



First Choice Auto Solutions



DriveTime

SITE

B & B Auto Body Works Inc

Subtenant Drive Access

Memorial Boulevard
26,164 VPD '25



FOR SUBLEASE

Excess Auto Service & Storage Lot

1825 W Memorial Blvd | Lakeland, FL 33815



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FOR SUBLEASE

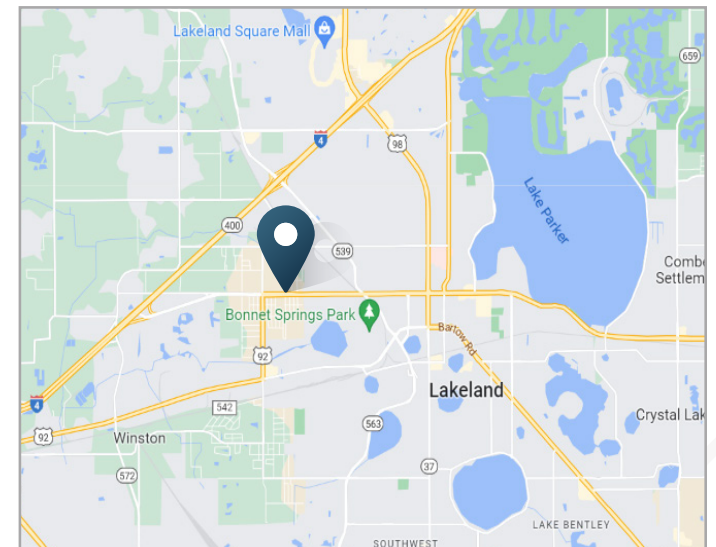
±9,800 SF
AVAILABLE

1.14 AC
LOT SIZE

Contact Broker
ASKING RENT

ABOUT THE PROPERTY

- 9,800 SF building on 1.14 acres
- ±0.61 AC paved lot for parking
- Convenient access to Memorial Boulevard
- National neighboring retail tenants
- Lease expiration: 12/31/2028 - (4) 5-year options
- DriveTime dealership to remain open, no Auto Dealership uses allowed



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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

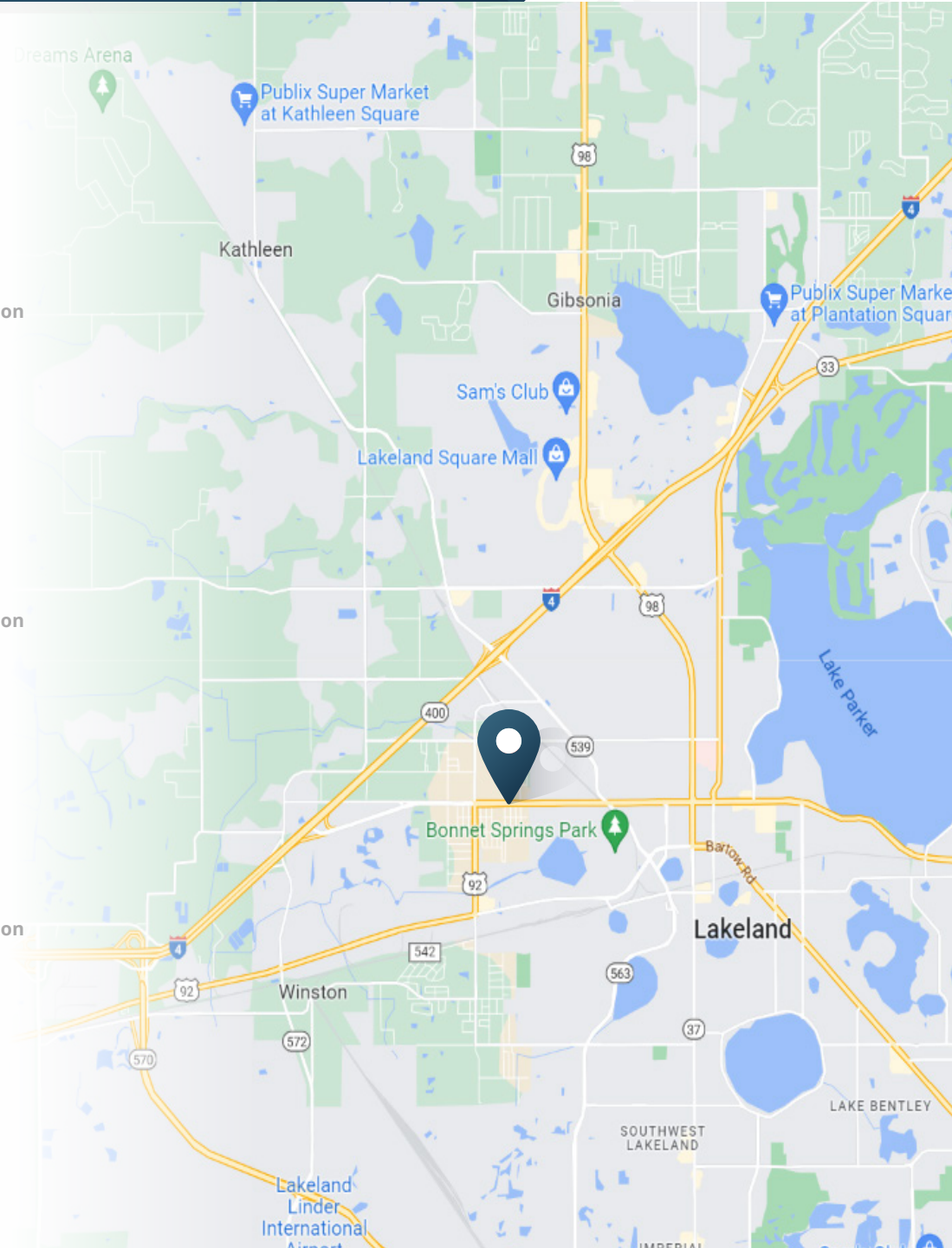
7,375	9,092	\$56,574	9,124
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

