

LAND FOR SALE

PRIME LOT ADJACENT TO US-92 & US-98

117 E Memorial Blvd, Lakeland, FL 33801



OFFERING SUMMARY

SALE PRICE:	\$950,000
LOT SIZE:	0.62 Acres
ZONING:	C-2 / O-1
TRAFFIC COUNT:	32,500 Per Day
UTILITIES:	City of Lakeland
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland / Winter Haven MSA
TRAFFIC COUNT:	28,000

PROPERTY OVERVIEW

KW Commercial Lakeland is presenting one of the premier gateway intersections adjacent to US-92 & US-98 located between the growing Downtown & the Medical District of Lakeland and less than one mile north of Downtown Lakeland, there's 32,500 cars per day on Memorial Blvd.

The site is 0.62 acre with a C-2 zoning in front and O-1 zoning on the back parcels.

There's currently two structures on the property with a total of 2,262 SF under roof, this could be a good fit for auto related business or could be redeveloped for QSR, office/medical or retail plaza.

The current tenant Hertz has a lease until December 31st, 2021 with no options, a renewal could be possible, contact listing agent for more details.

PROPERTY HIGHLIGHTS

- Key Intersection Between Medical District and Downtown
- High Traffic site Adjacent to Corner with Intersection Traffic Lights
- City of Lakeland Utilities on Site
- Located in Opportunity Zone, CIA & CRA (Impact fees waived and incentives)

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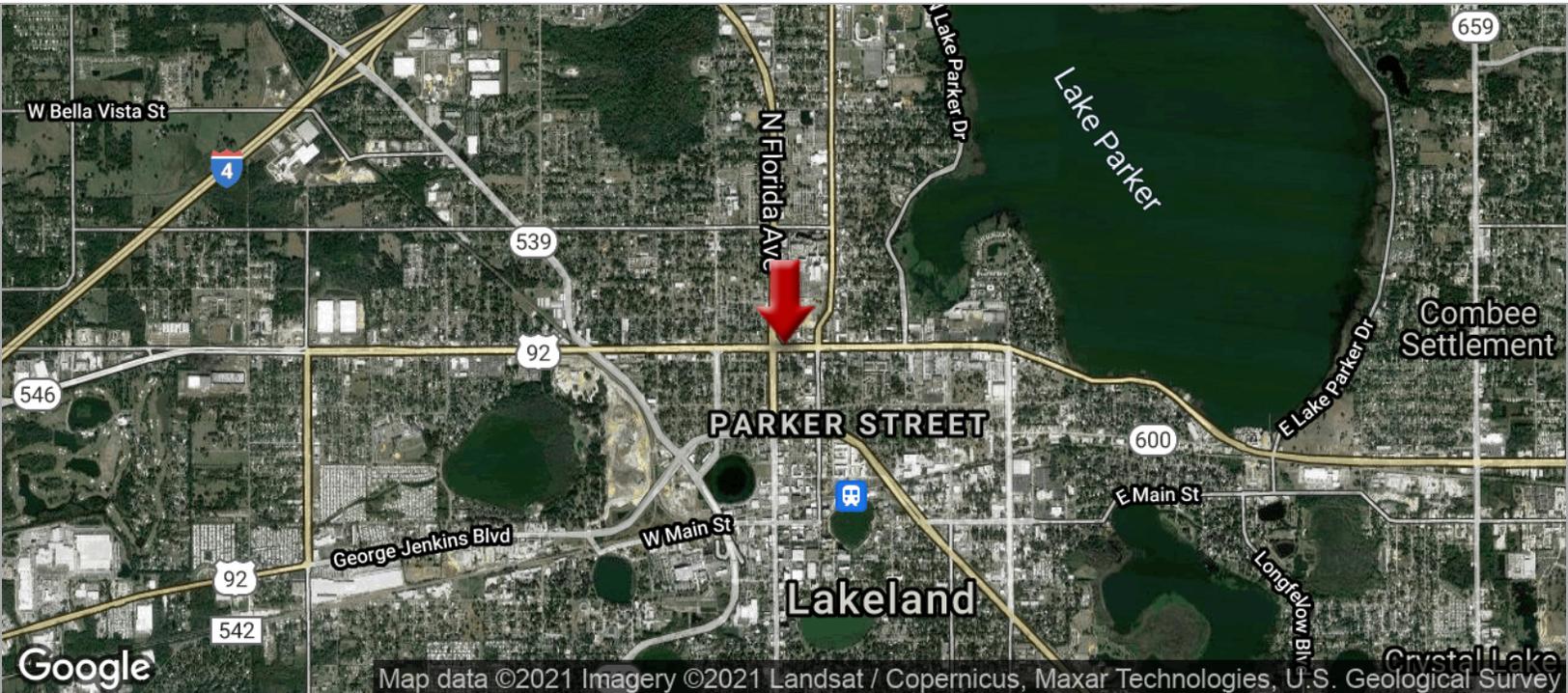
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LOCATION MAPS

