



Quips & Giggles

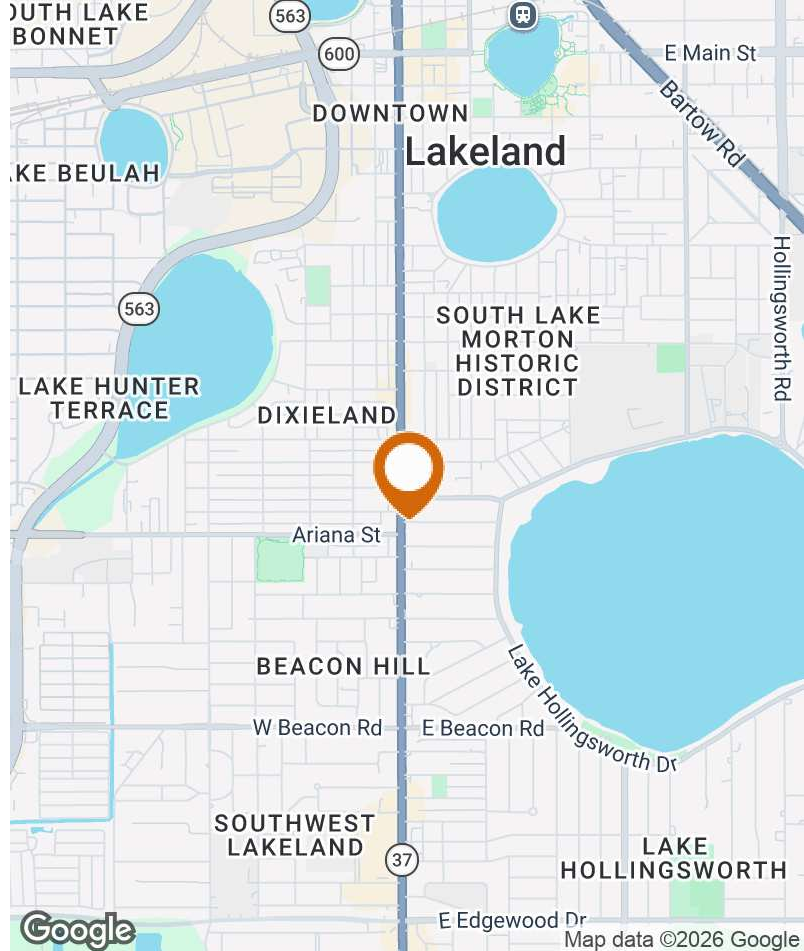
Lakeland's Next Landmark Commercial Corner Dixieland Corridor

1304 S Florida Ave & 113 Palmola Street, Lakeland, Florida 33803

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$919,900
Combined 2 Structure Building Size:	4,830 SF
Addresses Include;	1304 S Florida Ave & 113 Palmola St
Zoning:	C-2
Lot Size:	.51 Acres Total
Year Built:	1924 & 1980
Zoning:	C-2
APN:	24-28-19-214000-002010 & 24-28-19-214000-002030

Property Overview

Rare opportunity to acquire a highly visible redevelopment corner in Lakeland's thriving Dixieland District. Situated on the signalized hard corner of South Florida Avenue and Palmola Street, this exceptional 0.51-acre property offers investors, developers, and owner-users the opportunity to create one of the area's next landmark commercial projects.

The offering consists of two contiguous C-2 zoned parcels with over 23,000 vehicles per day along South Florida Avenue, Lakeland's primary commercial corridors. Whether envisioned as boutique retail, restaurant, office, medical, or a mixed-use development, the property's prominent visibility, flexible zoning, and strategic location make it one of the most compelling redevelopment sites currently available.

Unlike many redevelopment opportunities, this property provides immediate holding income while future plans are developed. The existing auto repair facility is currently leased for \$3,800 per month on a month-to-month basis, providing some cash flow with the flexibility for future redevelopment.

The adjacent 1925 structure, formerly utilized as a professional office, offers additional flexibility for a purchaser. While many buyers may elect to redevelop the entire site, others may explore restoration or adaptive reuse opportunities, depending on their vision for the property.

