



For Sale
Retail Property

PRICE REDUCED

Retail Property For Sale

841 N Florida Ave | Lakeland, FL 33801

Property Summary



Property Description

URBAN REDEVELOPMENT SITE 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.”

SALES INFORMATION

Sale Price:	\$2,500,000.00
Lot Size:	One Acre +/-
Building Size:	20,872 SF

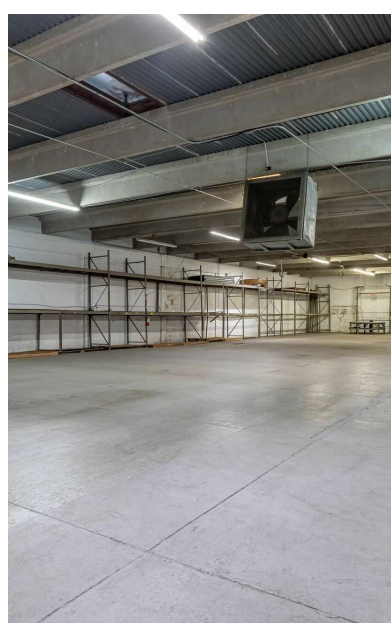
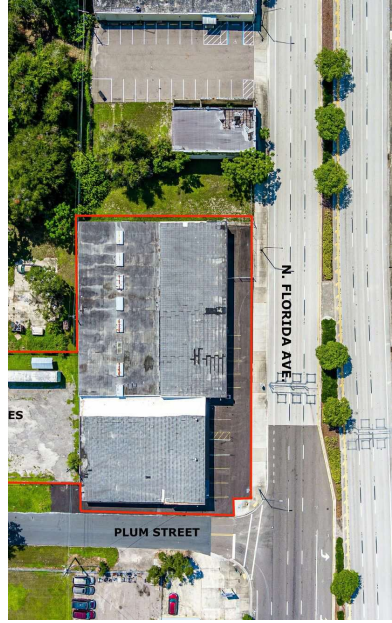
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Additional Photos



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Property Details & Highlights

Building Name	841 N Florida Ave
Property Type	Retail
Property Subtype	Free Standing Building
APN	242818203000017090
Building Size	20,872 SF
Lot Size	.60 acres
Year Built	1925
Year Last Renovated	2000
Number of Floors	1
Average Floor Size	20,872 SF
Parking Spaces	30

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- - 20,872 SF free-standing building
- - Zoned C2 for versatile commercial use
- - Renovated in 2000 for modern functionality
- - Historic 1925 building with character
- - Ideal for retail or office use
- - Prime location in the heart of Lakeland
- - Ample parking for customers and employees
- - High visibility and traffic on N Florida Ave
- - One spacious unit for flexible occupancy
- - Well-maintained and move-in ready
- - Opportunity for signage for maximum exposure

