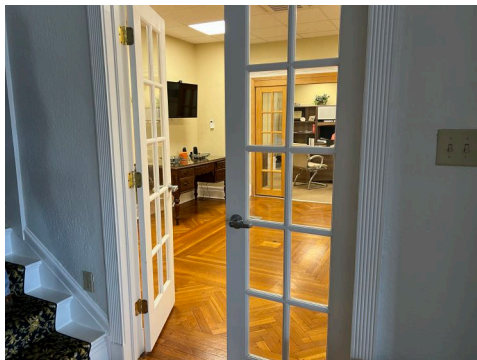


HISTORIC LANDMARK OFFICE PROPERTY

1833 South Florida Ave.
Lakeland, Florida 33803



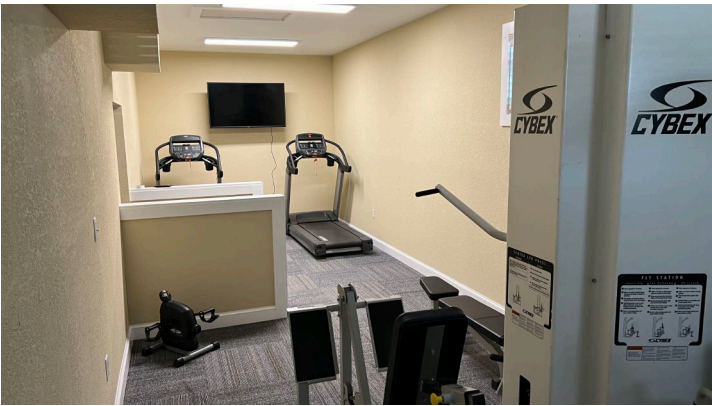
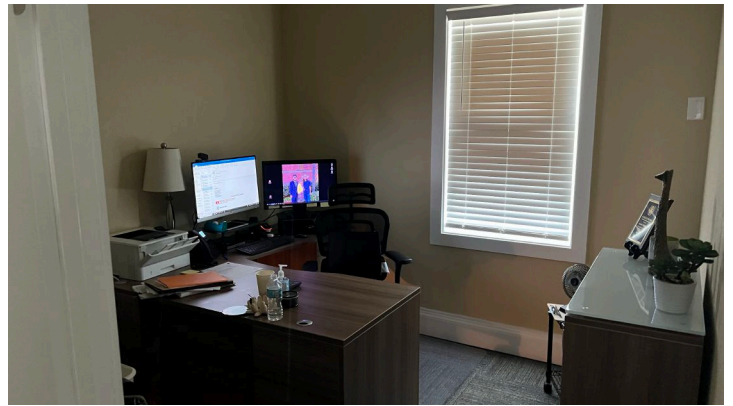
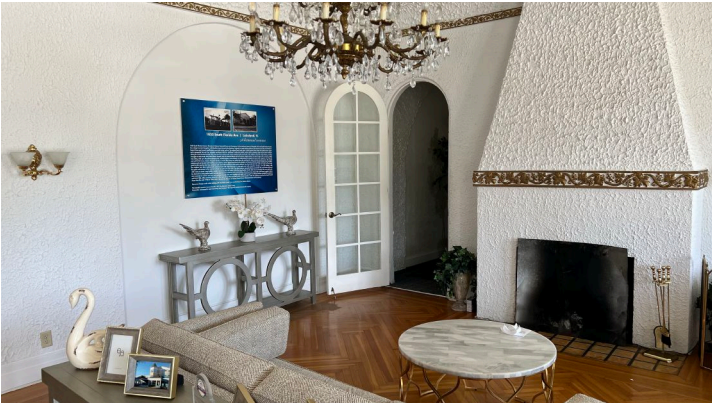
\$1,850,000

