



Imperial Christina Cove Office Unit For Lease

6700 S Florida Ave., Unit#13
Lakeland, Florida 33813

Property Description

Unit #13, 924 SF, \$14.22/SF / YR Plus Utilities; Plus applicable sales tax. This newly remodeled unit is ready to occupy with new carpet, paint, wood laminate flooring in the hallway, decorative crown molding around all windows & doors and wood base. The larger office, over looking the lake, is 216+/- s.f., has a fire place and balcony; the east office is 195+/- s.f. has plenty of windows and a custom wood cabinet on one wall. The unit comes with an admin office in the middle and a break area with rest room. Conveniently located in S. Lakeland on S. Florida Ave.

OFFERING SUMMARY

Available SF	924 SF
Lease Rate	\$14.22 SF/yr (MG)
Lot Size	0 Acres
Building Size	924 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,765	\$97,567
3 Miles	33,138	\$81,371
5 Miles	85,258	\$75,610

For more information

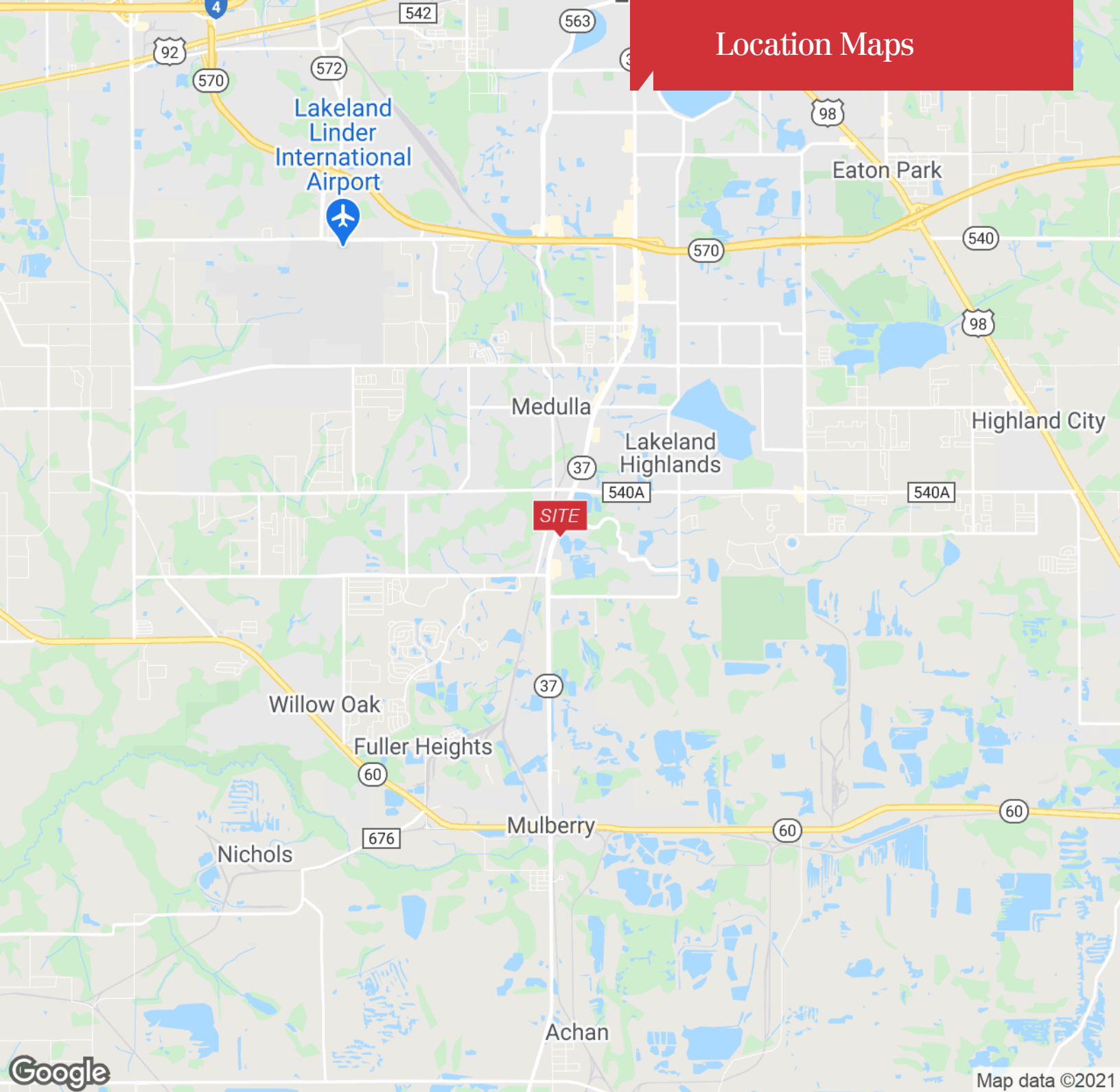
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Additional Photos



