



For Lease
Industrial Property

Warehouse for Lease

3511 Century Blvd, #104, Lakeland, FL 33811
FOR LEASE



Property Summary



Property Description

6,000 square foot warehouse bay with one 12'x12' overhead door and 12' eave height; interior height is 14'+ at the peak. No office just one rest room.

Located in a multi-tenant industrial complex with minimal parking. Ideal for a storage or small contractor that doesn't need any outdoor storage area.

Near I-4, the Polk Parkway, Lakeland Linder Airport and County Line Rd./Hillsborough County.

LEASING INFORMATION

Lease Rate:	\$9.00 SF/yr (Gross)
Available SF:	6,000 SF
Lot Size:	56,841 SF
Building Size:	33,000 SF

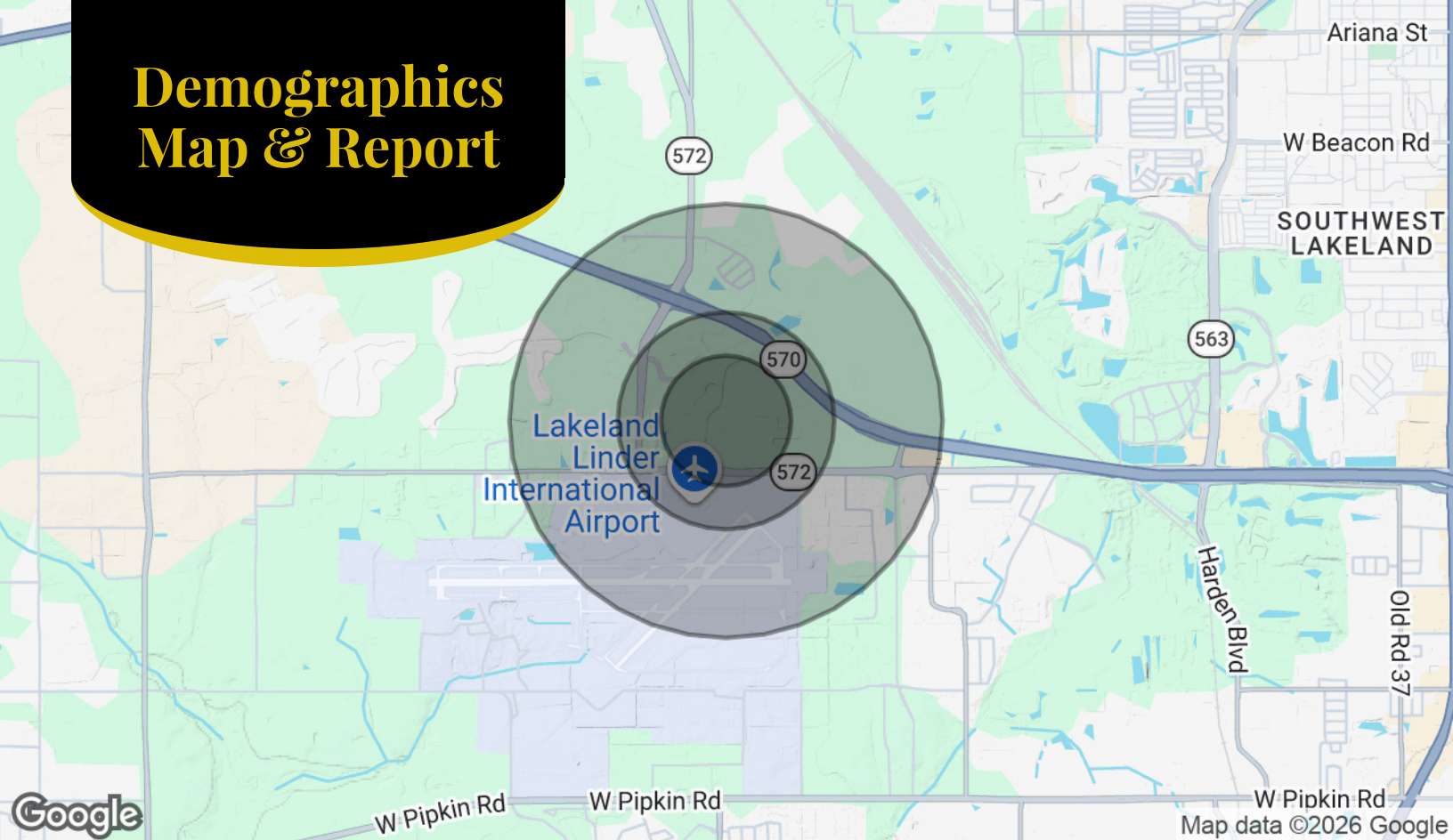
Additional Photos



Location Map



Demographics Map & Report

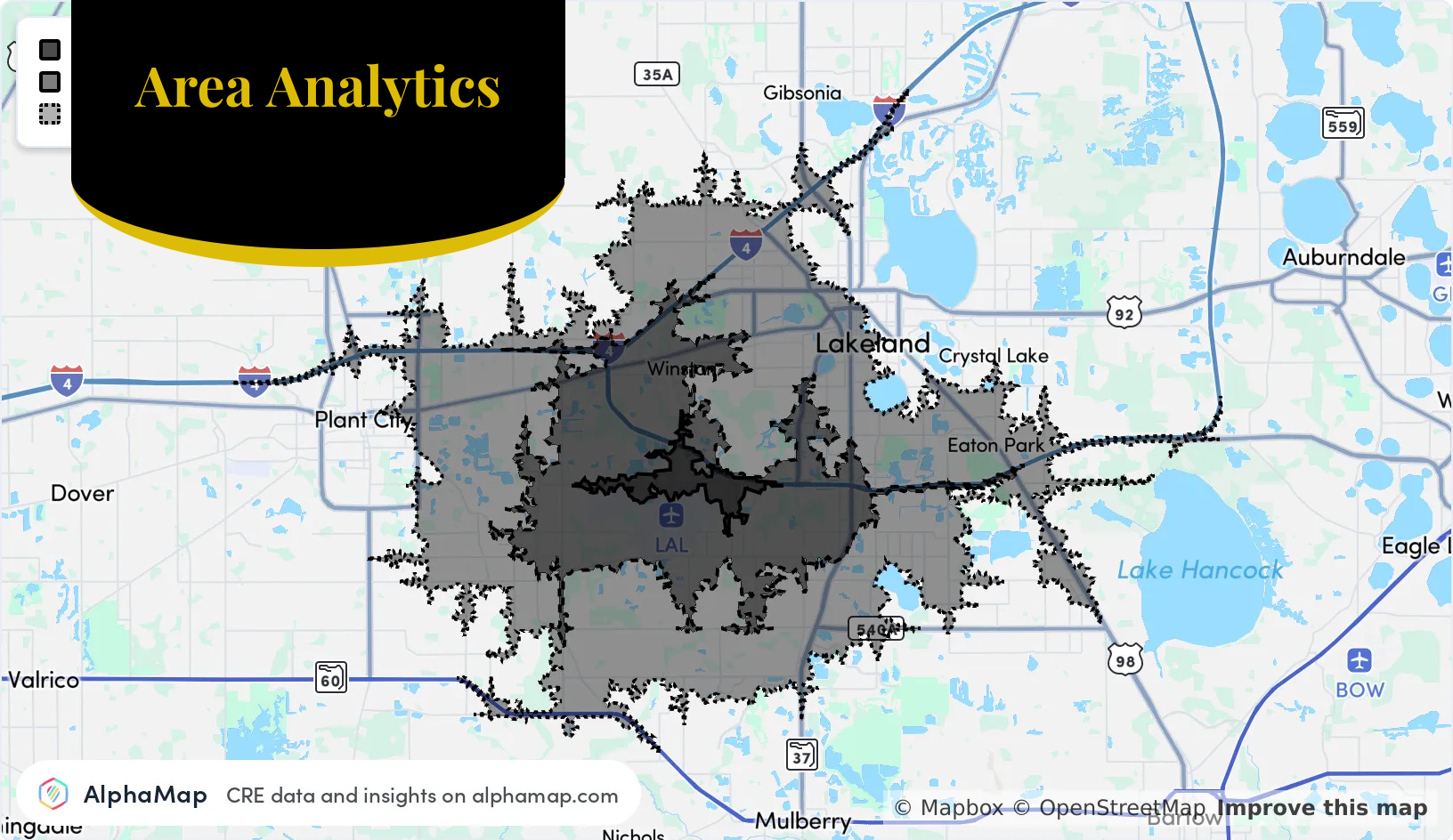


Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	0	25	743
Average Age	0	48	40
Average Age (Male)	0	46	40
Average Age (Female)	0	49	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	10	272
# of Persons per HH	0	2.5	2.7
Average HH Income	\$0	\$119,968	\$104,194
Average House Value		\$301,404	\$305,189

Demographics data derived from AlphaMap

Area Analytics



Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	764	23,884	153,302
Average Age	42	44	41
Average Age (Male)	41	42	40
Average Age (Female)	43	45	42

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	285	9,841	58,775
Persons per HH	2.7	2.4	2.6
Average HH Income	\$105,727	\$93,536	\$90,029
Average House Value	\$341,306	\$310,107	\$296,038
Per Capita Income	\$39,158	\$38,973	\$34,626

Map and demographics data derived from AlphaMap