



SPACE FOR LEASE

115 S MISSOURI AVE

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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Linda M. Schultz

Associate Advisor
LSchultz@SRDcommercial.com
863.226.5086



David Hungerford

Senior Advisor
DHungerford@SRDcommercial.com
863.272.7156



Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS
Managing Partner & Broker
Gary@SRDcommercial.com |



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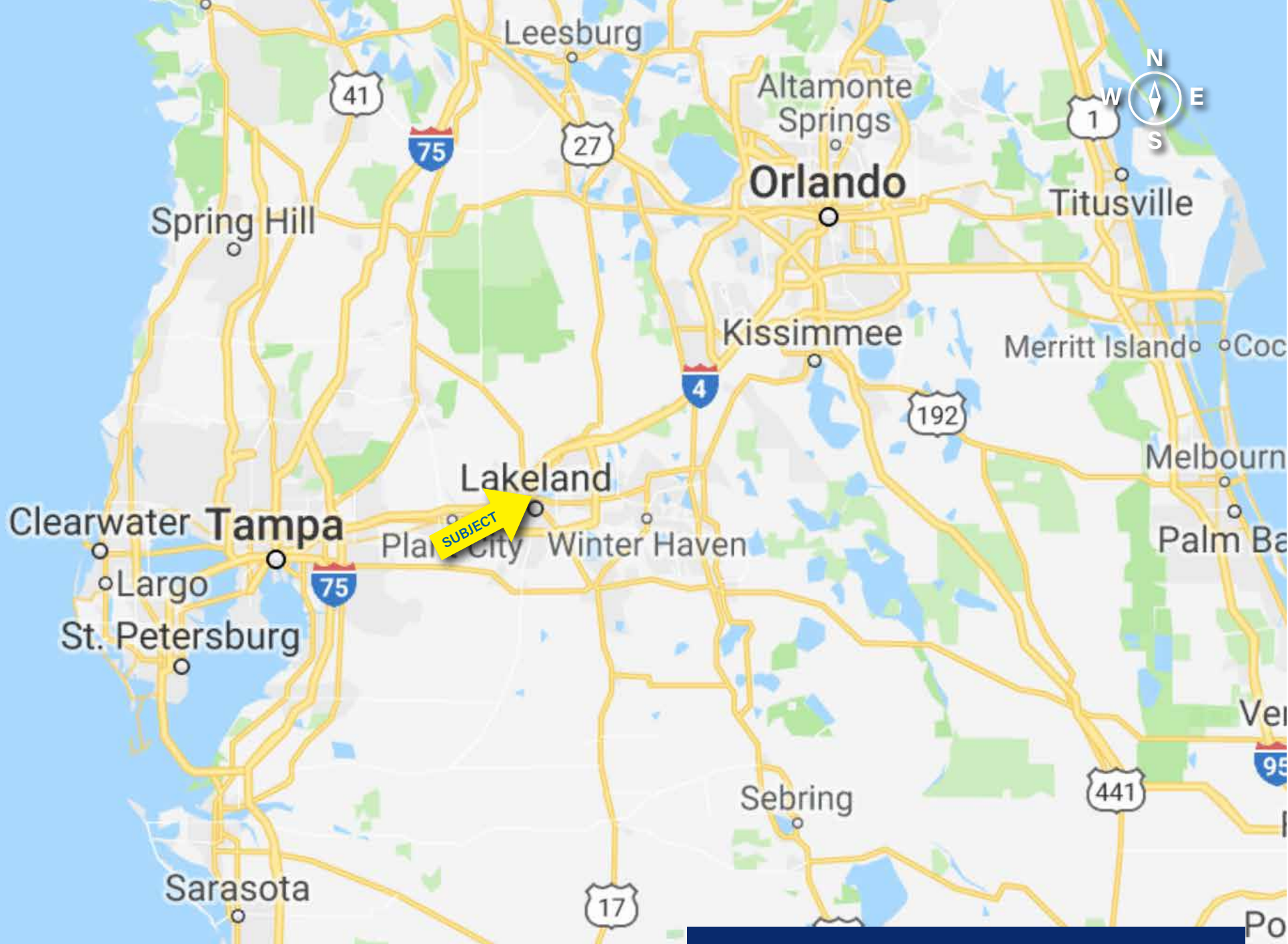
EXECUTIVE SUMMARY

115 S. MISSOURI AVE., LAKELAND, FL

This 5-story office building complex is located in recently revitalized Downtown Lakeland. The buildings total 95,303 +/- Heated SF (Polk PA), and features 5.58 +/- acres of land for ample customer and employee parking. Currently there is available space as small as 2,809 SF and as large as 13,760 SF. The property is currently undergoing extensive renovations, and there is large signage available at the top of the building that can be seen from multiple commercial highways near downtown.