Located within Lakeland's vibrant Dixieland District, the property is surrounded by an eclectic mix of popular restaurants, breweries, boutiques, professional offices, and beautifully restored historic homes. Just minutes from Downtown Lakeland, Lake Hollingsworth, and the Polk Parkway, the location continues to benefit from significant public and private investment, making it one of Central Florida's most desirable urban neighborhoods.

An added advantage is that the property is enrolled in Florida's State Petroleum Cleanup Program, providing an established environmental remediation pathway that significantly reduces potential out-of-pocket cleanup costs for future ownership.

This offering represents a unique opportunity to acquire a highly visible corner with existing income, redevelopment flexibility, and exceptional long-term upside in one of Lakeland's fastest-growing commercial districts.

*Some images contained within this marketing package are AI-generated conceptual renderings.

COMPLETE HIGHLIGHTS

23,000 ±
Cars/Day

S Florida Ave

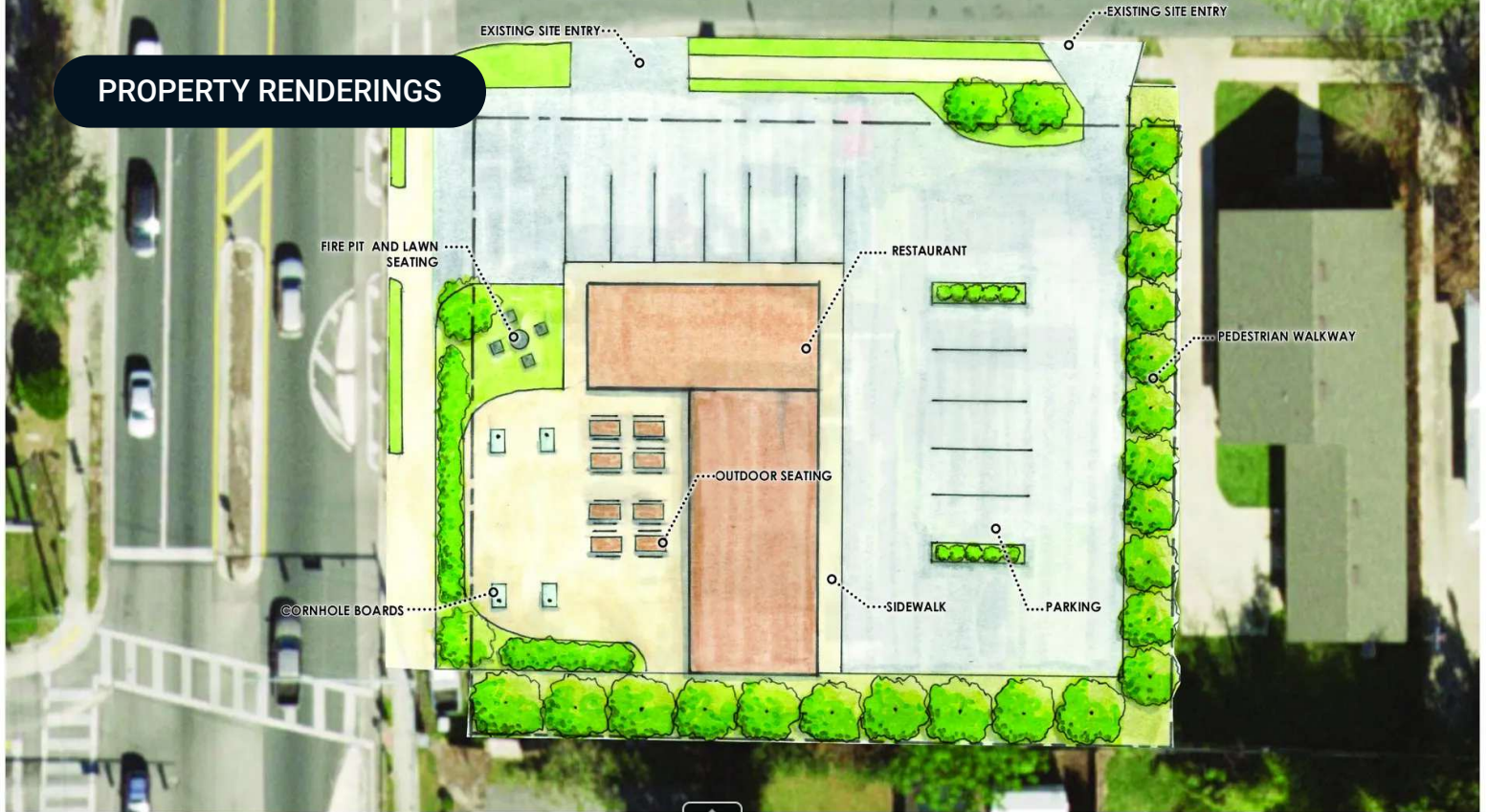
Property Highlights

- One of the last highly visible redevelopment corners available in Lakeland's rapidly evolving Dixieland District.
- Property addresses include 1304 S. Florida Ave and 113 Palmola St.
- Lakeland's "Road Diet" to be complete late 2027, which will further enhance this corner's appeal. See renderings below.
- Situated within the Lakeland Community Redevelopment Agency (CRA), where development incentives may be available to qualifying projects.
- Excellent opportunity with flexible C-2 zoning on both parcels, allowing for a variety of retail, restaurant, office, medical, mixed-use, and commercial development concepts.
