



# DIXIELAND OFFICE BUILDING FOR LEASE

1046 S FLORIDA AVE  
LAKELAND, FL 33803

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# Property Summary



Lease Rate

**\$22/SF/YR (NNN)**

## OFFERING SUMMARY

Available SF: 2,300 ± SF  
Lot Size: 0.16 ± Acres  
Year Built: 1946  
Zoning: One Story Office  
APN: 242819231000002181  
Virtual Tour: [View Here](#)



## PROPERTY OVERVIEW

This property is located along S Florida Ave in the heart of Dixieland CRA, a popular commercial corridor near downtown Lakeland, Florida. It underwent recent renovations to meet medical and office needs with a reception area and private offices. This space includes seven (7) private offices, two (2) restrooms, two main lobbies/waiting areas, five (5) surface parking spots, and a glass storefront. Full access at the lighted intersection of South Florida Ave and E Patterson St makes this a great location.

## PROPERTY HIGHLIGHTS

- Strong population density
- Great visibility and exposure through 23,000 ± cars per day
- Accessible parking

# Location Description



## LOCATION DESCRIPTION

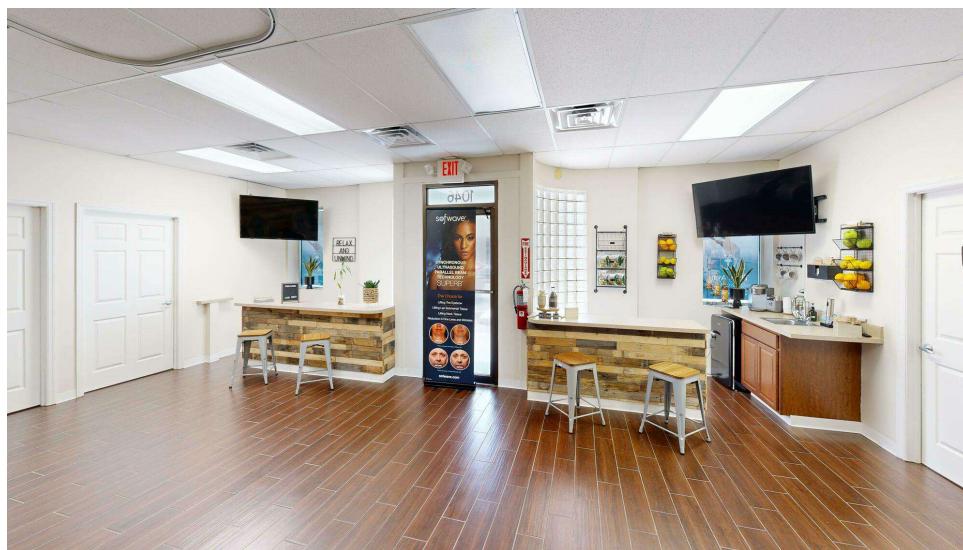
The property is located along South Florida Avenue in the Dixieland area, with access via Patterson St. South Florida Avenue sees approximately 26,000 vehicles per day, allowing for great exposure. It enjoys the amenities of the Dixieland area such as a strong commercial presence and convenient access to popular dining, retail and entertainment options.

It is surrounded by various areas of interest including Florida Southern College, the RP Funding Center, Polk Museum of Art, Lake Morton, and many others within a 1 mile radius of the property.

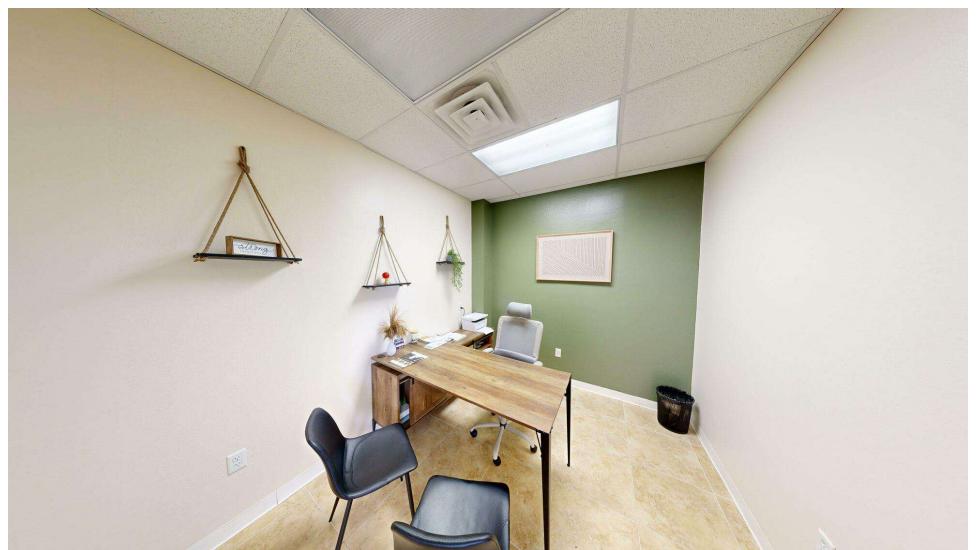
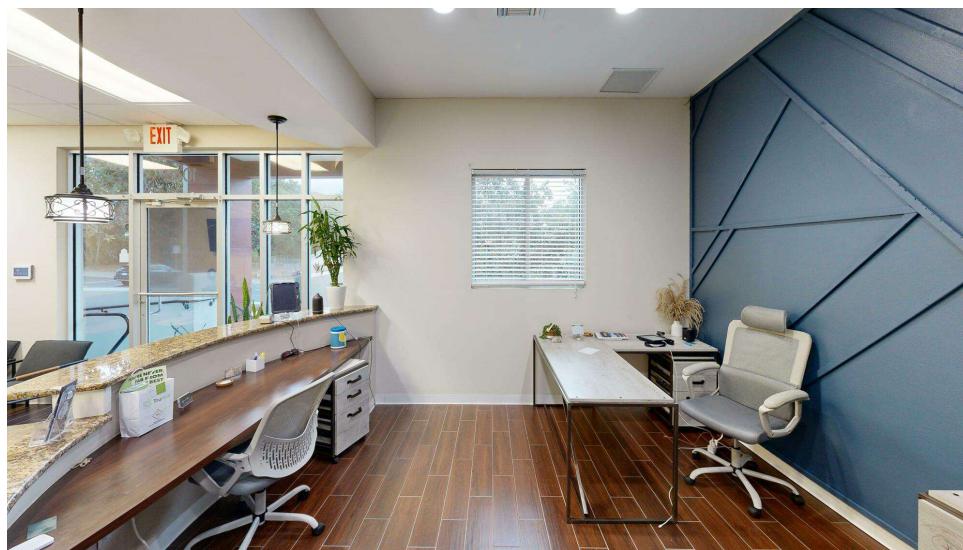
# Floor Plan