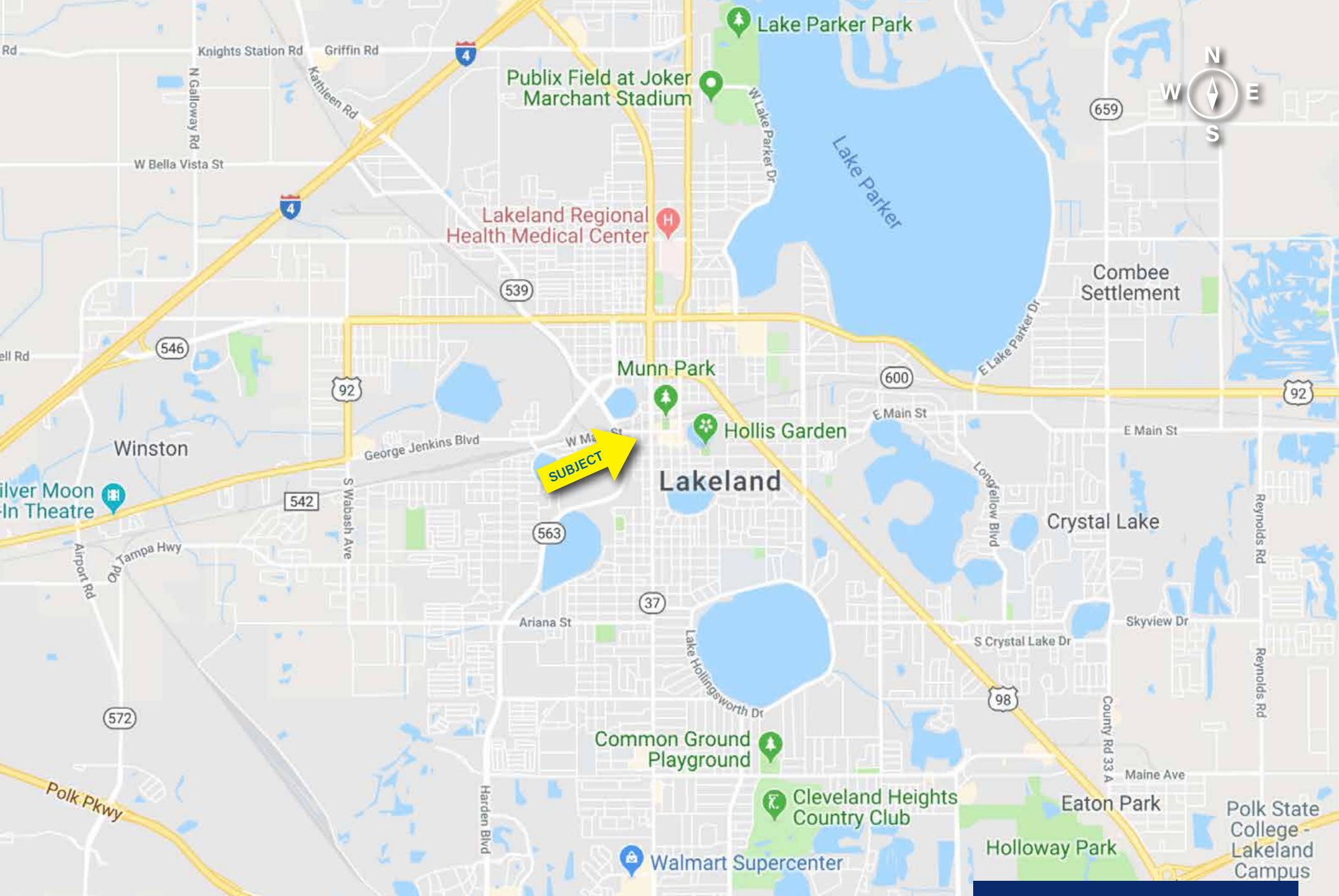
Other tenants in the building include the Department of Revenue, Lakeland Surgical & Diagnostic Center, and the Early Learning Coalition of Polk County.