- 23,000 vehicles per day (AADT) provide outstanding visibility and exposure along Lakeland's primary commercial corridor.
- Immediate holding income from the existing 2,138 SF auto repair facility, currently leased for \$45,600 per year on a month-to-month basis with a 30-day termination option.
- The rear parcel features a 2,692 SF former professional office, originally constructed in 1925. The building was previously occupied by a law firm.
- Just minutes from Downtown Lakeland, Lake Hollingsworth, the Polk Parkway, and Interstate 4, providing convenient access throughout Central Florida.
- City water and sewer available.
- 2026 Property Taxes: \$8.949.
- Property enrolled in Florida's State Petroleum Cleanup Program, providing an established environmental remediation pathway that significantly reduces potential out-of-pocket cleanup costs for future ownership.

CURRENT PHOTOS



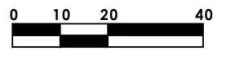
PROPERTY RENDERINGS



DIXIELAND SITE CONCEPTS
MARCH 2, 2026

AUTOSITE CONCEPT
LAKELAND, FL

Kimley»Horn



FRONT ELEVATION



REAR VIEW & PARKING



- Zoned for up to 3 Stories
- Ideal for Mixed-Use Development
- Walkable Area with Growing Retail & Restaurant Scene

DEVELOPMENT CONCEPT

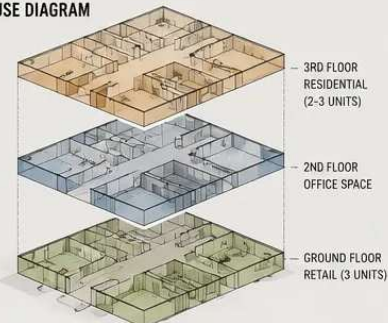
- Ground Floor: Retail (3 Units)
- Second Floor: Office Space
- Third Floor: 2-3 Residential Apartments
- Building Positioned at Front of Property for Maximum Visibility
- Parking in Rear and Along Side

BUILDING SUMMARY

- 3 Stories
- Approx. 12,000 - 14,000 SF Total Building Area
- Retail: ~4,000 SF
- Office: ~4,000 SF
- Residential: ~4,000- 6,000 SF
- 30-35 Parking Spaces (Including Rear Lot & Side)