117 E Memorial Blvd, Lakeland, FL 33801



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AREA DESCRIPTION

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CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

MIRRORTON (305 UNITS APARTMENTS NEAR)

Mirrorton is set to radically transform a 10-acre property on the fringe of downtown Lakeland, FL, once owned by the City of Lakeland Community Redevelopment Agency. The product of a rigorous RFQ process and coordination effort with the City, the Downtown Community redevelopment Agency and the citizens of Lakeland, Mirrorton is a shining example of effective public-private partnership.

With its 305 units delivered in a mixture of townhouses and 3- and 4-story flats, Mirrorton will serve demand for new, high quality rental housing in Lakeland's vibrant downtown. A freestanding amenity building will house a fitness center, coffee bar, spa, meeting and work areas, pet spa, and a host of social gathering spaces including an attached outdoor terrace and pool. The site design is focused on establishing connectivity and a new urban feel, with orderly downtown blocks, on-street parking, minimal building setbacks, and pedestrian accommodations such as generous shade and sidewalks.

NOTICEABLE NEW CONSTRUCTION NEAR SUBJECT

- Expansion to Lakeland Regional Health (300 beds)
- Brand new QSR on US 92 & 98 (Taco Bell, Burger King, etc)
- New Bonnet Spring Park (2021)
- Redevelopment of Massachusetts & Parker St
- Lakeland Logistics Center on US-92

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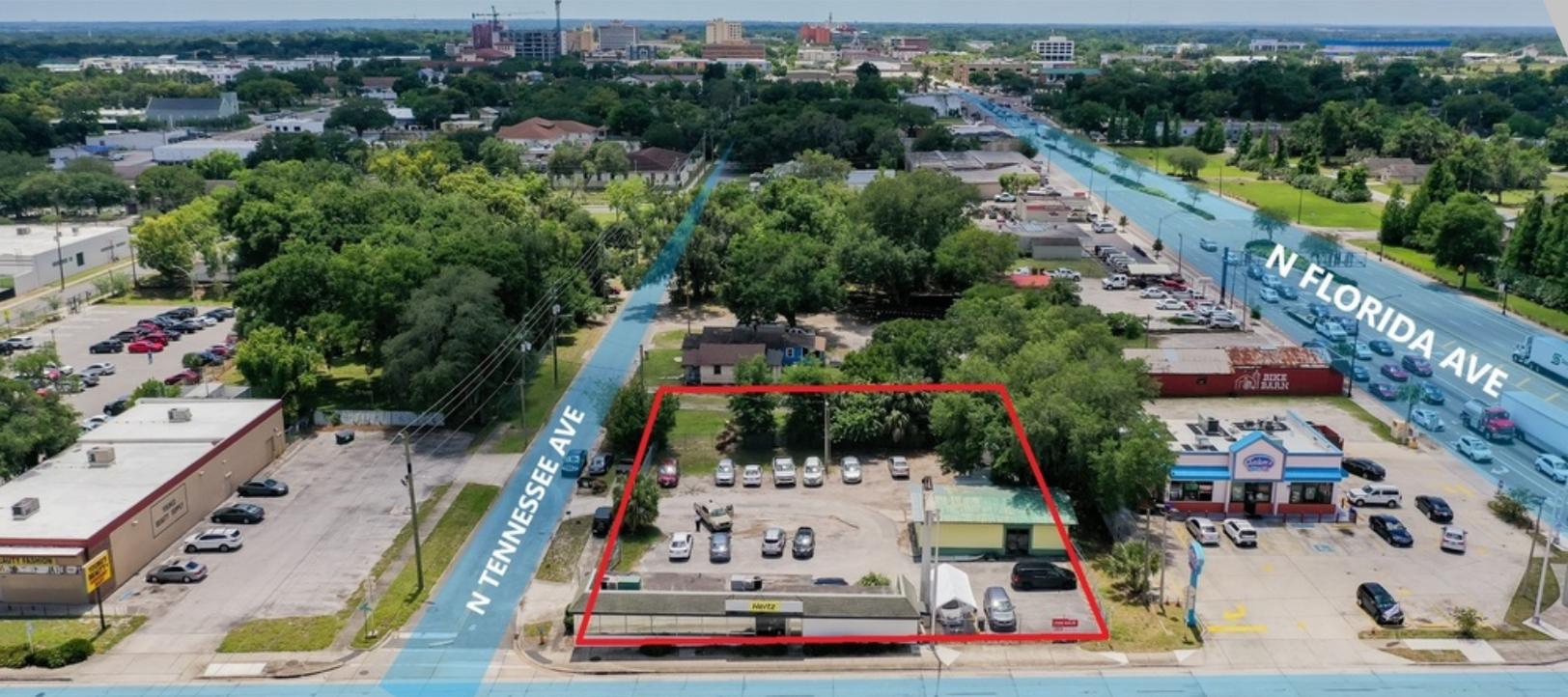
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SITE AERIALS

