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Services

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information
regarding this
property, please
contact:

**Maria Mahoney,
Broker
(863) 619-6740**

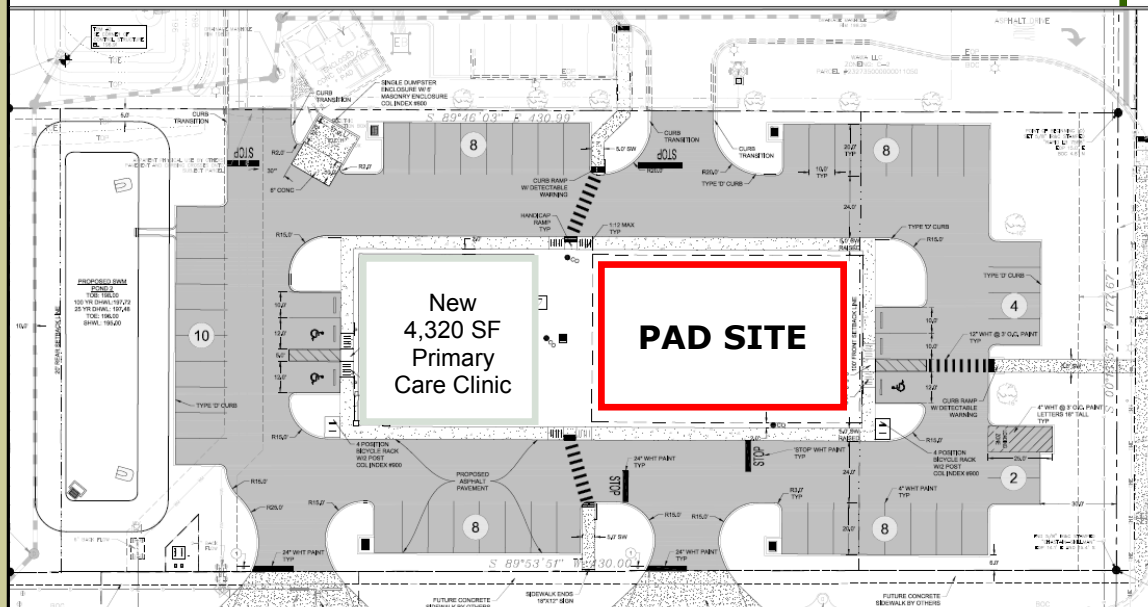


Prime US 98 North, Lakeland PAD SITE for DEVELOPMENT

Up to 6,800 ± SF Building Office/Retail/Medical Specialty



- ◆ Size of entire parcel is 1.77 acres to include new Primary Care Clinic on West parcel.
- ◆ 54 parking spaces total
- ◆ East pad delivered with all infrastructure in place.
- ◆ City of Lakeland water, sewer and electric.
- ◆ Pad Site Sale purchase price: \$875,000.00
- ◆ Certain restrictions will apply for restaurant use



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 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. Is the agent of and represents the Owner/Landlord.

