

OFFICE SUITE FOR SALE

6700 S FLORIDA AVE

6700 S FLORIDA AVE UNIT 34

Lakeland, FL 33813

PRESENTED BY:

LINDA SCHULTZ

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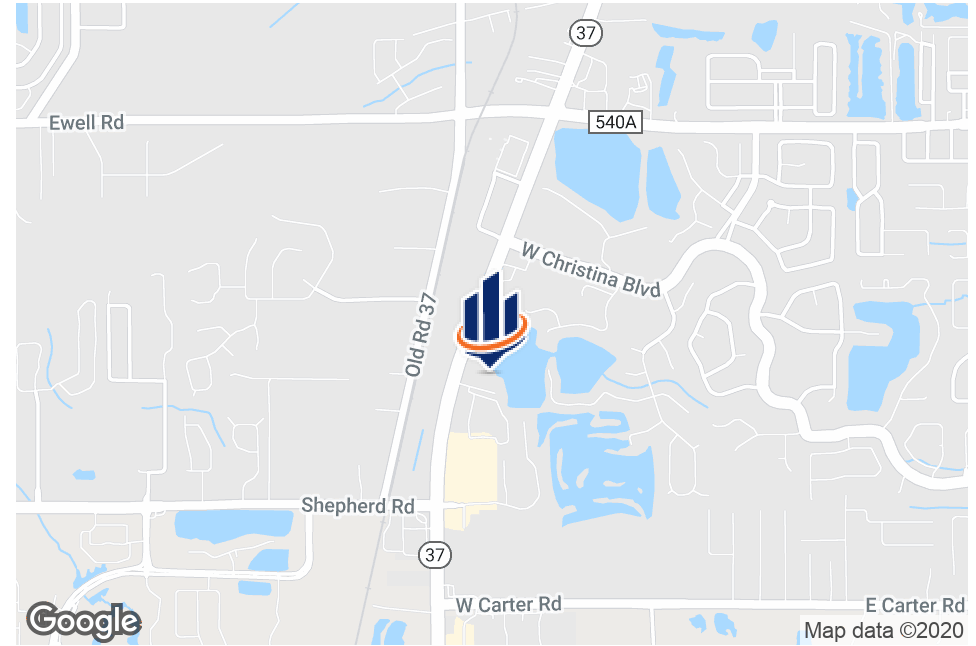
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SECTION 1

PROPERTY
INFORMATION





SALE PRICE

\$85,000

PROPERTY OVERVIEW

This property is located in Imperial Christina Cove off S Florida Ave, one of Lakeland's premier commercial corridors. The office condominium park has excellent access to S Florida Ave and ample parking. Each unit overlooks Clark Lake from a second-story balcony.

PROPERTY HIGHLIGHTS

- High-income area
- More than 30,000 people within 3 miles
- The immediate market is growing at a faster rate than Polk County