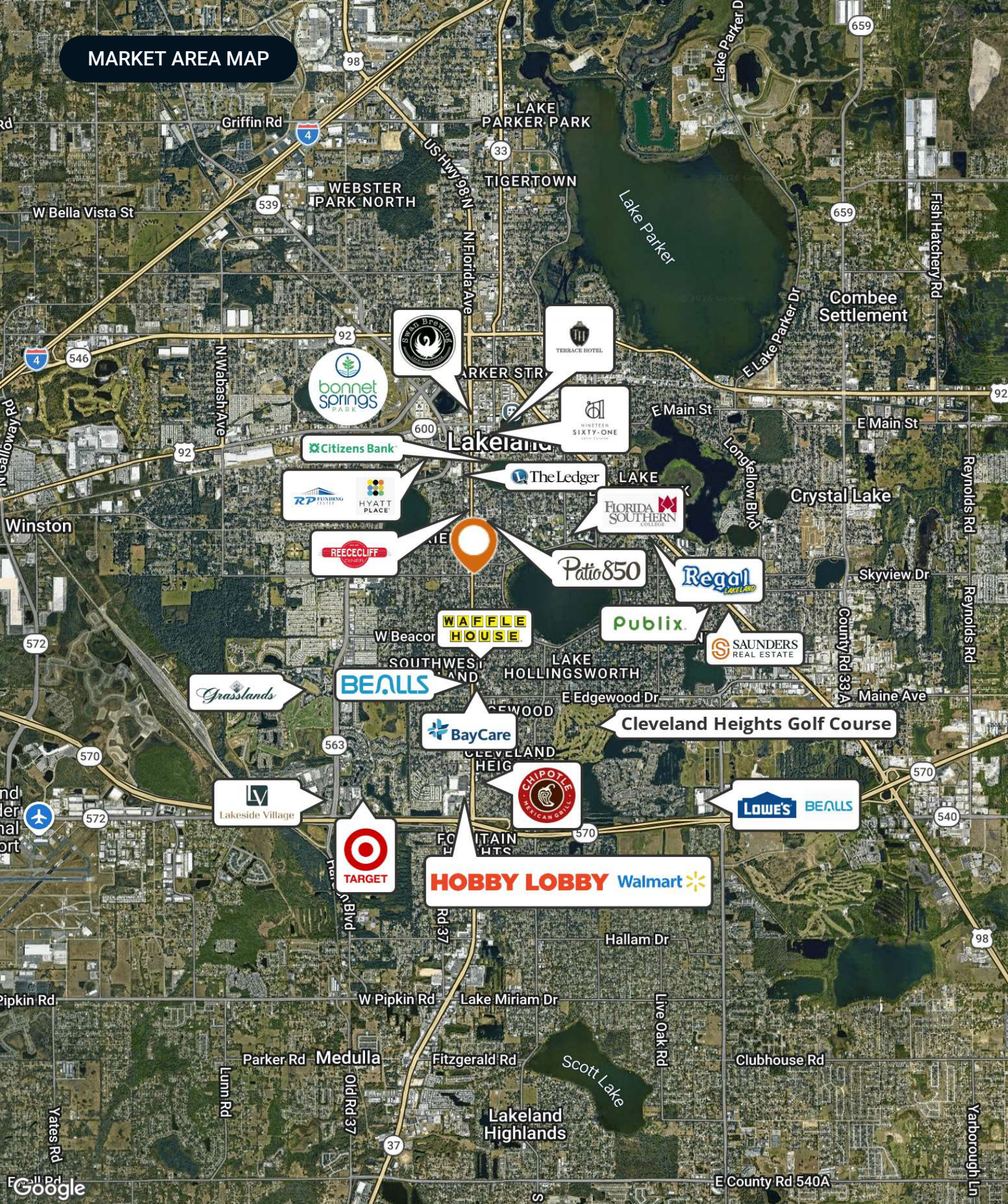
FLOOR USE DIAGRAM



ROAD DIET RENDERINGS
TO BE COMPLETED LATE 2027.



MARKET AREA MAP



NEIGHBORHOOD MAP





Lakeland

POLK COUNTY

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website lakelandgov.net

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Major Employers

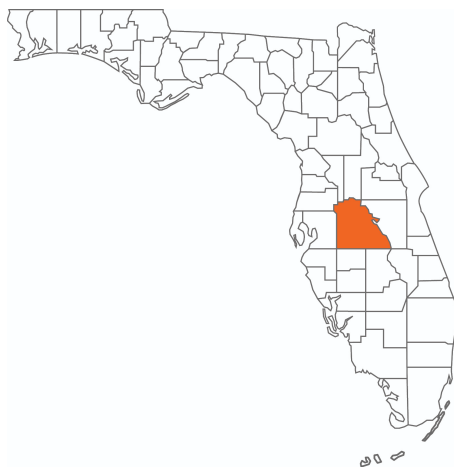
- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