Site Address:	115 S. Missouri Ave., Lakeland, FL 33801
County:	Polk
PIN (Property Identification Number):	232813068500011021 + 12 others
Land Size:	5.58 +/- acres
Available Space (RSF):	2nd Floor - 2,809 SF 3rd Floor - 11,568 SF and/or 13,760 SF 4th Floor - 11,568 SF 5th Floor - 4,968 SF
Year Built:	1954-1991
Property Use:	Multi-Story Office
Utilities:	Water and Sewer - City of Lakeland
Zoning:	Commercial (C-6) - City of Lakeland
Traffic Count:	3,000 cars/day on W. Main St.
Asking Rate:	\$20/SF Full Service



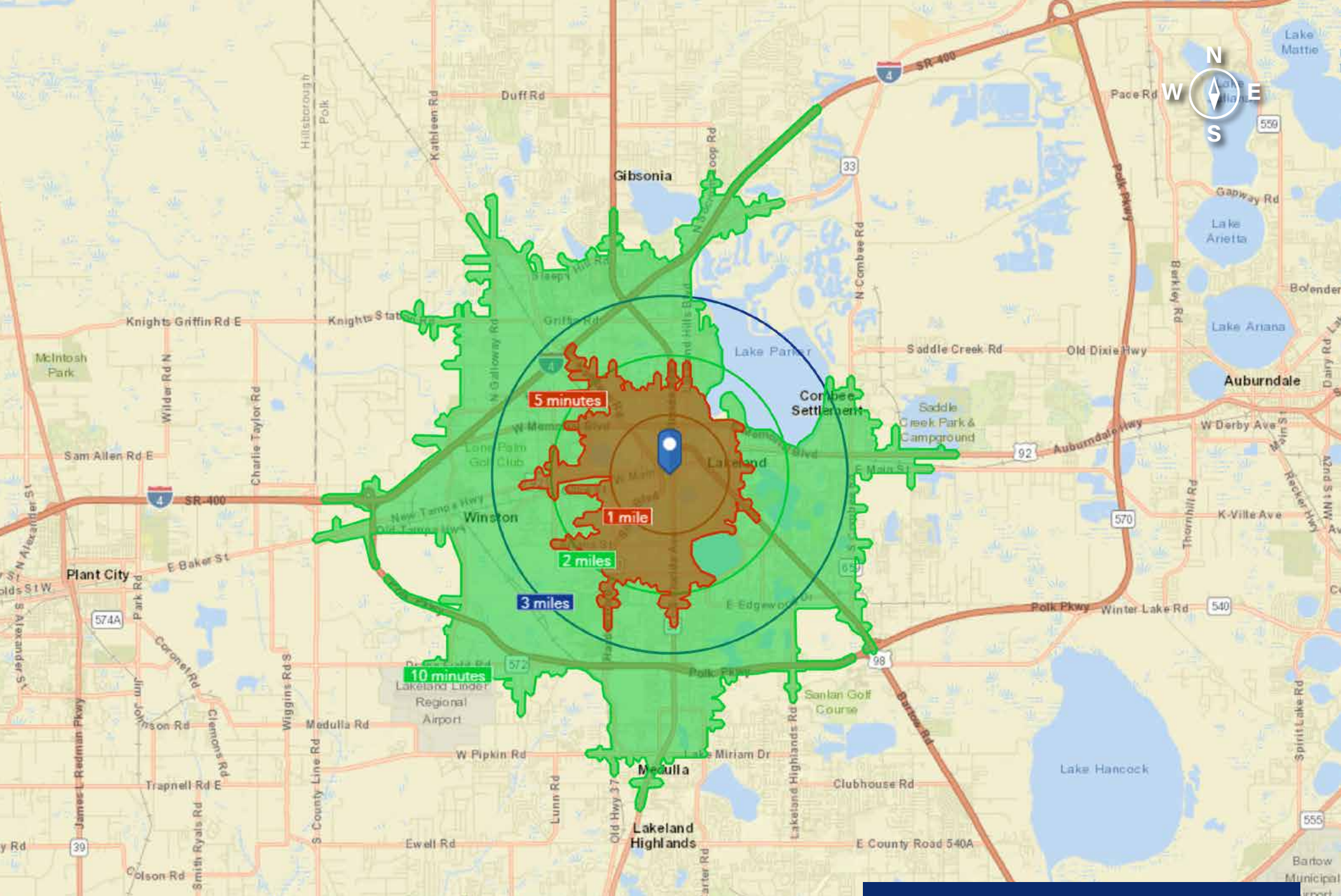
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located in West Downtown Lakeland, between Sikes Blvd.
and S. Florida Ave.