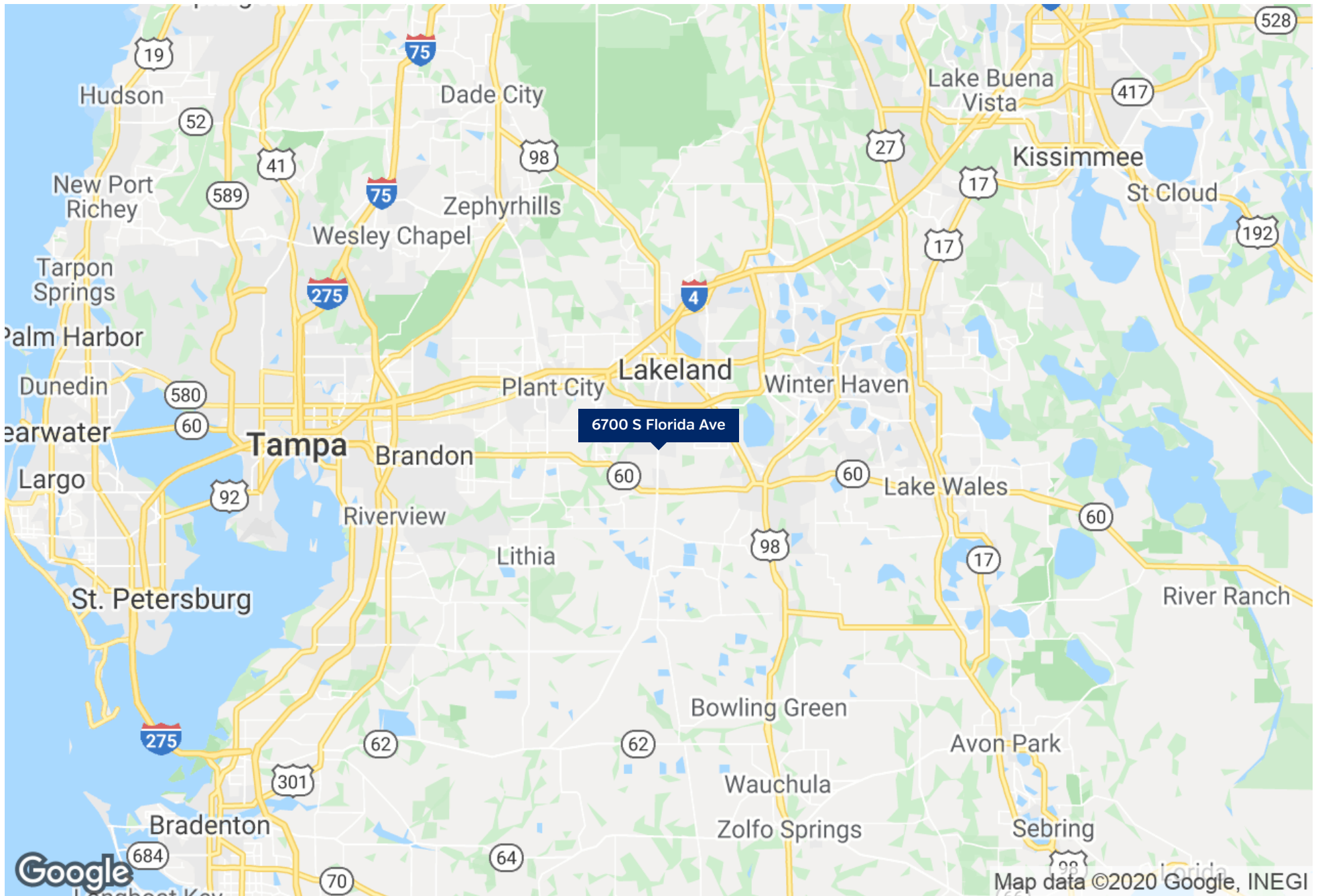
OFFERING SUMMARY

BUILDING SIZE:	924 SF
PRICE / SF:	\$91.99
YEAR BUILT:	1985
FUTURE LAND USE:	CAC - Polk County
TRAFFIC COUNT:	36,000 cars/day on S Florida Ave

