STORE FRONT / OFFICE DIXIELAND CRA

947 Florida Avenue South, Lakeland, FL 33803

For Lease

Property Highlights

- Suite 947 - 2624 RSF
- Zoned C-2
- Dixieland Historic District
- 76,000+ pop. w/n 3 miles
- 29,000 VPD
- Alley parking
- Alley entrance

BROADWAY
REAL ESTATE SERVICES

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947 South Florida Avenue, Lakeland, Florida 33803

Property: This property consist of two Retail storefronts can be used as office. Unit 947 is a 2,624 sqft of large open retail space with ample storage. great location. Located in Dixieland CRA district enjoy's excellent exposure to South Florida avenue and its 29,000 VPD. Property includes ample parking in the rear of the building.

Location: Site is directly on South Florida Avenue, In Lakeland's Dixieland CRA. Excellent visibility Car counts in this area are 29,000 per day. If you need to be seen this is the place to be! This area is quickly becoming a destination location with antiques stores, boutiques, thrift stores, barbershops and local restaurant, as well entertainment within walking distance.

Lease Rate: $11.00 sqft Mod Gross

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Business
Name Here
Business
Name Here

BUSINESS
NAME HERE
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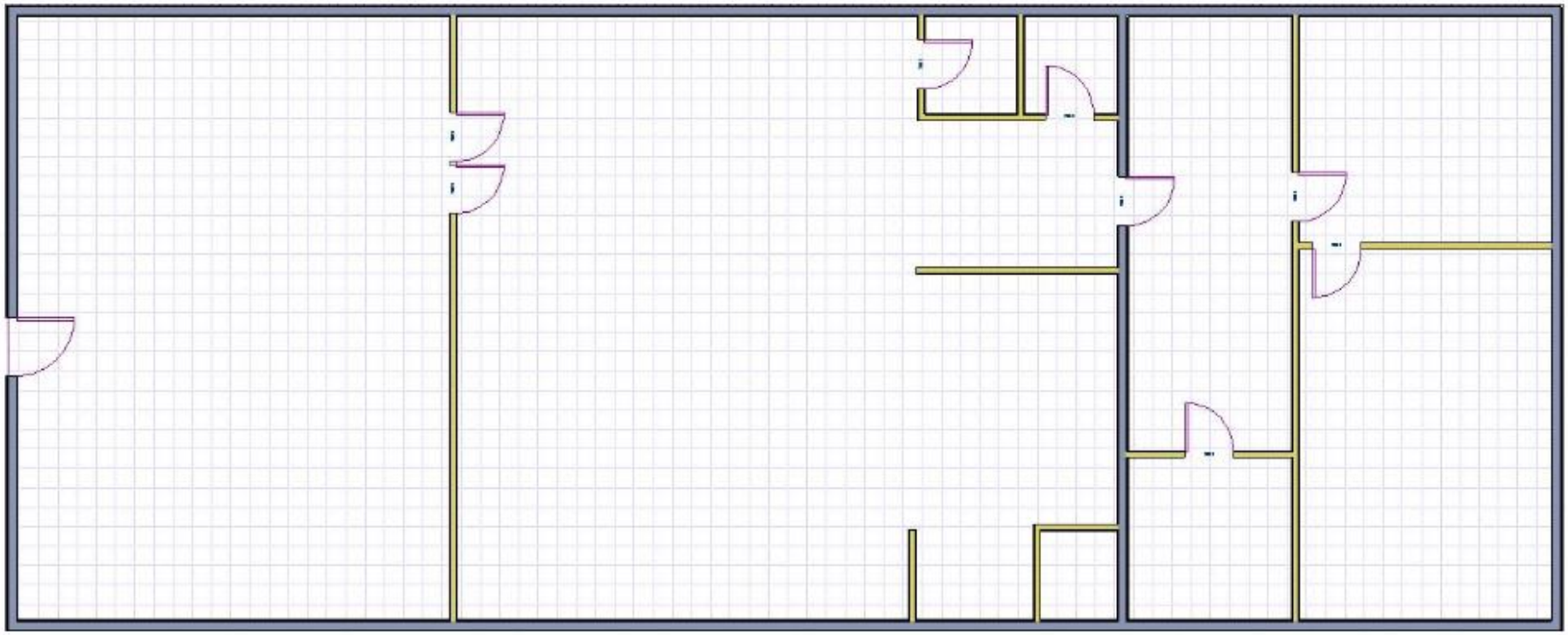

