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Rare Waterfront Commercial Parcel

South Lakeland High Profile Development Site

6606 South Florida Avenue, Lakeland, FL 33813



DETAILS

2.63 ± acres commercial development site. On-site utilities. 582 + ft frontage with median cut. Nestled between two major residential communities (Christina and ImperiaLakes) and signalized intersections. On Lakeland's main North/South thoroughfare. Prime access and visibility. Potential development of 24,650 ± SF retail/boutiques/patio restaurant overlooking Clark Lake. Sale/Purchase Price: \$1,570,000.00.

DEMOGRAPHICS

2016 DATA	1 MILE	3 MILE	5 MILE
Population	4,026	46,363	97,092
# Family Households	1,202	12,989	26,485
Average HH Income	94,935	64,253	60,279

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.



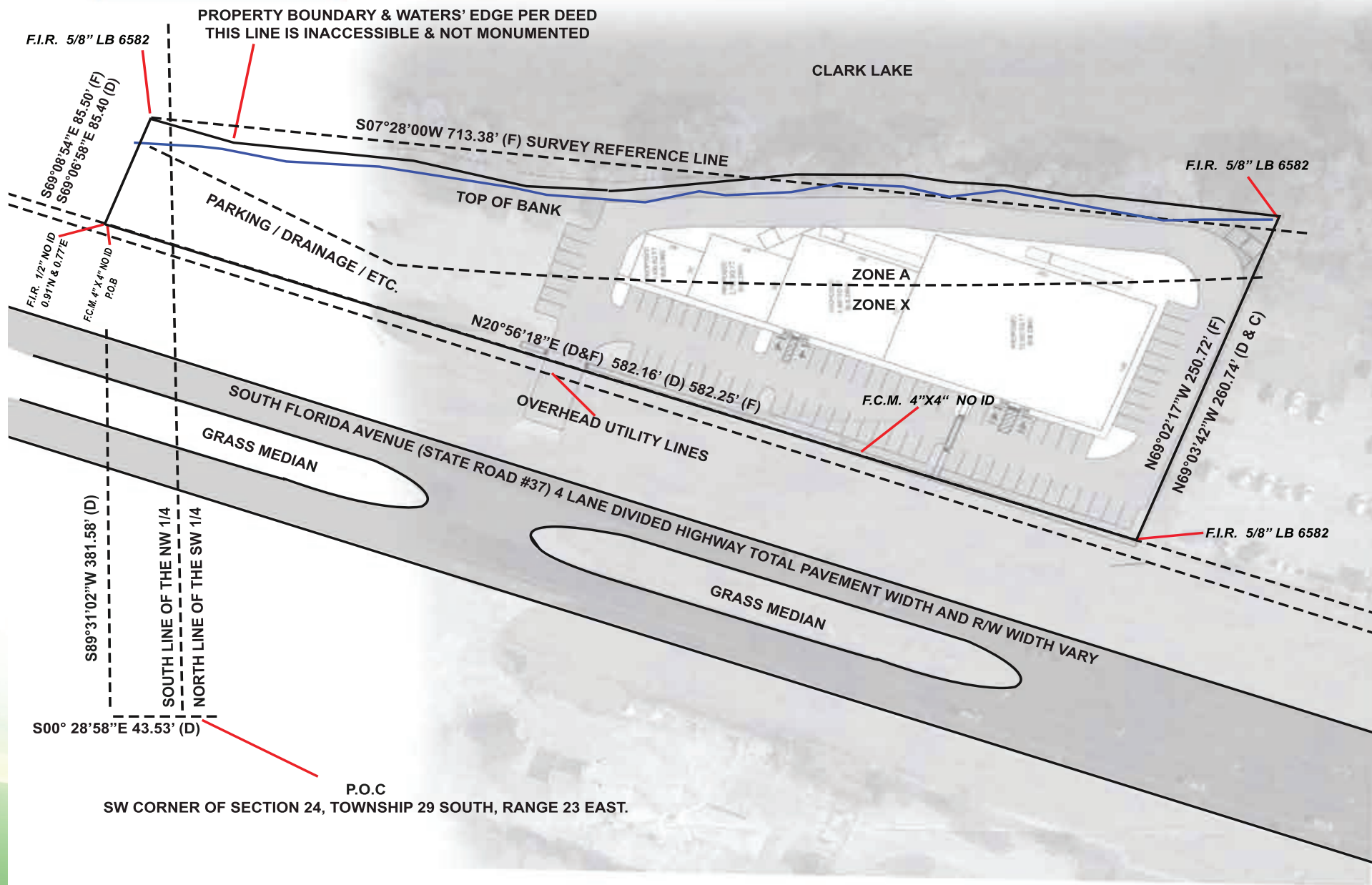
RARE WATERFRONT HIGH PROFILE COMMERCIAL PARCEL SOUTH LAKELAND – FLORIDA

Property Address	6606 South Florida Avenue, Lakeland, FL 33813			
Property Location	On Lakeland's main North/South thoroughfare in commercial corridor. Nestled between 2 major residential communities ("Christina" and "ImperiaLakes"). Overlooking Clark Lake (no riparian rights) and next to Christina Cove, a waterfront office condominium. 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 ± acres (114,563 ± SF)			
Frontage	693 ± feet on South Florida Avenue; 713.38 ± feet on Clark Lake; North and South boundaries vary in depth.			