# Interior Photos



# Interior Photos



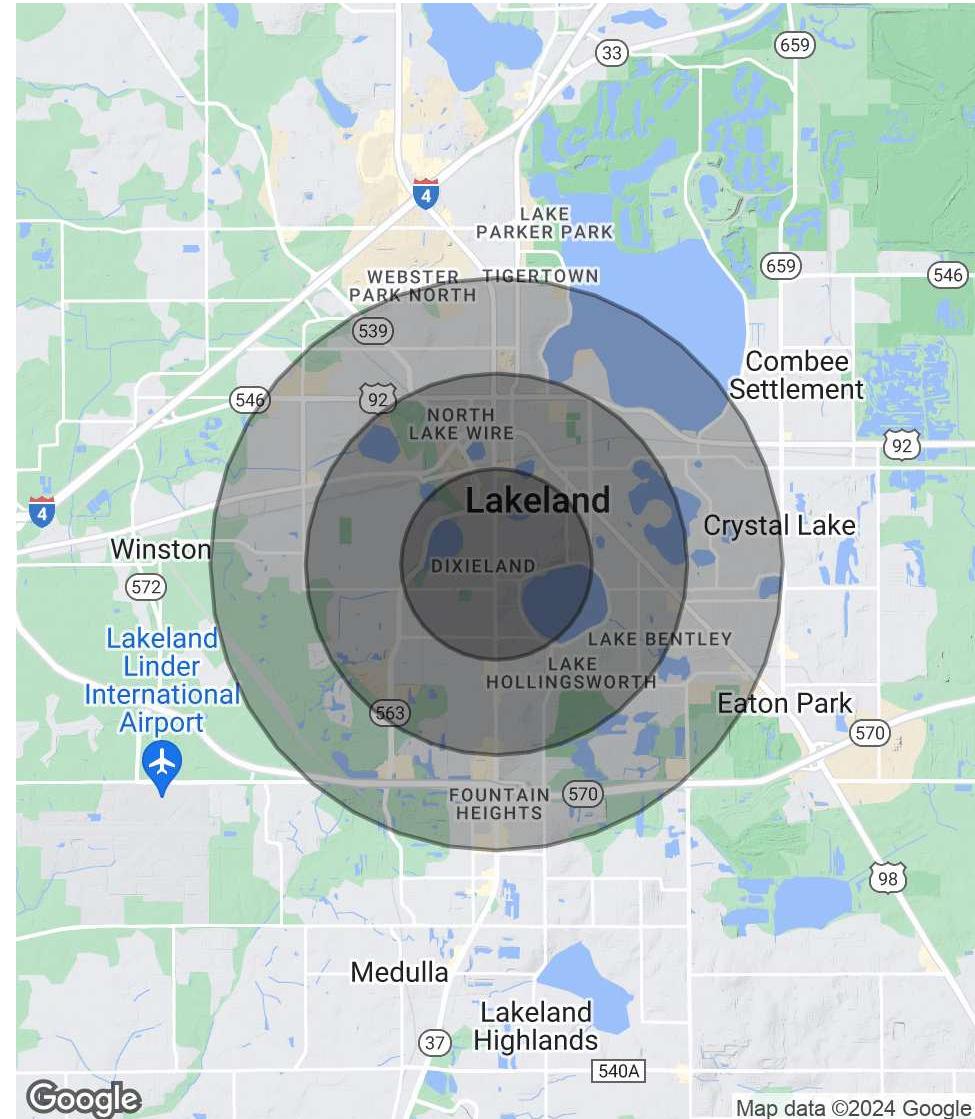
# Regional & Location Map



# Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,012	37,376	69,632
Average age	38.4	38.5	38.1
Average age (Male)	37.1	36.4	35.7
Average age (Female)	38.7	39.5	39.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,929	15,873	28,513
# of persons per HH	2.2	2.4	2.4
Average HH income	\$50,233	\$53,548	\$54,520
Average house value	\$193,790	\$174,427	\$171,096

\* Demographic data derived from 2020 ACS - US Census



# Trade Area Map



# Neighborhood Map



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# Advisor Biography



## LINDA SCHULTZ

Advisor

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## PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at SVN | Saunders Ralston Dantzler, Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail

# About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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