

Industrial Property for Sale

1701 W Memorial Blvd, Lakeland FL 33815

EXECUTIVE SUMMARY



Summary:

Asking Price:	\$485,000
Size:	Building 1: 1,440 SF Building 2: 1,080 SF
Current/Past Use	Auto Sales & Contractor Office
Land Size:	0.63 Acre+/-
Zoning:	Linear commercial corridor
FDOT Traffic Count	30,000+ Traffic Counts (AADT)
Potential Uses:	Industrial/Retail
Parcel ID:	23-28-11-034000-016010
Location:	Unincorporated Polk County
Taxes (2025):	\$6,031.16
Utilities	Water/Sewer: Polk County Electric: Lakeland Electric
Flood Zone	"X"

Overview:

This is an opportunity to own a fenced 0.63 acre parcel with commercial zoning two small buildings. The parcel features multiple access points. The property has corner location and good visibility with more than 32,000 cars per day (AADT). The property was used as an auto lot and most recently as a contractor office and yard.

Polk County supplies water and sewer to the site. Lakeland Electric supplies the electricity to the property. The property is located across the street from Lakeland Ford. There is residential to the north and commercial along Memorial Blvd..

This property is a great opportunity for any business looking for an excellent location with good visibility or potentially for a developer looking for their next project.

Bill Besseliu, CCIM
Mobile/Direct: 813-263-5854
besseliu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com



