



For Lease
Retail Property

FOR LEASE - REDUCED RATE

Free Standing Retail Building

841 N Florida Ave | Lakeland, FL 33801

Property Summary



Property Description

LEASE RATE REDUCED

Located in the Lakeland downtown corridor area.

Corner property in a transitional commercial area of downtown Lakeland. The approximately 20,800 s.f. building on site has approximately 4,000 s.f. of showroom/office area with the remainder warehouse space. The site fronts N. Florida Ave. with a traffic count in excess of 30,000 VPD. City of Lakeland zoning is Highway Commercial (C-2) which allows retail and office use among other uses in the Urban Corridor (UCO).

The site has parking along the front of the building and in the rear.

The exterior has been recently painted and the owner will be installing new storefront windows on the N. Florida Ave. side.

“Available for immediate occupancy.”

LEASING INFORMATION

Lease Rate (Reduced):	\$7.76 SF/yr (MG)
Monthly Rent:	\$13,500.00
Space Size:	20,872 SF
Lost Size:	0.6 +/- Acres

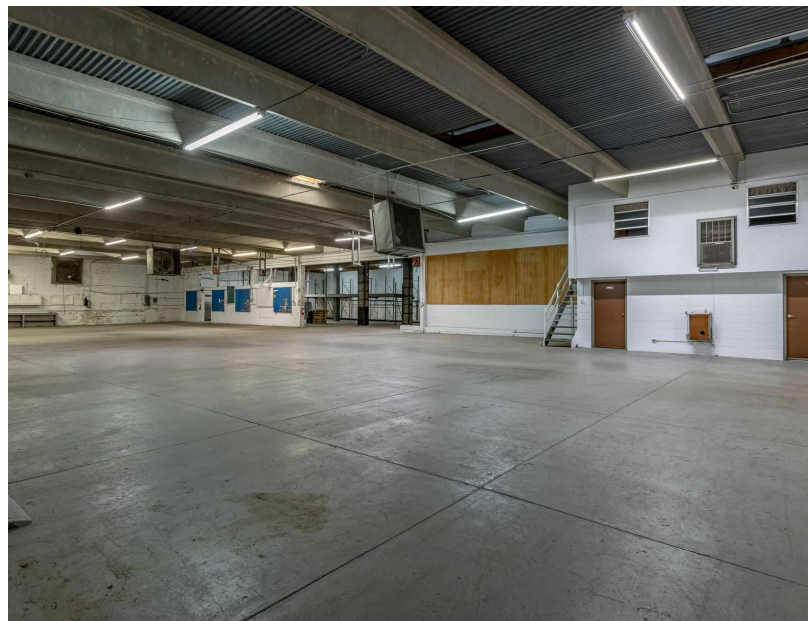
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Additional Photos



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Property Details

Lease Rate - Reduced	\$7.76/SF/YR
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Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2
Lot Size	0.60 Acres
APN #	24-28-18-203000-017090
Lot Depth	1,300 ft
Corner Property	Yes

Location Information

Street Address	841 N Florida Ave
City, State, Zip	Lakeland, FL 33801
County	Polk
Cross-Streets	Plum Street