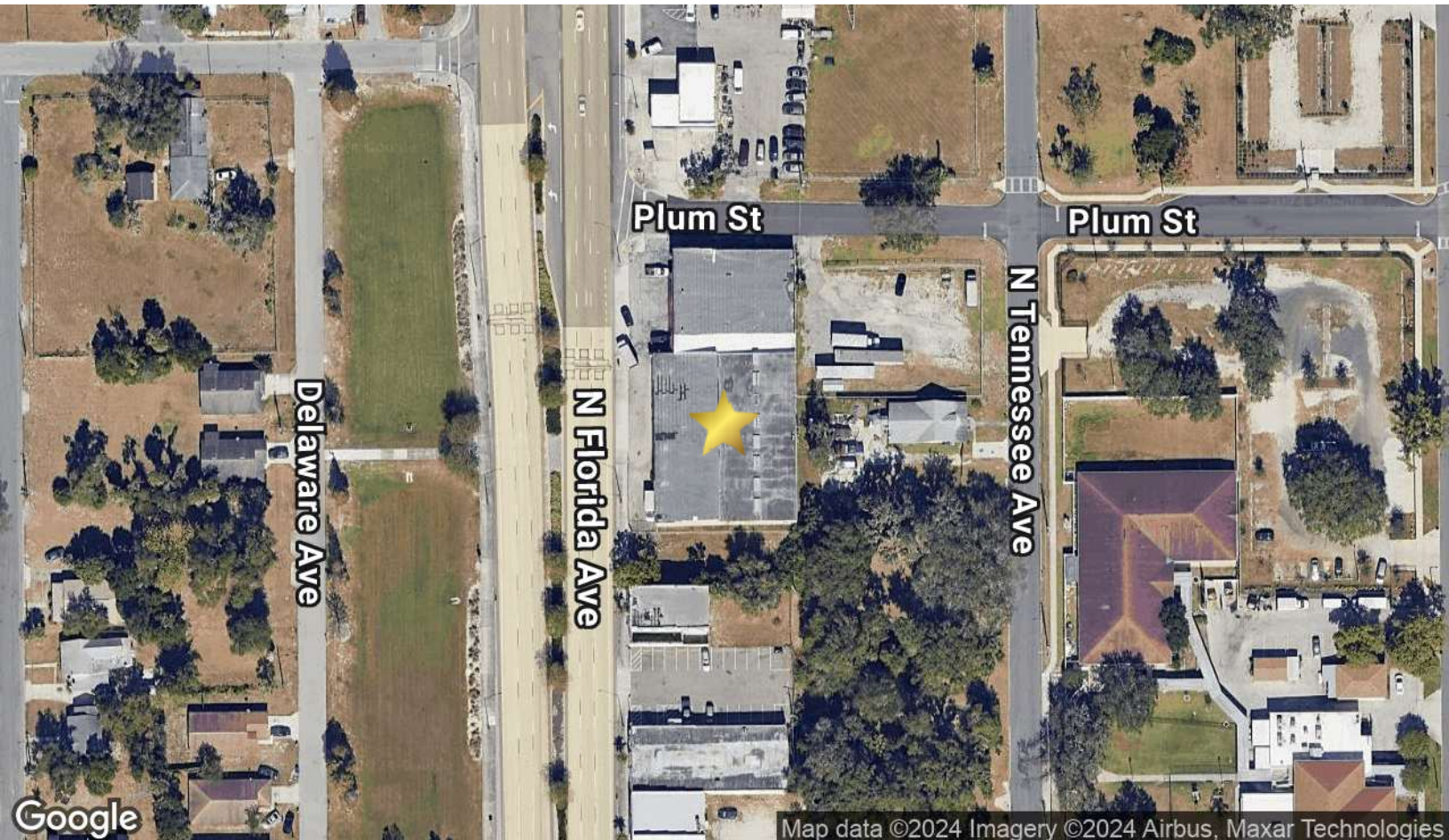
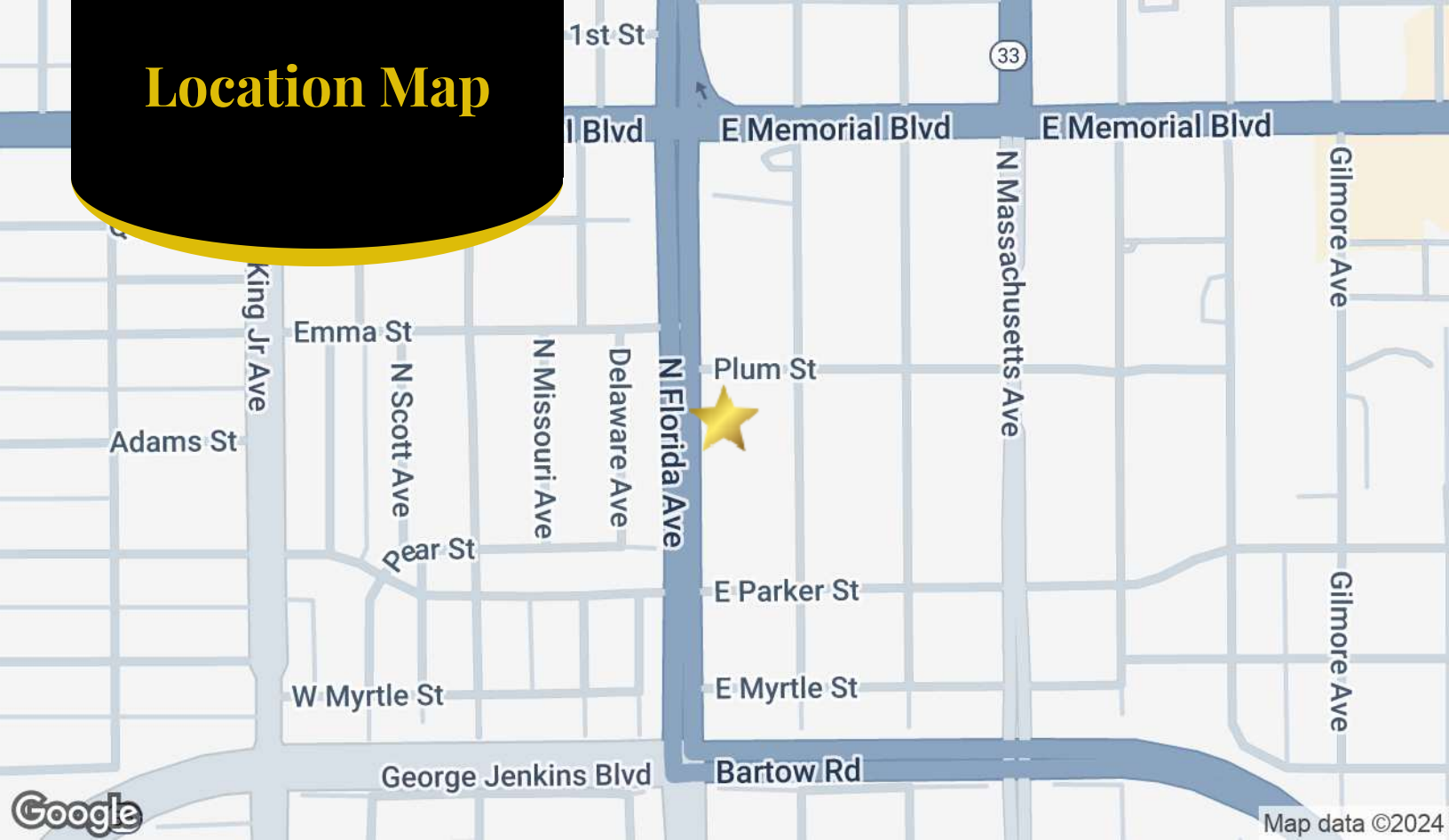
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Location Map



