



Commercial Real Estate Services  
Since 1998

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Lakeland, FL 33813

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*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**



## Prime South Florida Avenue Space for Lease Palm Center Mall Plaza

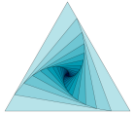


**4217 South Florida Avenue, Lakeland Florida 33813**

- 1,500 SF North end-cap unit
- Potential expansion for up to 2,900 SF
- Prime location with great access
- Pylon sign with high visibility
- Lease rate: \$32.00 SF, NNN







## **SOUTH FLORIDA AVENUE, LAKELAND, FLORIDA PRIME COMMERCIAL/RETAIL SPACE**

IDENTIFICATION	PALM CENTER MALL
PROPERTY ADDRESS	4217 South Florida Avenue, Lakeland, FL 33813
PROPERTY LOCATION	On Lakeland's main North/South thoroughfare and corner of Highland Drive, South of Polk Parkway, in front of the Palm Center Shoppes (Big Lots, Staples, ABC Wine shop, and Fitness Gym). Surrounding businesses include Panera's, Sheraton Swan Hotel, Haverty's Furniture, Walgreens, Wells Fargo, Fifth Third and TD banks.
TYPE PROPERTY	Commercial plaza.
AVAILABLE SPACE	1,500 SF North end-cap unit ready for immediate occupancy.  Current building renovation plans include a 1,400 $\pm$ SF expansion for possible maximum size of 2,900 $\pm$ SF.
FEATURES	Storefront glass façade – side entrance – wide covered canopied walkway – prime visibility and signage.
ZONING	LCC (Linear Commercial Corridor) City of Lakeland Zoning offers broad range of commercial uses, such as retail, office, restaurant, beauty salon, etc.
UTILITIES	Electric: City of Lakeland Municipal water and sewer from City of Lakeland
LEASE RATE	\$32.00/SF, NNN + state sales tax Common area expenses estimated at \$4.60/SF + sales tax
SERVICES	Tenant is responsible for interior utilities & janitorial services.
SIGNAGE	Large pylon signage at property and on marquee.
PARKING	Ample on-site parking with two curb-cut ingress/egress.
COMMENTS	Rare retail opportunity in a highly desirable prime commercial corridor with utmost visibility, signage and parking.
CONTACT	Maria Mahoney, 863) 619-6740, FL Lic. Real Estate Broker Will Daniel, 813 695-7371 Commercial Associate

*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 Owner/Landlord.*

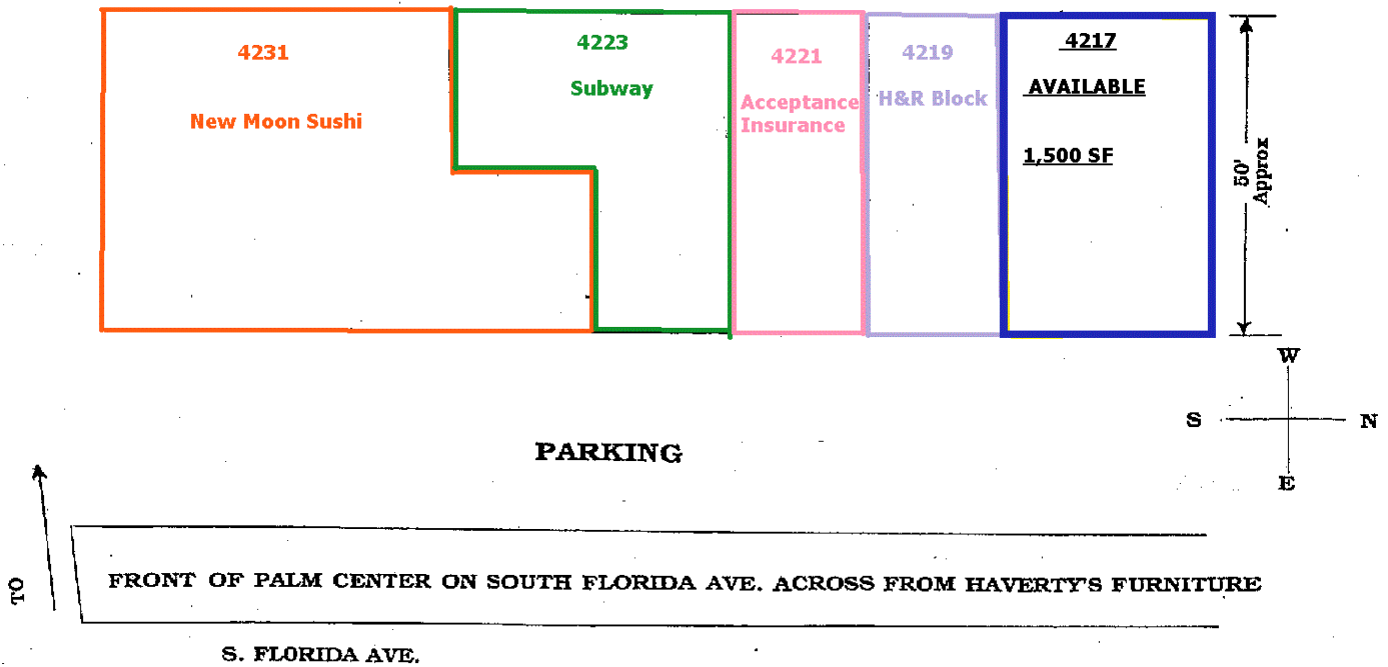
*4217 South Florida Avenue  
Lakeland, FL 33813*





