

5441 N SOCRUM LOOP ROAD, LAKELAND, Florida 33809

Listing

TB8307314 5441 N SOCRUM LOOP RD, LAKELAND, FL 33809



County: Polk
Legal Subdivision Name: ACREAGE
Property Style: Retail
Ownership: Sole Proprietor
Year Built: 1991
Flex Space SqFt:
Office Retail Space SqFt: 3,425
Status: Incomplete
List Price: \$2,500,000
LP/SqFt: \$385.80
Special Sale: None
ADOM: CDOM
Heated Area: 3,425 SqFt / 318 SqM
Total Area: 6,480 SqFt / 602 SqM
Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: x
Number of Tenants: Single User
Financial Package:

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Situated at a prime intersection in Lakeland, Florida, this Truist Bank benefits from a highly desirable location in one of Central Florida's most vibrant markets. Built in 1991, the property is fully leased to Truist Bank (Fitch: A+). The absolute NNN lease features annual rent increases and includes six five-year renewal options. The tenant has already executed an early extension, with 3.3 years remaining on the lease term. Truist Bank is responsible for all on-site obligations, including roof and structure maintenance. The site offers ample parking, mature landscaping, and a convenient four-lane drive-thru. It is positioned as an outparcel to the Publix-anchored Plantation Square shopping center and is adjacent to a newly renovated McDonald's. Over the past two years, Lakeland has experienced significant growth, adding more residents than any other area in Florida, thanks to its strategic location between Tampa and Orlando along the Interstate 4 corridor. The Truist Bank is located just west of Interstate 4, providing excellent connectivity throughout Central Florida. This unique positioning has attracted major distribution and logistics companies such as Amazon, IKEA, UPS, Rooms to Go, and Publix Supermarkets. Ongoing industrial development along the Interstate 4 corridor is expected to further reinforce Lakeland's status as a key distribution hub in the region.

Land, Site, and Tax Information

SE/TP/RG: 30-27-24
Tax ID: [24-27-30-000000-013070](#)
Taxes: \$16,295.62
Book/Page: P-81
Alt Key/Folio #: 242730000000013070
Legal Desc: COMM AT NW COR OF NE1/4 RUN N 88 DEG 34 MIN 08 SEC E 195 FT S 00 DEG 11 MIN 14 SEC W 150 FT FOR POB THENCE S 44 DEG 48 MIN 46 SEC E 128 FT S 45 DEG 11 MIN 14 SEC W 135.90 FT RUN SWLY ALONG CURVE 39.27 FT THENCE N 89 DEG 48 MIN 46 SEC W 104.00 FT N 00 DEG 11 MIN 14 SEC E 198 FT N 88 DEG 54 MIN 08 SEC E 145 FT TO POB
Road Frontage: Access Road, City Street
Add Parcel: No
Parking: 19 to 30 Spaces
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No
Zoning:
Development:
Tax Year: 2023
Complex/Comm Name:
Section #: 30
Lot #:
Front Exposure:
Flood Zone: x
Additional Tax IDs:
Lot Size Acres: 0.85
Water Name:
Water Extras: No
Front Footage:
Lot Size: 36,874 SqFt / 3,426 SqM

Interior Information

Floors: 1
A/C: Central Air
Heat/Fuel:
Total Number of Buildings: 1
Ceiling Height: 10 to 15 Feet
Water: Public
Offices:
Freezer Space YN:

Exterior Information

Ext Construction: Brick
Roof Construction: Shingle
Foundation: Block
Road Surface Type: Asphalt, Paved
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Drive-Through, Trash Removal
Signage:
Audio Surveillance Notice: Yes
of Bays:
of Bays Grade Level:
of Gas Meters:
of Electric Meters:

Green Features

Income and Expense

Annual Net Income:
Annual Expenses:
Net Operating Income: 123,362

Realtor Information

List Agent: [Amanda LeGault](#)
List Agent E-mail: amanda@nexthomegulfcoast.com
List Office: [NEXTHOME GULF COAST](#)
Original Price:
On Market Date: 09/25/2024
Previous Price:
Seller Representation: Single Agent
Owner: OF RECORD
Spec List Type: Exclusive Right To Sell
Realtor Info: Confidentiality Letter Required, Currently Leased, Environmental Report Available, Lease Restrictions, No Sign, Survey Available
List Agent ID: 360608476
List Agent Fax:
List Office Fax:
Price Change:
Owner Phone:
List Agent Direct: 847-899-1991
List Agent Cell: 847-899-1991
List Office ID: 260032023
List Office Phone: 727-282-5151
LP/SqFt: \$385.80
Expiration Date: 09/18/2025
Listing Type: Exclusive Right To Sell

Confidential Info.

Showing Instructions: Call Listing Agent, Do Not Contact Tenants, See Remarks

Showing Considerations: See Remarks

Driving Directions: Exit 33, head right on the ramp for FL-33 toward Lakeland. Keep right, heading toward Lakeland Regional Cancer Center / Lakeland / Marchant Stadium. Turn right onto N Socrum Loop Rd

Realtor Remarks: Do not notify tenants. Drive by only.

Seller's Preferred Closing Agent

Closing Agent Name: Sandra Wafer

Phone: 941.954.9991

Email: swafer@berlinpatten.com

Fax:

Address: 525 1st Ave N St. Petersburg, Florida 33701

Closing Company Name: Berlin Patten Ebling LLC

Click on the arrow to view Open House Information

Click on the arrow to view History Information

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All reports are confidential.