

Retail Property
FOR SALE



BUDGET TRUCK RENTAL CORPORATE STORE

120 W Memorial Blvd, Lakeland, FL 33815

JAKE MCPHAIL

Commercial Advisor

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PREMIER COMMERCIAL GROUP

Tallahassee, FL 32303

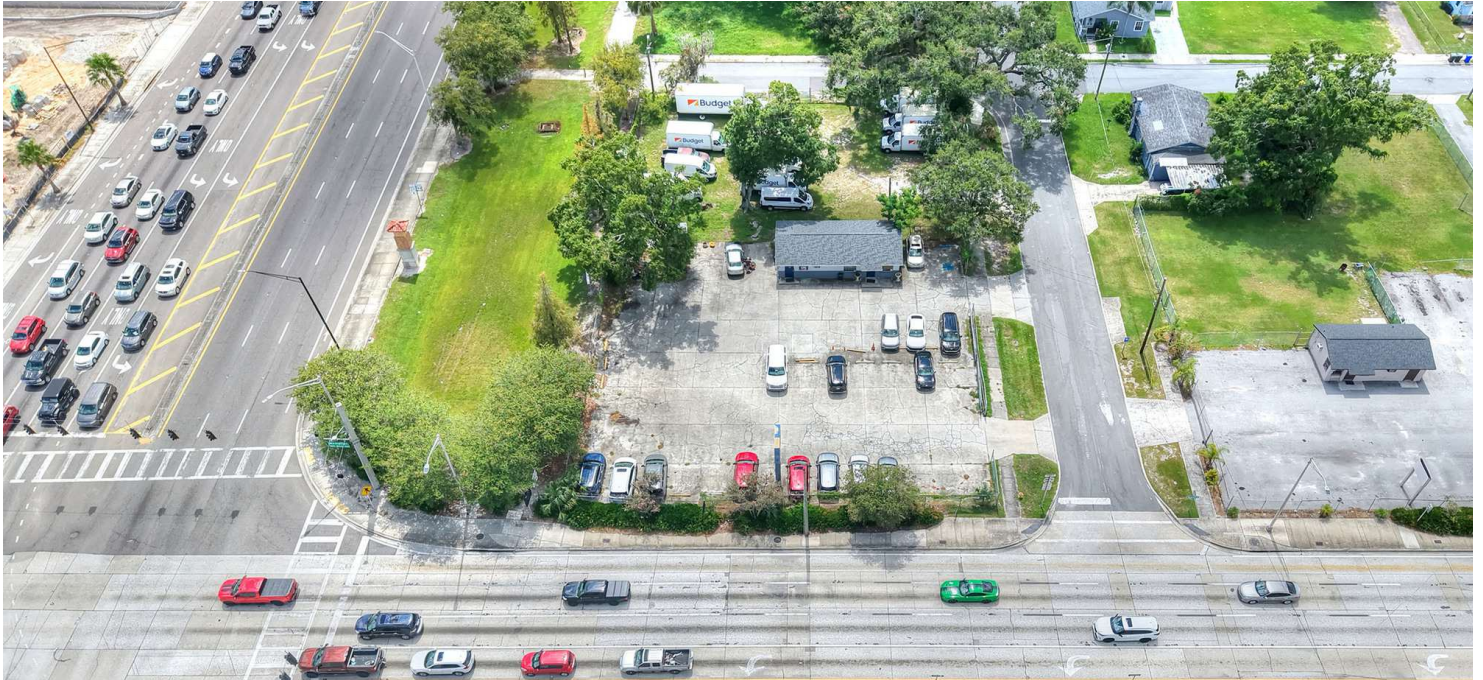
4708 Capital Circle NW

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present 120 W Memorial Blvd, a prime 1-acre redevelopment opportunity consisting of three parcels at a highly visible hard corner. Located at a busy signalized intersection, this property offers unmatched accessibility and exposure, making it ideal for retail, service, or quick-serve users.

