



5650 Florida Ave S, Lakeland, FL 33813



💰 Lease Rate: **\$40/FT NNN**

📏 Unit Size: **~3,700 SF**

✅ Available: **Now**

Jay Billings

Commercial Specialist

(636) 219-9156 ☎

jay@cprteam.com ✉

Harrison Gault

Sale Associate

(727) 677-8070 ☎

harrison@cprteam.com ✉



Prime Features



30 FT Hood System



Large Scale Kitchen Layout



**10x20 Walk In Cooler
10x10 Walk-In Freezer**

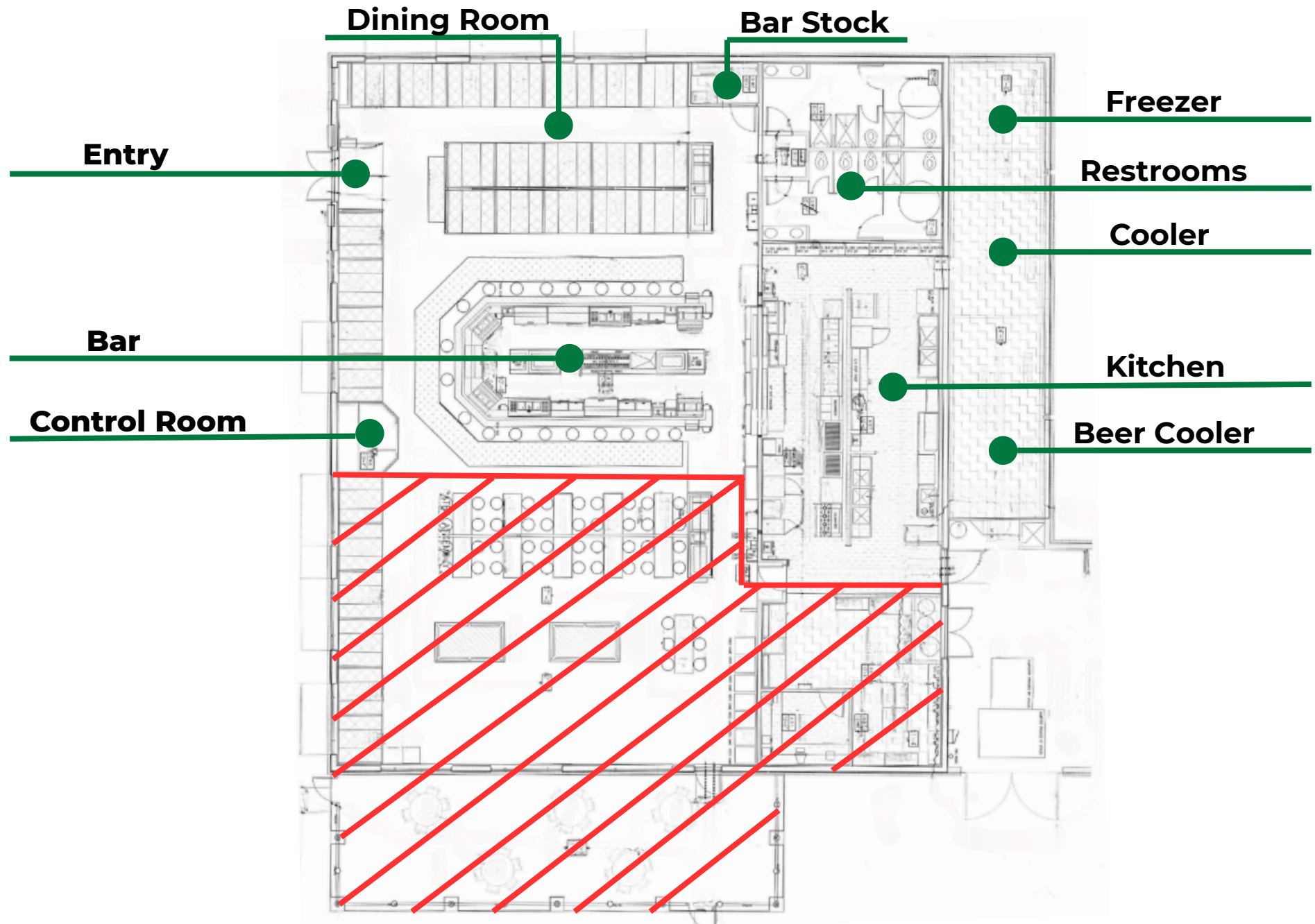


10x23 Beer Cooler
Featuring 60 Tap Lines
To Bar



FLORIDA AVE S
(AADT: 38,500)

Floorplan





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Positioned along South Florida Avenue, one of Lakeland's primary north-south commercial corridors, this $\pm 6,764$ SF freestanding restaurant sits on a substantial ± 2.06 -acre site in a highly visible and established retail trade area. The property benefits from strong daily traffic counts along Florida Avenue, a key arterial connecting the city's dense residential neighborhoods and commercial nodes, and offering direct connectivity throughout the Lakeland market. **Its strategic location provides convenient access to the I-4 corridor via nearby Polk Parkway and major roadway networks, placing the site within the rapidly expanding Tampa-Orlando growth corridor.** Lakeland's position along I-4 has made it one of the fastest-growing metros in the country, driving continued population growth, new development, and sustained consumer demand.