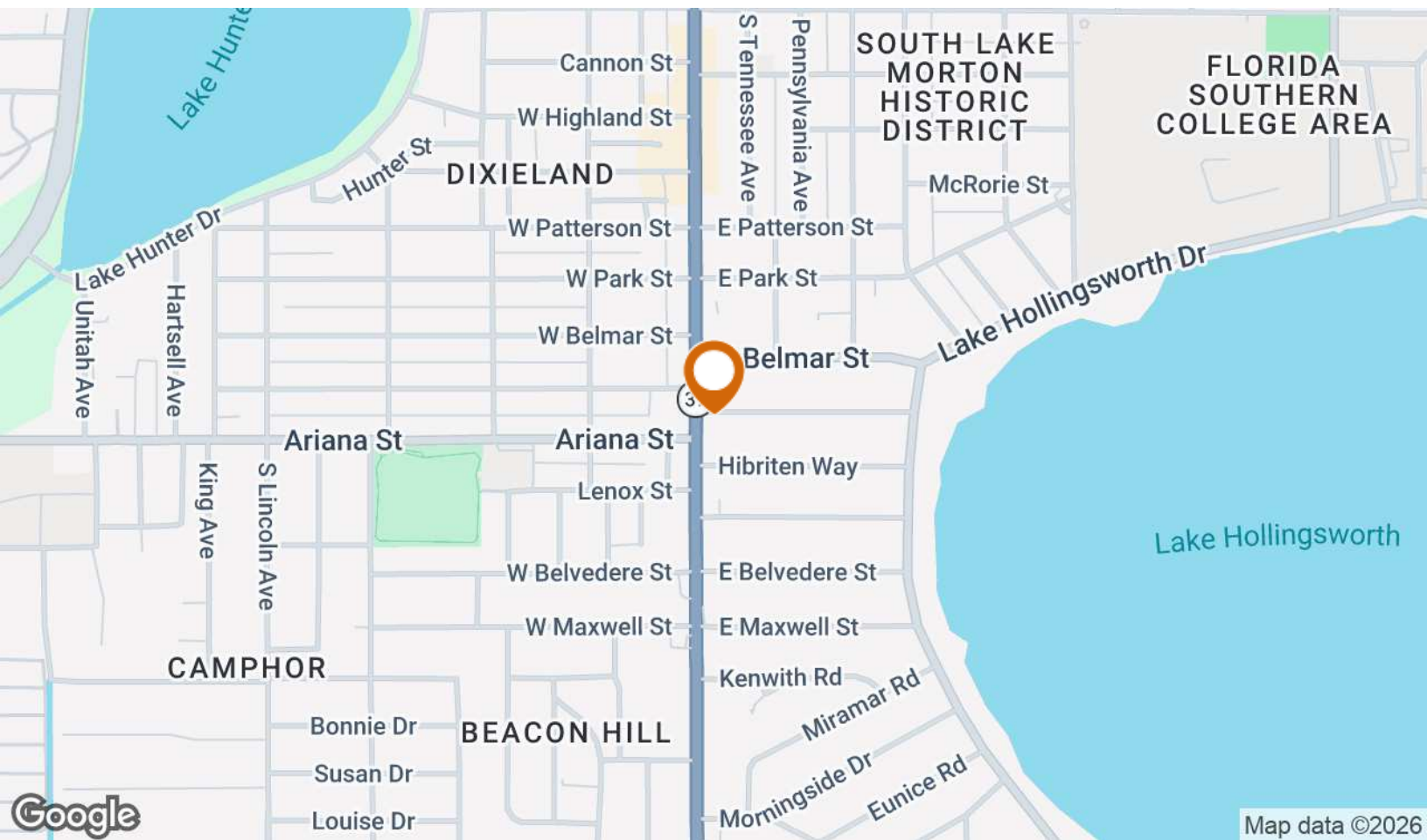
