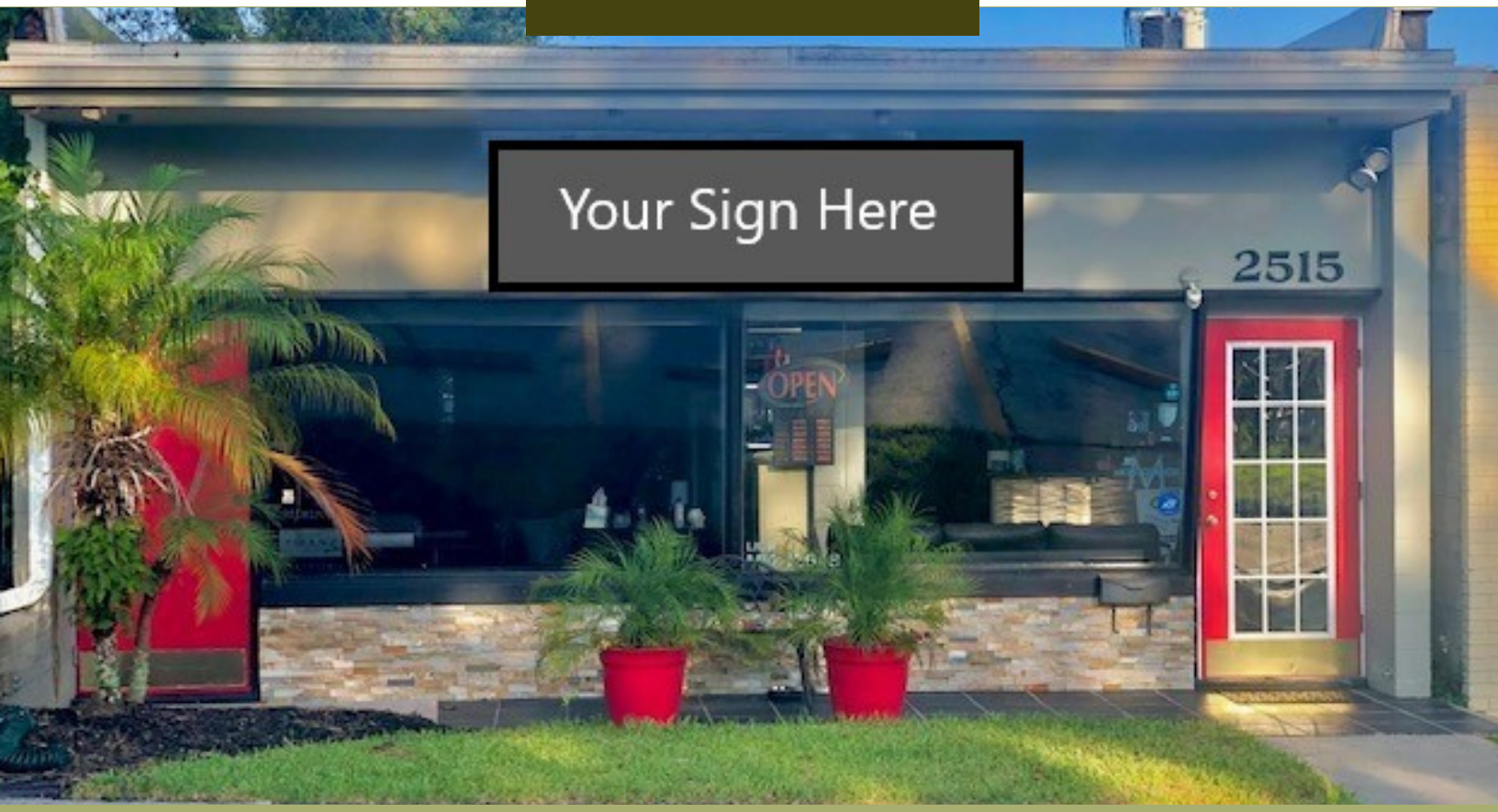
Rare Retail/Office Central Lakeland

FOR SALE



2515 Orleans Avenue, Lakeland, Florida 33803

BROADWAY
REAL ESTATE SERVICES

Property Highlights

- 1,150 SF
- Former beauty shop
- Potential to divide
- Ample Free Parking
- Lake Hollingsworth District

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801

2515 Orleans Avenue Lakeland, Florida 33803

Property: 1,150 sf with in place zoning for office or retail use. Current plan is all open with one small office space. The space is set up to divide with a restroom for each side - occupy all; or part and have some income. Roof is 2 years old, 3.5 ton HVAC in place (appx. 10 years old), electric is on breakers, and plumbing has two water heaters. New LED lights just installed. Site is location in the city limits of Lakeland and has C2 zoning in place. Building signage in place. Parking is city provided, no time limit and free surrounding the enclave of businesses in this area.