Building Information

Total Building Size	20,872 SF
Tenancy	Single
Number of Floors	1

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	30



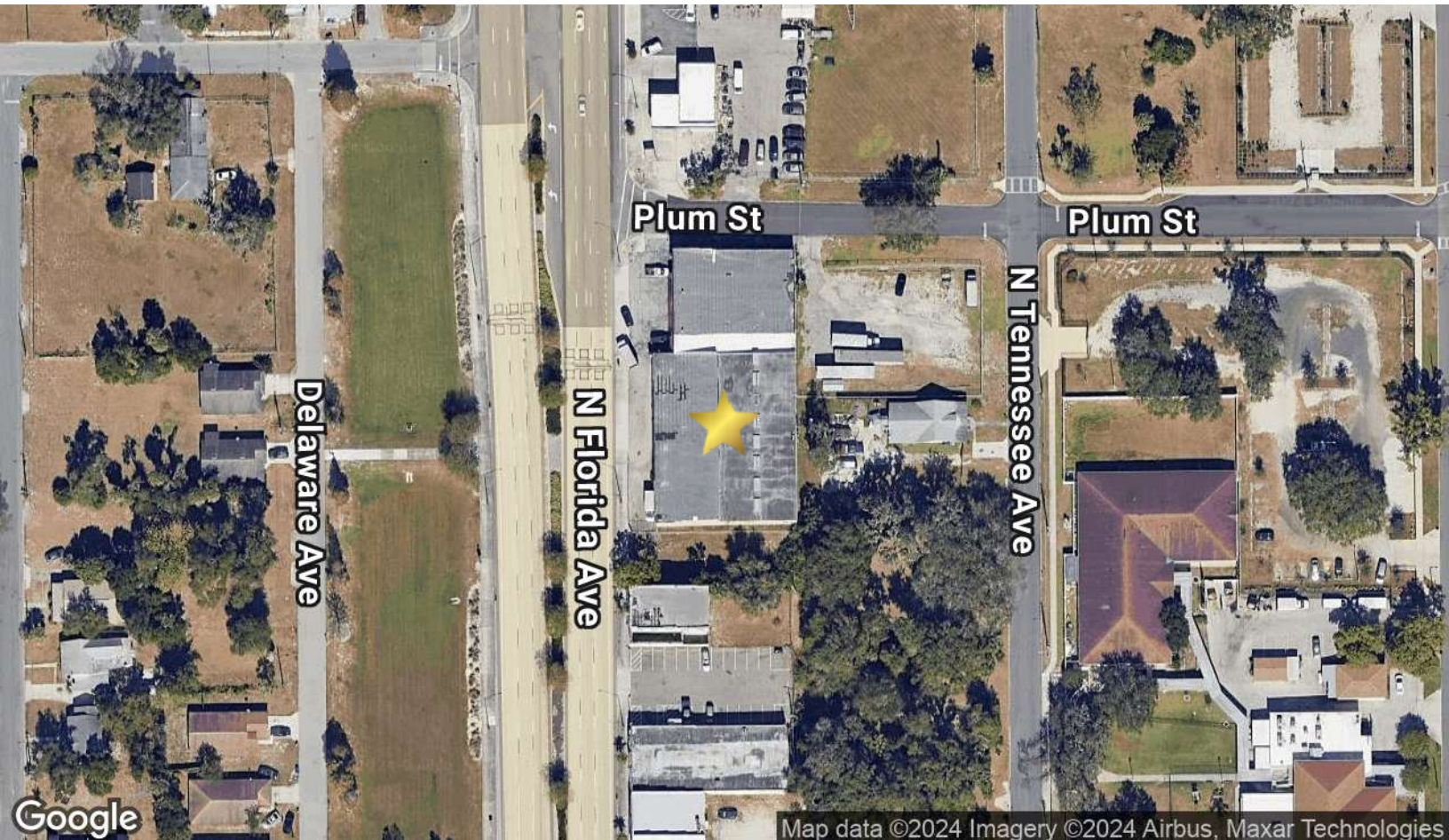
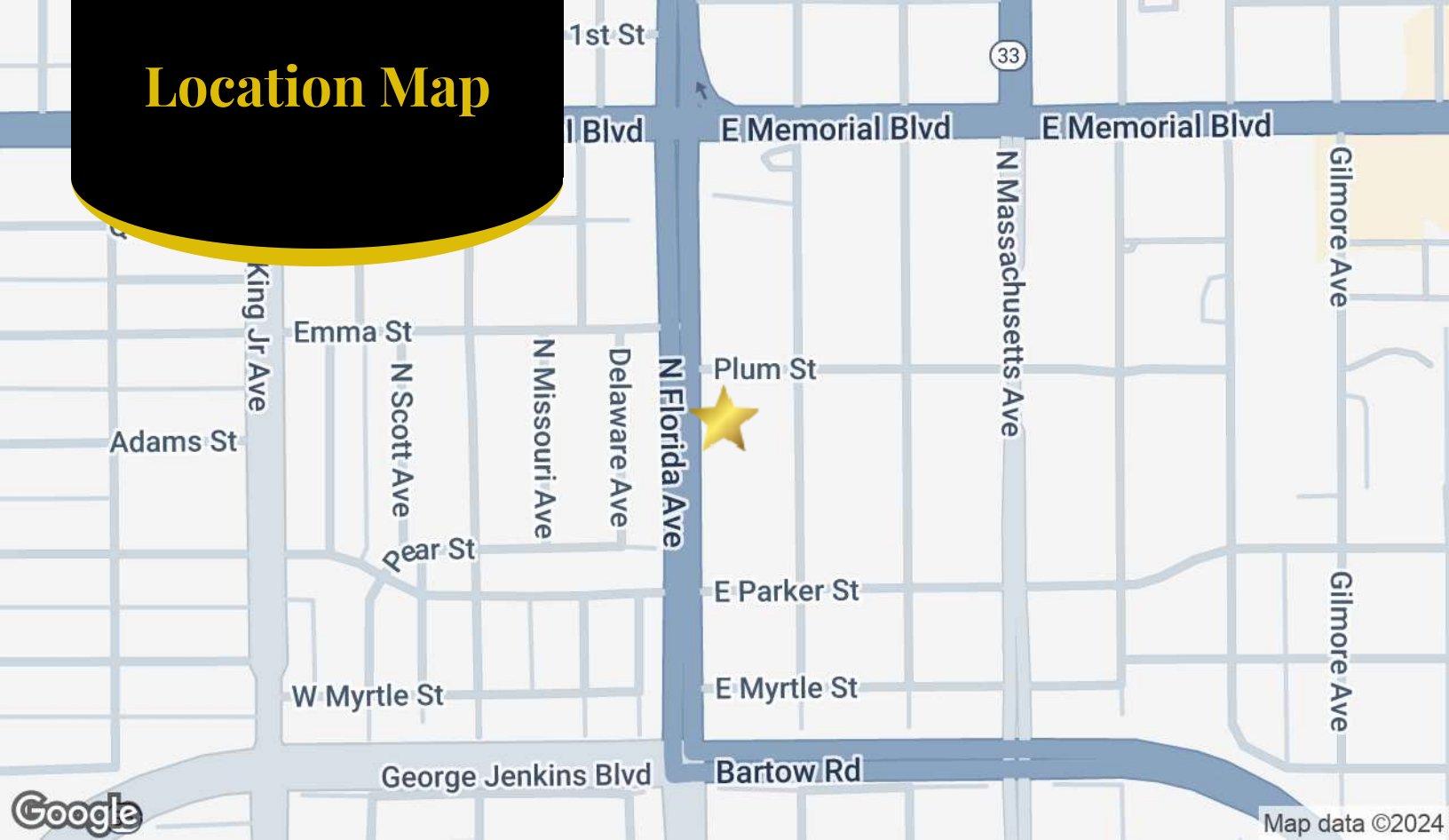