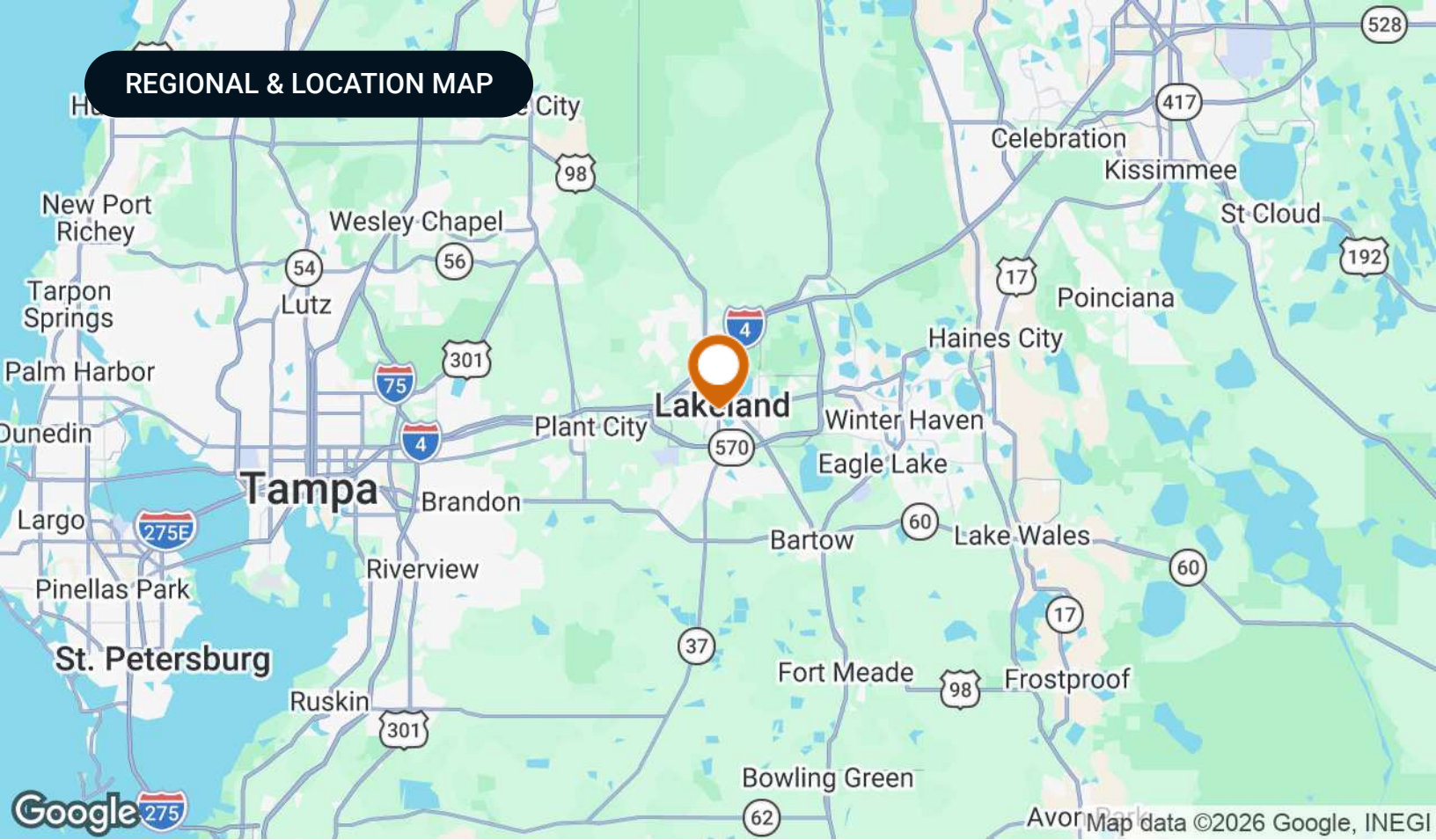
Polk County