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PICTURES



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

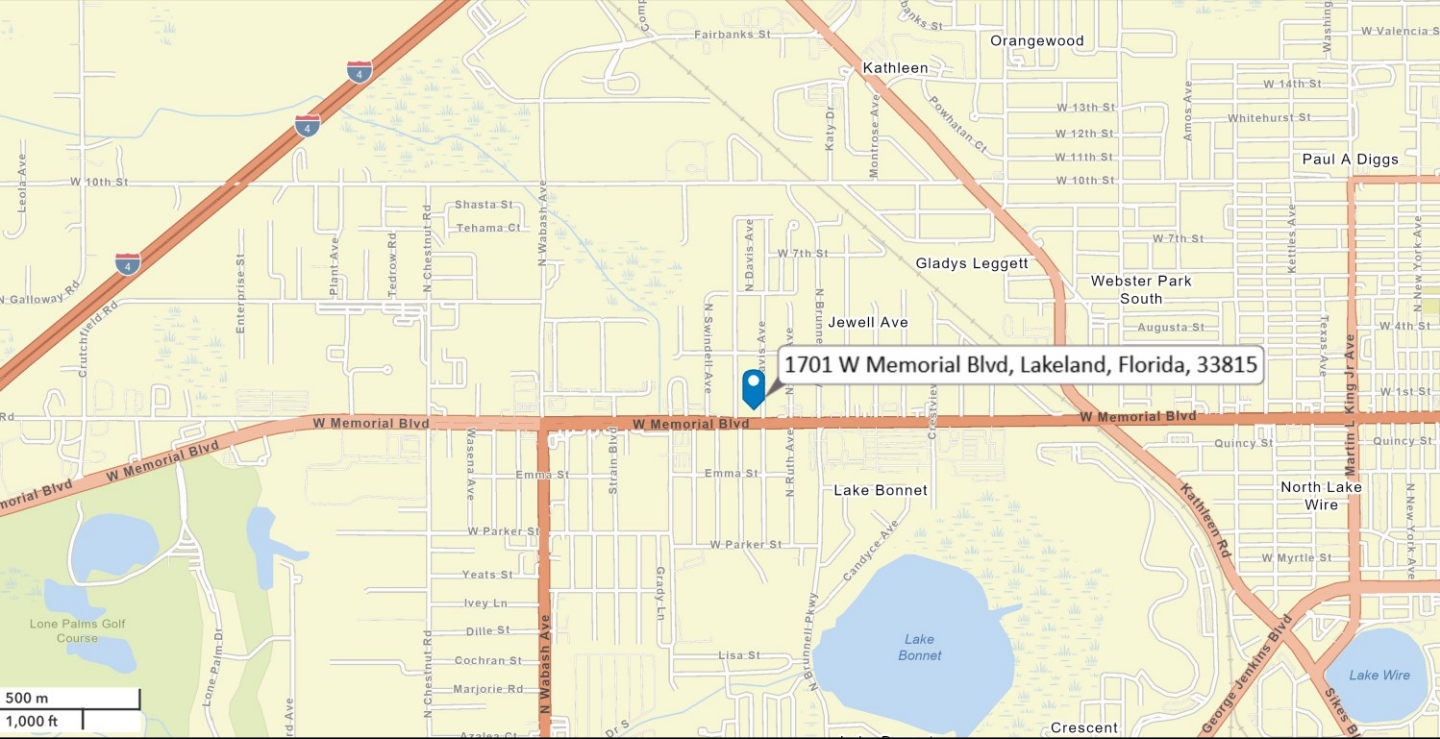
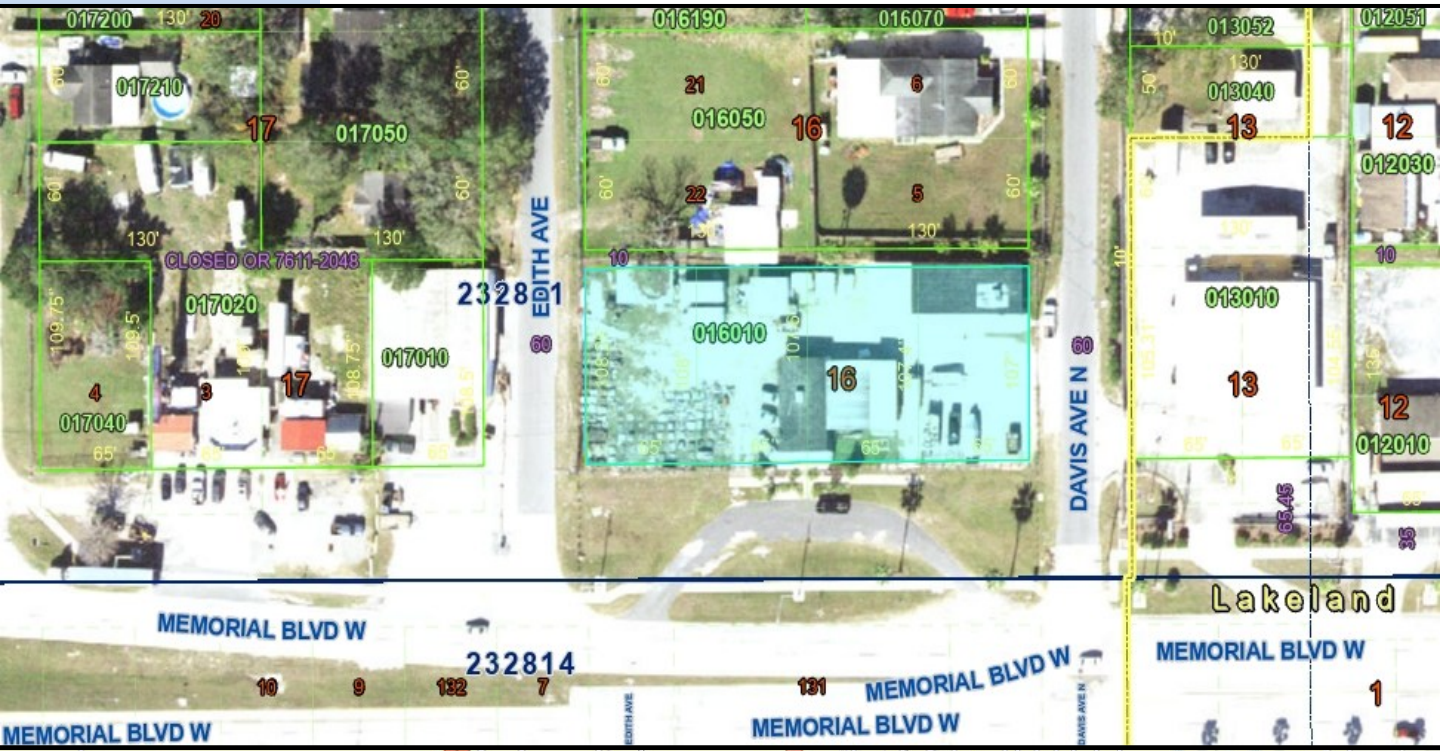
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AERIAL & AREA MAP