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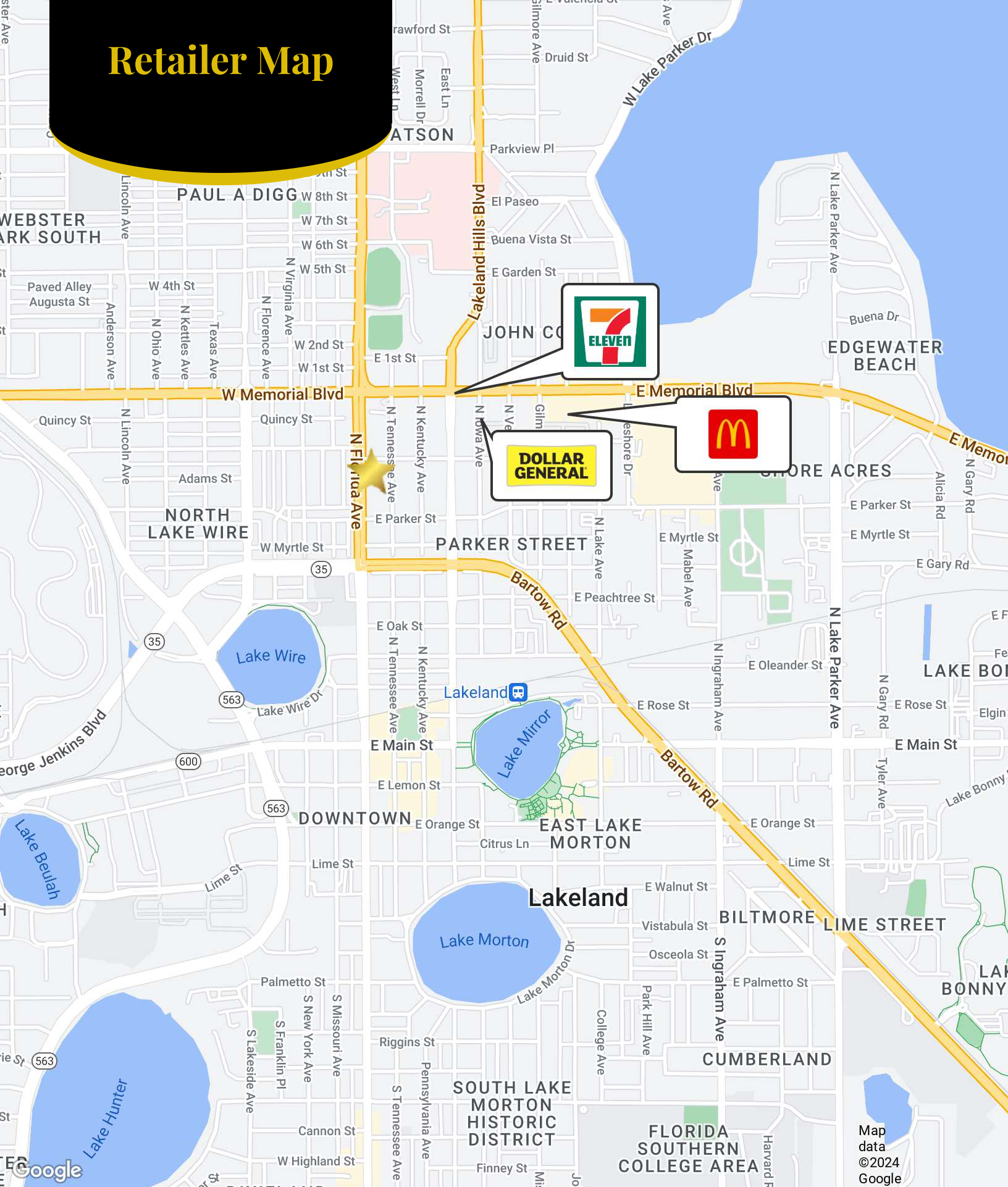
Location Map