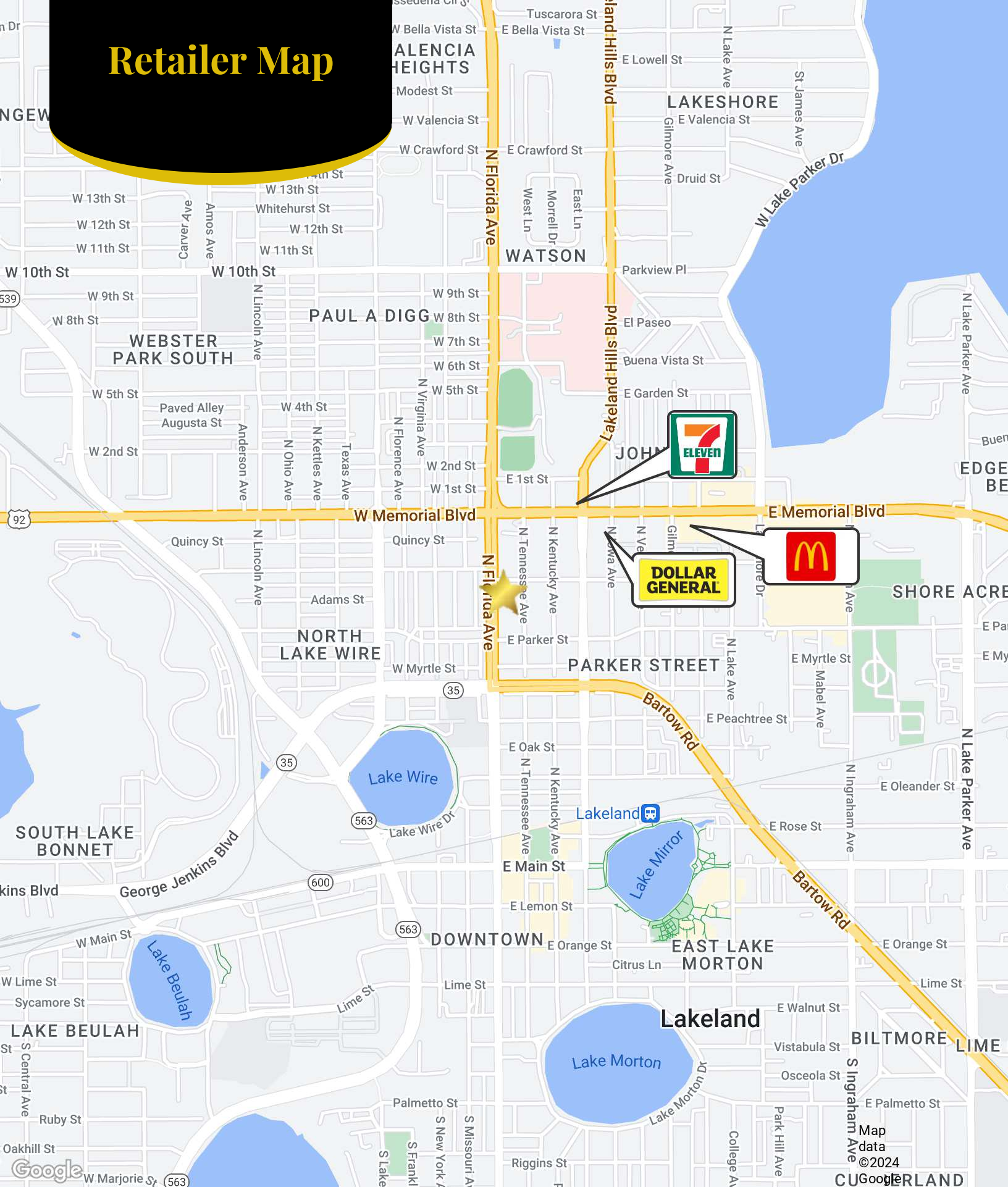
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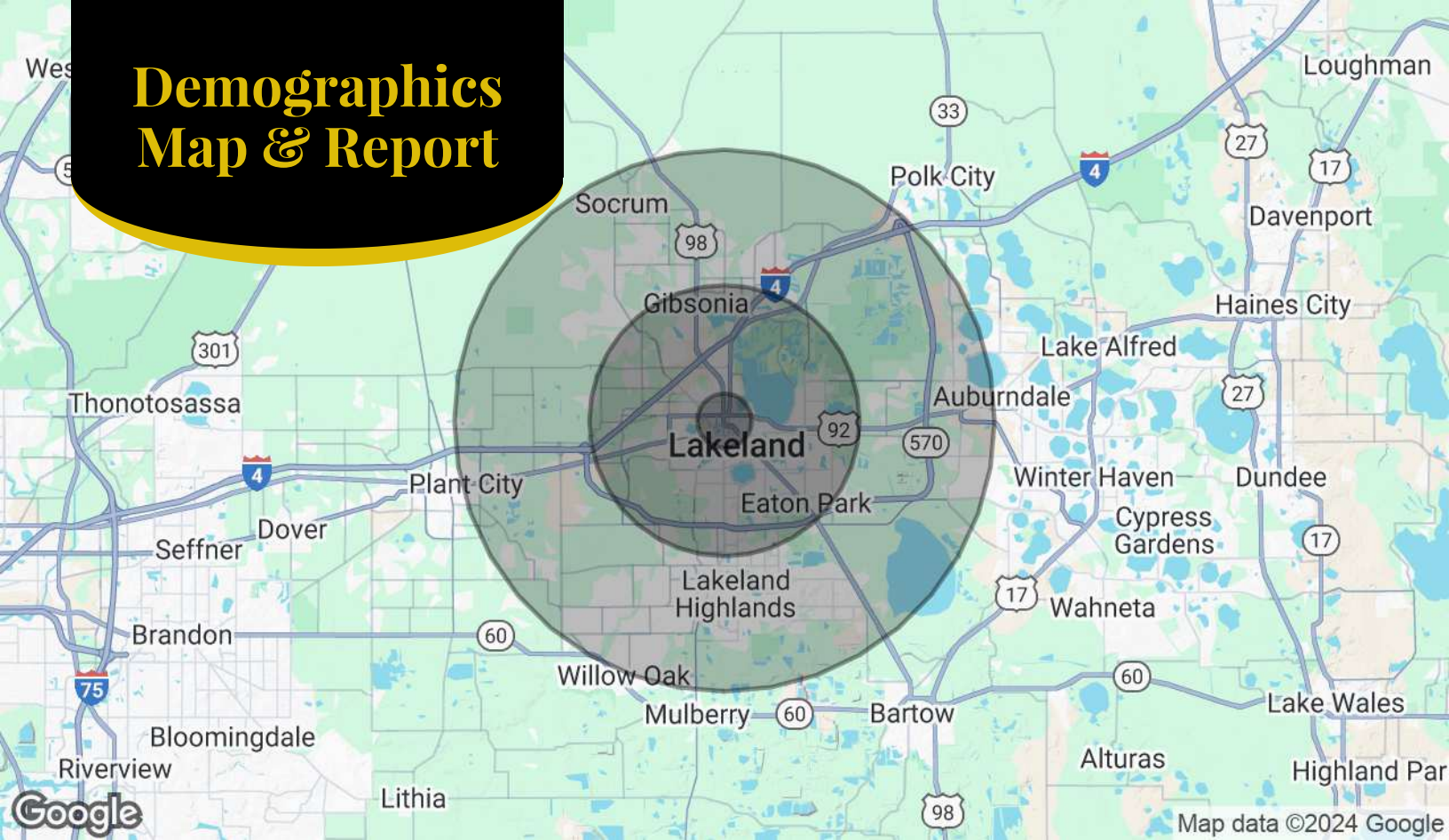
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Retailer Map



Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	8,790	156,062	332,355
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,636	61,635	126,357
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$46,706	\$74,282	\$87,035
Average House Value	\$206,626	\$238,504	\$283,223

Demographics data derived from AlphaMap