Land Use	CAC (Community Activity Center) Unincorporated Polk County/part of Christina Planned Unit Development PUD 71-5.			
Demographics	2016 Data Estimate	1-Mile	3-Mile	5-Mile
	Population	4,026	46,363	97,092
	# Family Households	1,202	12,989	26,485
	Average HH Income	94,935	64,253	60,279
Potential Development	Preliminary site plan potential development of up to 24,650 ± SF to include retail boutiques, patio restaurant/lounge and supporting community services. On-site concrete slab of former structure and existing paved parking.			
Utilities	Electric: City of Lakeland – On-site gas – 10" water line – 12" wastewater line, Polk County services			
Traffic Count	32,000 ± vehicles per day.			
Property Folio	23-29-24-000000-034040, Polk County.			
Ad Valorem taxes	\$3,347.04 (2016 TRIM Notice) based on vacant land and subject to increase based on final development assessment.			
Comments	Prime location, frontage, access and visibility on South Florida Avenue. Median cut access with a Southbound turn lane. High demographics area. Between Village on the Avenue (259 garden-style apartments) and Racetrac, both under construction			
Potential Build-to-Suit	Owners will consider a build-to-suit for long term tenant.			
Sale/Purchase Price	\$1,570,000.00, cash to Seller.			
Exclusive Contact:	Maria Mahoney, 863 619-7640 – Licensed Florida Real Estate Broker			

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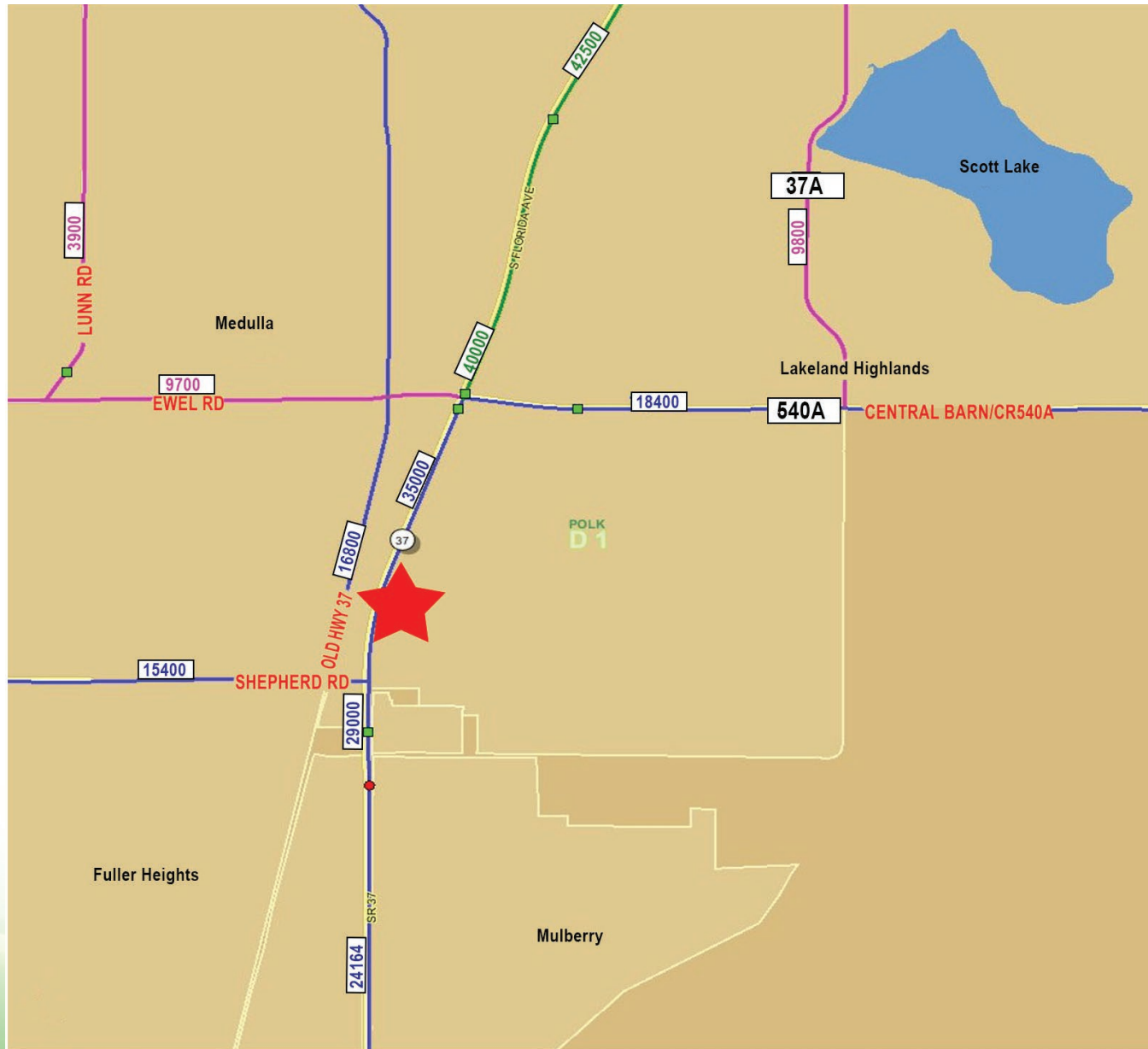
6606 SOUTH FLORIDA AVENUE, LAKELAND, FL 33813 PRELIMINARY SITE PLAN (SKETCH ONLY)