LOCATION MAP



DEMOGRAPHICS MAP

1, 2, 3 mile radius

5, 10 minute drive time

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	9,541	37,148	74,092	28,344	104,056	683,954	21,239,528	332,417,793
Households	4,300	14,617	28,997	11,431	41,039	255,025	8,299,404	125,168,557
Families	1,856	8,072	16,723	6,113	24,588	177,233	5,366,533	82,295,074
Average Household Size	2.00	2.40	2.42	2.31	2.44	2.63	2.51	2.59
Owner Occupied Housing Units	1,073	6,348	14,137	4,728	20,894	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	3,227	8,269	14,860	6,703	20,145	80,217	2,924,369	45,709,279
Median Age	38.5	37.3	38.3	37.5	38.3	41.6	42.5	38.5

Income

Median Household Income	\$29,247	\$35,728	\$38,112	\$35,290	\$40,418	\$50,006	\$54,238	\$60,548
Average Household Income	\$44,732	\$49,721	\$56,115	\$50,397	\$58,123	\$67,890	\$78,335	\$87,398
Per Capita Income	\$20,920	\$20,642	\$23,172	\$21,398	\$23,647	\$25,412	\$30,703	\$33,028

Trends: 2018 - 2023 Annual Growth Rate

Population	1.16%	0.89%	1.13%	0.95%	1.21%	1.46%	1.37%	0.77%
Households	1.09%	0.83%	1.11%	0.92%	1.16%	1.37%	1.31%	0.75%
Families	0.89%	0.67%	0.97%	0.74%	1.05%	1.31%	1.26%	0.68%
Owner HHs	2.28%	1.70%	2.07%	1.78%	2.11%	1.72%	1.60%	0.92%
Median Household Income	3.66%	2.24%	2.76%	2.26%	2.90%	1.95%	2.37%	2.70%

Strong population density with more than 37,000 people within a 2 mile radius and more than 100,000 people within a 10 minute drive-time.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

