



Commercial Real Estate Services  
Since 1998

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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**



# *Rare Waterfront Commercial Parcel*

## **South Lakeland High Profile Development Site**



Clark lake

**6606 South Florida Avenue, Lakeland, FL 33813**

**To Lakeland City Center**

**To Mulberry**

- 2.63 ± acres prime lakefront development parcel with on-site utilities.
- 693 ± LF with median cut on lakeland's main North/South thoroughfare.
- Up to 24,650 ± SF potential retail/medical/office/patio restaurant overlooking Clark lake.
- Prime access, signage, visibility, lakefront views in high demographics area.
- Sale/Purchase price: \$1,425,000.00.

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





## RARE WATERFRONT HIGH PROFILE COMMERCIAL PARCEL SOUTH LAKELAND – FLORIDA

Property Address:	6606 South Florida Avenue, Lakeland, FL 33813
Property Location:	On South <b>Lakeland's main North/South thoroughfare</b> in commercial corridor. Nestled between 2 major residential communities ("Christina" and "ImperiaLakes"). Overlooking Clark Lake, next to Christina Cove, a waterfront office condominium and Village on the Avenue (259 garden-style apartments). Immediately South of Christina Blvd. and ¼ mile North of Shepherd Road (both signalized intersections).
Type Property:	Waterfront vacant land ready for development.
Size Property:	2.63 $\pm$ acres (114,563 $\pm$ SF)
Frontage:	693 $\pm$ Linear feet on South Florida Avenue; 713.38 $\pm$ LF on Clark Lake; North and South boundaries vary in depth.
Land Use/Zoning:	CAC (Community Activity Center) Unincorporated Polk County/part of Christina Planned Unit Development PUD 71-5. Allows a wide range of commercial uses from restaurant, general retail, medical, automotive sales and more.
Potential Development:	Preliminary site plan for potential development of up to 24,650 $\pm$ SF to include retail, patio restaurant/lounge and supporting community services. Existing paved parking and on-site 5,000 $\pm$ SF concrete slab (former use).
Utilities:	Electric: City of Lakeland – On-site gas – <b>10"</b> water line – <b>12"</b> wastewater line, Polk County services.
Traffic Count:	38,000 + vehicles per day.
Property Folio:	23-29-24-000000-034040, Polk County.
Ad Valorem taxes:	\$3,791.31 (Year 2020) subject to increase, if new development.
Comments:	Prime location, frontage, high visibility, easy access, median cut with a Southbound turn lane. Unique development property in high demographics area.
Potential Build-to-Suit:	Owners will consider a build-to-suit and/or joint venture.
Sale/Purchase Price:	\$1,425,000.00, cash to Seller.
Exclusive Contact:	Maria Mahoney, 863 619-7640 – Lic. Florida Real Estate Broker or Will Daniel, 813 695-7371 – Lic. Commercial Associate.

DEMOGRAPHICS			
POPULATION	2 mile	5 mile	10 mile
2025 Projection	25,513	109,143	280,705
Median Age	40.6	39.5	37.7
Households	9,459	40,111	102,888
Avg Household Income	94,197	89,143	70,925
Annual Population Growth	2.40%	2.20%	2.10%

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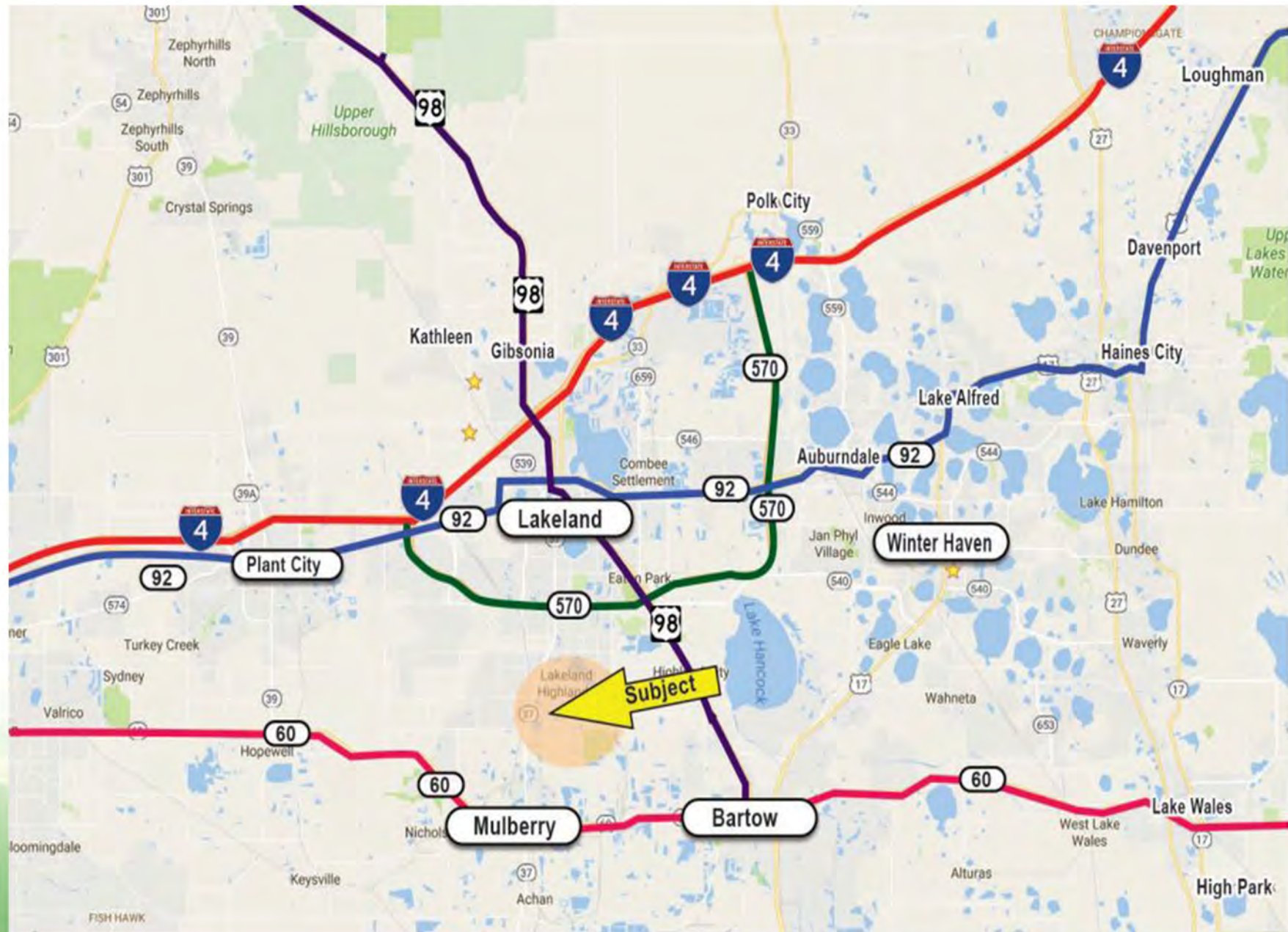