SECTION 2

LOCATION
INFORMATION



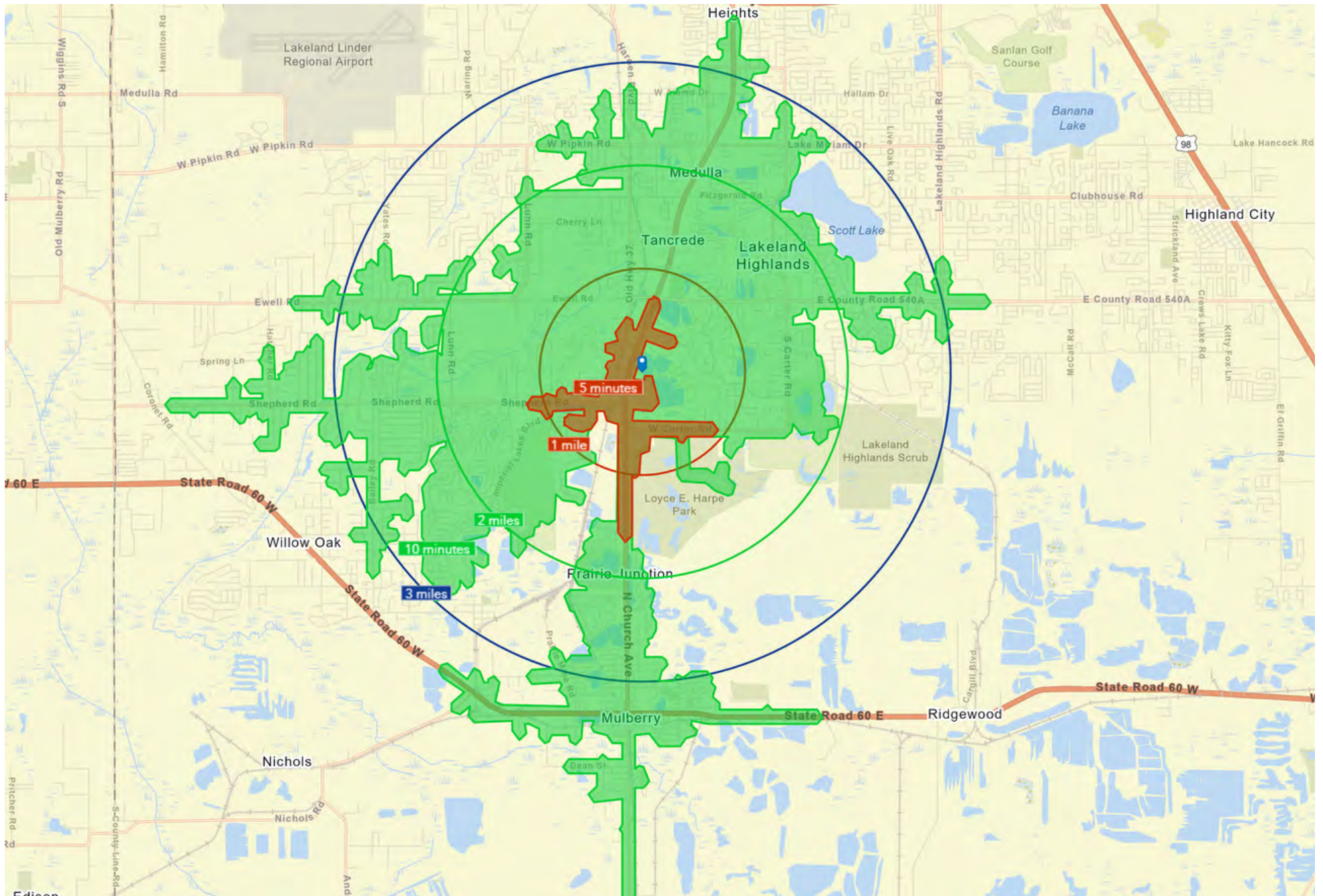




SECTION 3

DEMOGRAPHICS





Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	6,379	22,331	47,738	60	37,049	703,886	21,587,015	333,793,107
Households	2,440	8,261	18,026	17	13,917	262,339	8,438,100	126,083,849
Families	1,872	6,166	13,303	12	10,095	182,227	5,454,945	82,747,156
Average Household Size	2.61	2.70	2.65	3.53	2.66	2.63	2.51	2.58
Owner Occupied Housing Units	1,884	6,265	13,446	13	9,822	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	557	1,996	4,580	4	4,095	81,614	2,978,725	45,948,740
Median Age	46.6	42.1	41.7	40.0	40.4	41.60	42.50	38.50

Trends: 2018 - 2023 Annual Rate

Population	1.95%	1.81%	1.73%	2.23%	1.85%	1.52%	1.33%	0.72%
Households	1.89%	1.74%	1.64%	2.25%	1.72%	1.43%	1.27%	0.72%
Families	1.83%	1.68%	1.58%	3.13%	1.67%	1.37%	1.23%	0.64%
Owner HHs	1.78%	1.78%	1.78%	2.90%	1.92%	1.47%	1.22%	0.72%
Median Household Income	1.41%	1.24%	1.53%	3.04%	1.50%	1.10%	1.51%	1.60%