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SITE AERIAL

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E MEMORIAL BLVD - 32,500 AADT



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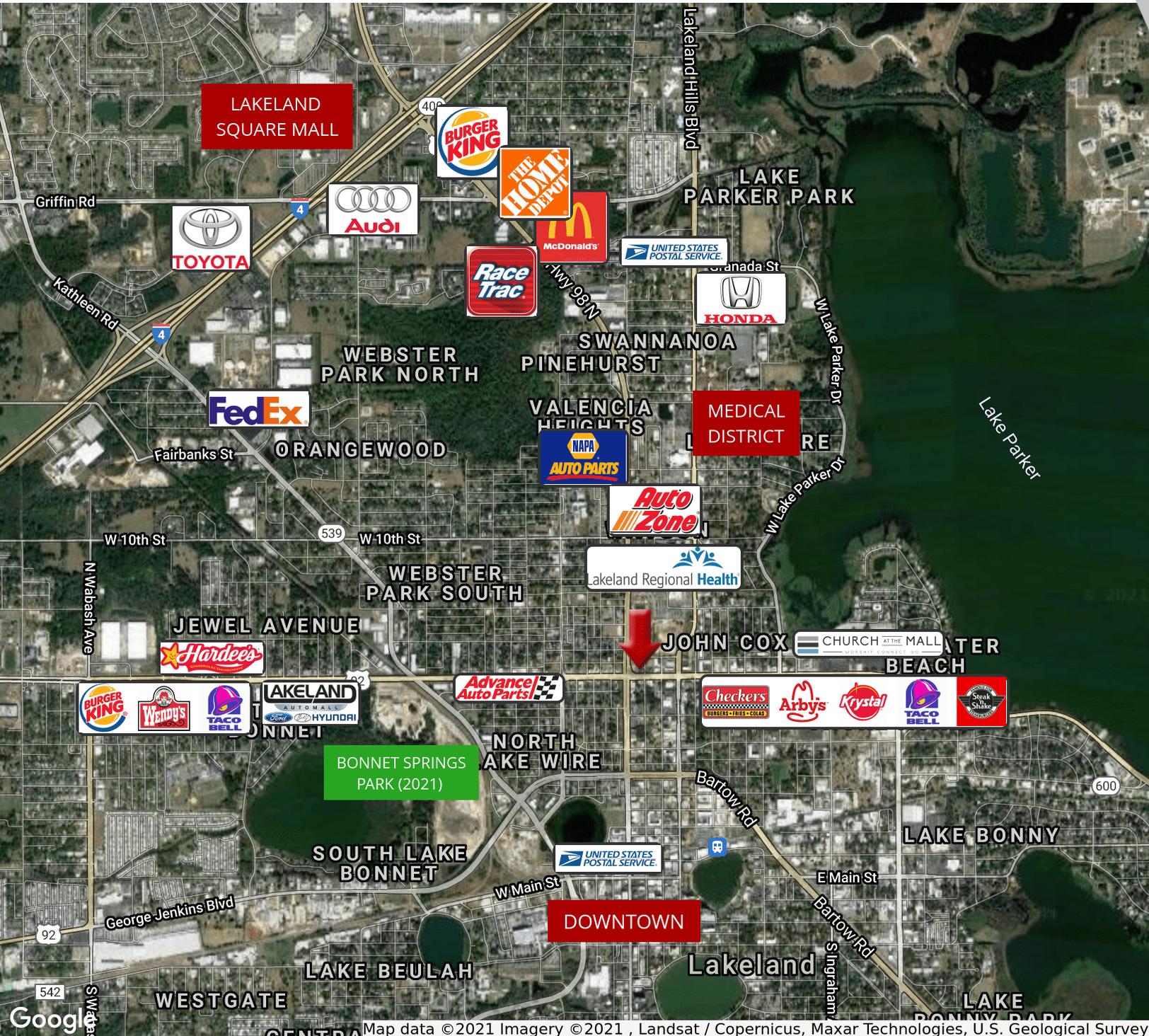
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LAND FOR SALE