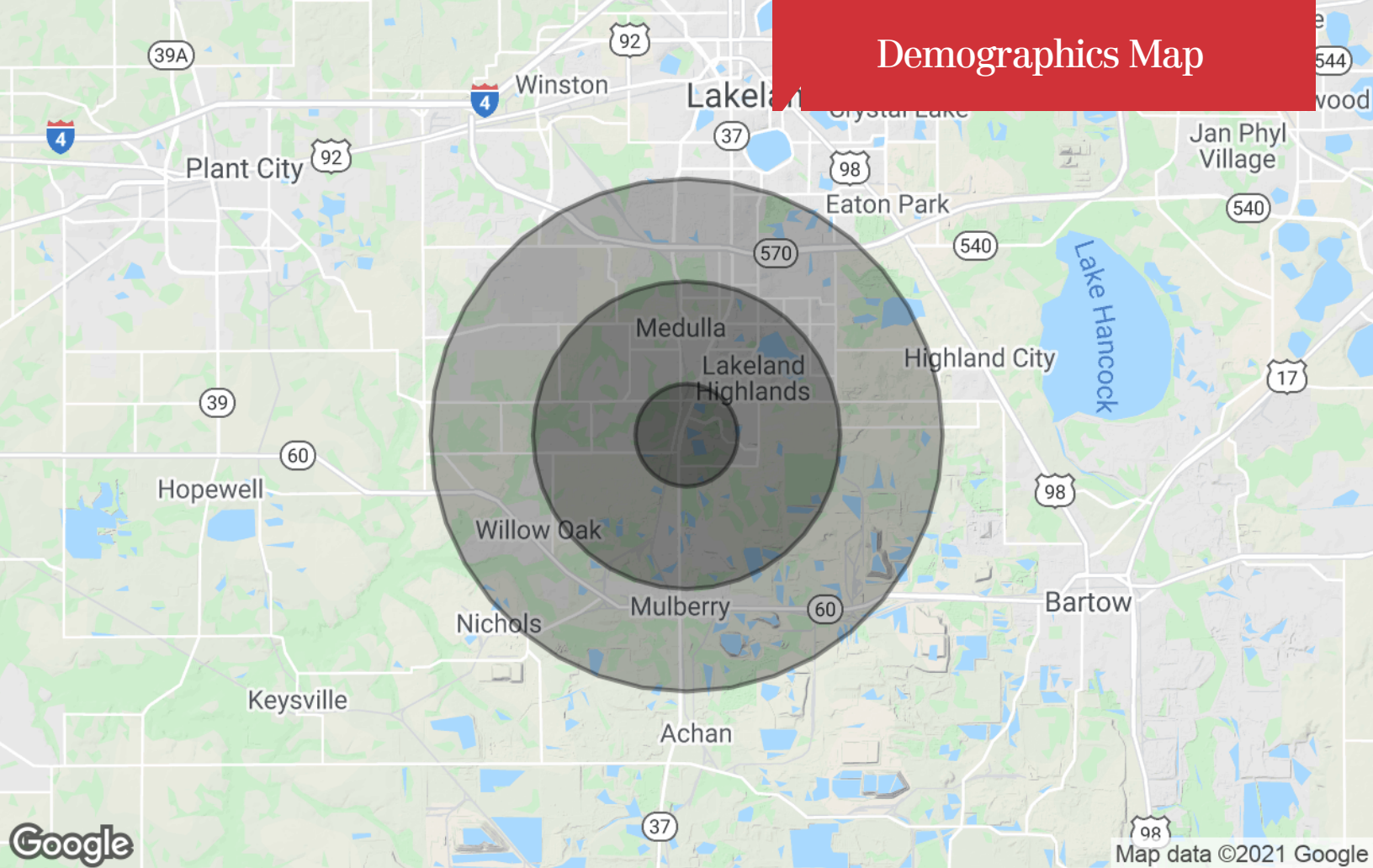
Location Maps



Location Description

Located in Imperial Christina Cove office complex., just off S. Florida Ave. in the southside of Lakeland, close to the Century Ave. apartment complex, and Jenkins Auto Sales. It fronts Lake Clark.

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,765	33,138	85,258
MEDIAN AGE	41.4	39.3	39.3
MEDIAN AGE (MALE)	38.5	38.7	38.2
MEDIAN AGE (FEMALE)	43.3	40.5	40.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,702	12,457	32,227
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$97,567	\$81,371	\$75,610
AVERAGE HOUSE VALUE	\$186,628	\$216,072	\$205,786

* Demographic data derived from 2010 US Census