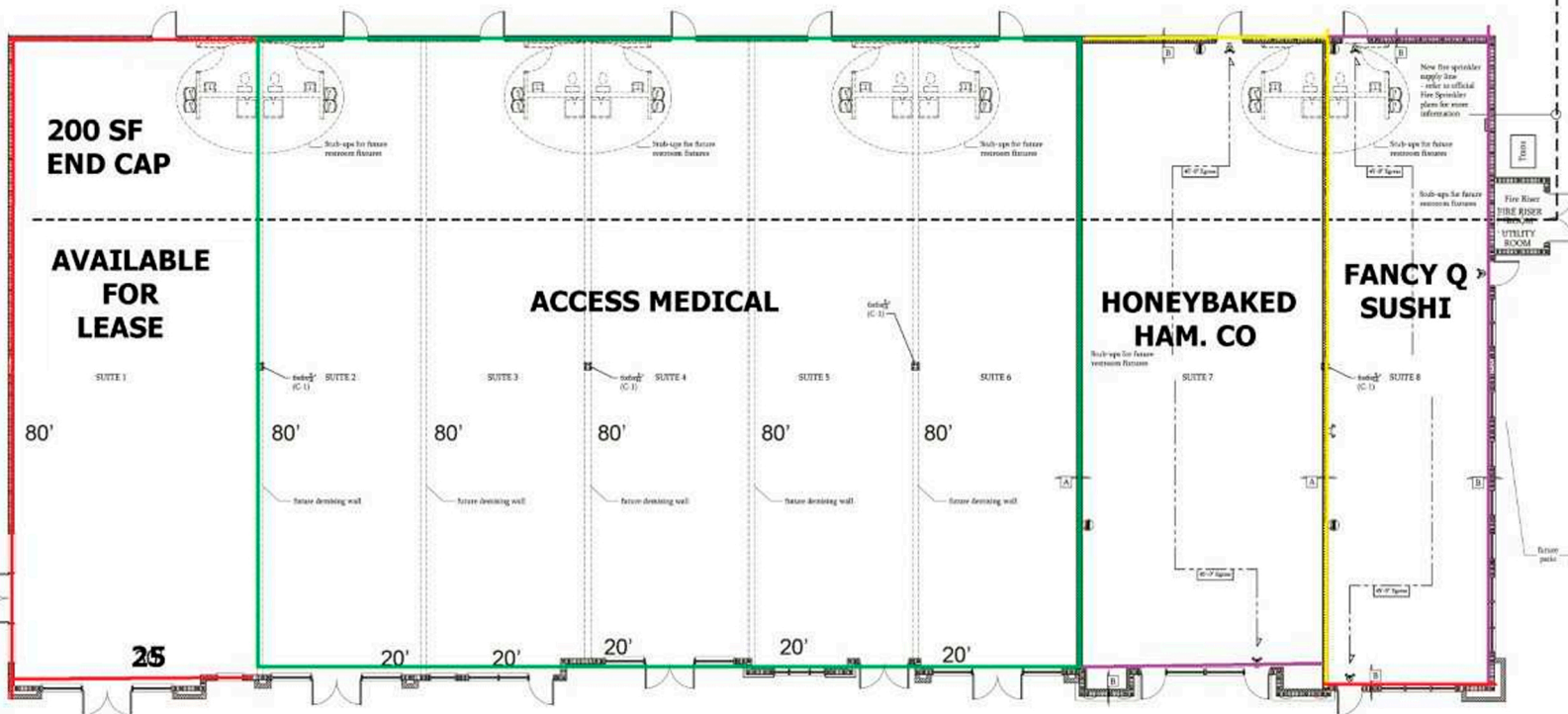
LAST UNIT FOR LEASE - 2,000 SF SOUTH END CAP

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.
Base Lease Rate:	\$28.00/SF, + NNN (approx. \$2.75/SF).
Delivery of Premises:	"As is" - dark shell. Landlord will provide a Vanilla Shell or grant Tenant 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 including monument sign. Superior location, prime visibility and access to South Lakeland's high demographics' area.
Contact:	Maria Mahoney, Lic. FL R.E. Broker 863 619-6740 Will Daniel, Broker-Associate 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.



 **Life Safety Plan**
Scale: 1/8" = 1'-0"

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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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