RETAILER MAP

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ZONING & OPPORTUNITY ZONE

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Lakeland Zoning and Code Districts

Zoning

- Commercial
- Industrial
- Limited Development
- Mobile Home
- Multiple family
- Office
- PUD Commercial
- PUD Industrial
- PUD Mixed
- PUD Mobile Home
- PUD Multiple Family
- PUD Office
- PUD Single Family

Located in the City of Lakeland zoning C-2 in front and O-1 on the back parcels



Located in a federal opportunity zone (tax incentives might be available)

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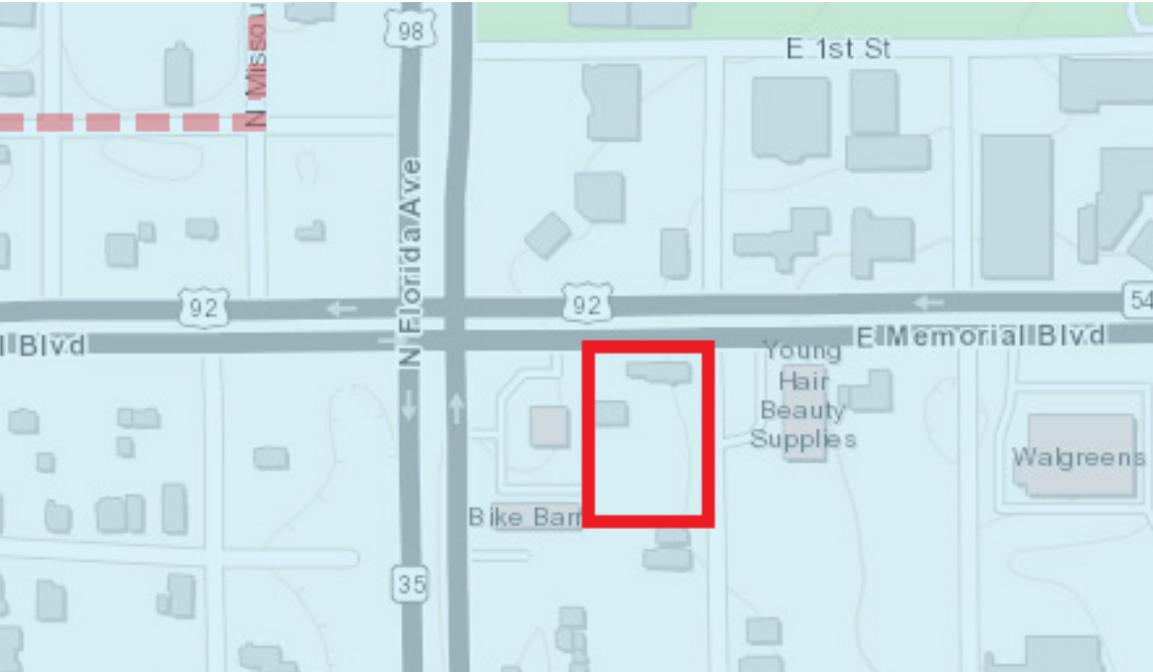
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CRA & UTILITIES MAP

