

# Faith Lutheran Church

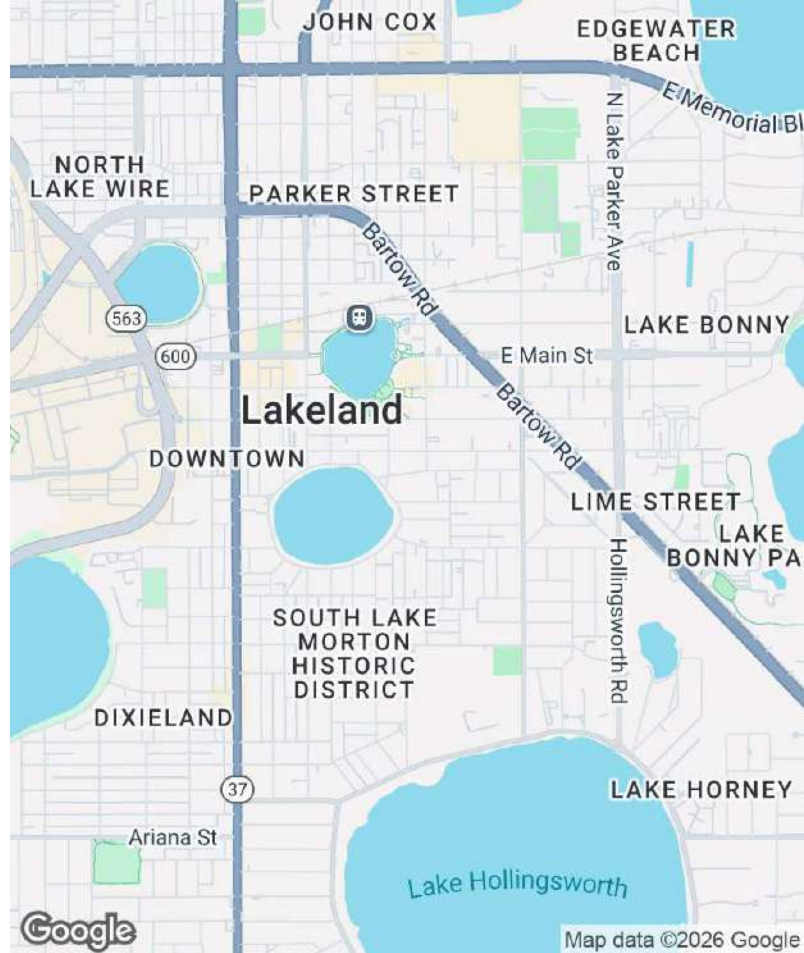
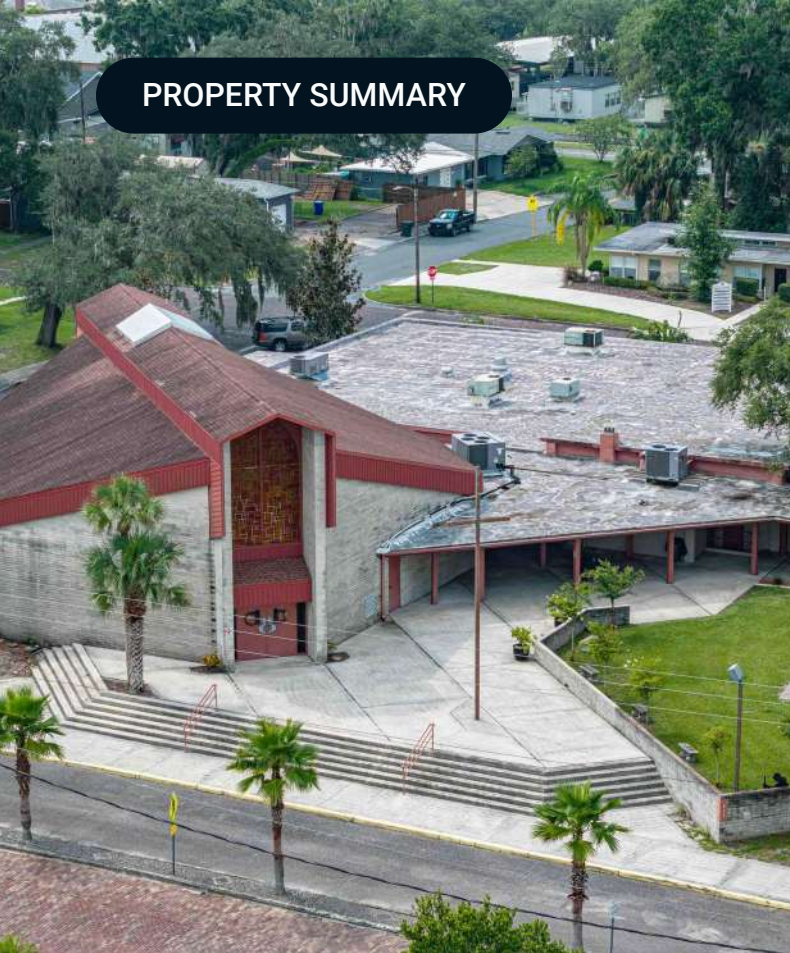
211 Easton Drive, Lakeland, Florida 33803