The site is currently leased to Budget under a corporate lease with nearly 40 years of operating history at this location, providing both stability and long-term upside. The tenant has 6 years remaining on the current term with two additional 5-year options, ensuring continued income while allowing flexibility for future redevelopment.

Offered at \$1,395,000, this is a rare chance to acquire a hard-corner asset with strong visibility, excellent ingress/egress, and significant potential in a proven trade area.

PROPERTY HIGHLIGHTS

- Hard-corner site at signalized intersection
- Excellent visibility and access from multiple approaches
- High-traffic location with strong daily counts
- Ideal for redevelopment or retail use

OFFERING SUMMARY

Sale Price:	\$1,395,000
Number of Units:	1
Lot Size:	1 Acres
Building Size:	861 SF
Cap Rate:	6.06%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,591	28,804	60,469
Total Population	9,028	75,608	153,252
Average HH Income	\$45,067	\$67,804	\$73,977

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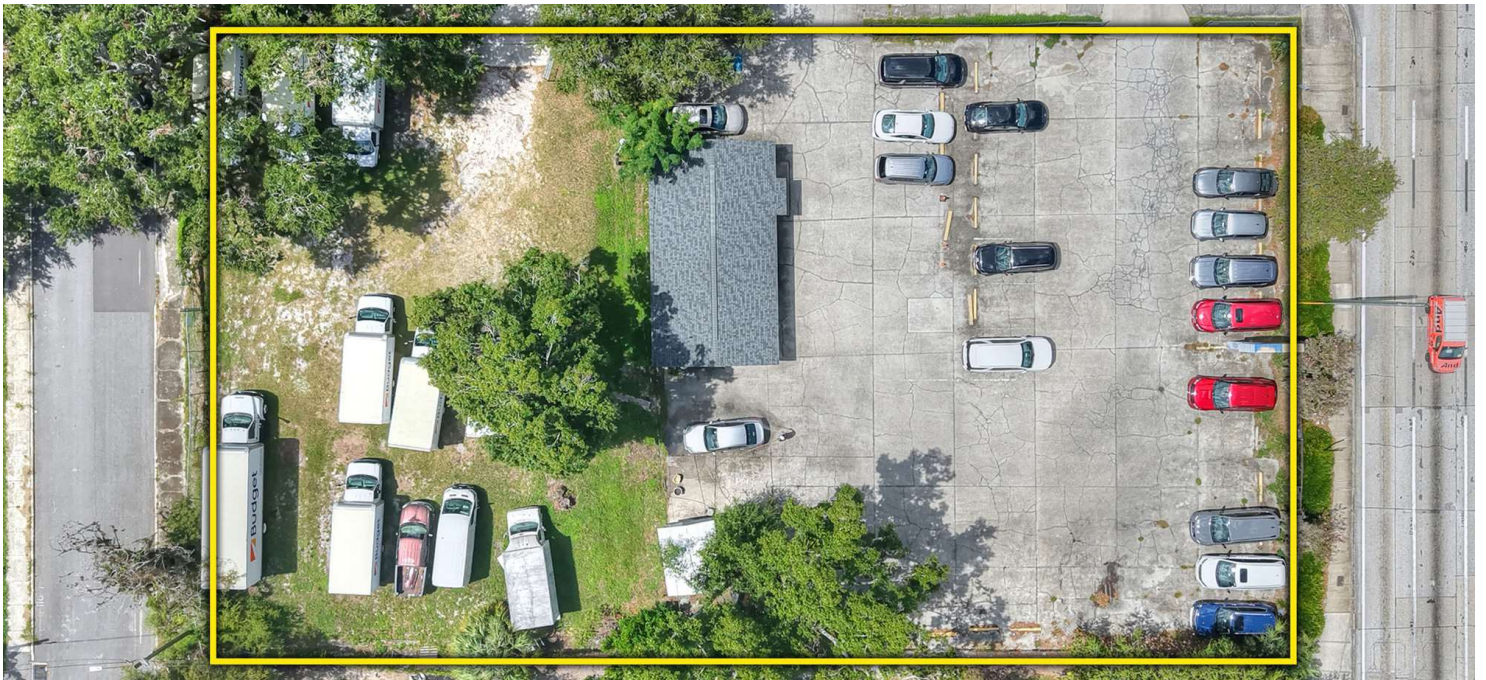
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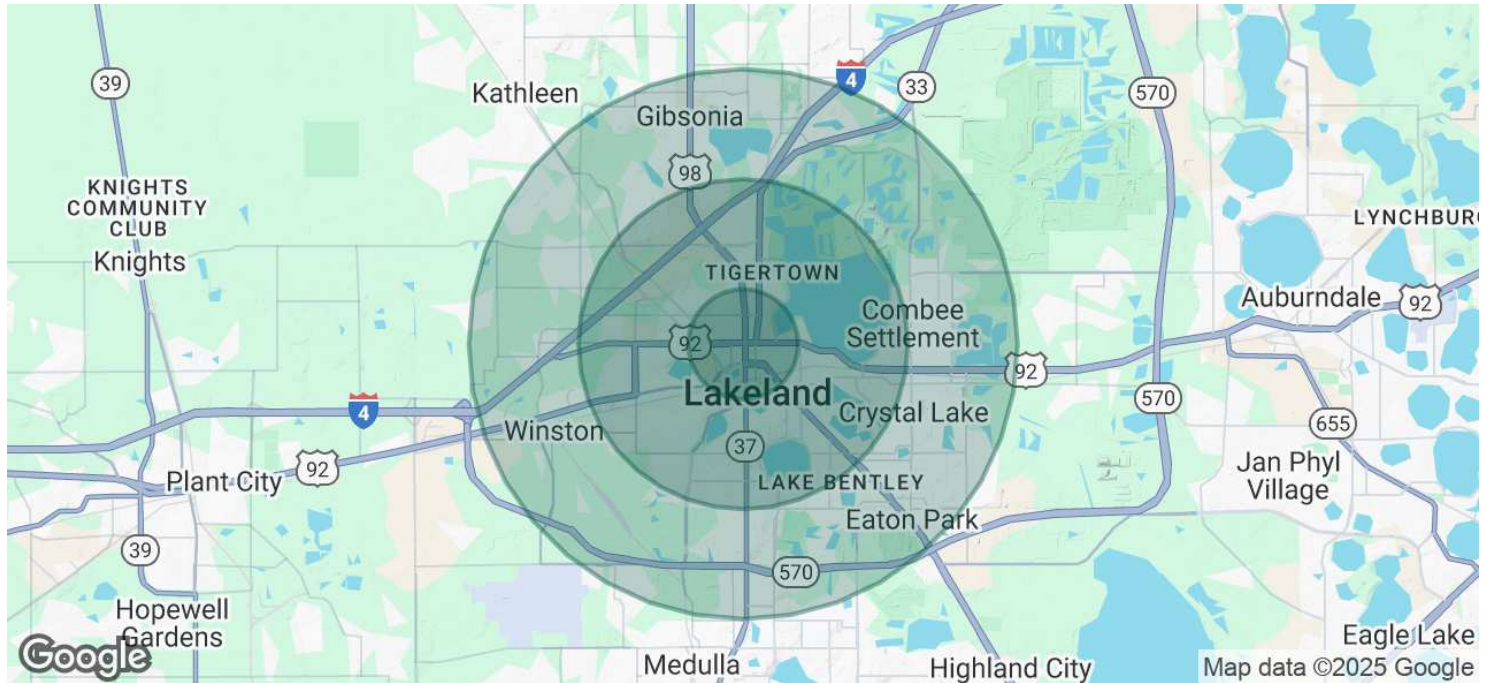
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,028	75,608	153,252
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,591	28,804	60,469
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$45,067	\$67,804	\$73,977
Average House Value	\$191,780	\$221,328	\$237,840

Demographics data derived from AlphaMap

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