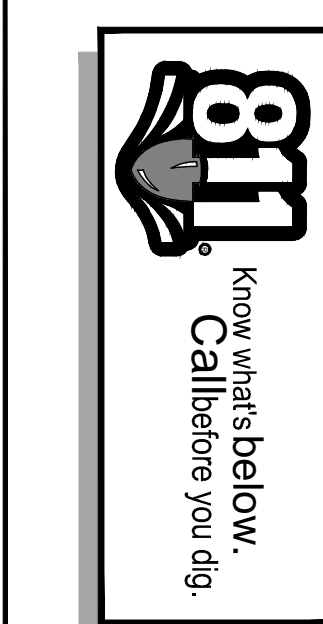
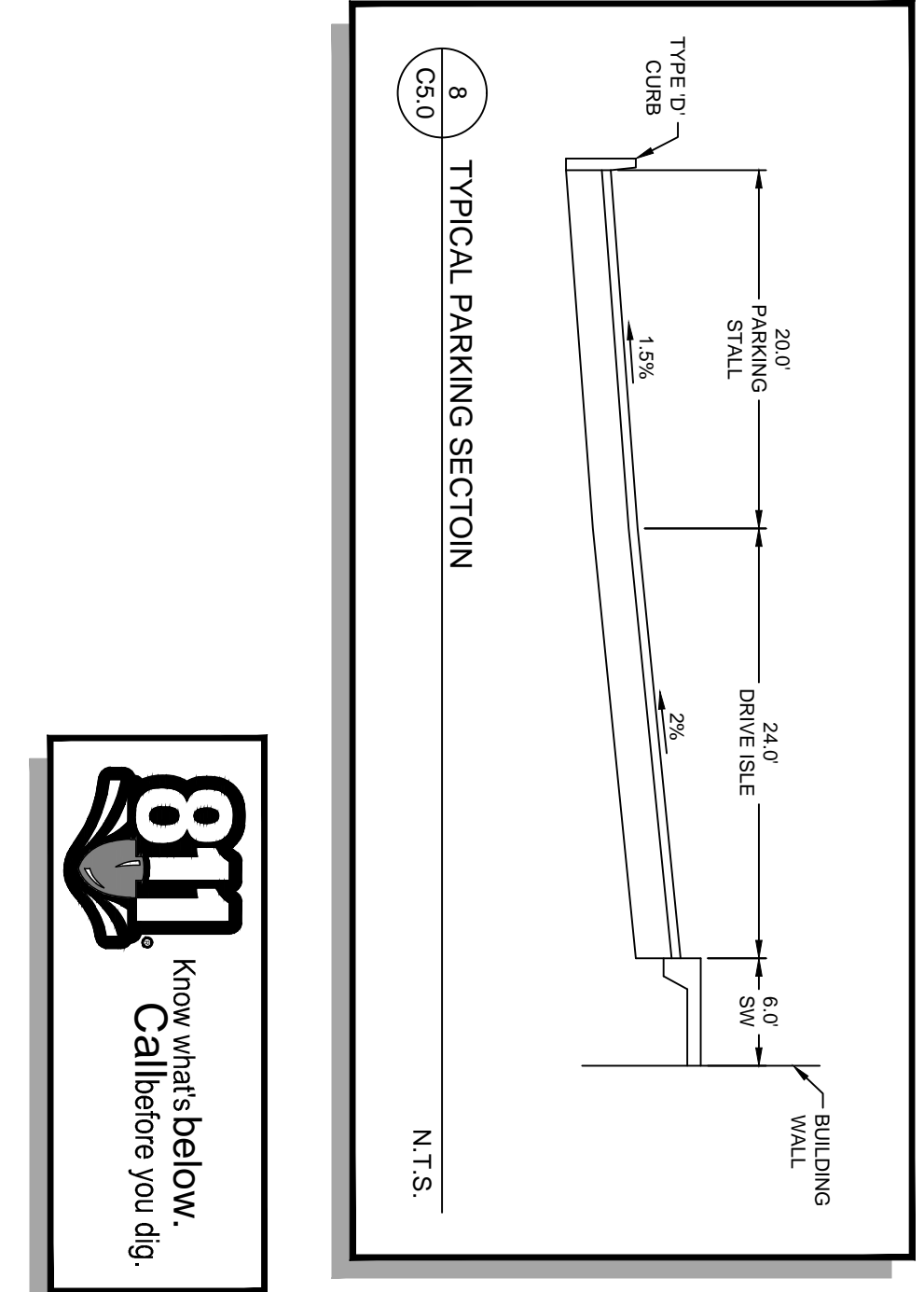