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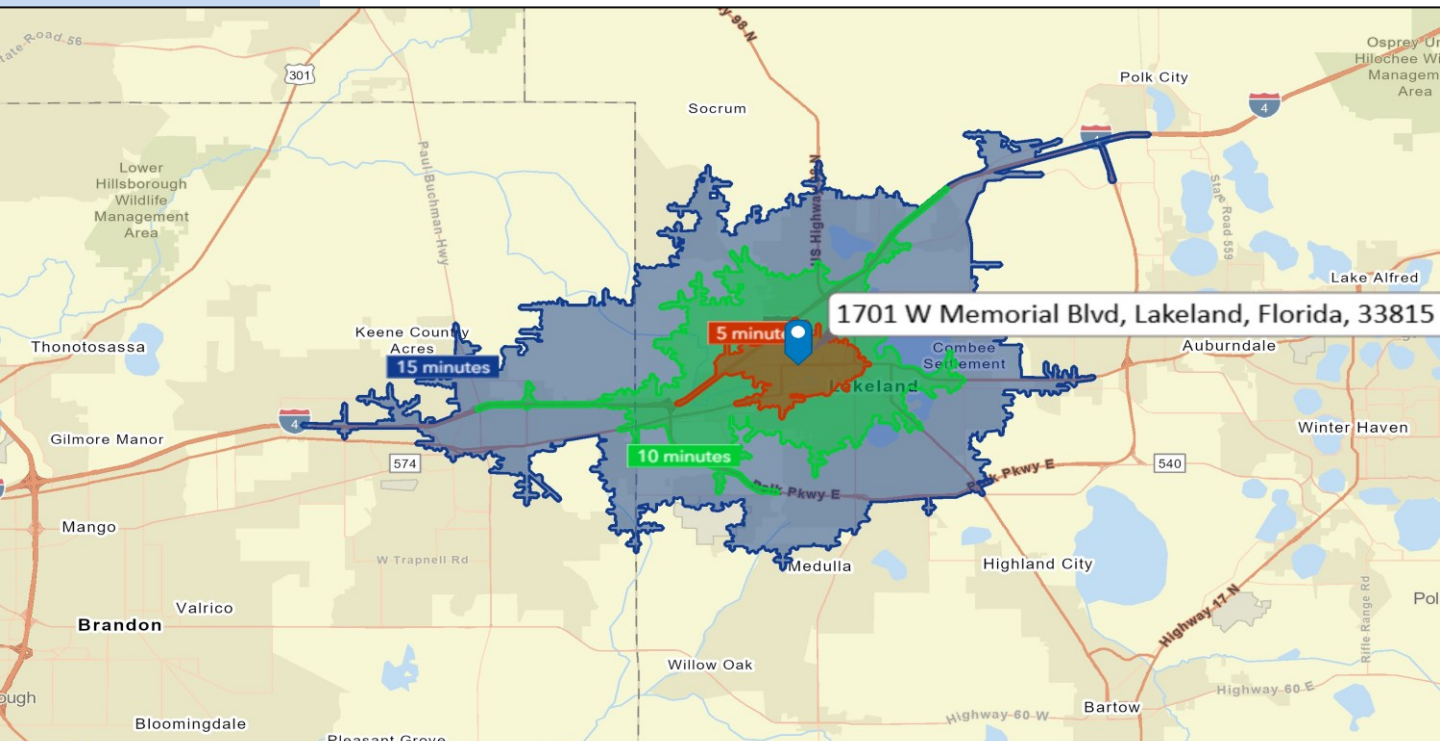
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DRIVE TIMES & DEMOGRAPHICS



2020 Census Summary

1701 W Memorial Blvd, Lakeland, Florida, 33815
Drive time of 15 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

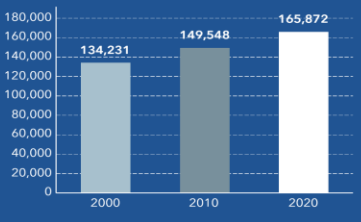
KEY FACTS

173,181 Total Population	75,071 Total Housing Units	1,563.9 Population Density	2.45 Average Household Size	67,609 Total Households	74.1 Diversity Index
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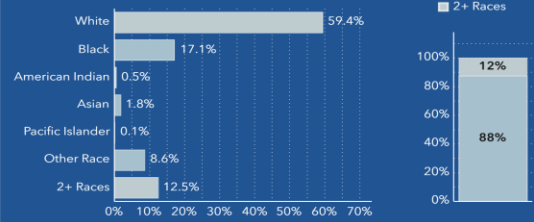
2010-2020 ANNUAL GROWTH RATE



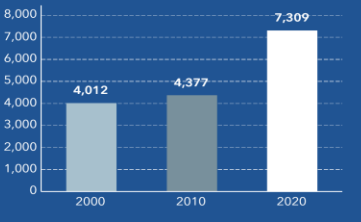
HOUSEHOLD POPULATION



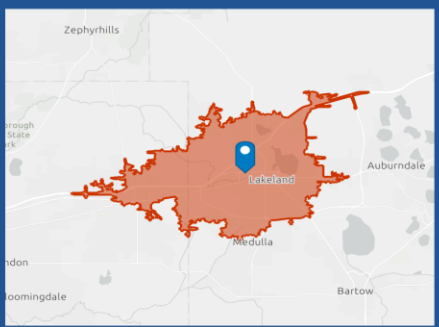
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	37,185	135,996
1 Race	30,046	121,515
White	16,737	86,162
Black	8,370	21,265
American Indian/Alaska Native	213	710
Asian	611	2,450
Pacific Islander	28	86
Some Other Race	4,086	10,842
2 or More Races	7,139	14,481



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2026 Esri

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