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Floor Plan

Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

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LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**

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LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: $41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**

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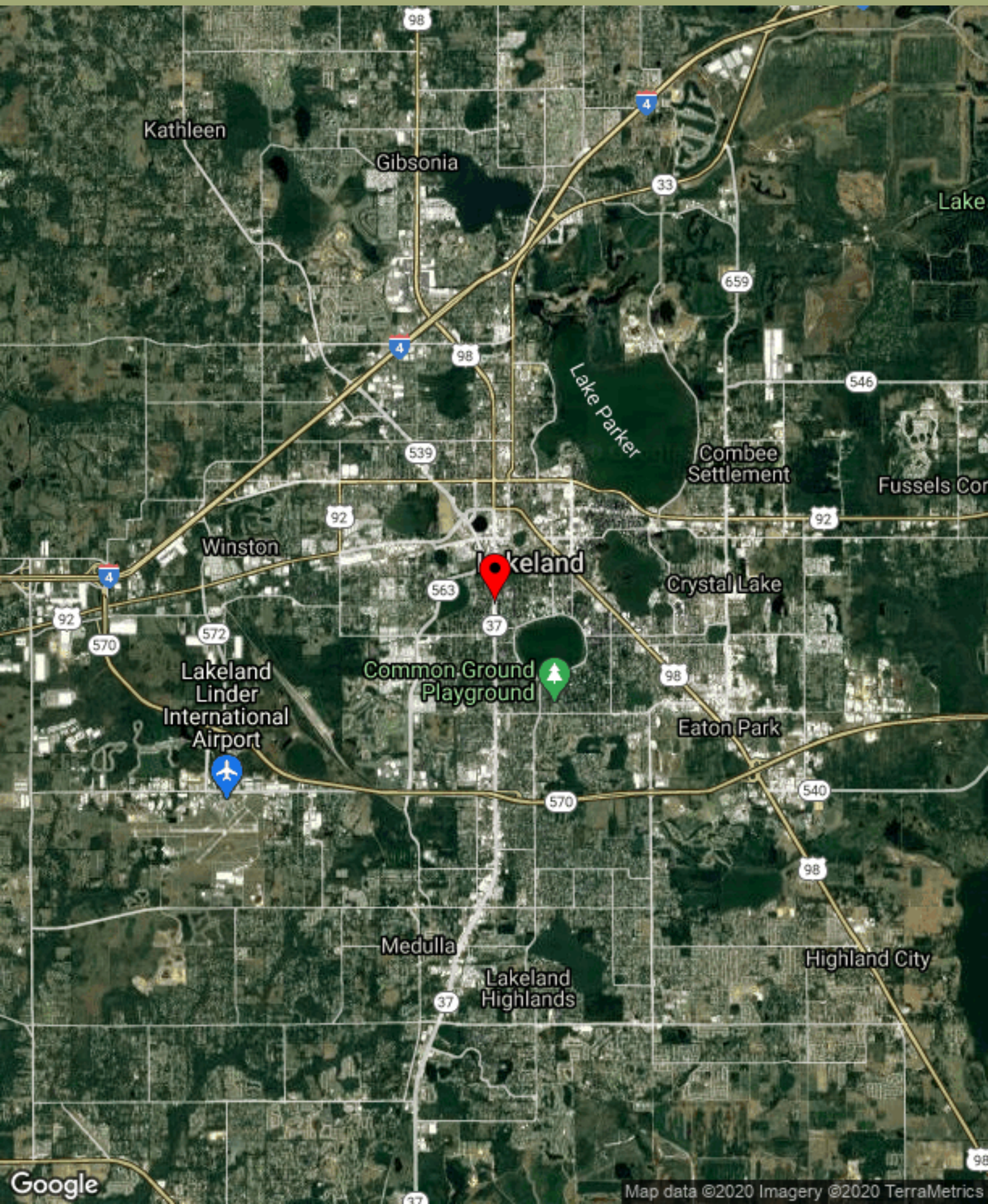
Kathleen
Gibsonia
Lake Parker
Combee Settlement
Winston
Lakeland
Crystal Lake
Lakeland Linder International Airport
Common Ground Playground
Eaton Park
Medulla
Lakeland Highlands
Highland City
98
4
33
659
546
539
92
563
37
570
572
540
Google
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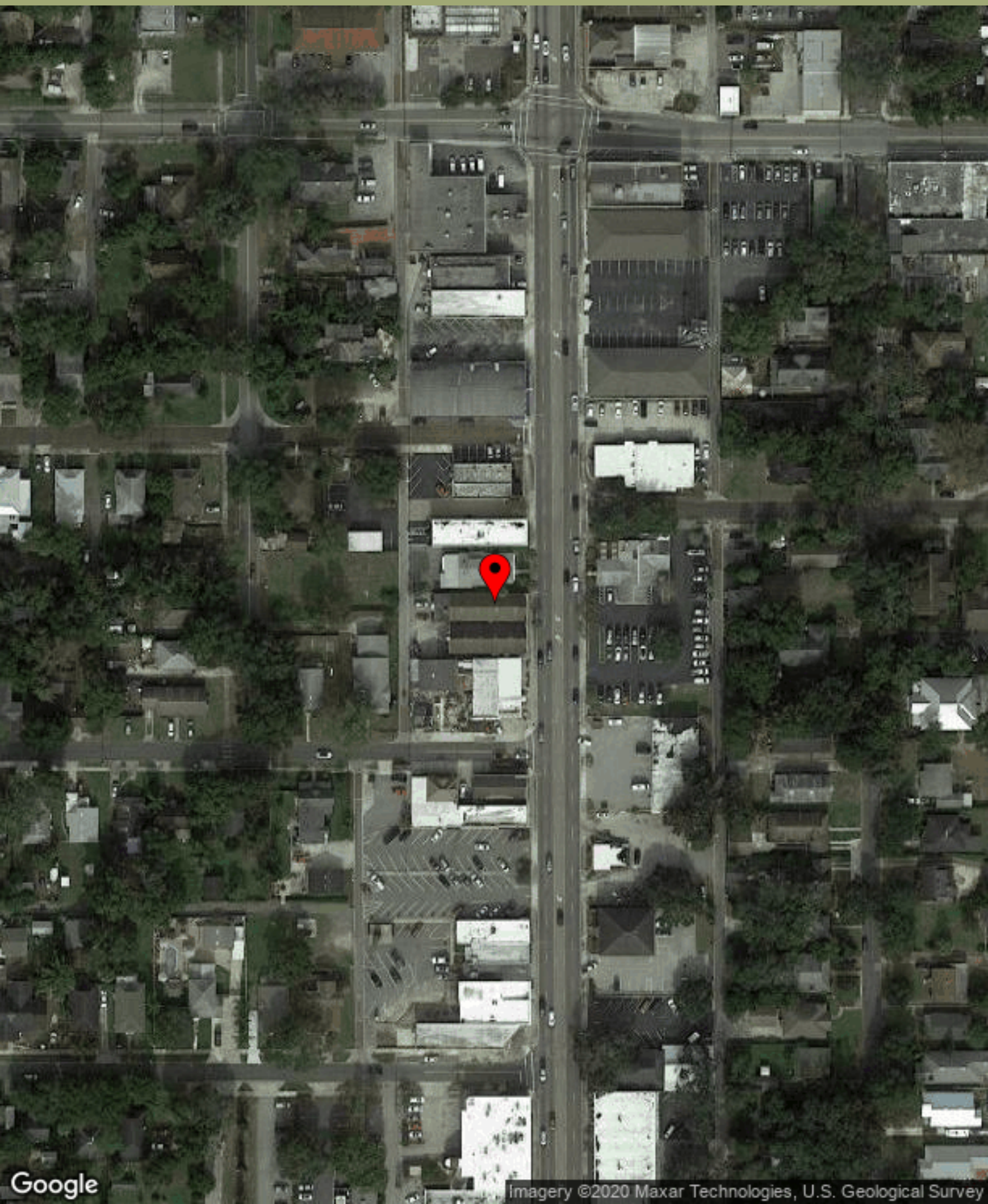