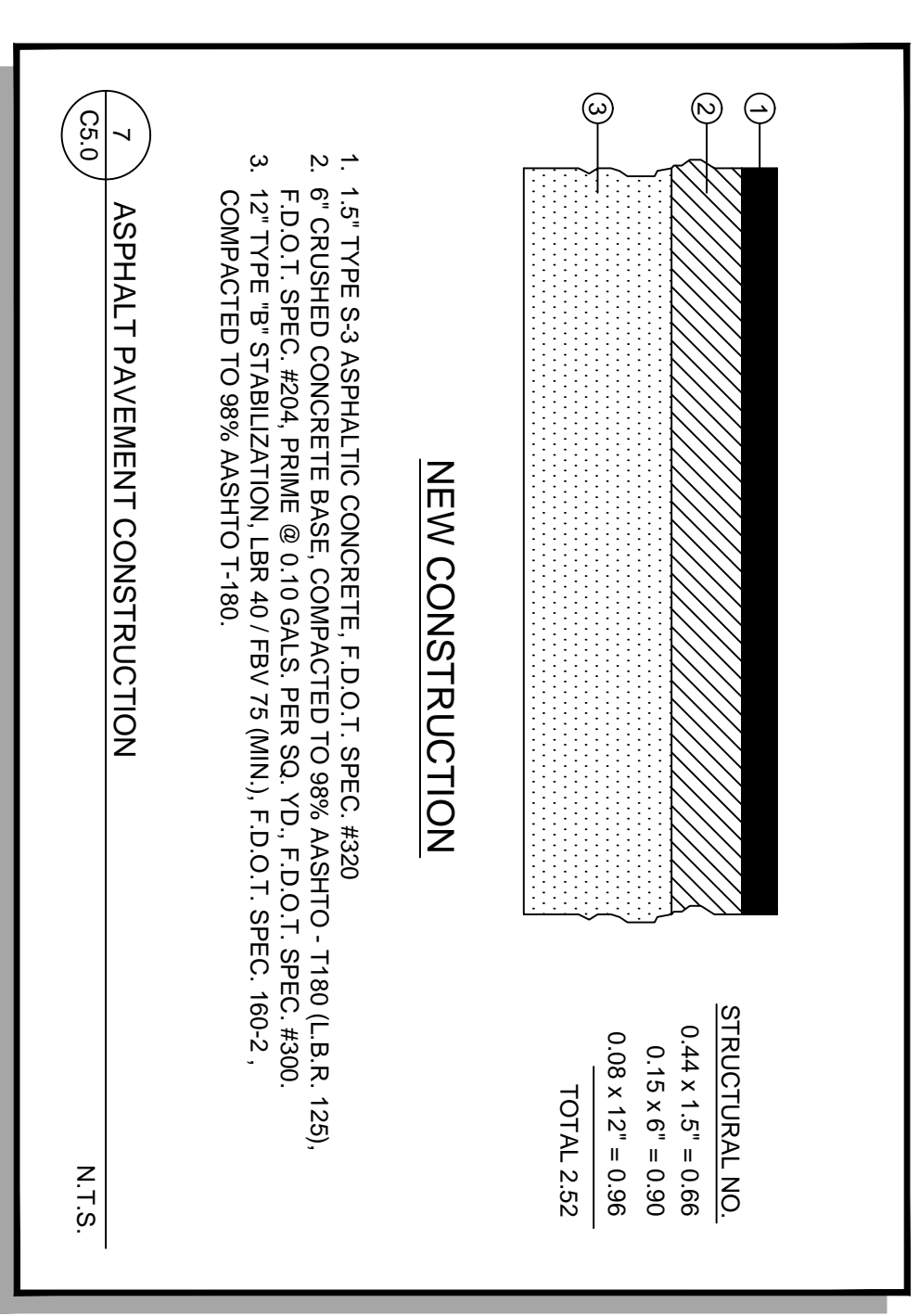
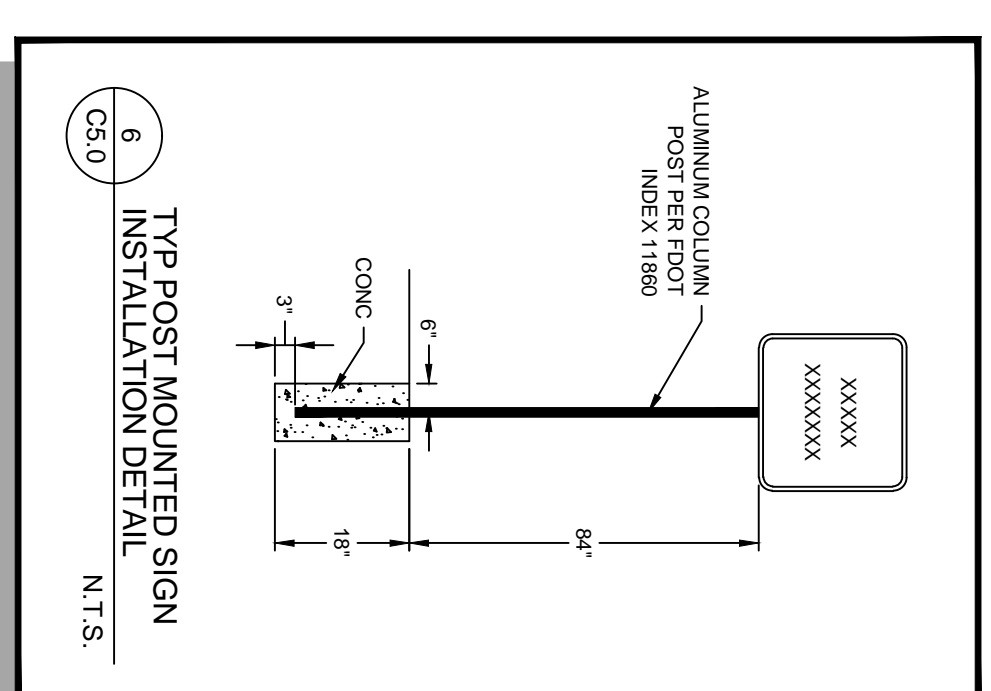