# Palm Center Mall Plaza

4217 South Florida Avenue  
Lakeland, Florida 33813







## Palm Center Mall Plaza

4217 South Florida Avenue, Lakeland, FL 33813

### Demographics

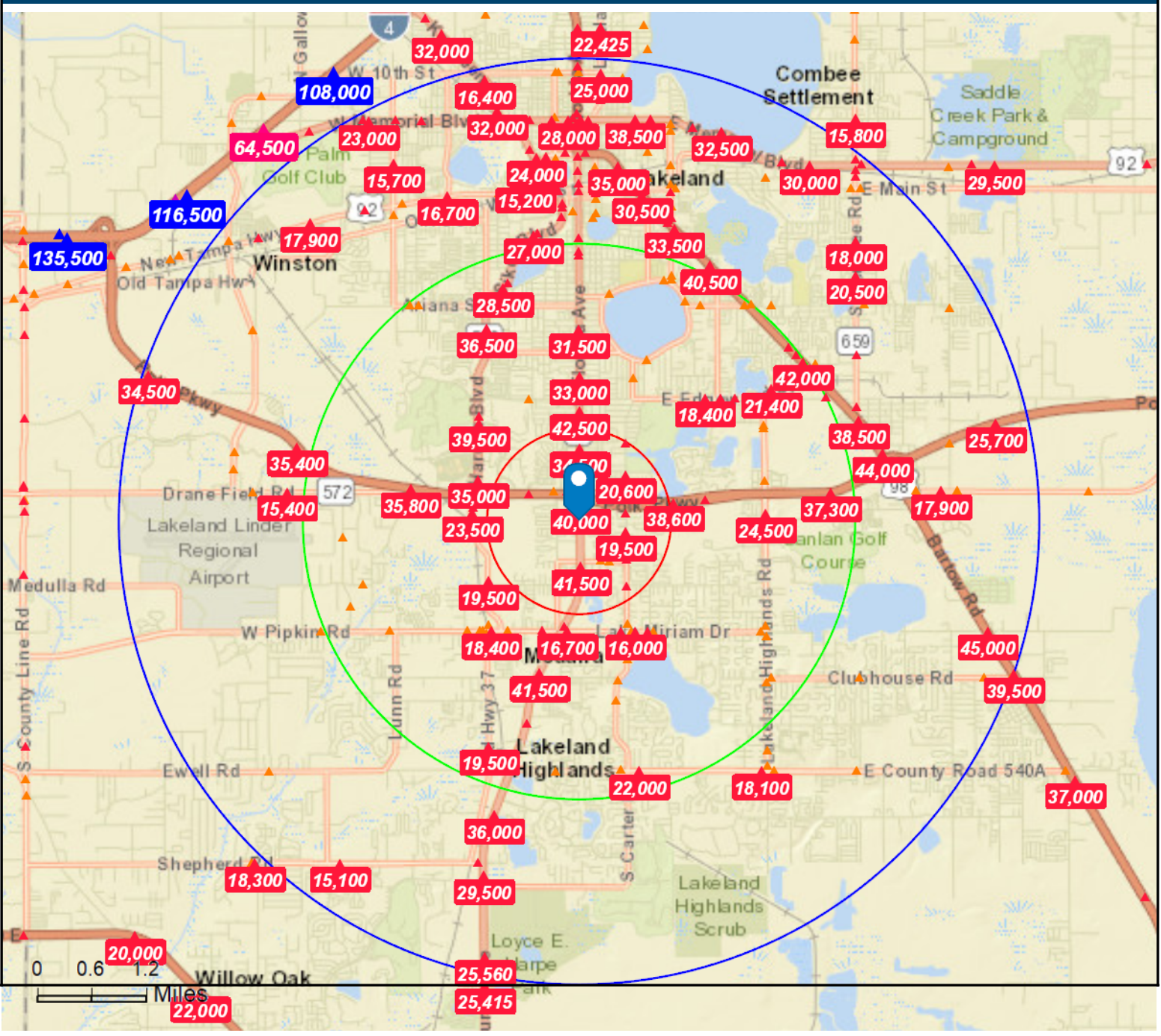
	1 Mile	3 Mile	5 Mile
2019 Total Population	9,049	63,139	145,868
2024 Population	9,488	66,481	155,353
Pop Growth 2019-2024	8.69%	9.89%	10.47%
2019 Median Age	42.9	43.8	39.9
2019 Total Households	3,774	25,905	56,242
Household Growth 2019-2024	7.62%	9.00%	9.90%
2019-2024 Median Household Income	\$61,250	\$63,810	\$57,737
2019 Average Household Income	\$78,230	\$84,290	\$75,410
2019 Average Household Size	2.4	2.4	2.53
Median Home Value	\$156,662	\$164,287	\$149,749
Median Year Built	1976	1981	1982