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Crispers
Got Candy & More
Art by Thomas Kinkade
Tyler Floral Shoppe
Abby Copponex
Black & Brew
Mirabella's Day Spa
Utopia Studios
Bungalow Boutique and Gifts
Born & Bread Bakehouse
Hatties Branches
David's World Cycle
Google
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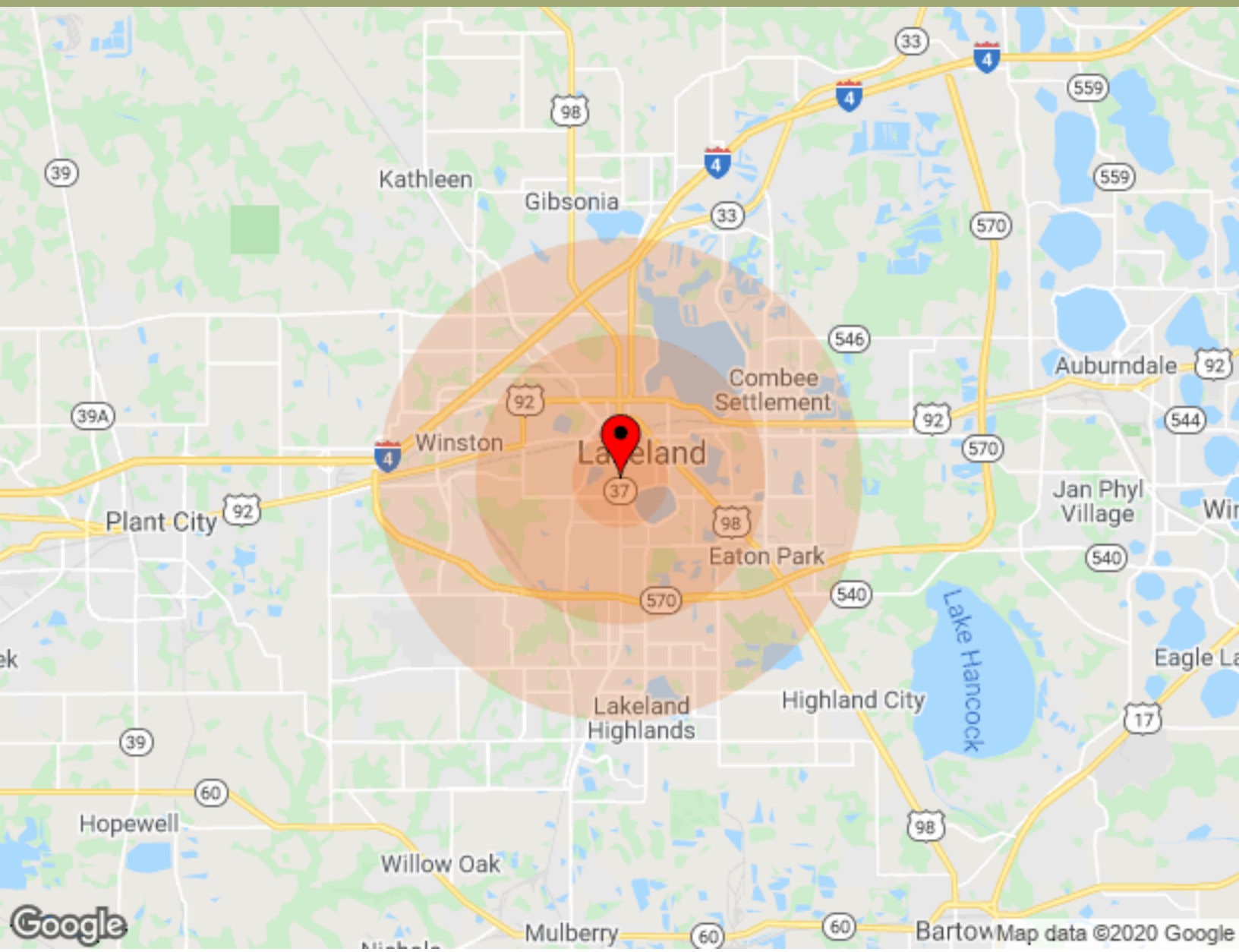