51,901	72,858	\$73,164	86,527
2025 Population	2030 Population	Avg Household Income	Daytime Population

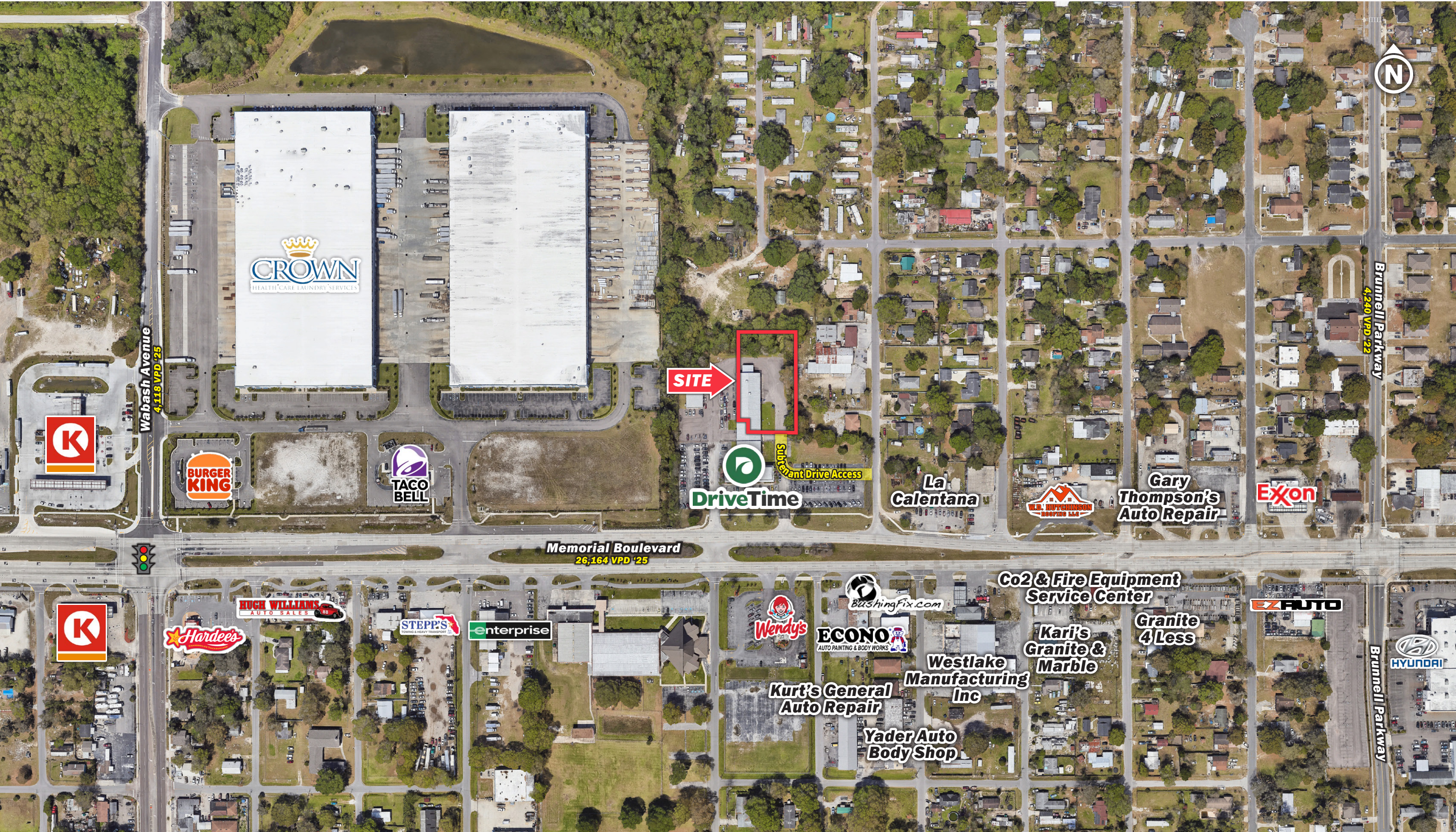
5 MILES

106,836	151,654	\$83,003	160,690
2025 Population	2030 Population	Avg Household Income	Daytime Population



1825 West Memorial Boulevard

Lakeland, Florida 33815



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SRS

3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

LOCAL BROKER CONTACT

Mark Sneed, CCIM

813.371.1080

mark.sneed@srsre.com

Broker License # BK542356

NATIONAL BROKER TEAM

Scott Ellsworth

602.682.6063

scott.ellsworth@srsre.com

Chris Abdayem

602.682.6052

chris.abdayem@srsre.com

SRSRE.COM

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