

RETAIL SPACE AVAILABLE FOR LEASE – Downtown Lakeland

110 E. Pine Street, Lakeland, Florida 33801 - 2,110 SF



OVERVIEW

Available Space: **2,110 SF**
 Property Type: Retail / Commercial
 Zoning: Commercial / Industrial
 Year Built: 1965

PROPERTY HIGHLIGHTS

- Located in the heart of Lakeland’s Central Business District, just east of Florida Avenue and within walking distance of all Downtown Lakeland amenities including parks, housing, restaurants, banks, City offices and other retailers.
- Lakeland, Florida is one of the Sunshine State’s hidden gems. The historic City is perfectly centered between Orlando and Tampa, just an hour drive from both these national hubs.
- 6,400 sf building. Available space was previously used as a mortgage firm.
- N. Florida Avenue carries approximately 7,000 vehicles per day.

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PURE
PROPERTIES
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Lakeland Area Major Developments

- * Lakeland Square Mall - Adding 320 family units
- * Oak Street Apartments - 200-unit new construction
- * New Veteran's Clinic - a \$112.17M project
- * Lakeland YMCA - \$21M renovation underway
- * Lakeland Regional Health - plans for additional location in South Lakeland
- * Lakeland Ledger Expansion - 500 multi-family units with 900,000 sf of mixed-use space
- * Lake Wire - new construction: mixed-use development with 630 multi-family units and 15,000 sf of retail space

Lakeland is home to:

- * Publix Supermarkets Headquarters
- * Major Warehouses - PepsiCo, Amazon, Walmart, Rooms To Go
- * Largest one-site collection of Frank Lloyd Wright Architecture in the world
- * Florida Southern College & Florida Polytechnic University
- * Detroit Tigers Spring Training
- * Bonnet Springs Park

PURE PROPERTIES GROUP | info@purepropertiesgroup.com | 800.570.5262

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Built upon historic character, philanthropy and volunteerism, Lakeland offers its residents, businesses and visitors a true sense of place. Lakeland has always been a hub of innovation and progressive ideas. Today, the City of Lakeland continues to thrive as population and business expansions are attracted to the area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, healthcare, manufacturing, and retail.

9 MILLION FLORIDIANS in a **100 MILE RADIUS**

54 MILES TO ORLANDO

32 MILES TO TAMPA

2 INTERNATIONAL AIRPORTS WITHIN ONE-HOUR DRIVE

INTERSTATE FLORIDA 4

LOCATED CENTRALLY ALONG FLORIDA'S HIGH TECH CORRIDOR

LAKELAND IS LOCATED IN POLK COUNTY, FLORIDA

9TH LARGEST COUNTY IN FLORIDA

POLK COUNTY BOASTS:

550 LAKES

90 MINUTES FROM BEACHES ON BOTH COASTS

1.5 MILLION TOURISTS ANNUALLY

ECONOMIC & DEMOGRAPHIC SNAPSHOT

2022

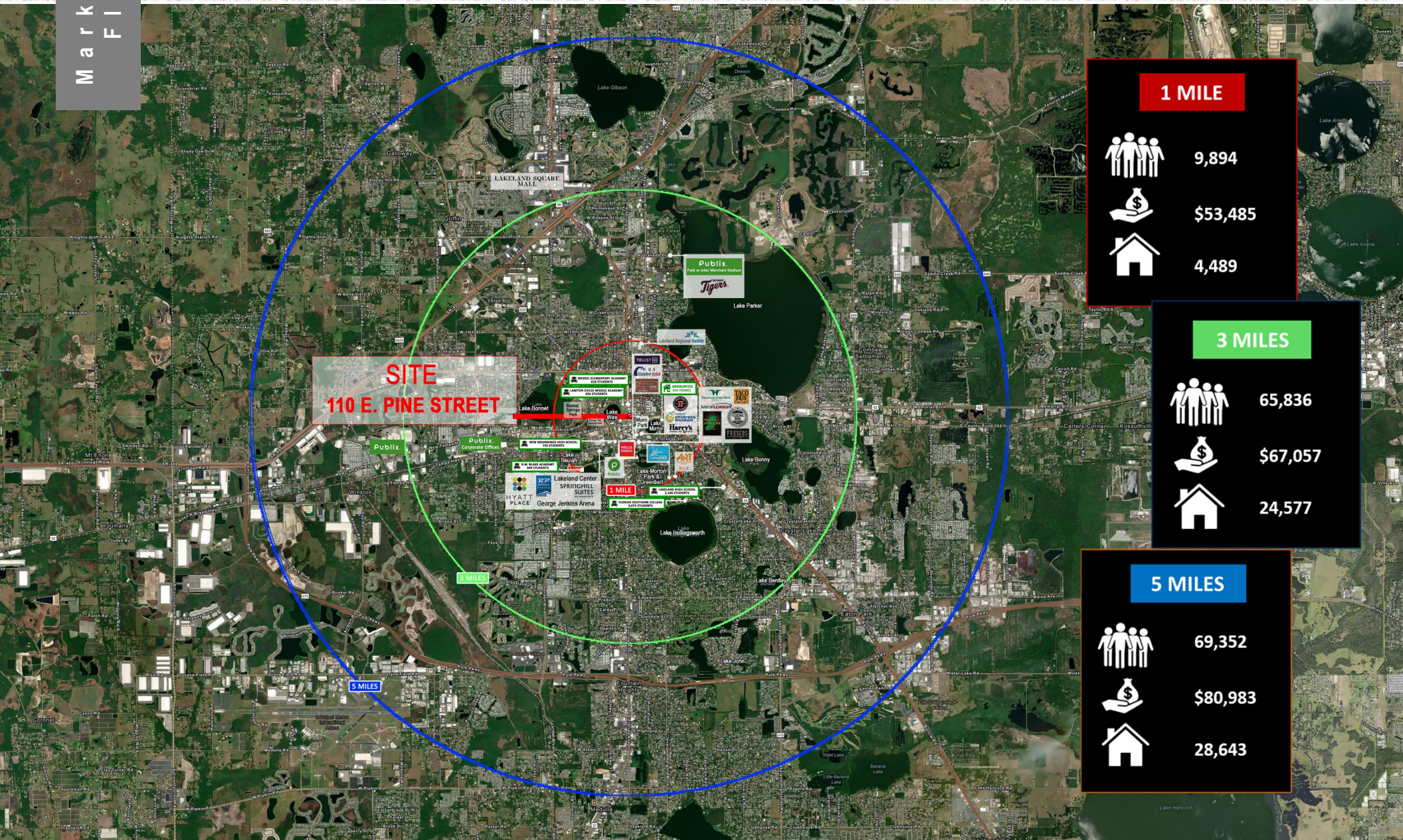
POPULATION OVERVIEW

116,421	City of Lakeland '21
300,258	LE Service Area '22
748,365	Polk County '21
21,898,345	State of Florida '21

Total Number of Households (2021 Est.)	46,357
Median Net Worth (2020 Est.)	\$80,269
Median Household Income (2021 Est.)	\$48,972
Lakeland Labor Force (2021)	50,142
Employed (2021)	47,469
Unemployed (2021)	2,673
Lakeland Unemployment (2021)	5.30%
Average Home Sales Price (2021)	\$286,112
Single Family Permits (2021)	749
Multi-Family Permits (2021)	337
Warehouse/Industrial Square Feet Permitted (2021)	820,820
Commercial/Office Square Feet Permitted (2021)	12,271
Retail Square Feet Permitted (2021)	16,029
Public/Institutional Permitted (2021)	35,383