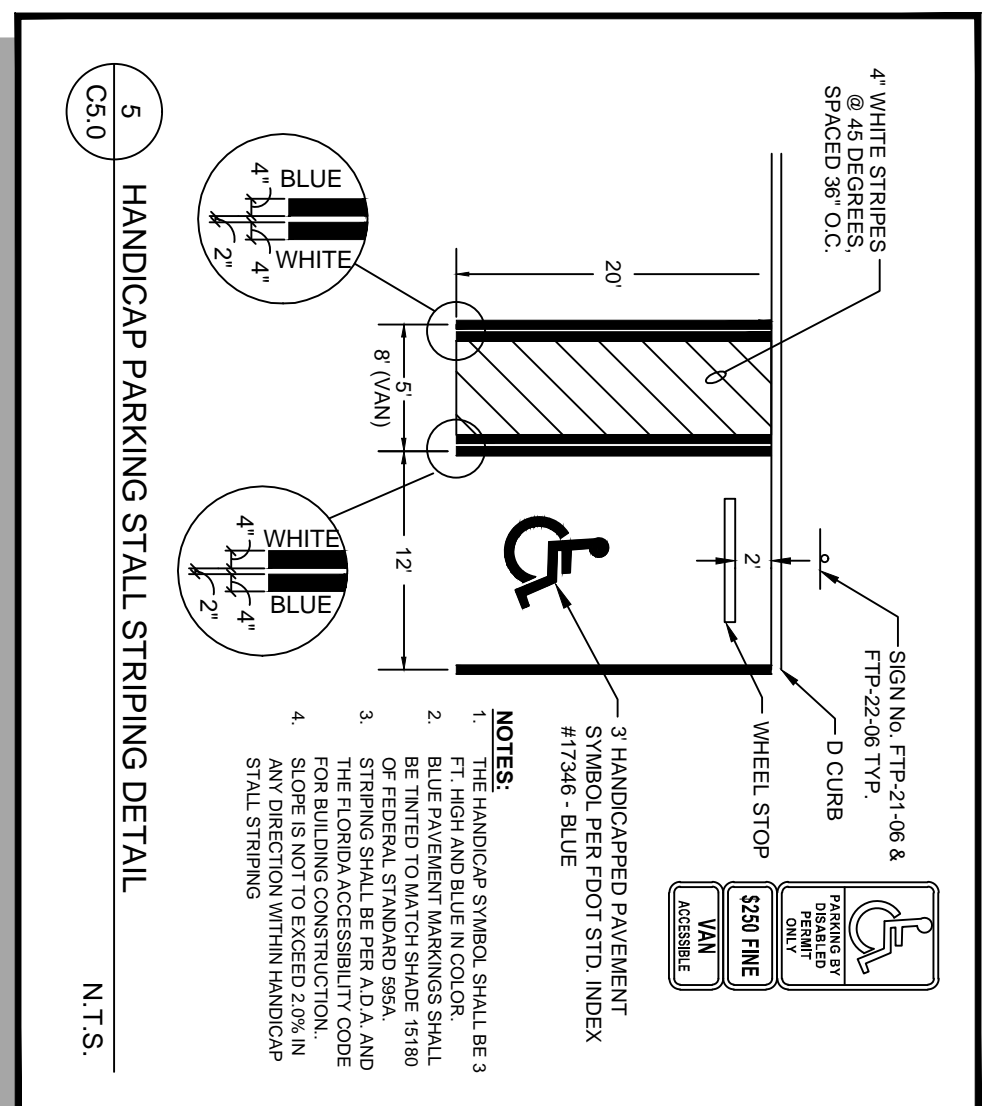
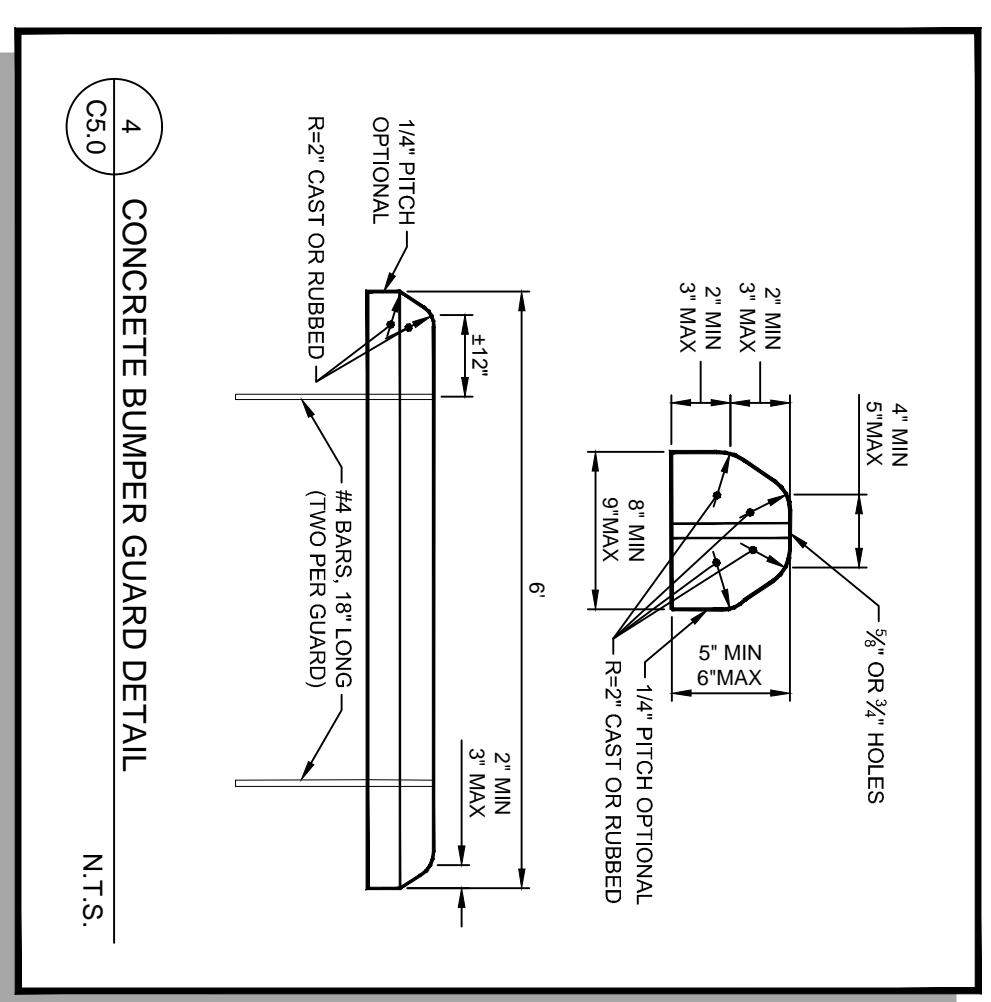