Formerly occupied by Miller's Ale House, the property features a fully built-out second-generation restaurant space designed for high-volume operations, including a large commercial kitchen, expansive bar infrastructure, and significant on-site parking. With its strong regional accessibility, established infrastructure, and placement within a high-growth Central Florida corridor, the property is ideally suited for restaurant, retail, or redevelopment users seeking long-term positioning in one of the state's most active markets.

Highlights



~3,700 SF Full Restaurant Infrastructure Included



I-4 Corridor Access



4COP-SFS Eligible - Operator Can Apply For Liquor License

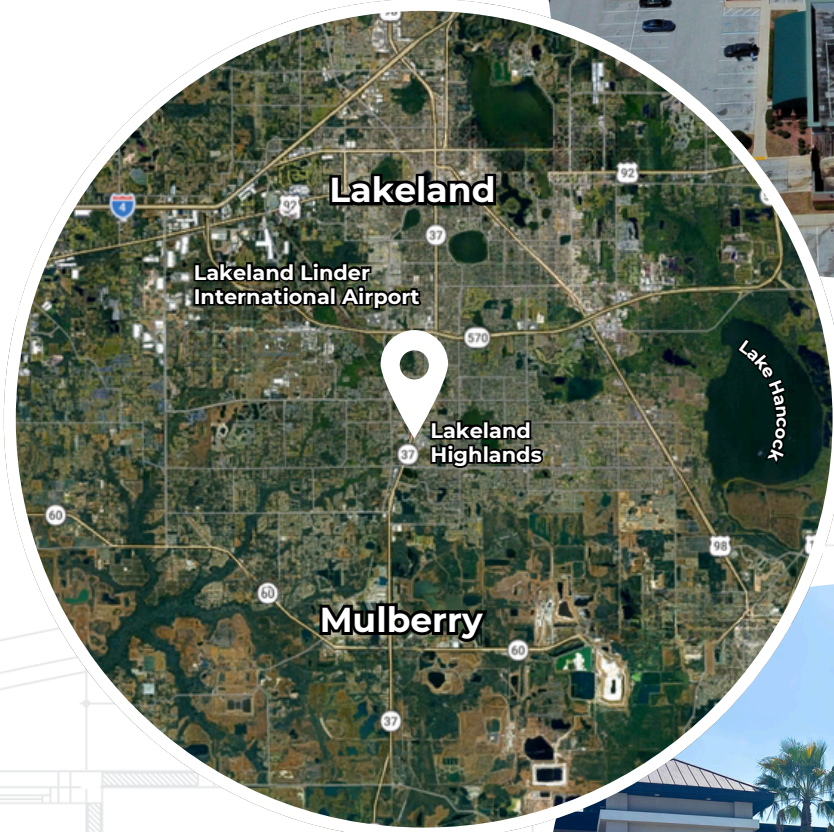


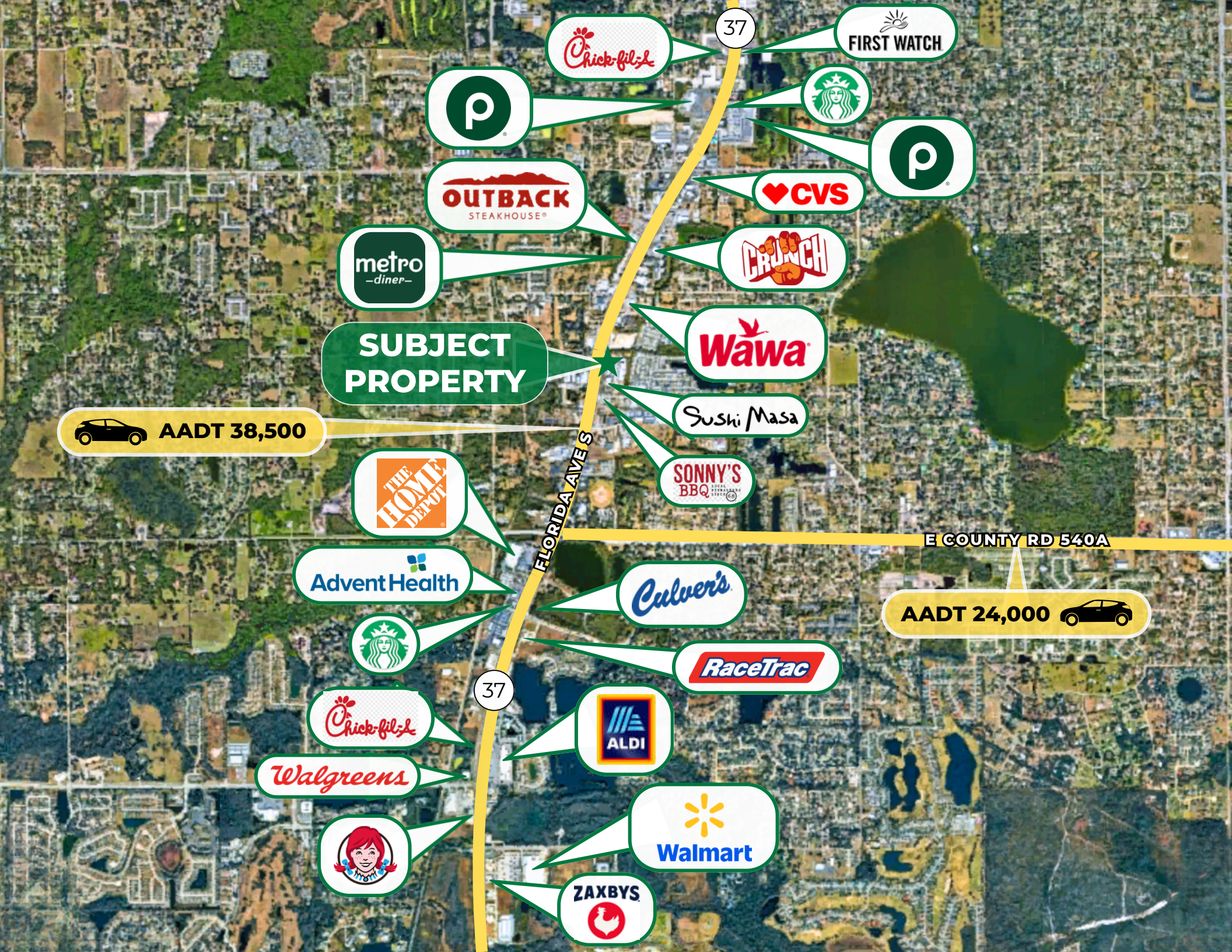
15 Parking Spaces Per 1,000 SF



AADT: Florida Ave S = 38,500

*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*





Chick-fil-A

37

FIRST WATCH

P

Starbucks

P

OUTBACK STEAKHOUSE®

♥ CVS

metro -diner-

CRUNCH

SUBJECT PROPERTY

Wawa®