**0.49 Acres
10,840 SF Building**

21 COMMERCIAL.

**CENTURY 21
MYERS REALTY**

BUILDING IMAGES



MLS DETAILS

L4926401 1833 S FLORIDA AVE, LAKELAND, FL 33803



County: Polk	Status: Active
Legal Subdivision Name: BEACON HILL	
Property Style: Office	List Price: \$1,850,000
	LP/SqFt: \$170.66
Ownership: Corporation	Year Built: 1923
Lot Features: Corner Lot, Historic District, In City Limits, Sidewalks, Street Lights, Street Paved	
Flood Zone Code: X	
	Special Sale: None
Flex Space SqFt:	ADOM: 43
Office Retail Space SqFt:	CDOM: 43
New Construction: No	Heated Area: 8,093 SqFt / 752 SqM
Construction Status:	Total Area: 10,840 SqFt / 1,007 SqM
Number of Tenants:	

This is a former Funeral Home that has been converted to Beautiful Office Space. It is a two-story building with a full basement, and various locations throughout the building for offices to be set up. The current owner is one of the leading construction firms in the area and has done a great deal of first-class work, with upgrading all of the utilities, each of the office areas, and the grand entrance into the facility. This office is perfect for the organization that wants a unique office in a great Beacon Hill location. There is plenty of surface parking and the owner has a cross-access agreement with the facility next door for ample parking. This rare piece of property has multiple uses and can be available to the new owner at closing

Land, Site, and Tax Information

Legal Desc: BEACON HILL PB 9 PG 17 BLK 3 LOTS 1 THRU 3		
SE/TP/RG: 25-28-23	Zoning: RM	Section #: 25
Subdivision #:	Future Land Use:	Block/Parcel: 3
Tax ID: 23-28-25-135500-003010	Tax Year: 2020	Lot #: 1
Taxes: \$9,022.00	Property Access:	Unit #:
Auction Type:	Complex/Comm Name:	Buyers Premium:
Auction Firm/Website:	Additional Tax IDs:	Front Footage: 120
Book/Page: 9-17 Alt Key/Folio #:	Flood Zone Date: 12/22/2016	Flood Zone Panel: 12105C0315G
Road Frontage: Business District, City Street, Main Thoroughfare, Turn Lanes	Use Code:	SqFt Source: Public Records
Add Parcel: No # of Parcels:	Land Lease Fee:	
Flood Zone: X	Community Feat:	
Property Use: Office	Lot Size Acres: 0.49	Lot Size: 21,344 SqFt / 1,983 SqM
Property Status:	Class of Space:	Space Type:
Utilities Data: BB/HS Internet Capable, Electricity Available, Phone Available, Public, Water Connected	Condo Fee Sched:	Condo Fees:
Parking: 19 to 30 Spaces, Ground Level	Pets Allowed Y/N:	
Census Block:	Waterfront Ft: 0	
Representation: Seller Represented	Water Name:	
Lot Dimensions:	Water Extras: No	
Total Acreage: 1/4 to less than 1/2		
Condo Environment YN:		
Converted Residence YN:		
Water Frontage: No		
Water Access: No		
Water View: No		
Addtl Water Info:		

Interior Information

Floors:	Total Number of Buildings: 1	# Offices:
# of Restrooms:	# of Hotel/Motel Rooms:	# of Conference/Meeting Rooms:
A/C: Central Air	Ceiling Height:	Ceiling Type:
Heat/Fuel:		Water: Public

Exterior Information

Ext Construction: Block	# of Bays:
Roof Construction:	# of Bays Grade Level:
Electric Service:	# of Bays Dock High:
Easements:	Building Elevator Y/N:
Garage Door Height:	Eaves Height:
Adjoining Property:	Door Width:
Accessory Buildings:	
Transportation Access:	
Foundation: Basement	
Road Surface Type: Asphalt	
Road Responsibility:	
Building Features:	
Signage:	

Income and Expense

Annual Net Income:	Annual Expenses:	Net Operating Income:
Annual Total Scheduled Income:	Operating Expenses:	Ann Income Type:
Net Operating Income Type:		

Green Features

Disaster Mitigation:	Green Water Features:
Indoor Air Quality:	Green Landscaping:
Green Energy Features:	Green Sustainability:
Green Energy Generation:	



