

4403-4411 Holden Rd

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LAKELAND, FL 33811

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Table Of Contents

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Executive Summary



OFFERING SUMMARY

Sale Price both buildings:	\$1,599,000
Sale Price each buildings:	\$799,000
Building Size:	10,080 SF
Lot Size:	0.68 Acres
Price / SF:	\$158.63
Year Built:	1995
Zoning:	BPC-2

PROPERTY OVERVIEW

Prime opportunity to purchase an Industrial property. The property consists of 2 grade level buildings totaling 10,080 SF. Conveniently located close to Polk Parkway, I-4, and Lakeland Airport.

Two buildings, will sell individually for \$799,000 each

PROPERTY HIGHLIGHTS

- Two buildings
- 16' clear height
- 3 grade level doors per building
- 3 phase power

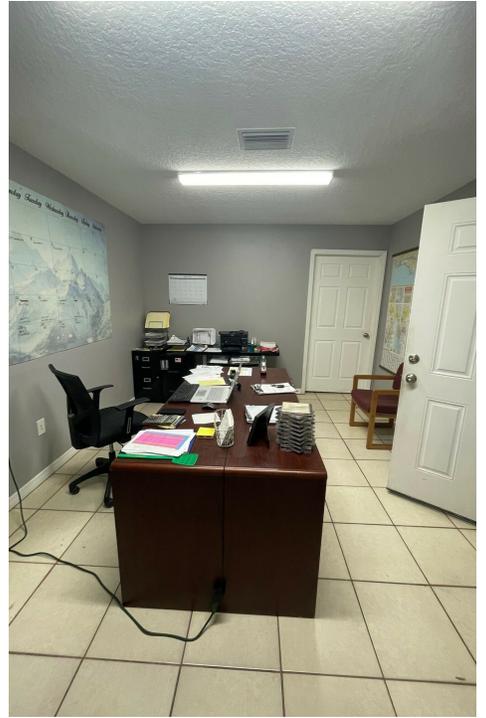


Additional Photos



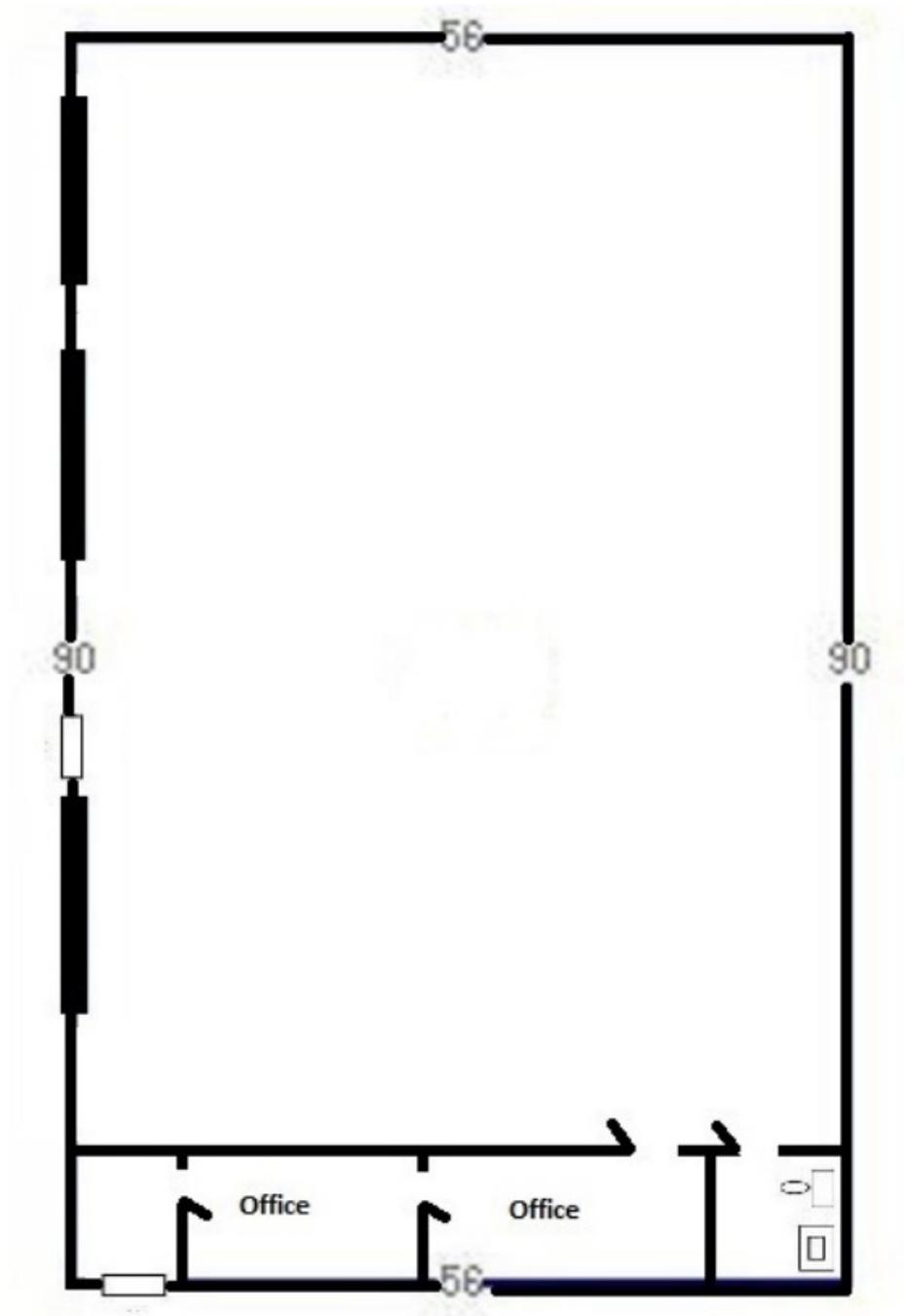


Additional Photos





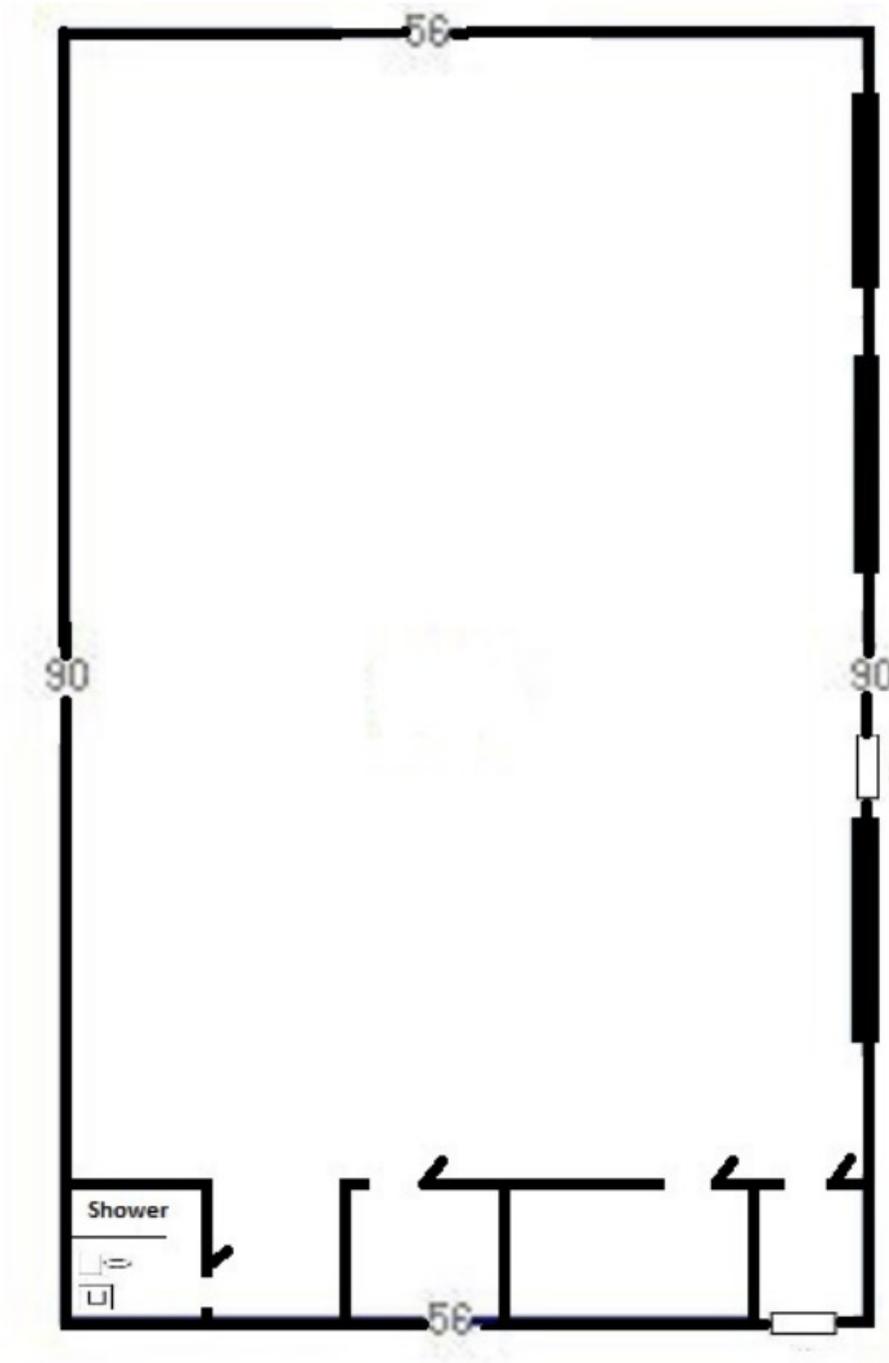
Floor Plan- 4411 Holden Rd