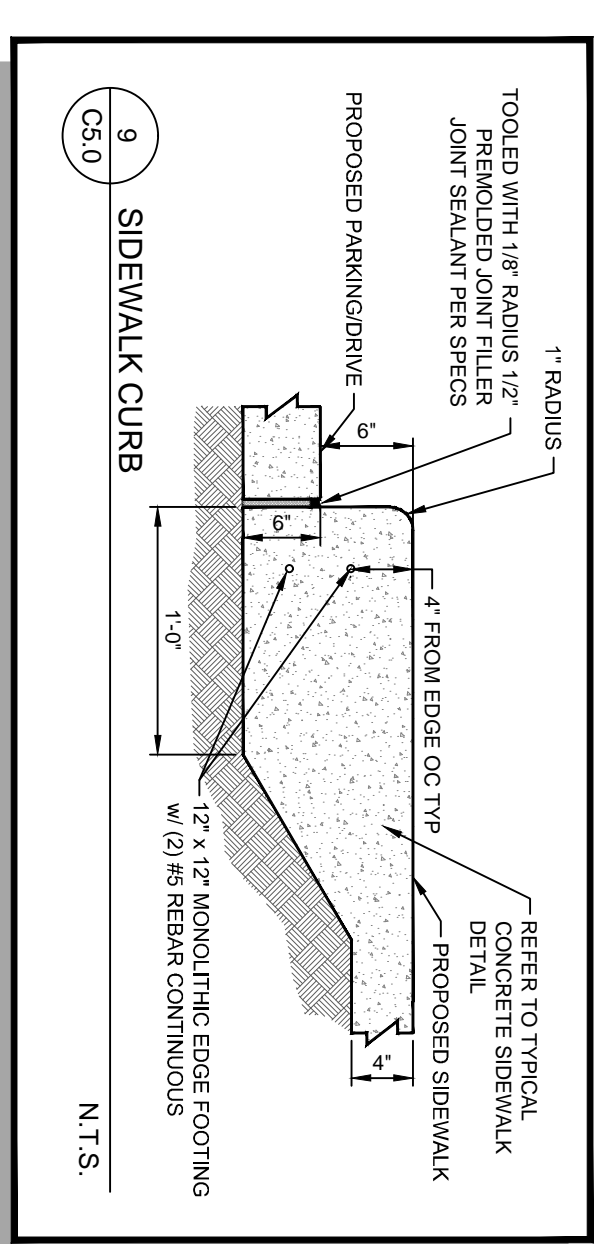
