

FOR SALE OR BUILD TO SUIT

619 N Florida Avenue | Lakeland, FL 33803



SIGNALIZED, EXPANDABLE CORNER

For Sale or Build-to-Suit

This high-traffic corner in downtown Lakeland is expected to be the site of the first gas station, drug store and fast-food restaurants to serve the downtown core of 7,000 employees of Publix, FedEx, the City, and Lakeland Regional Medical Center. This section of George Jenkins Boulevard is also the In-Town By-Pass for US Highway 98, creating a traffic count of 31,000 vehicles per day. The site offers access to North Florida Avenue, North Massachusetts Avenue and Parker Street. The City has blessed the idea of closing the side streets as shown in order to enlarge this corner piece.

The City is supportive of new businesses and has purchased the surrounding properties in order to assure the proper development of this entire block.

The City property is available for sale. Potential build-to-suit and lease is available to triple-A tenants

Sale Price: \$800,000

Dick Miller
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FOR SALE \$ 800,000.00

619 North Florida Avenue, Lakeland, Florida 33803

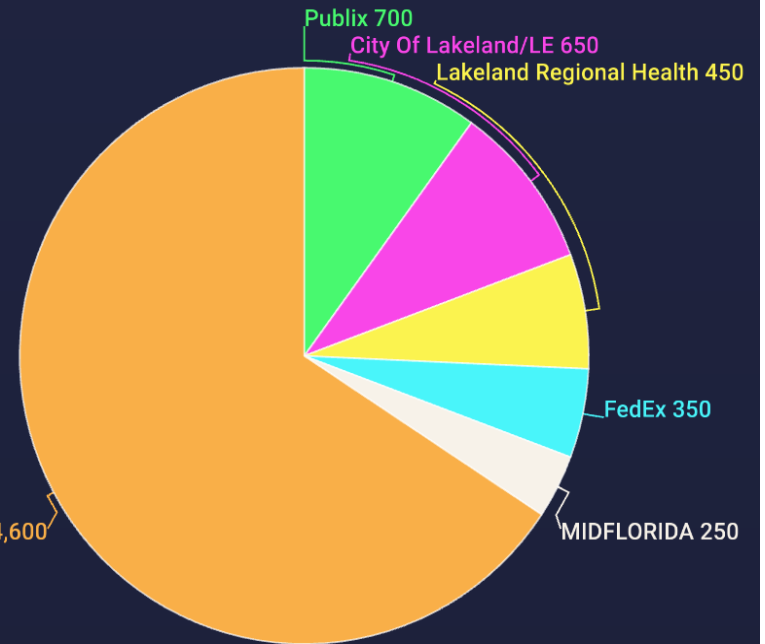
Quick Demographics



700 Residents



approx. **7,000 Workers**



TOP 5 Employers

- 700 PUBLIX**
- 650 City of Lakeland/LE** (in Downtown)
- 450 Lakeland Regional Health**
- 350 FedEx**
- 250 MIDFLORIDA**

LAKELAND, FLORIDA

SIGNALIZED, EXPANDABLE CORNER

NORTH FLORIDA AVENUE & US 98 IN-TOWN BY-PASS

DEMOGRAPHICS

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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	660	4,551	8,434	Median Household Income	\$23,354	\$34,071	\$39,988
Ages 5-9	739	5,285	10,037	< \$10000	542	2,354	3,989
Ages 10-14	602	4,628	8,974	\$10000-\$14999	615	2,402	4,166
Ages 15-19	535	4,284	8,373	\$15000-\$19999	456	2,578	4,460
Ages 20-24	566	4,213	8,178	\$20000-\$24999	494	2,255	4,460
Ages 25-29	593	4,181	8,033	\$25000-\$29999	173	1,871	3,858
Ages 30-34	613	4,125	7,929	\$30000-\$34999	134	1,879	3,412
Ages 35-39	612	4,007	7,768	\$35000-\$39999	160	1,612	3,291
Ages 40-44	623	3,907	7,765	\$40000-\$44999	190	1,286	3,231
Ages 45-49	617	3,890	7,844	\$45000-\$49999	130	1,054	2,673
Ages 50-54	609	3,788	7,706	\$50000-\$60000	325	2,314	4,844
Ages 55-59	551	3,550	7,420	\$60000-\$74000	224	2,327	5,798
Ages 60-64	461	3,192	6,908	\$75000-\$99999	300	2,025	4,954
Ages 65-69	383	2,843	6,399	\$100000-\$124999	66	868	2,537
Ages 70-74	287	2,456	5,856	\$125000-\$149999	18	332	1,088
Ages 75-79	215	2,181	5,319	\$150000-\$199999	27	264	840
Ages 80-84	150	1,888	4,552	> \$200000	N/A	436	1,117
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	
Non Hispanic White	3,817	42,337	98,294	Housing Units	5,249	33,225	
Population Black	4,918	19,334	26,947	Occupied Housing Units	4,183	27,532	
Population Am In/AK Nat	3	34	88	Owner Occupied Housing Units	1,220	14,363	
				Renter Occupied Housing Units	2,963	13,169	
				Vacant Housing Units	1,066	5,693	

Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles

 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92

 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27

- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines

-  Less than an hours drive to 2 international airports
-  Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
-  Corporate & general aviation accomodations
-  Lakeland Linder is the designated reliever for general aviation from Tampa International

8.5 million people live within a 100 mile radius of Lakeland

Gulf of Mexico

Atlantic Ocean

Port of St. Petersburg

Port of Tampa

Port of Manatee

Tampa (35 miles)

Lakeland

Orlando (55 miles)

Port Canavral

Port of Fort Pierce

Port of Palm Beach

Port Everglades

Port of Miami

BROADWAY
REAL ESTATE SERVICES