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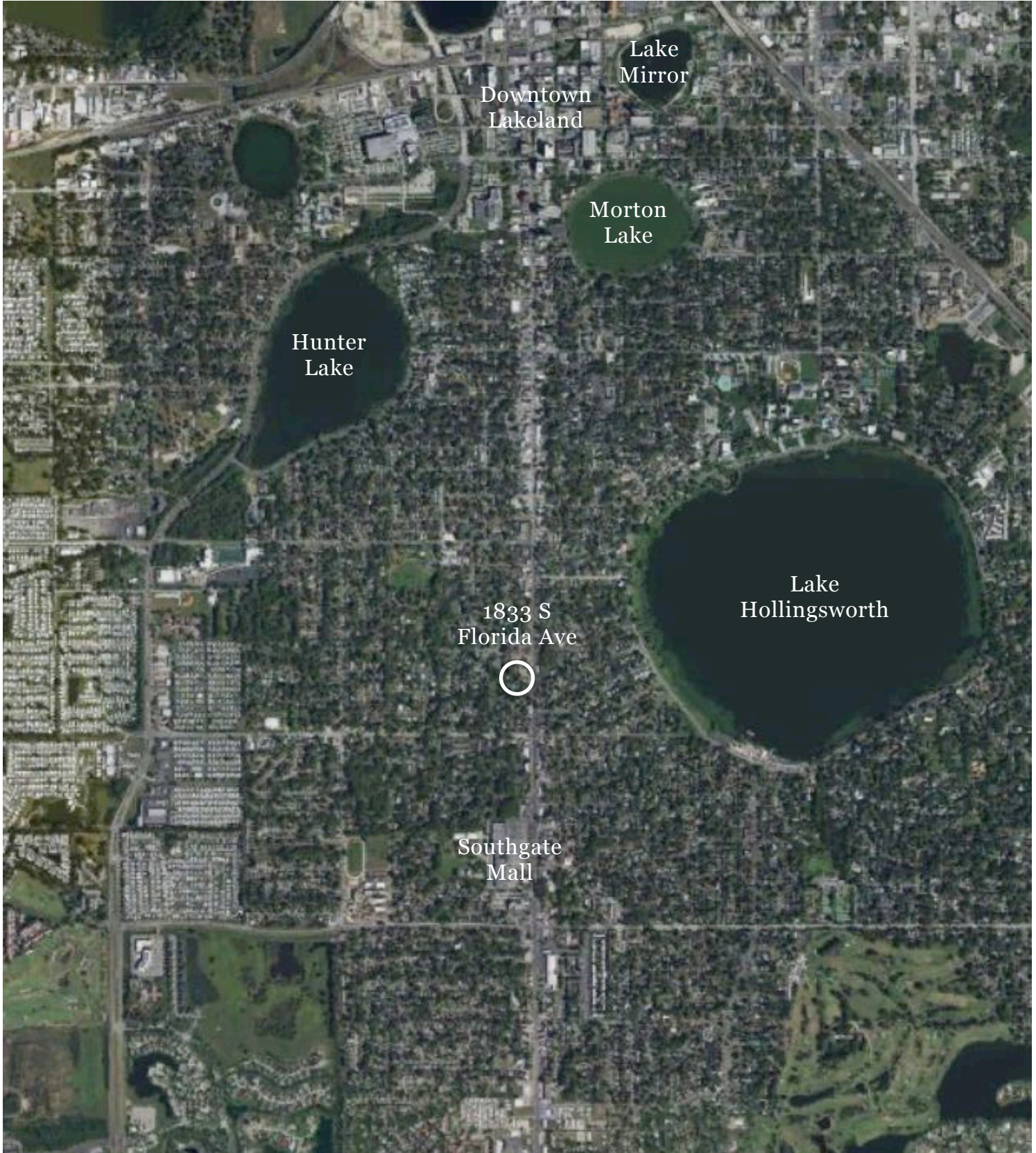
Tom Myers