Households by Income

<\$15,000	3.60%	4.10%	4.60%	5.90%	5.20%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	3.90%	5.10%	5.90%	5.90%	6.60%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	7.20%	8.40%	8.00%	11.80%	8.90%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	10.90%	12.50%	14.20%	17.60%	14.70%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	14.10%	18.30%	19.80%	17.60%	19.50%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	18.40%	17.10%	16.90%	17.60%	16.70%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	17.20%	17.10%	16.20%	11.80%	15.30%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	14.50%	9.80%	8.10%	11.80%	7.40%	4.50%	5.50%	6.90%
\$200,000+	10.10%	7.60%	6.30%	5.90%	5.60%	3.40%	6.30%	7.90%
Median Household Income	\$86,888	\$76,683	\$70,721	\$64,555	\$66,663	\$52,516	\$56,362	\$62,203
Average Household Income	\$113,240	\$98,531	\$91,712	\$92,391	\$87,508	\$69,985	\$81,549	\$90,054
Per Capita Income	\$43,005	\$36,716	\$34,463	\$35,580	\$32,820	\$26,136	\$31,970	\$34,136

65% higher when compared to Polk County

Population by Age

0 - 4	4.70%	5.70%	5.70%	6.70%	6.10%	5.90%	5.20%	6.00%
5 - 9	5.30%	6.10%	6.10%	6.70%	6.40%	6.00%	5.40%	6.10%
10 - 14	5.90%	6.50%	6.40%	6.70%	6.50%	6.00%	5.60%	6.30%
15 - 19	6.00%	6.40%	6.00%	5.00%	6.20%	5.80%	5.60%	6.30%
20 - 24	5.00%	5.40%	5.30%	5.00%	5.60%	5.70%	6.10%	6.70%
25 - 34	10.50%	11.10%	11.90%	13.30%	12.20%	12.90%	13.30%	14.00%
35 - 44	10.70%	12.50%	12.70%	11.70%	12.60%	11.40%	11.70%	12.60%
45 - 54	13.90%	13.30%	13.10%	15.00%	12.60%	11.60%	12.40%	12.40%
55 - 64	16.90%	14.80%	14.30%	15.00%	13.70%	13.00%	13.70%	13.00%
65 - 74	12.80%	11.50%	11.50%	11.70%	11.30%	12.20%	11.70%	9.80%
75 - 84	6.60%	5.30%	5.30%	3.30%	5.30%	6.90%	6.60%	4.80%
85+	1.80%	1.60%	1.70%	0.00%	1.60%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	87.10%	81.20%	81.30%	82.00%	79.10%	71.00%	72.50%	69.40%
Black Alone	5.70%	9.20%	9.00%	8.20%	9.80%	15.50%	16.40%	13.00%
American Indian Alone	0.20%	0.30%	0.30%	0.00%	0.30%	0.50%	0.40%	1.00%
Asian Alone	2.10%	2.60%	2.30%	1.60%	2.10%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	2.20%	3.40%	4.00%	4.90%	5.40%	7.90%	4.60%	7.10%
Two or More Races	2.70%	3.20%	3.10%	3.30%	3.20%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	14.20%	18.30%	19.30%	15.00%	21.50%	25.50%	27.20%	18.80%

SECTION 4

MAPS AND
PHOTOS







Building exterior



Disclaimer not subject unit



Disclaimer not subject unit



Disclaimer not subject unit

SECTION 5

ADVISOR AND
COMPANY
INFO





LINDA SCHULTZ

Associate Advisor

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PROFESSIONAL BACKGROUND

Linda Schultz is an Associate Advisor with SVN Saunders Ralston Dantzler Realty and focuses on representing owners and tenants in Polk County. She brings diverse experience to the firm. She joined SVN SRD after working in a law firm in downtown Orlando, where she practiced law. She also managed an accounting firm in Gainesville, Florida for four years.

Linda studied International Business Law at Charles University in Prague, Czech Republic and holds a Juris Doctor from Nova Southeastern University and a Bachelor of Arts in Criminology from the University of Florida.

She is a member of Variety-the Children's Charity of Florida and resides in Lakeland, Florida.

EDUCATION

University of Florida

Nova Southeastern University - Shepard Broad College of Law

MEMBERSHIPS

Lakeland Association of Realtors

Vice-Chair of The Housing Finance Authority of Polk County

Orange County Bar Association

American Bar Association

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