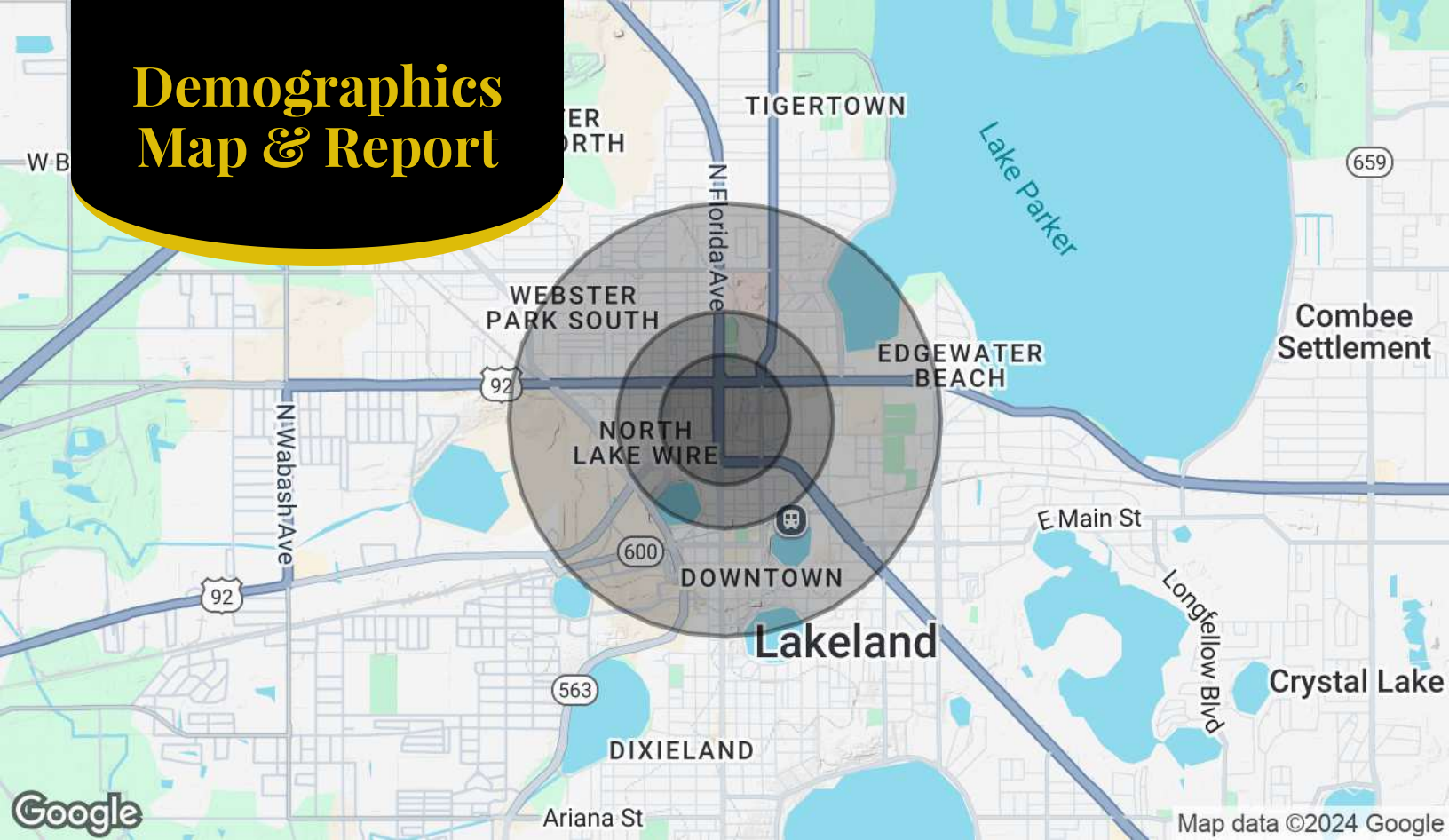
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Retailer Map



Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,037	3,136	8,790
Average Age	41	40	41
Average Age (Male)	42	39	39
Average Age (Female)	41	40	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	357	1,257	3,636
# of Persons per HH	2.9	2.5	2.4
Average HH Income	\$46,017	\$44,773	\$46,706
Average House Value	\$178,847	\$219,518	\$206,626

Demographics data derived from AlphaMap