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Jack Myers

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LOCATION MAP



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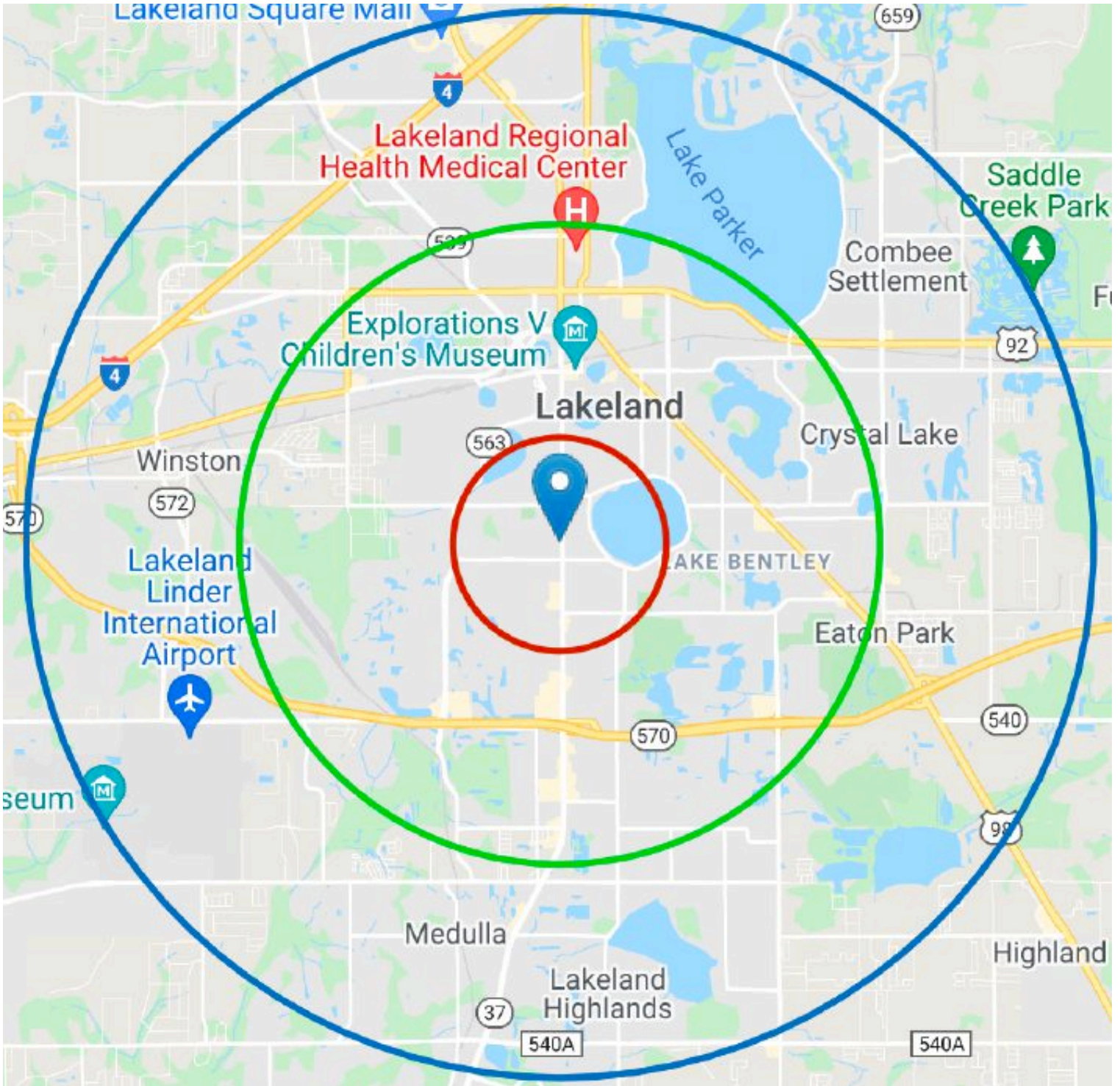
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RADIUS MAP



1 Mile Radium from location



3 Mile Radium from location



5 Mile Radium from location



The radius locations indicated here are direct flight distances. Driving distances from these locations will vary.