FLORIDA

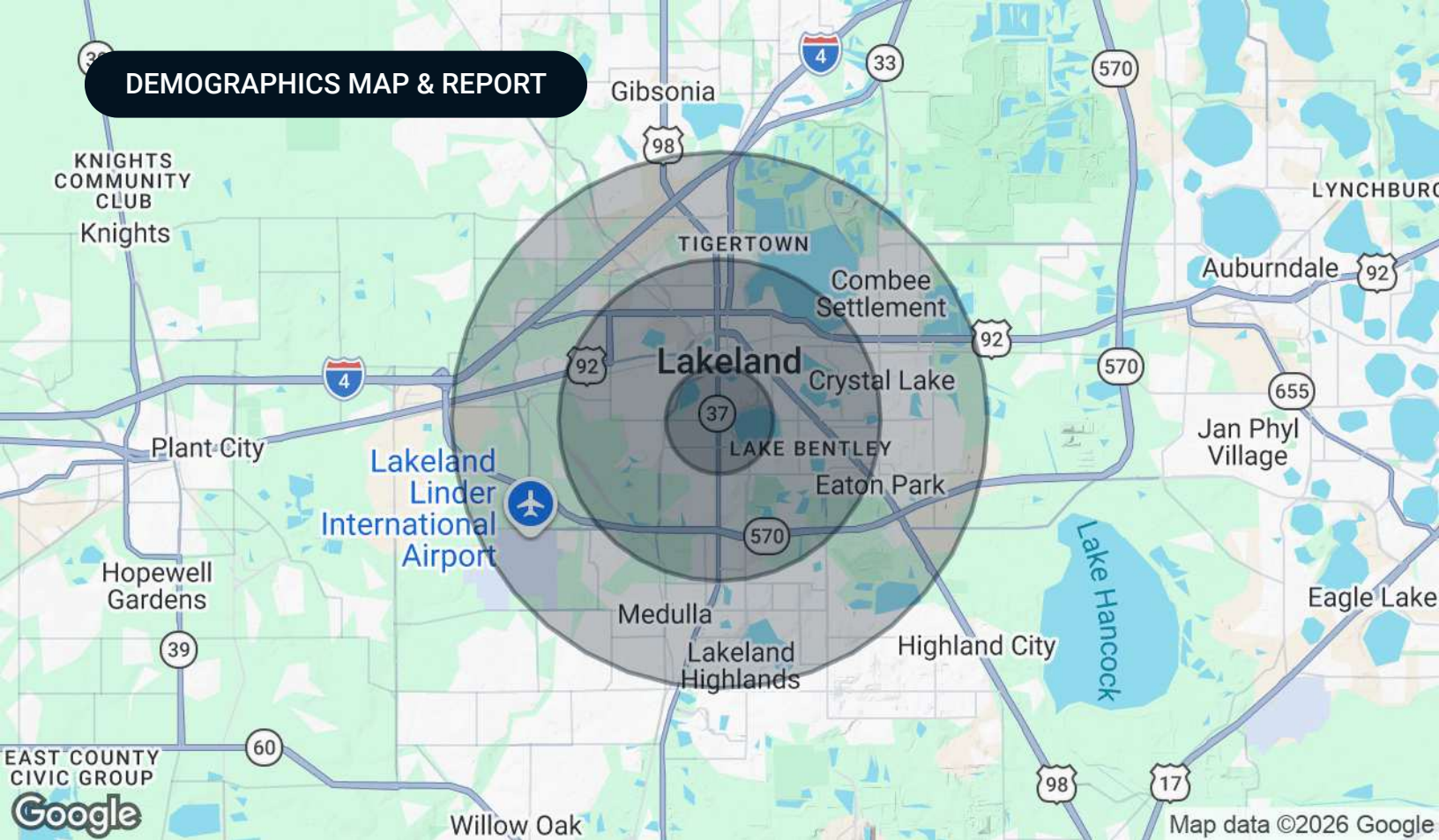


Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	11,941	74,689	135,178
Average Age	35.5	38.7	39.5
Average Age (Male)	35.4	37.3	38.1
Average Age (Female)	34.9	40.3	40.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,407	28,767	52,204
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$98,974	\$78,177	\$79,683
Average House Value	\$307,497	\$217,709	\$224,895

2023 American Community Survey (ACS)



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



SAUNDERS
LAND



SAUNDERS
COMMERCIAL



SAUNDERS
AUCTIONS



SAUNDERS
VALUATIONS

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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