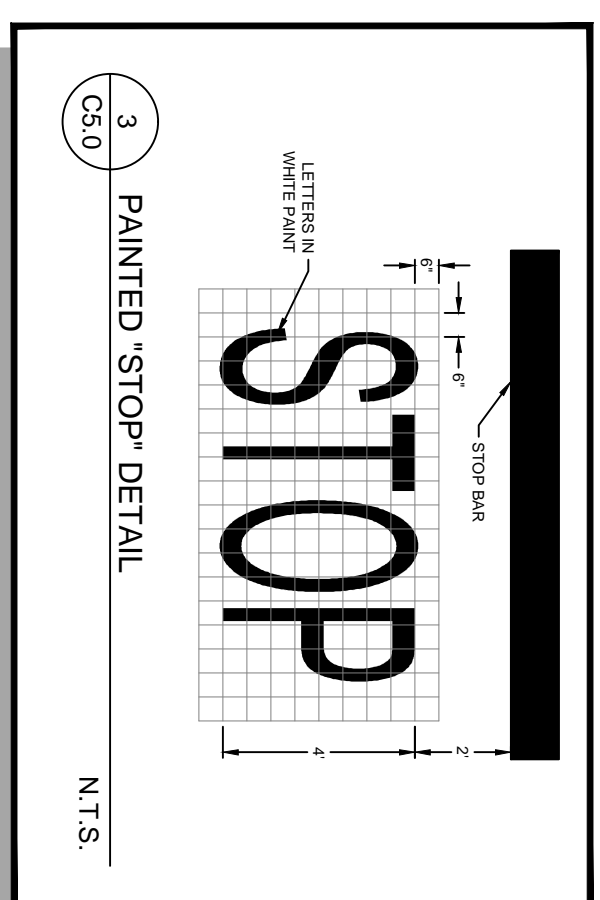
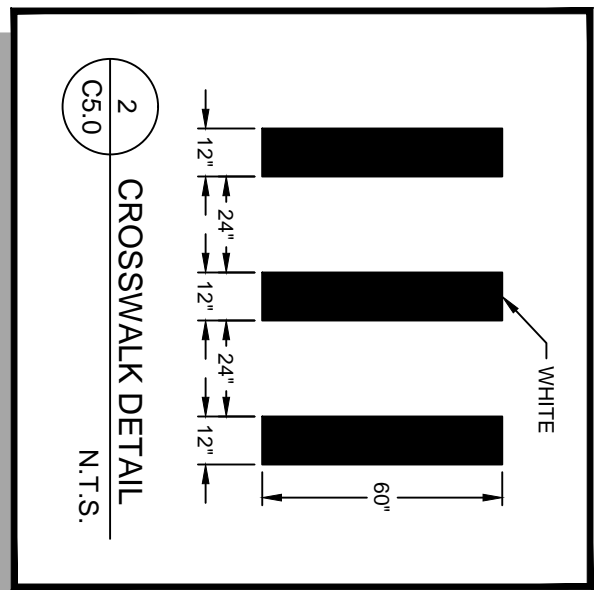