Sale Price: $325,000

BROADWAY
REAL ESTATE SERVICES

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801

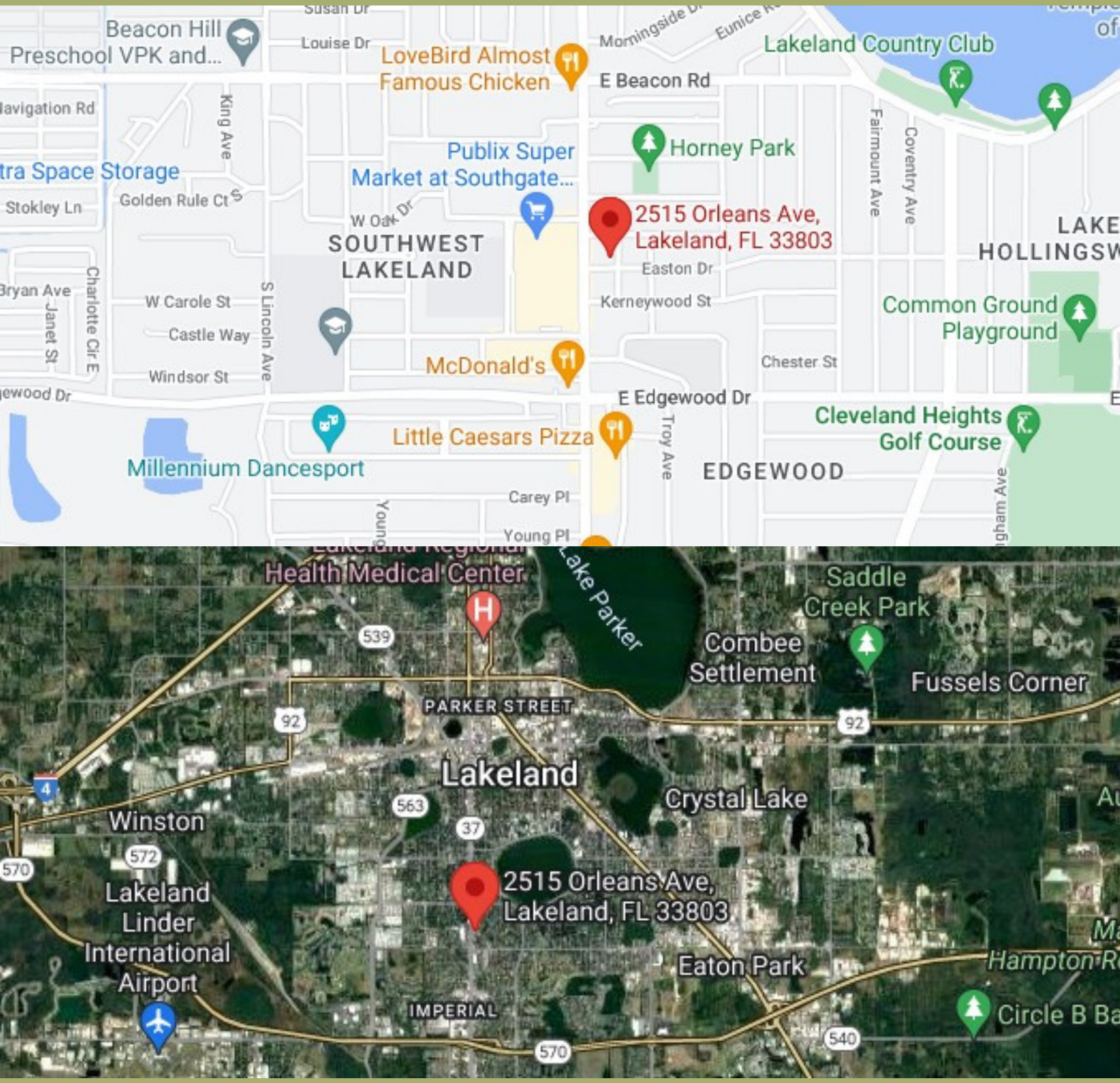
2515 Orleans Avenue Lakeland, Florida 33803

Location: Directly across from Southgate Publix in Lakeland's Lake Hollingsworth district. Clients from north and south Lakeland will have easy access to the site. Minutes from the Polk Parkway. Orleans Ave is located in a quaint shopping, office and services district of Lake Hollingsworth of the busy S. Florida Avenue.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801

LOCATION MAP
2515 Orleans Avenue Lakeland, Florida 33803



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801

Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In 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.

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)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 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: 107,552**
- **Average annual wages: $56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801