

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

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850.205.2150 | teampcg.com

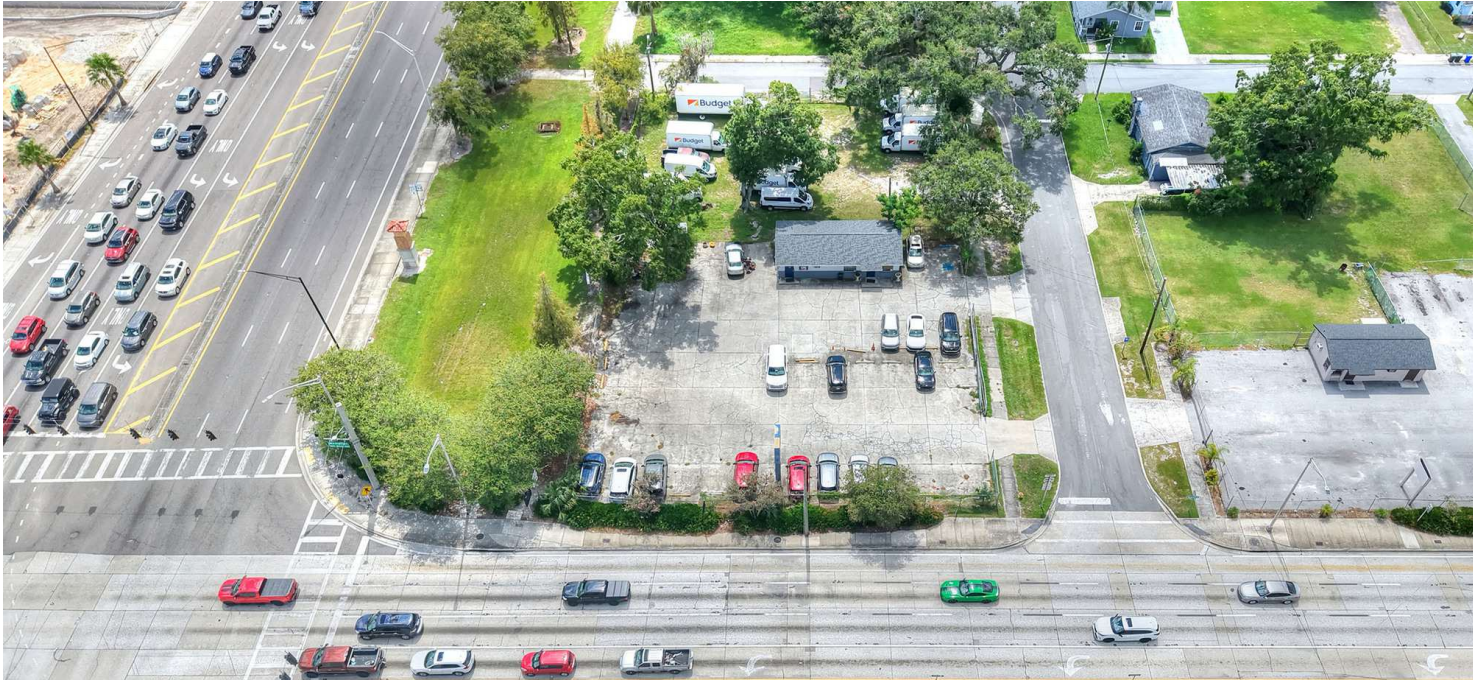


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PROPERTY DESCRIPTION

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 \$1,471,000, 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: | \$1,471,000 |
| Number of Units: | 1 |
| Lot Size: | 1 Acres |
| Building Size: | 861 SF |
| Cap Rate: | 5.75% |