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## PROPERTY SUMMARY



## Offering Summary

Sale Price:	<b>\$1,900,000</b>
Building Size:	18,278 SF
Lot Size:	0.92 Acres
Year Built:	1984
Zoning:	O-1
APN:	24-28-30-254800-040010

## Property Overview

Faith Lutheran Church is an established church that has been active in Lakeland for several decades. The structures were built in the early 1980's, and their unusual and iconic design, in part, owes itself to Frank Lloyd Wright protege Nils M. Schweizer, whose name is listed on the original blueprints.

The main part of the property features a wonderful and unique sanctuary building with a vaulted, beamed ceiling, and seating space for approx. 250 people. A beautiful pipe organ tops off this truly one of a kind space.

The second part of the main buildings are traditional offices, a chapel, fellowship hall, which hosts a near capacity Bingo gathering every Monday, and several other flex spaces, including private offices and classrooms. The commercial kitchen tops off the fellowship hall space, and houses a commercial hood and commercial coolers.

Finally, a 1,000 SF structure rounds out the property. This building can be considered flex space and presently is used as a thrift shop.

The grounds within the property are very well maintained, with walking and seating areas. Parking spaces are on all sides of the property.



## COMPLETE HIGHLIGHTS



## Property Highlights

- Established Church facility in South Lakeland
- 18,278 total square feet amongst two buildings on .92 acres.
- Iconic grounds with Frank Lloyd Wright inspired walkways and construction.
- Traditional sanctuary with gorgeous vaulted ceilings and beams. Seating space for 250 people.
- Offices abound within the other main structures, as well a fellowship hall, classrooms, chapel, and a commercial kitchen with commercial hood and coolers.
- There is a separate 1,000 SF building, currently used as a thrift shop that could easily be a music room, rehearsal room, or other use.
- Directly across the street for Southgate Publix plaza, and within minutes from the Polk Parkway, I-4, Lake Hollingsworth, and downtown Lakeland.
- This is a prime location with a multitude of nearby shops, restaurants, and grocery stores.
- Although the parking is technically not part of the parcel plat, the spots have always been associated with the Church use and are available for public use.
- 6 bathrooms total.
- Original blueprints available.
- Recent roof and A/C quotes available.