Sushi Masa

SONNY'S BBQ

AADT 38,500

THE HOME DEPOT

E COUNTY RD 540A

AADT 24,000

AdventHealth

Culver's

RaceTrac

37

ALDI

Chick-fil-A

Walgreens

Walmart

McDonald's

ZAXBYS

DEMOGRAPHIC SUMMARY

5650 Florida Ave S, Lakeland, FL 33813

DRIVE OF 10 MINUTES



KEY FACTS



55,700
Population

42.4 Median Age



22,396
Households

\$75,003
Median Disposable Income



EDUCATION

5.8% No High School Diploma

31.2% Some College/Associate's Degree

26% High School Graduate

37% Bachelor's/Grad/Prof Degree



INCOME



\$89,051
Median Household Income



\$46,657
Per Capita Income



\$345,555
Median Net Worth



EMPLOYMENT



70.2%
White Collar

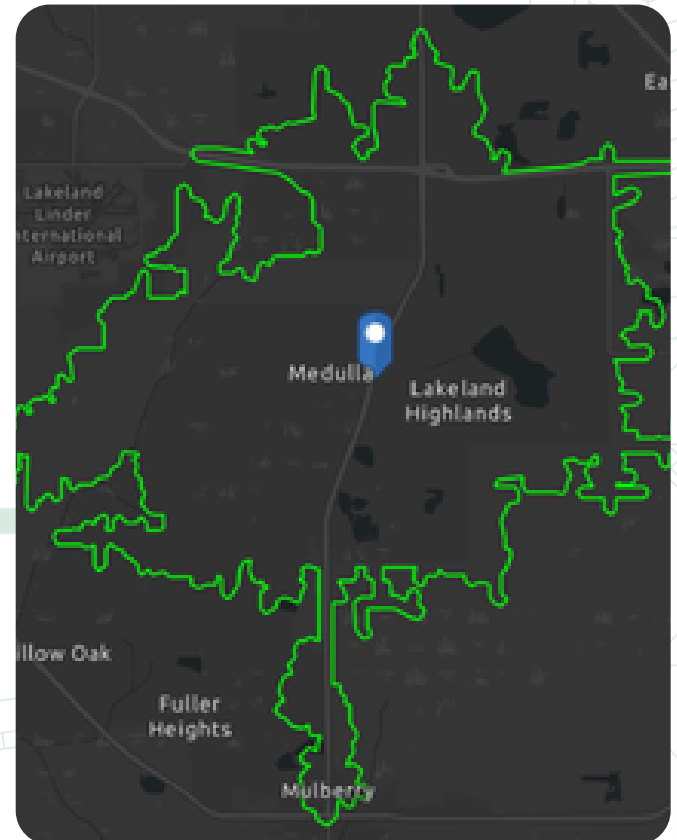


19.4%
Blue Collar



12.7%
Services

3.1% Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Listing Team



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✉ jay@cprteam.com



Harrison Gault

Sale Associate

☎ (727) 677-8070

✉ harrison@cprteam.com

☎ 727-822-4715

🌐 www.cprteam.com

🔗 CommercialPartnersRealty