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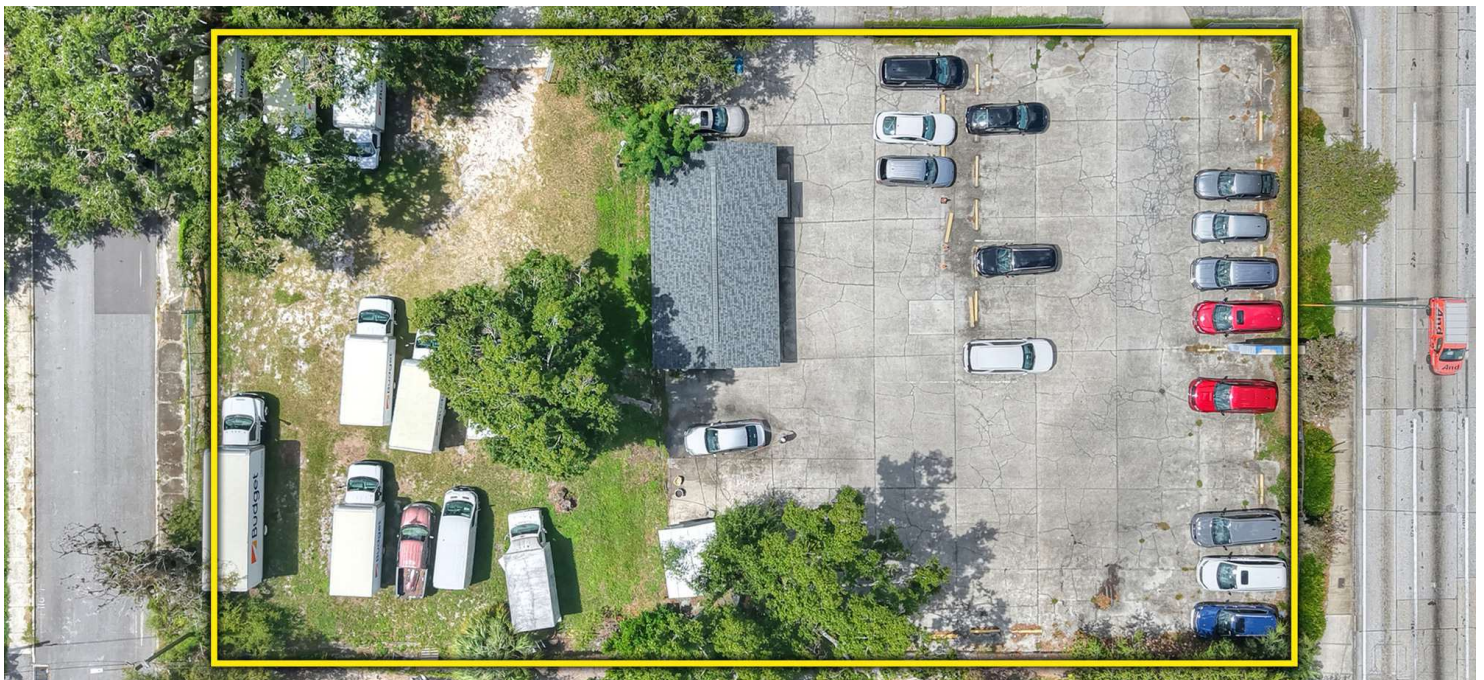
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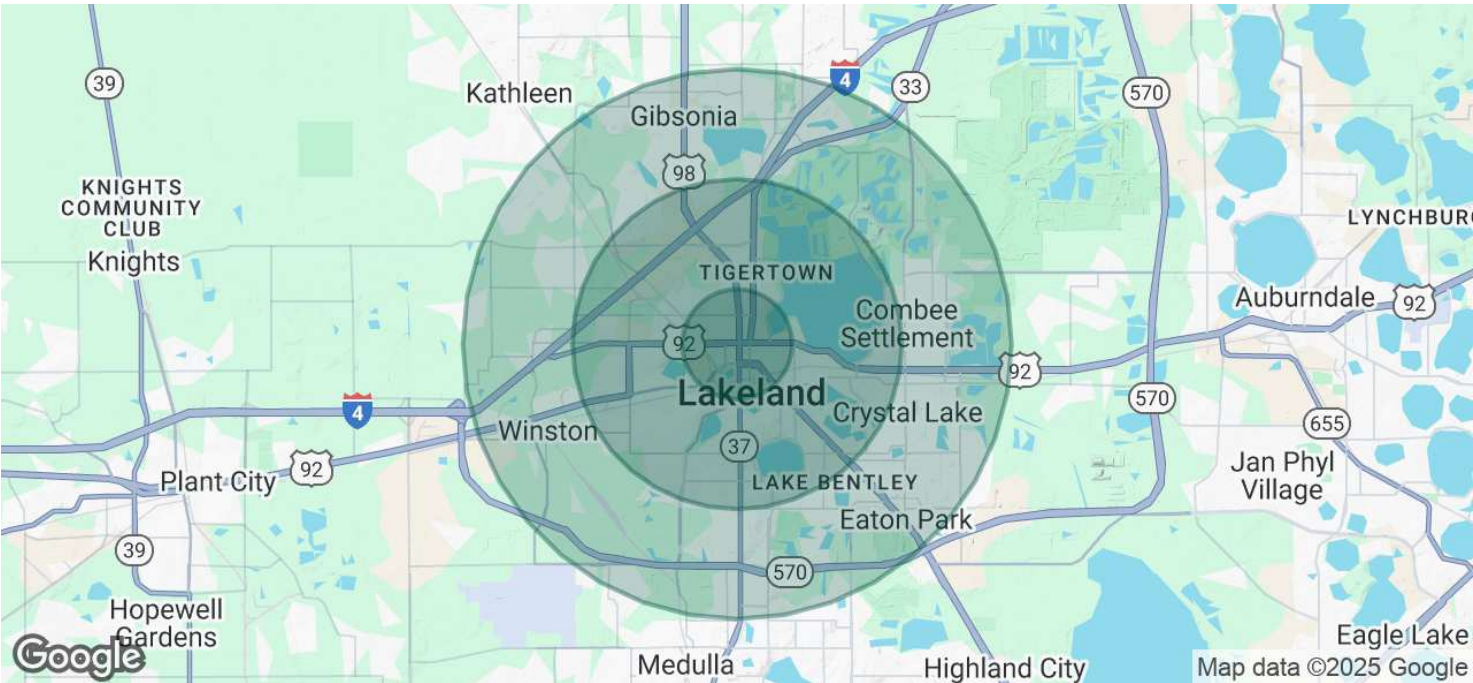
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,028 | 75,608 | 153,252 |
| Average Age | 40 | 40 | 41 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 41 | 41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