Population	1 Mile	3 Miles	5 Miles
Male	5,665	33,398	61,700
Female	6,790	38,127	68,769
Total Population	12,455	71,525	130,469

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,143	14,759	26,974
Ages 15-24	1,273	8,766	16,636
Ages 55-64	1,449	7,370	13,848
Ages 65+	2,686	14,994	28,012

Race	1 Mile	3 Miles	5 Miles
White	10,315	49,259	93,820
Black	1,591	17,303	26,714
Am In/AK Nat	6	36	89
Hawaiian	N/A	15	31
Hispanic	1,253	10,059	20,176
Multi-Racial	1,028	8,846	17,110

Income	1 Mile	3 Miles	5 Miles
Median	$41,298	$37,375	$39,877
< $15,000	1,020	4,381	7,446
$15,000-$24,999	737	5,042	8,225
$25,000-$34,999	612	4,244	6,918
$35,000-$49,999	930	4,353	8,325
$50,000-$74,999	1,082	5,297	9,607
$75,000-$99,999	493	2,690	4,892
$10,0000-$149,999	263	1,612	3,838
$150,000-$199,999	57	463	942
> $200,000	81	757	1,210

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,911	36,862	64,373
Occupied	5,928	30,882	54,741
Owner Occupied	2,441	16,895	32,259
Renter Occupied	3,487	13,987	22,482
Vacant	983	5,980	9,632