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LOCAL DEMOGRAPHICS

Executive Summary (Rings: 1, 3, 5 mile radius)

	1 mile	3 mile	5 mile
Population			
2000 Population	11,399	65,907	121,422
2010 Population	11,383	67,482	130,570
2021 Population	12,087	73,396	145,326
2026 Population	12,458	76,851	153,142
2000-2010 Annual Rate	-0.01%	0.24%	0.73%
2010-2021 Annual Rate	0.53%	0.75%	0.96%
2021-2026 Annual Rate	0.61%	0.92%	1.05%
2021 Male Population	47.3%	47.9%	48.1%
2021 Female Population	52.7%	52.1%	51.9%
2021 Median Age	40.7	39.8	39.9

In the identified area, the current year population is 145,326. In 2010, the Census count in the area was 130,570. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 153,142 representing a change of 1.05% annually from 2021 to 2026. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 mile	5 mile
2021 White Alone	78.8%	67.7%	67.4%
2021 Black Alone	11.0%	20.4%	20.0%
2021 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2021 Asian Alone	1.4%	1.5%	1.8%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	4.4%	6.0%	6.6%
2021 Two or More Races	4.0%	3.9%	3.7%
2021 Hispanic Origin (Any Race)	19.1%	21.2%	21.8%

Persons of Hispanic origin represent 21.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.4 in the identified area, compared to 65.4 for the U.S. as a whole.

	1 mile	3 mile	5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	16.9%	15.8%	15.7%
Median Household Income			
2021 Median Household Income	\$53,468	\$46,219	\$48,540
2026 Median Household Income	\$56,754	\$51,159	\$53,191
2021-2026 Annual Rate	1.20%	2.05%	1.85%
Average Household Income			
2021 Average Household Income	\$72,889	\$65,320	\$67,390
2026 Average Household Income	\$80,102	\$72,694	\$75,382
2021-2026 Annual Rate	1.91%	2.16%	2.27%
Per Capita Income			
2021 Per Capita Income	\$31,676	\$26,432	\$26,118
2026 Per Capita Income	\$34,754	\$29,461	\$29,165
2021-2026 Annual Rate	1.87%	2.19%	2.23%

Households by Income

Current median household income is \$48,540 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$53,191 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$67,390 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,382 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$26,118 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to

Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

145,326

Population



2.5

Average Household Size



39.9

Median Age

\$48,540

Median Household Income

EDUCATION



15%

No High School Diploma



34%

High School Graduate



27%

Some College



24%

Bachelor's/Grad/Pr of Degree

BUSINESS



6,169

Total Businesses



79,028

Total Employees

EMPLOYMENT



62%

White Collar



26%

Blue Collar



12%

Services



5.9%

Unemployment Rate

INCOME



\$48,540

Median Household Income



\$26,118

Per Capita Income



\$84,189

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$150,000 - \$199,999 (3.7%)