### Lakeland Highlights

- North & South Highways: I-75, I-95, Hwy 27
- East & West Highways: I-4, Hwy 60, Hwy 92
- 35 Miles from Tampa, 55 Miles from Orlando
- CSX Rail Access
- 2 Major Airports less than 1 hour away
- Over 10 Million People within 100 Miles
- Largest Municipality in Polk County
- City of Lakeland population: 104,185
- Average annual wages: \$41,162
- Florida's 4th Best City in business tax climate index

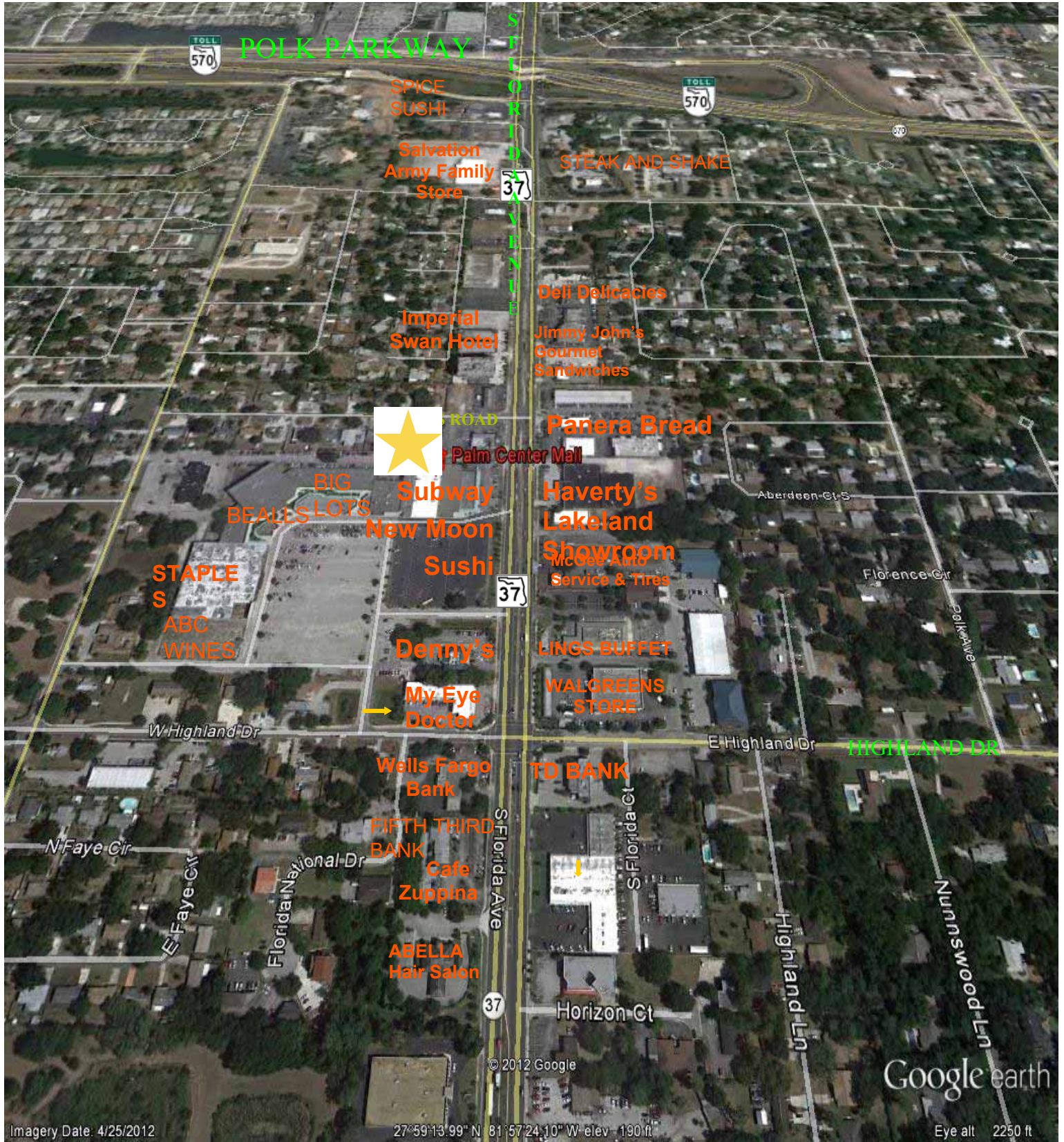
## Traffic Count

4217 S Florida Ave, Lakeland, Florida, 33813 Rings: 1, 3, 5 mile radii





**PALM CENTER MALL**  
**4217 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813**



Imagery Date: 4/25/2012

27°59'13.99" N 81°57'24.10" W elev - 190 ft

Eye alt 2250 ft

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