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Lakeland CRA Areas

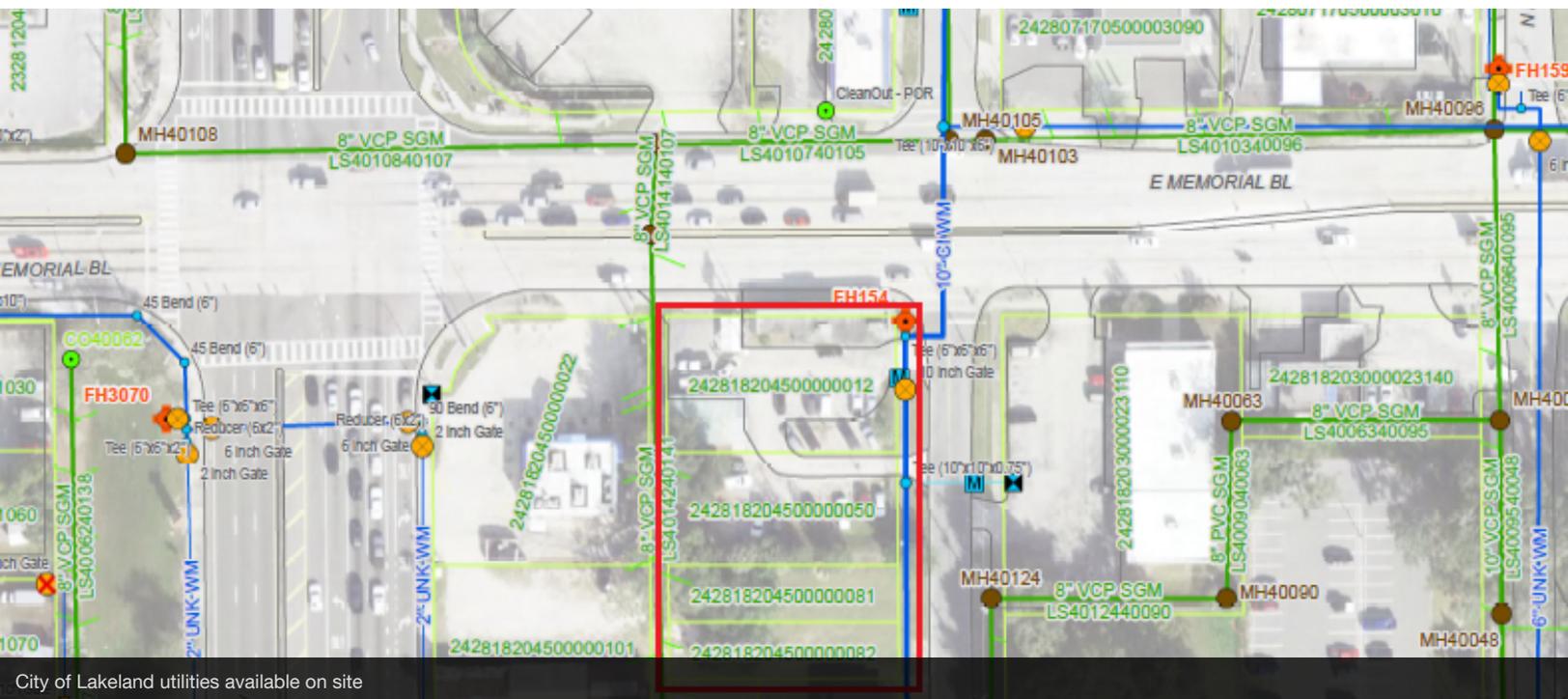
Community Redevelopment Areas

- Dixieland CRA
- Downtown CRA
- Midtown CRA**

Lakeland CRA Core Improvement Areas

- Core Improvement Area**

Located in Lakeland CRA and Core Improvement Area (non-utilities impact fees waived and incentives available)