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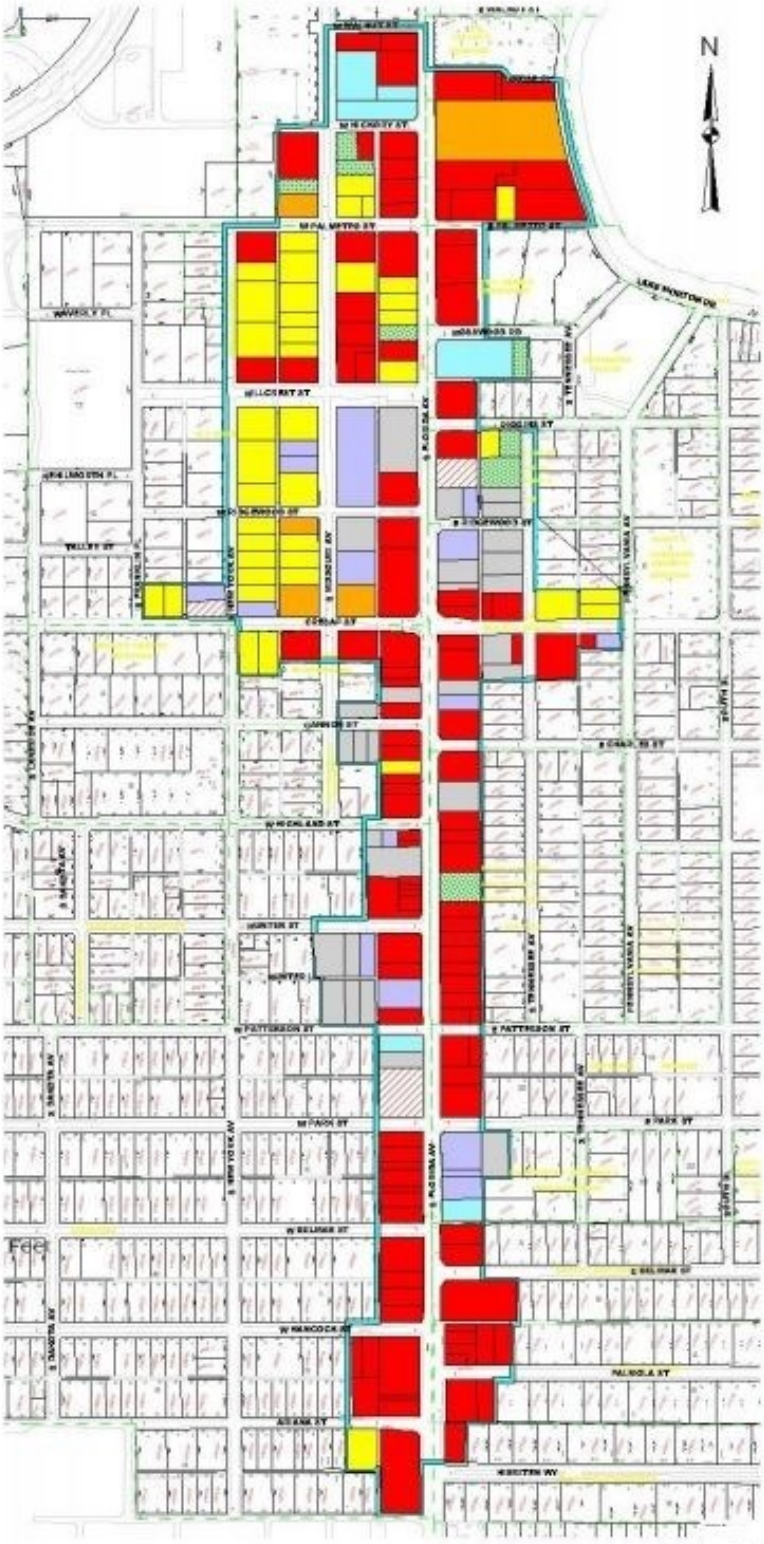
Dixieland CRA



LAND USE

Land Use Classes
- Commercial
- Office
- Public/Institutional
- Industrial
- Parking Lot
- Residential - High
- Residential - Medium
- Vacant Building
- Vacant Land

Basemap.dwg
- Text PIN Numbers
- Subdivision Numbers
- **Text** Street Names
- Text Block Numbers
- Text Lot Dimensions
- Text Lot Dimensions
- Text Lot Numbers
- Text Street ROW Dimensions
- Text Subdivisions
- *Text* Lake Names

Basemap.dwg
- Subdivision Names
- Dixieland CRA
- Lot Lines
- Block Lines
- Edge of Pavement
- Water Bodies

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Dixieland CRA Boundary

on Cadastral Base Map

LEGEND

Annotations
Text Street Names
Text Lake Names
Base Map
Lot Lines
Block Lines
Edge of Pavement
Water Bodies
Dixieland CRA Boundary
Downtown CRA Boundary
Dimensions
Text Lot Dimensions
Text Street ROW Dimensions
Text Lot Numbers
Text Block Numbers
Text Subdivisions

0 500 1000 Feet

Scale in Feet

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