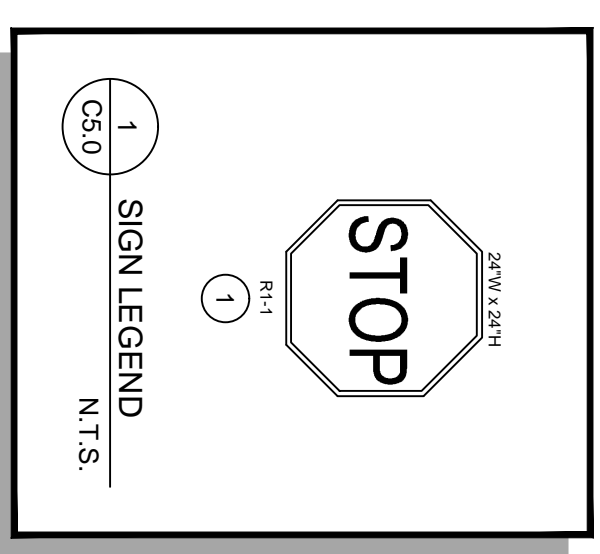
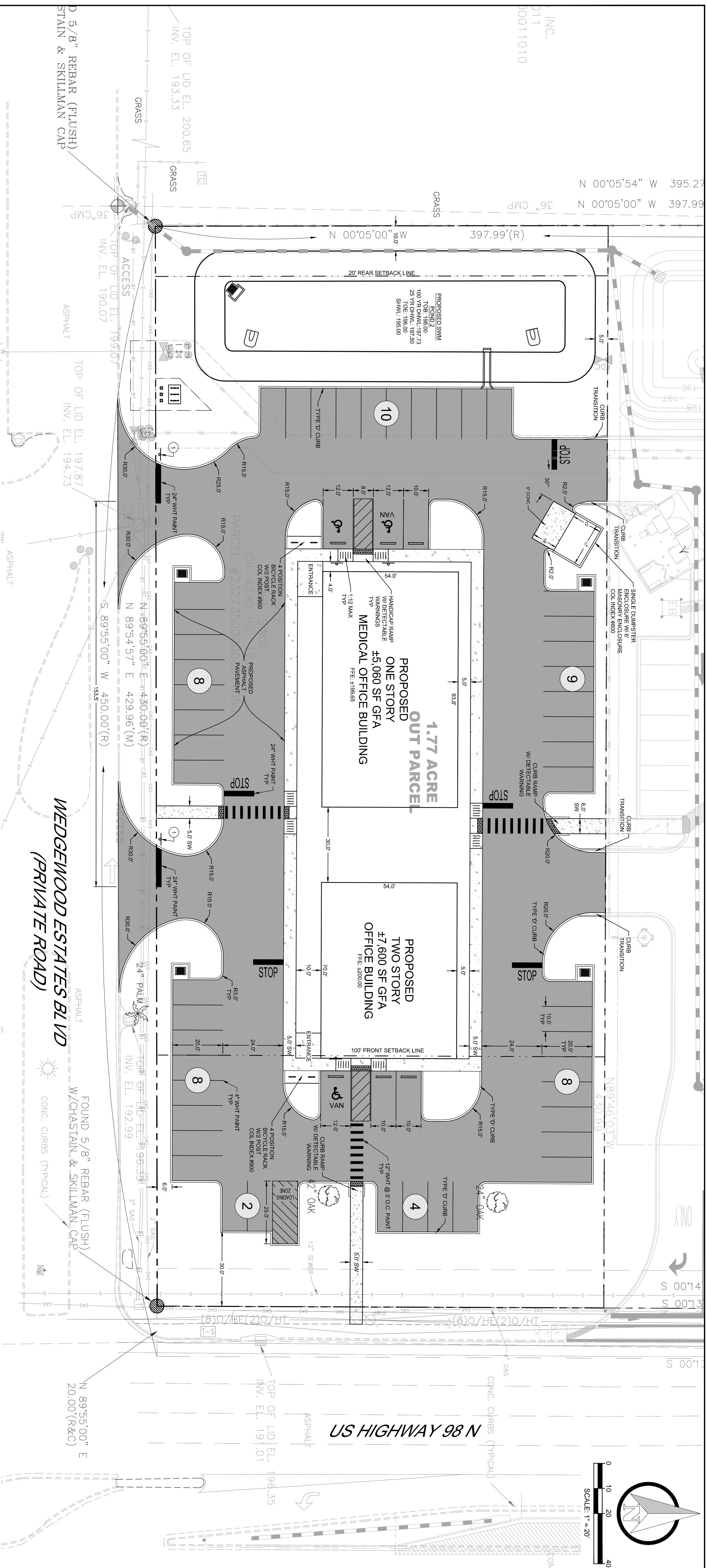