City of Lakeland utilities available on site

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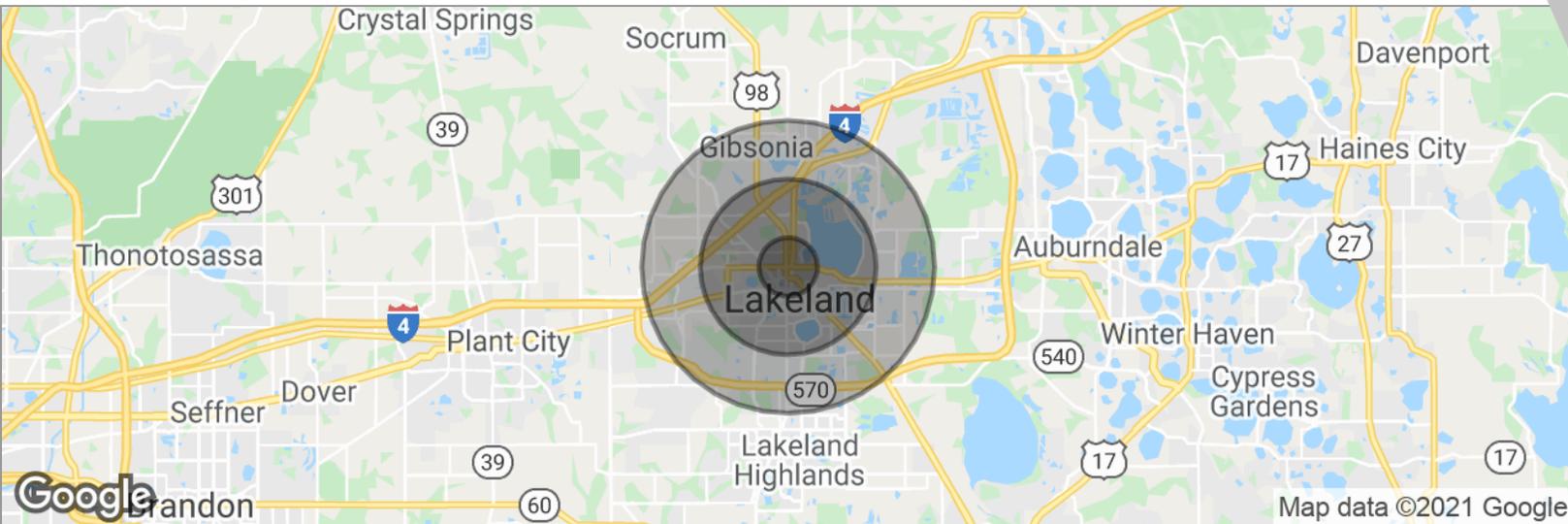
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DEMOGRAPHICS MAP

117 E Memorial Blvd, Lakeland, FL 33801



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,415	62,946	135,340
Median age	34.2	36.9	38.6
Median age (male)	30.0	34.2	36.2
Median age (Female)	36.4	38.7	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,406	24,660	54,175
# of persons per HH	2.5	2.6	2.5
Average HH income	\$35,437	\$46,670	\$53,828
Average house value	\$104,435	\$149,536	\$166,885
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.9%	15.5%	14.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	37.2%	62.1%	71.5%
Black	51.3%	27.2%	19.2%
Asian	0.5%	0.7%	1.2%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.1%	0.3%	0.3%
Other	6.8%	6.8%	5.8%

* Demographic data derived from 2010 US Census

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ADVISOR BIO

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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS

- CCIM Candidate
- Manufacturing & Supply Chain of Mid Florida
- NAIOP Member of Central Florida
- Lakeland & Winter Haven Chamber of Commerce
- National & Lakeland Realtor Association

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