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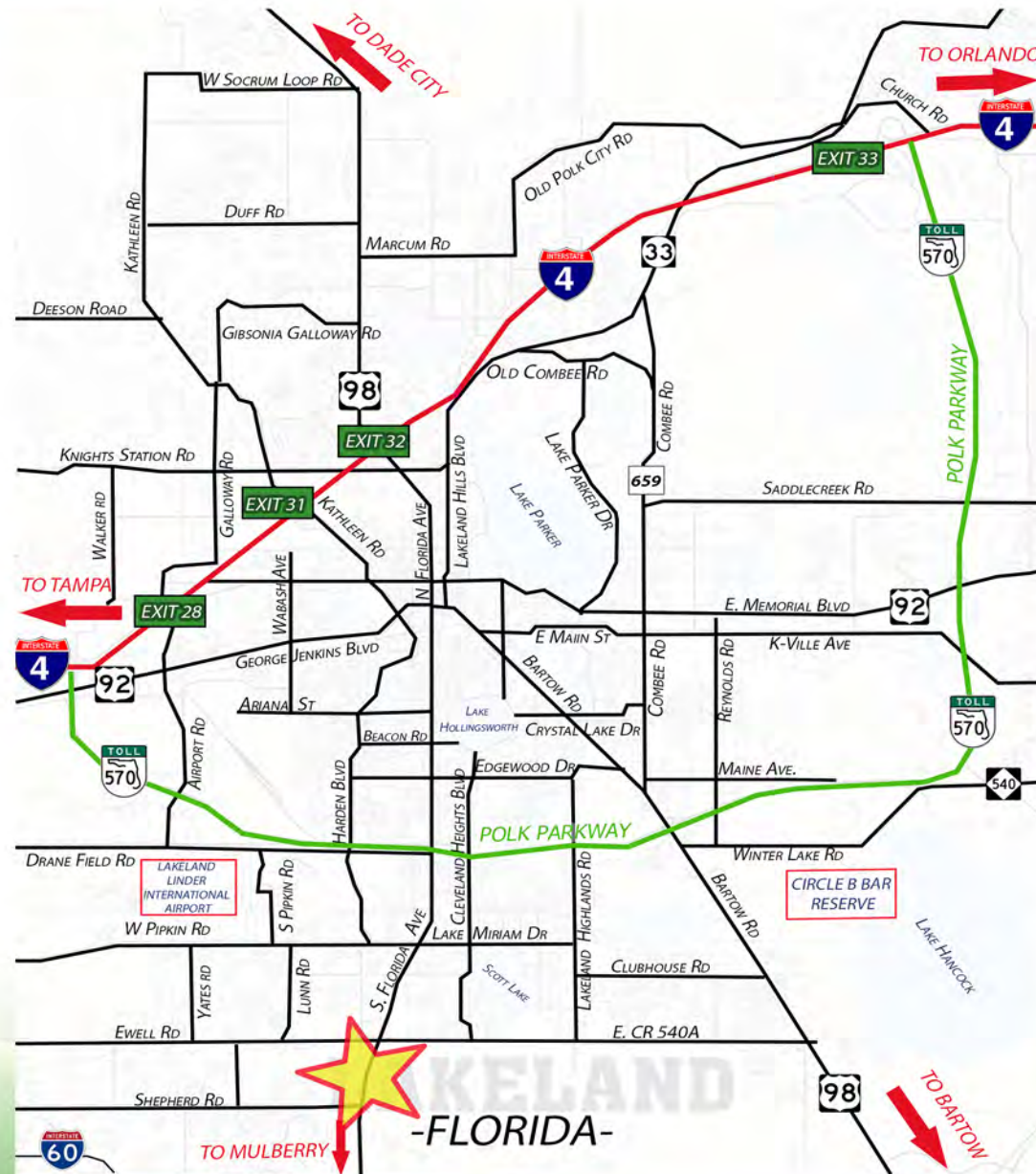


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