

HISTORIC LANDMARK OFFICE PROPERTY

1833 South Florida Ave.

Lakeland, Florida 33803

\$1,850,000

LOT	0.49 ACRES
PARCELS	1
FRONTAGE	200 FT
HEATED SF	8,039
TOTAL SF	10,840
TRAFFIC CLOSE/FRONT	38,000 / 33,000
ZONED	Office

A Historical Landmark in South Florida, this majestic building sits overlooking South Florida Ave. in the Beacon Hill district of Lakeland. The recent renovation, makes this a fantastic office with upgraded features.

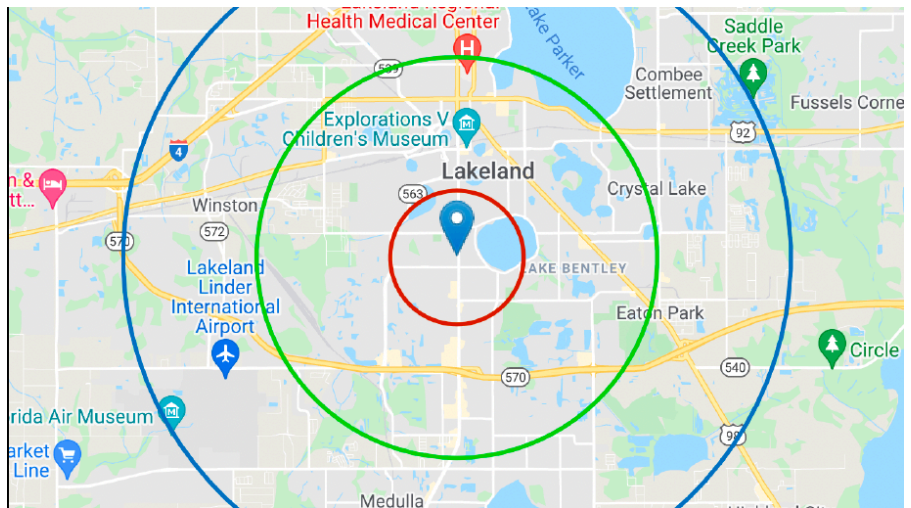
5 MILE DEMOGRAPHICS

Population	145,326
Medium Age	39.9
Med Net Worth	\$84,189
Med Household Income	\$48,540
College - BS/BA/Adv Degree	51% - 24%
Number of Businesses	6,169
Total Employed	79,028
White /Blue Collar Services	62%-26%-12%
Unemployment Rate	5%

21 COMMERCIAL.

CENTURY 21
myers REALTY

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