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SITE
110 E. PINE STREET

1 MILE

	9,894
	\$53,485
	4,489

3 MILES

	65,836
	\$67,057
	24,577

5 MILES

	69,352
	\$80,983
	28,643

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Lake Wire

FREEDOM PARK



110 E. Pine Street →



Nurturing Love Academy

McKeel Elementary Academy

Lawton Chiles Middle Academy

Trinity Presbyterian Church

N. Florida Ave

E. Bay St

N. Massachusetts Ave

MIRRORTON APARTMENTS

ESCAPOLOGY
The live escape game

LAKELAND POLICE

E. Pine St



N. Tennessee Ave



Munn Park

Lakeland Family Church



E. Main St

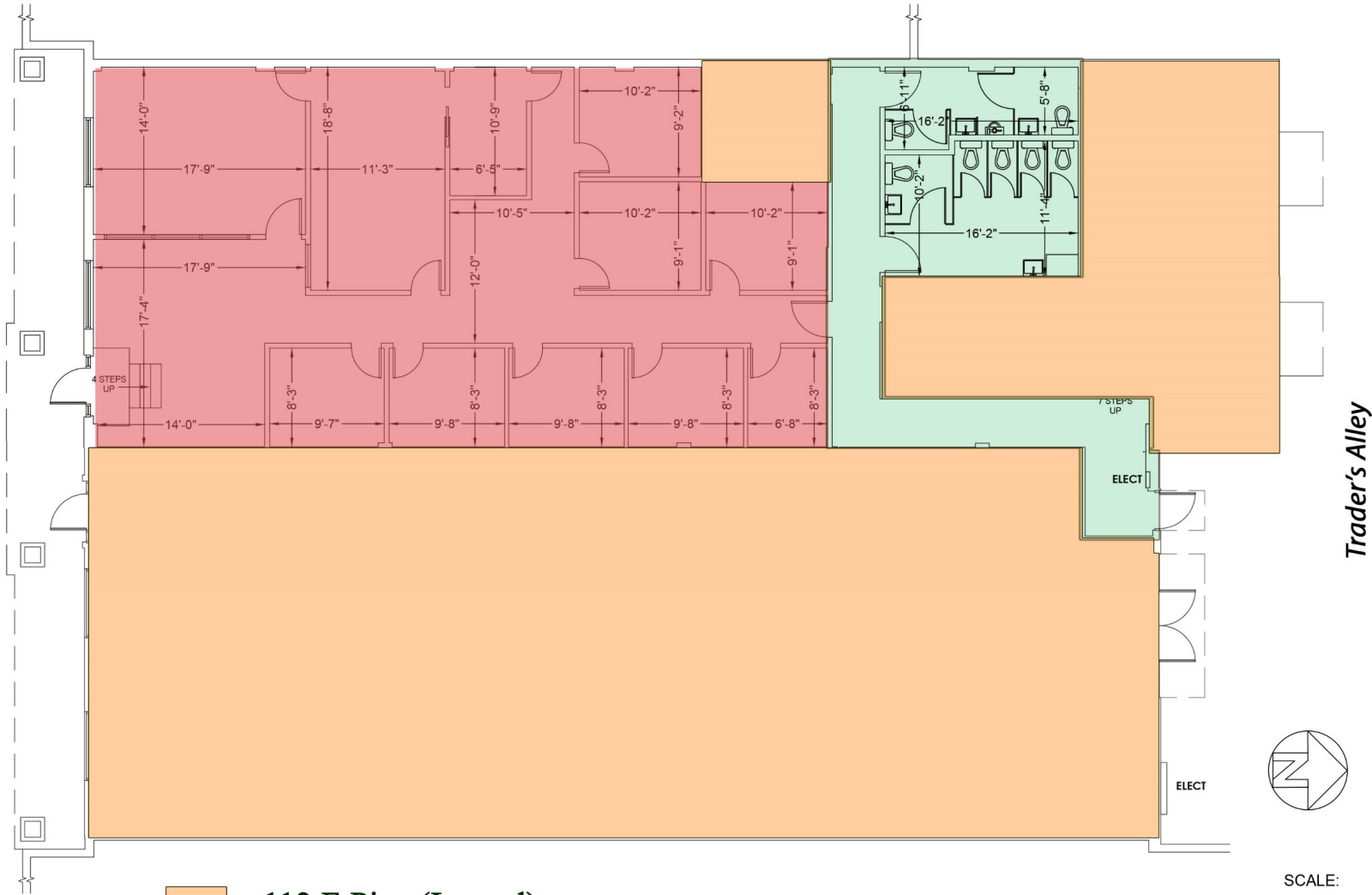
Lake Mirror

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E. Pine Street



- 112 E Pine (Leased)
- 110 E Pine (2,110 SF - Available)
- Common Area