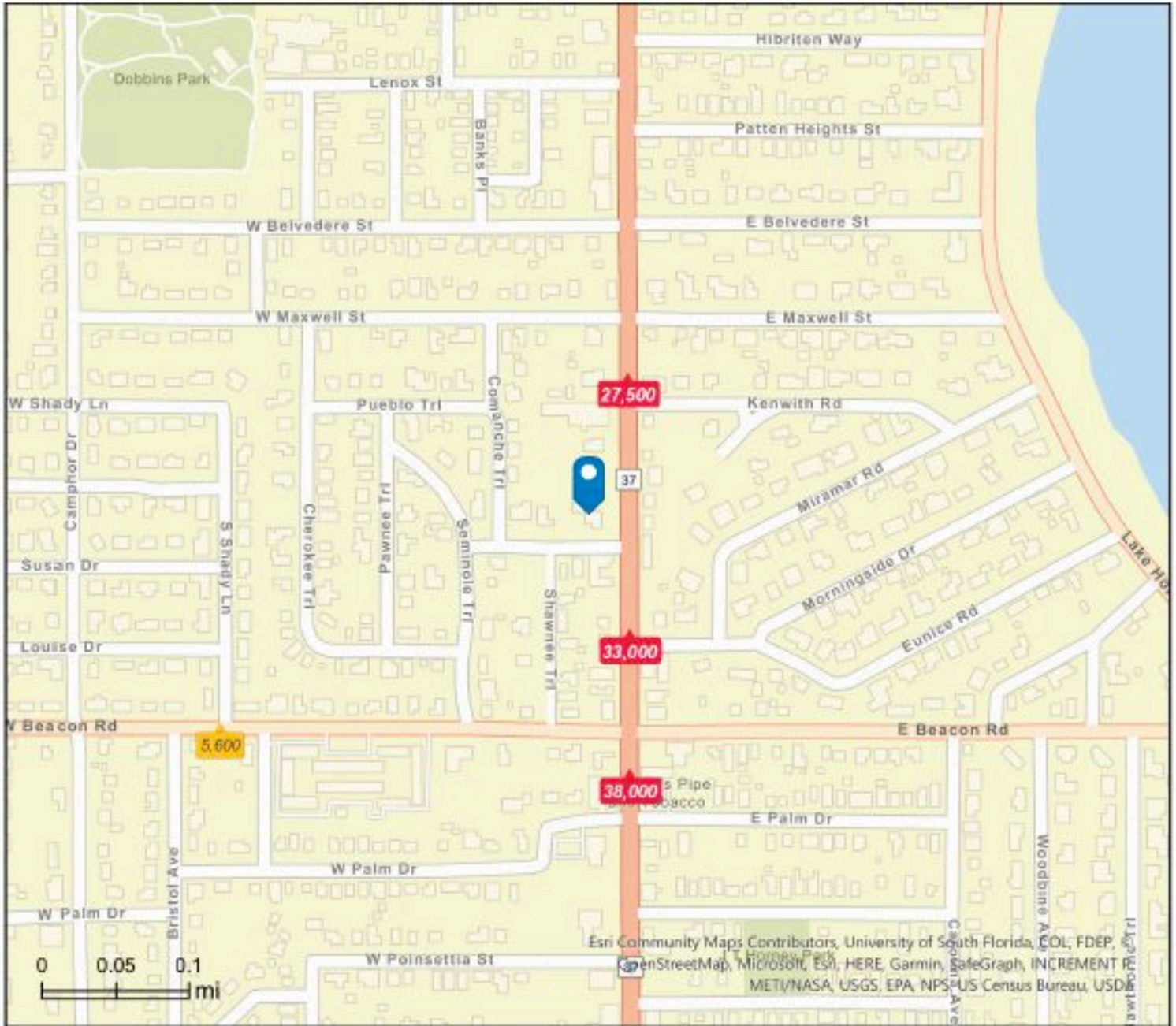
Indicator	Value	Difference
<\$15,000	13.1%	+2.6%
\$15,000 - \$24,999	12.5%	+1.3%
\$25,000 - \$34,999	11.7%	+0.6%
\$35,000 - \$49,999	13.7%	-0.5%
\$50,000 - \$74,999	18.4%	-1.9%
\$75,000 - \$99,999	12.2%	-1.5%
\$100,000 - \$149,999	10.6%	-1.3%
\$150,000 - \$199,999	3.7%	0
\$200,000+	4.0%	+0.7%

Bars show deviation from Polk County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Traffic Count Map - Close-up



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Sources: ©2021 Kalibrate Technologies (Q4 2021).



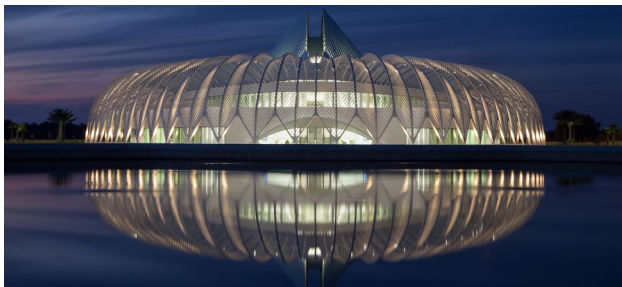
Located on the I-4 corridor of Central Florida between Tampa and Orlando, The Lakeland | Winter Haven Metro Area has quickly transforming into a global economic hub.

The Lakeland Linder International Airport is one of the largest distribution destinations in the world. Companies such as Amazon, Walmart, Best Buy and Fed Ex have established a major presence here building large distribution centers and hiring thousands of employees.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, the area has become the headquarters or regional hub for major corporations like Publix Supermarkets, Mosaic, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

The Lakeland | Winter Haven Metro area has been the largest citrus producing area in the United States. Although many of the citrus groves have cleared out making room for expansion of both the Orlando and Tampa Metro Areas, the industry still thrives.

Join these strategic companies as a stakeholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



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