PRIME PAD SITE - FOR SALE
4318 US HIGHWAY 98 NORTH, LAKELAND FL

PROPERTY IDENTIFICATION	GUEVARA
PROPERTY ADDRESS	4318 US Highway 98 North, Lakeland FL 33809
PROPERTY LOCATION	North of Interstate-4 and Lakeland Square Mall (1,100,000 SF) shopping center and Village Plaza, on major commercial corridor and contiguous to the new WAWA convenience store.
TYPE PROPERTY	Commercial Pad suitable for office/medical/retail
TOTAL LAND SIZE	1.77 acres (77,101.20 SF) shared with Primary Family Medical Clinic (West side of property)
PAD SITE SIZE	Can accommodate up to 6,800 + SF of building
PROPERTY DIMENSIONS	177.67' frontage on US Highway 98 North 430' on Wedgewood Estates Boulevard
PROPERTY FEATURES	Rectangular shaped parcel with utmost visibility unto 98 North
LAND USE/ZONING	LCC Linear Commercial Corridor City of Lakeland
PARKING	Total parking spaces 54 for entire property
UTILITIES	City of Lakeland Municipal, electric water & sewer
AD VALOREM TAXES	Estimated at \$13,000.00 for Year 2015 and subject to new assessment following construction of building.
SALE / PURCHASE PRICE	\$875,000.00 to include full infrastructure, civil engineering, retention pond, paved parking for 54 vehicles + 8 bicycles spots, landscaping, 50% of monument sign, platting for new pad site, all existing permits and easements for access to and from Wedgewood Estates Blvd., US 98 North thru Wawa and Williamsburg Boulevard as well as utilities easements.
COMMENTS	This pad site offers a rare development opportunity for high visibility and access unto US 98 North by Lakeland Square Mall
RESTRICTIONS	Certain use restrictions apply (see enclosed list)
CONTACT	Maria Mahoney – 863 619-6740 Florida Licensed Real Estate Broker

Visit our Website at: www.mahoneygroupinc.com

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NOT FOR CONSTRUCTION FOR REVIEW ONLY

RODNEY A. GADD, P.E.
 F.L.A. P.E. NO. 70875

DATE: 5/23/2014

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RG
 DATE: 5/23/2014

SHEET NO. **C.5.0**

PROJECT # 1028.01

GADD & CASE
 & ASSOCIATES
 CIVIL ENGINEERING & LAND PLANNING

1925 US HWY 98 S, SUITE 201
 LAKELAND, FL 33853
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.gadd-case.com

PRIMARY MEDICAL CARE

4316 US HIGHWAY 98 N
 LAKELAND, FL

GEOMETRY PLAN

REVISIONS	
#	DESCRIPTION
1	
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#	DATE	DESCRIPTION
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4318 US HIGHWAY 98 NORTH
LAKELAND, FLORIDA 33809
RESTRICTED USES IN PERPETUITY

9. **RESTRICTIONS.** Buyer acknowledges that the Property will be subject to a deed restriction that will prohibit use of the Property as a convenience food store, coffee store, doughnut store, sandwich store, fuel dispensing facility, quick service restaurant, drug store or any combination of such uses. The term “convenience food store” means any store generally recognized by the retail food industry as being a convenience food store, including but not limited to, the type of store operated by Seller, Sheetz, Seven-Eleven, Turkey Hill, Hess, QuikCheck, Royal Farms, Circle K, Exxon-Mobil (On the Run), Race Trac or Hess Express. The term “coffee store” means a store primarily engaged in the sale of coffee and related coffee drinks, including without limitation, Starbucks, Seattle’s Best, Einstein’s, Caribou Cafe or Bucks County Coffee. The term “doughnut store” means a store primarily engaged in the sale of doughnuts or pastries, including, without limitation, Dunkin’ Donuts or Krispy Kreme. The term “sandwich store” means a store that is primarily engaged in the sale of hot or cold sandwiches for on-site or off-site consumption, including, without limitation, Subway, Blimpie’s, Quizno’s, Panera, Cusi or Firehouse Subs. The term “fuel dispensing facility” means a fuel service station, including a self-service station. The term “quick service restaurant” means any establishment generally recognized by the retail food industry as being a quick service restaurant, including, but not limited to, McDonald’s, Burger King, Sonic, KFC, Taco Bell, Chick-iil-A, Salad Gallery, Saladworks or Wendy’s. The term “drug store” means any store generally recognized by the retail industry as being a drug store, including but not limited to, the type of store operated by CVS, Rite Aid or Walgreens. This restriction shall run with the land and be binding upon Buyer’s heirs, personal representatives, grantees, successors and assigns and successors in title and shall be incorporated in any deed covering the sale or other disposition of the Property. In the event of a breach of the foregoing covenant, Seller is authorized to seek injunctive relief or other relief to enforce this covenant, and Buyer (or Buyer’s successors, assigns or successors in title) shall be liable for all costs of enforcement. The provisions of this section shall survive the Closing.