Florida Ave S

Kerneywood St

Easton Dr





Florida Aves

Easton Dr



## NEIGHBORHOOD MAP





# MARKET AREA MAP





## AERIAL PHOTOS



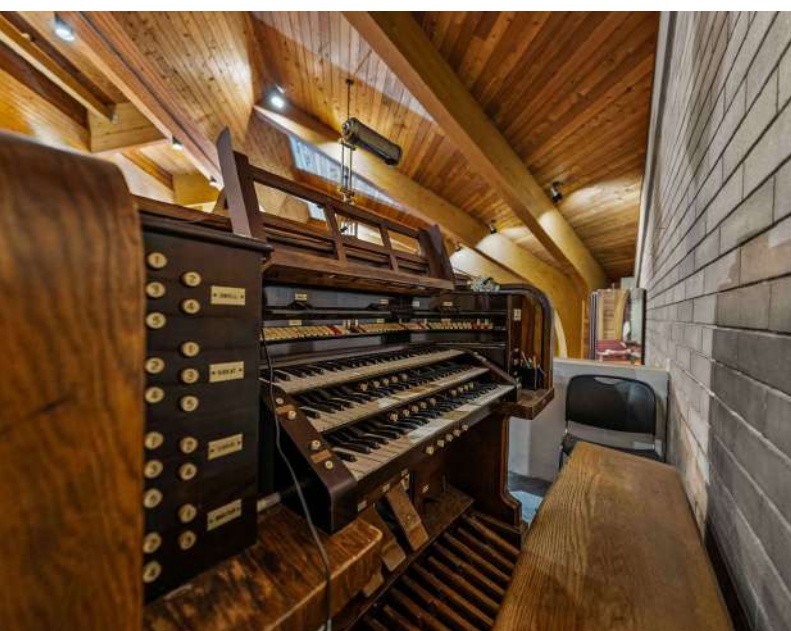


## EXTERIOR PHOTOS



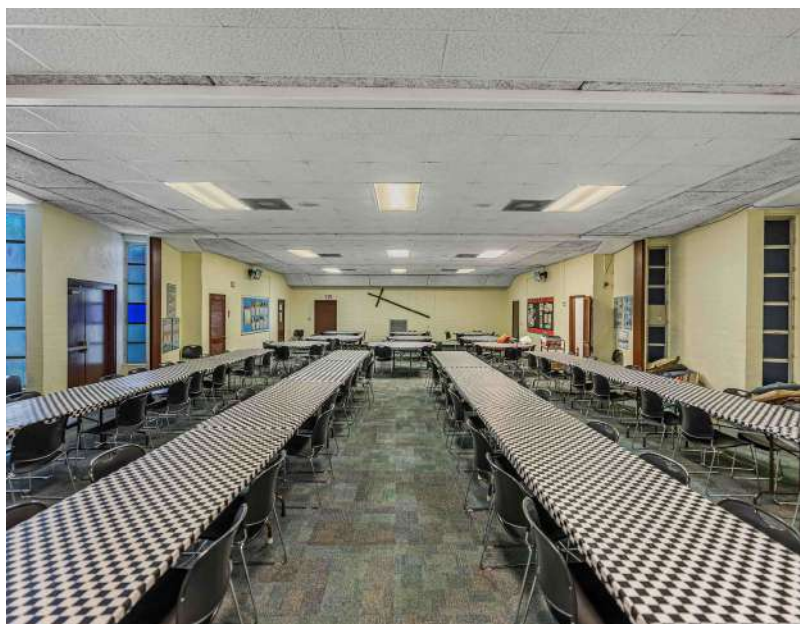