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6606 South Florida Avenue, Lakeland, FL 33813 Traffic Count



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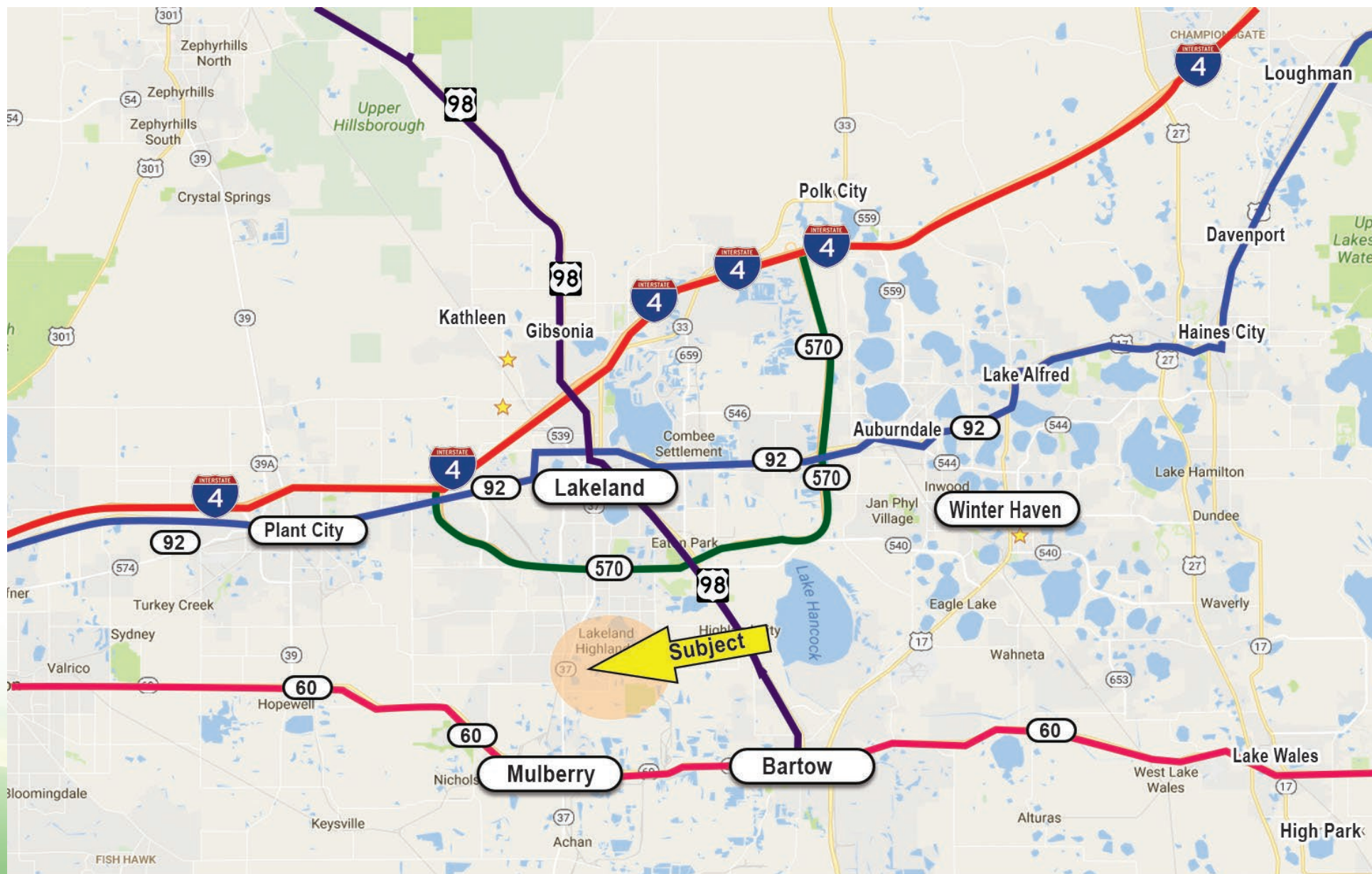
6606 South Florida Avenue, Lakeland, FL 33813 Aerial Map



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6606 South Florida Avenue, Lakeland, FL 33813 Location Map



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