

For Sale

1431 East Gary Road Lakeland, FL 33801



Retail Building: 4,800 SF
Land Size: .71 Acre
Purchase Price: \$325,000



Will Daniel
863-619-6740
will@mahoneygroupinc.com

2018 DATA	1 MILE	3 MILES	5 MILES
POPULATION	5,729	66,587	138,169
# OF FAMILY HOUSEHOLDS	2,252	25,015	55,198
AVERAGE HH INCOME	\$30,875	\$35,089	\$40,289

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 leaseor withdrawal without notice. Prospective buyers/tenants are encouraged to verify, independently, all pertinent data.

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

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Property Details

Property Location	Off Main Street and US Highway 98 South (Bartow Road), in the heart of Lakeland’s busy commercial neighborhood with immediate access to Memorial Blvd (US Highway 92)															
Property Type	Commercial/Retail Building															
Property Size	0.71 Acre (30,927 + SF – Dimensions: 153.75’ frontage E. Gary Road x 206’ West boundary															
Building Size	4,800SQUAREFEET															
Features	Free-standing building built 1983. Steel construction with glass facade - fully air-conditioned building with new HVAC units - insulated ceiling – fully sprinklered (not activated) - Terrazzo flooring newly painted - two private offices – one large storage trailer attached to the building - 3 RR - 1 ground level O/H door – security system – pylon sign - property is fully fenced with 2 gated entrances – three curb cuts onto Gary Road. Parking for 35-45 vehicles.															
Zoning	C-2 Commercial - City of Lakeland															
Utilities	Municipal electric, water and sewer (City of Lakeland)															
Traffic Count	<table><tr><th>STREET</th><th>CROSS STREET</th><th>AVG. DAILY VOLUME</th></tr><tr><td>E. MEMORIAL BLVD</td><td>N. GARY ROAD</td><td>32,000</td></tr><tr><td>N. LAKE PARKER AVE</td><td>E. ROSE STREET</td><td>12,900</td></tr><tr><td>N. LAKE PARKER AVE</td><td>E. MEMORIAL BLVD</td><td>11,000</td></tr><tr><td>E. MEMORIAL BLVD</td><td>N. INGRAHAM AVE</td><td>40,500</td></tr></table>	STREET	CROSS STREET	AVG. DAILY VOLUME	E. MEMORIAL BLVD	N. GARY ROAD	32,000	N. LAKE PARKER AVE	E. ROSE STREET	12,900	N. LAKE PARKER AVE	E. MEMORIAL BLVD	11,000	E. MEMORIAL BLVD	N. INGRAHAM AVE	40,500
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Ad Valorem Taxes	\$4,906.31 (Year 2018). Property Folio: 24-28-17-193000-010190 and 010212 Polk County															
Sale/Purchase Price	\$325,000.00, Cash to Seller. REDUCED PRICE!															
Contact	Will Daniel, 863-619-6740 or 813-695-7371 (Lic. Florida Real Estate Sales Associate)															

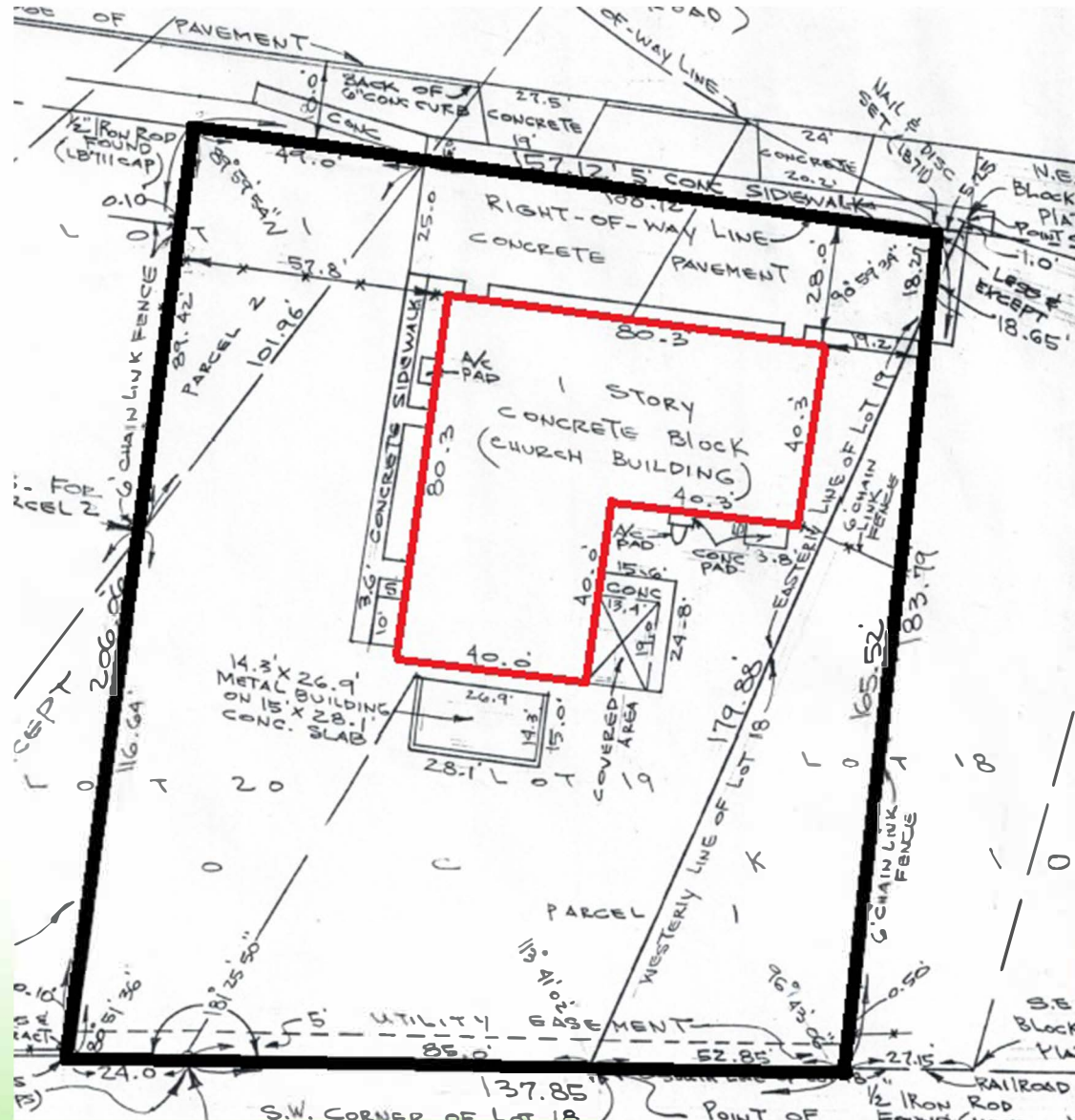
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Property Survey



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Aerial Photo



Subject Property



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