*NOT TO SCALE



Floor Plan - 4403 Holden RD



*NOT TO SCALE

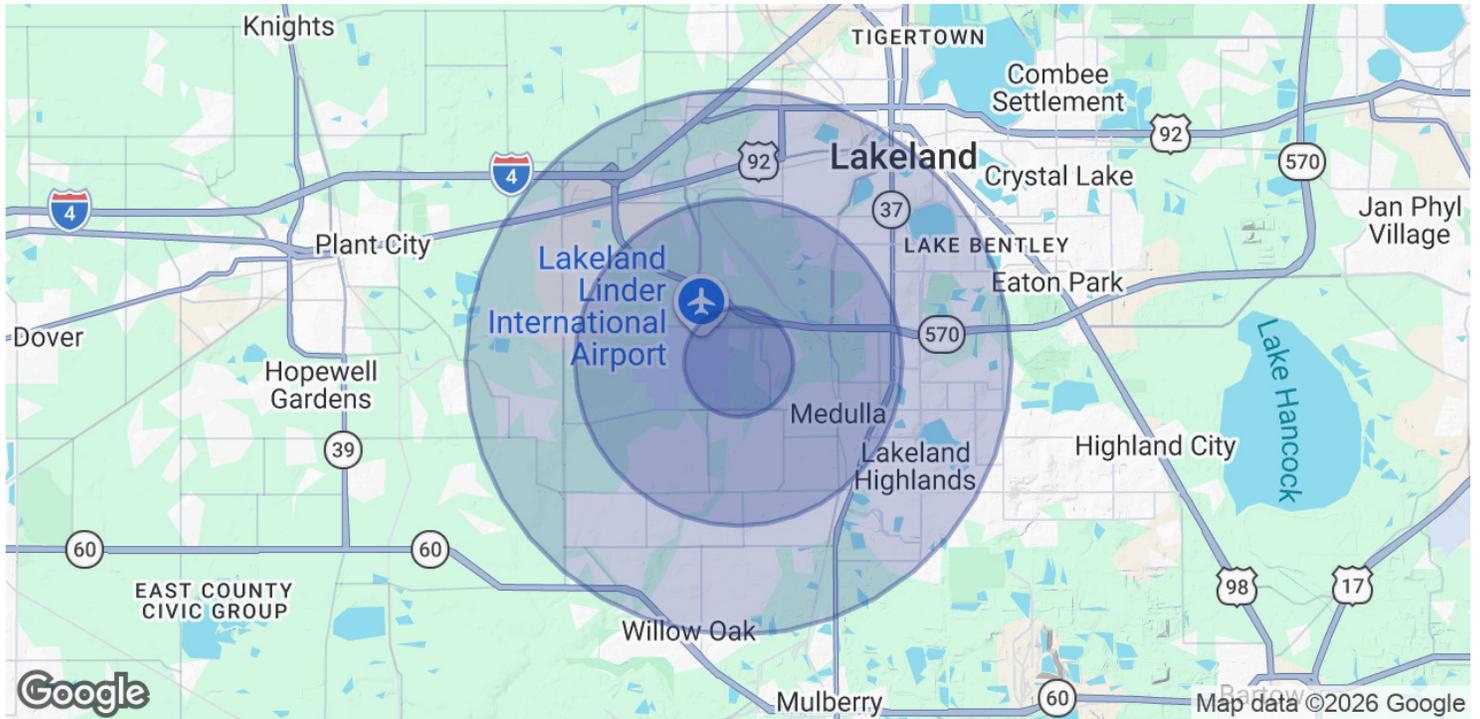


Aerial Map





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,045	36,914	131,510
Average Age	41	43	42
Average Age (Male)	40	42	40
Average Age (Female)	42	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	758	15,348	51,141
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$101,851	\$94,227	\$94,044
Average House Value	\$359,946	\$321,805	\$311,599

Demographics data derived from AlphaMap