## INTERIOR PHOTOS





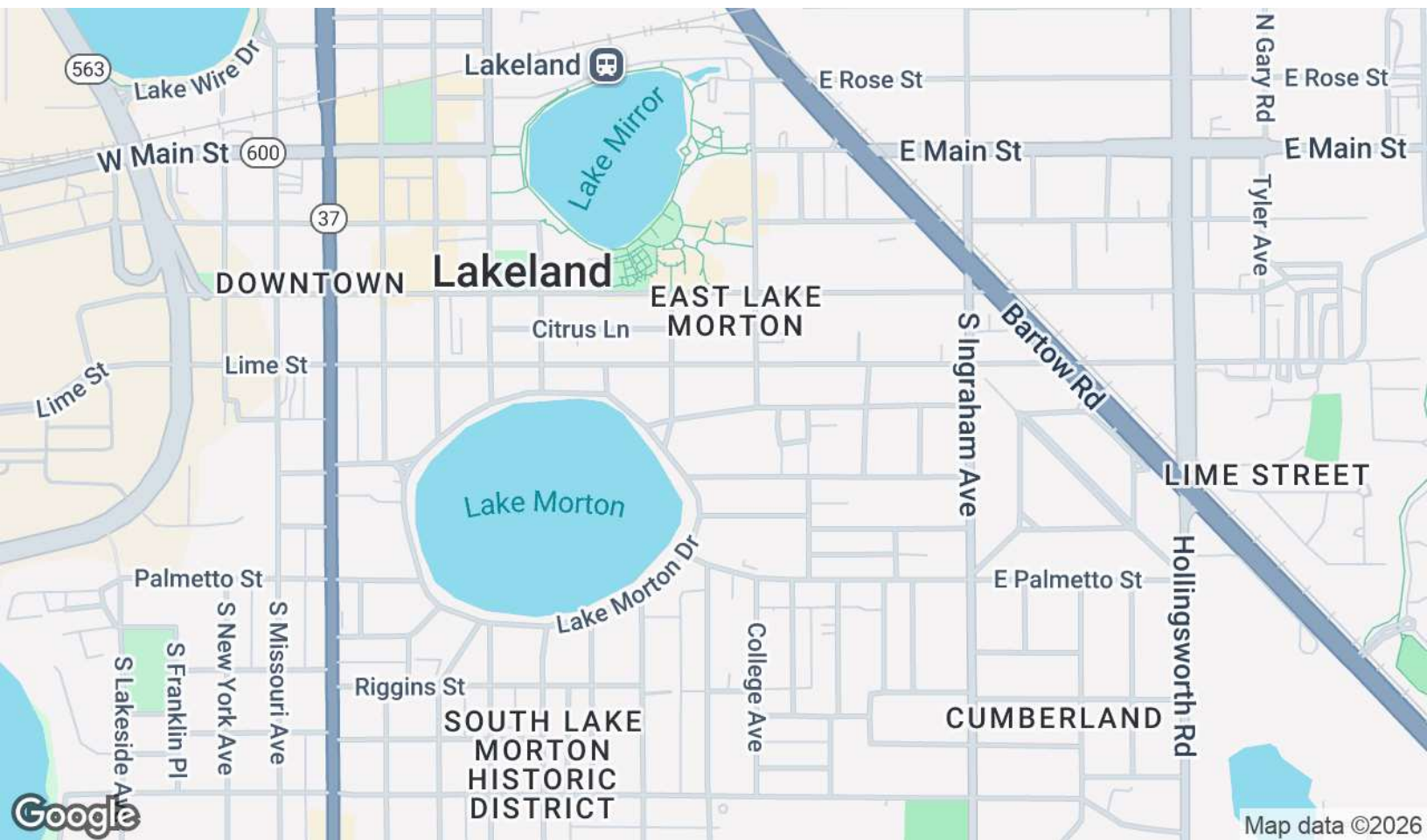
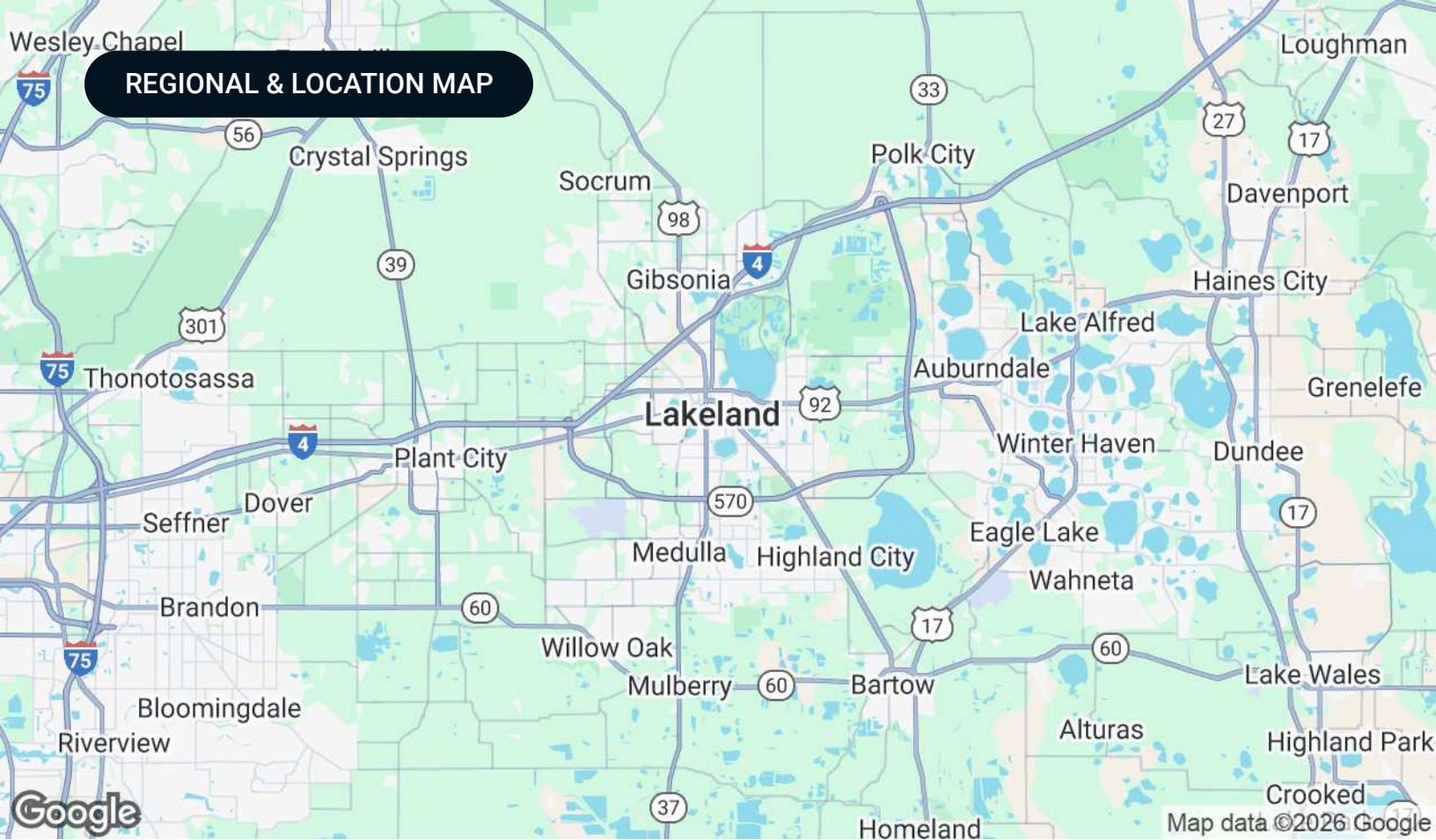
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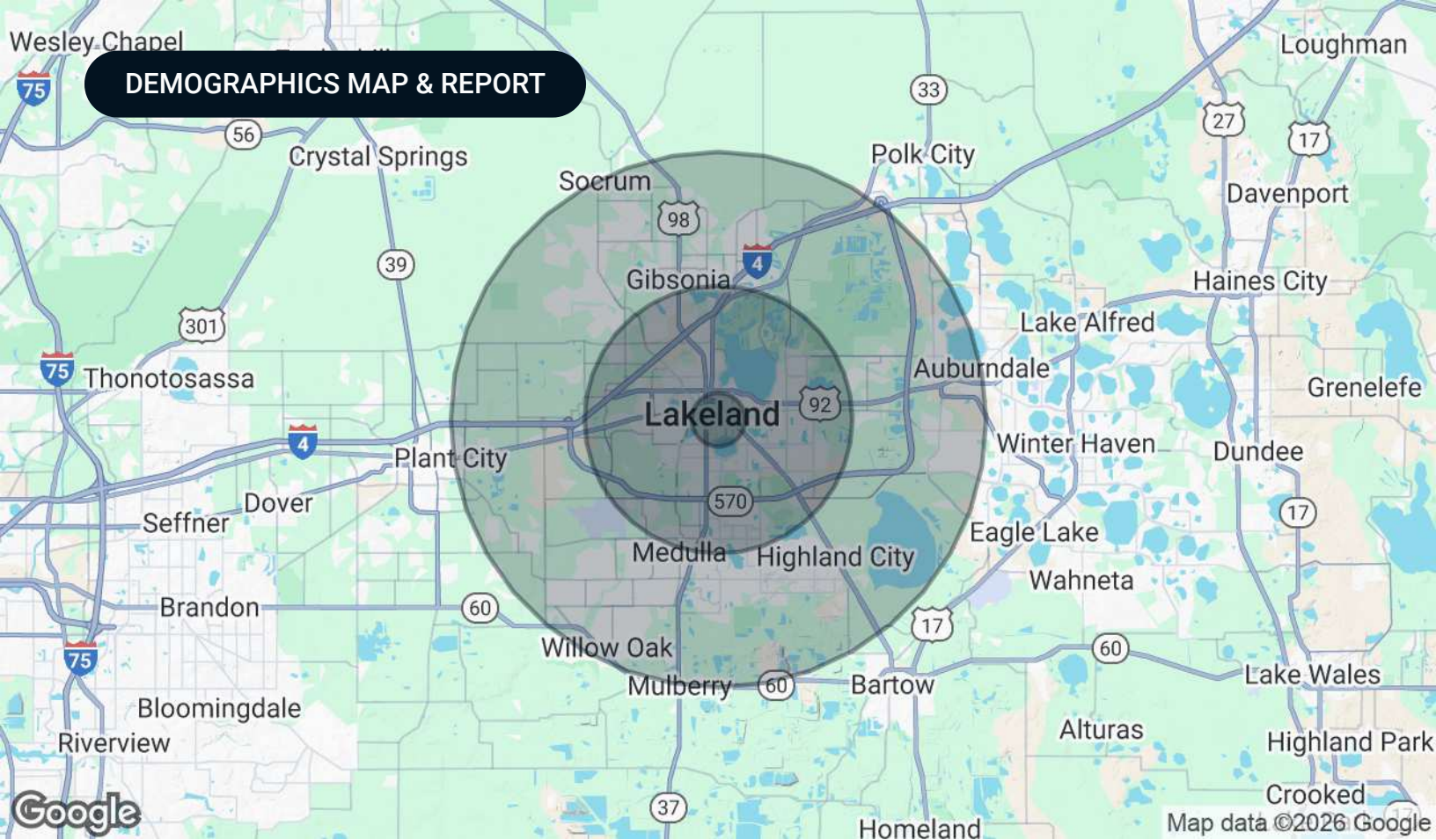












## Population

	1 Mile	5 Miles	10 Miles
Total Population	11,876	140,157	315,899
Average Age	39.6	38.4	39.3
Average Age (Male)	40.1	37	37.8
Average Age (Female)	39.9	39.9	40.6

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	5,526	59,360	127,141
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$67,846	\$59,736	\$62,784
Average House Value	\$191,787	\$150,185	\$158,890

2020 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





## Serving the Southeast

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