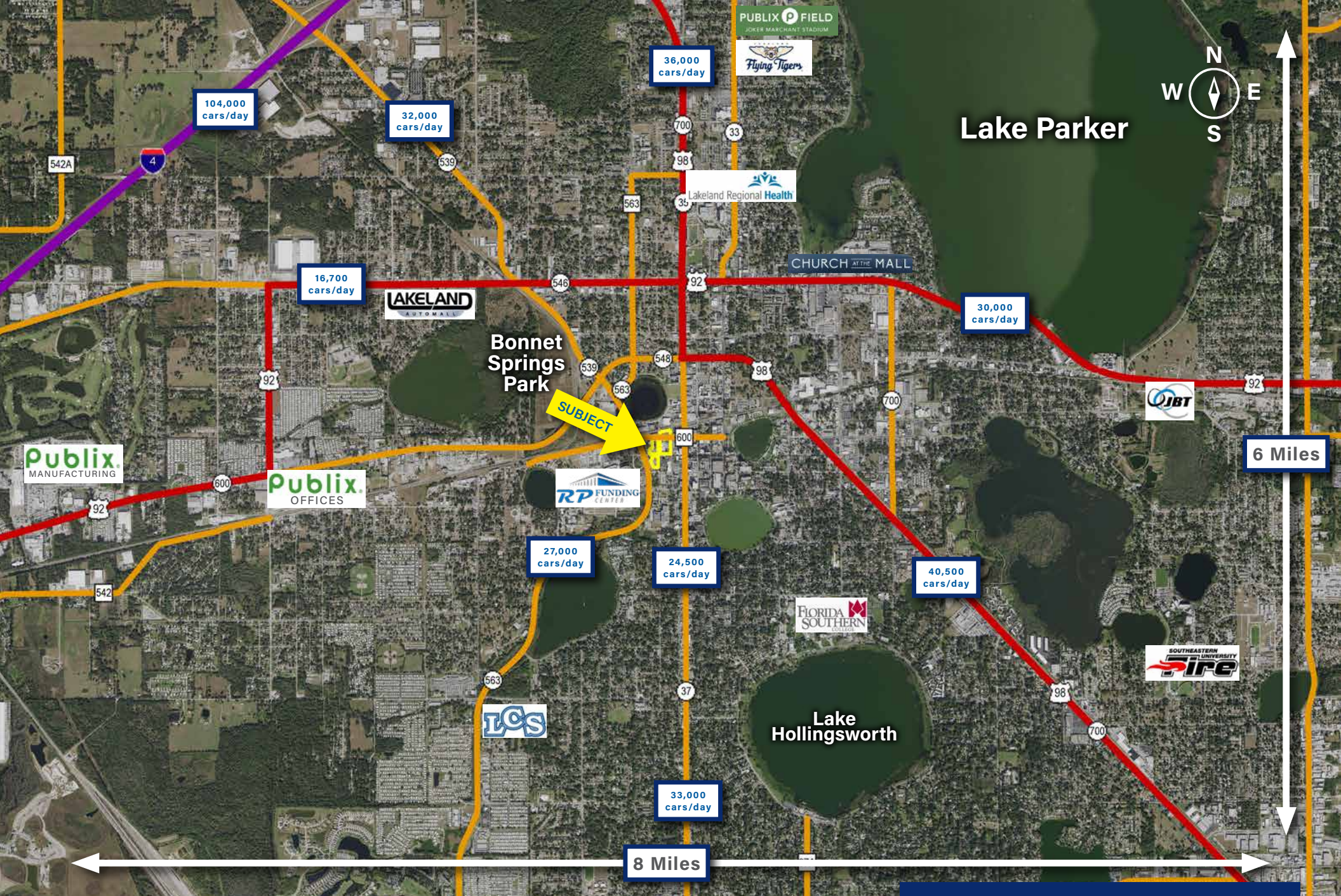
<\$15,000	27.10%	20.90%	17.40%	21.70%	15.40%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	17.50%	15.70%	15.00%	15.80%	14.20%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	10.90%	12.30%	13.30%	12.00%	13.10%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	15.00%	16.10%	15.80%	15.70%	16.30%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	15.00%	18.00%	17.90%	17.70%	18.60%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	6.20%	8.10%	8.70%	7.50%	9.60%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	5.30%	5.40%	6.80%	5.60%	7.70%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	1.40%	1.70%	2.10%	1.80%	2.10%	3.50%	5.00%	6.50%
\$200,000+	1.60%	1.80%	2.90%	2.20%	2.90%	3.60%	5.70%	7.30%

Population by Age

0 - 4	6.10%	6.70%	6.40%	6.50%	6.50%	5.90%	5.20%	6.00%
5 - 9	5.40%	6.10%	6.00%	5.90%	6.10%	6.00%	5.40%	6.10%
10 - 14	5.10%	5.90%	5.70%	5.70%	5.90%	6.00%	5.60%	6.30%
15 - 19	6.60%	7.10%	6.90%	7.40%	6.60%	5.90%	5.60%	6.30%
20 - 24	8.70%	8.10%	8.00%	8.60%	7.40%	5.70%	6.10%	6.70%
25 - 34	14.40%	13.50%	13.40%	13.30%	13.70%	12.90%	13.30%	14.00%
35 - 44	10.80%	10.40%	10.50%	10.20%	11.10%	11.40%	11.70%	12.60%
45 - 54	12.30%	10.80%	10.60%	10.90%	10.90%	11.70%	12.50%	12.50%
55 - 64	13.00%	12.30%	12.20%	12.30%	12.00%	13.10%	13.70%	13.10%
65 - 74	8.70%	10.20%	10.80%	10.20%	10.50%	12.20%	11.70%	9.70%
75 - 84	5.20%	5.80%	6.20%	5.80%	6.20%	6.80%	6.50%	4.70%
85+	3.70%	3.00%	3.20%	3.20%	3.10%	2.50%	2.80%	2.00%

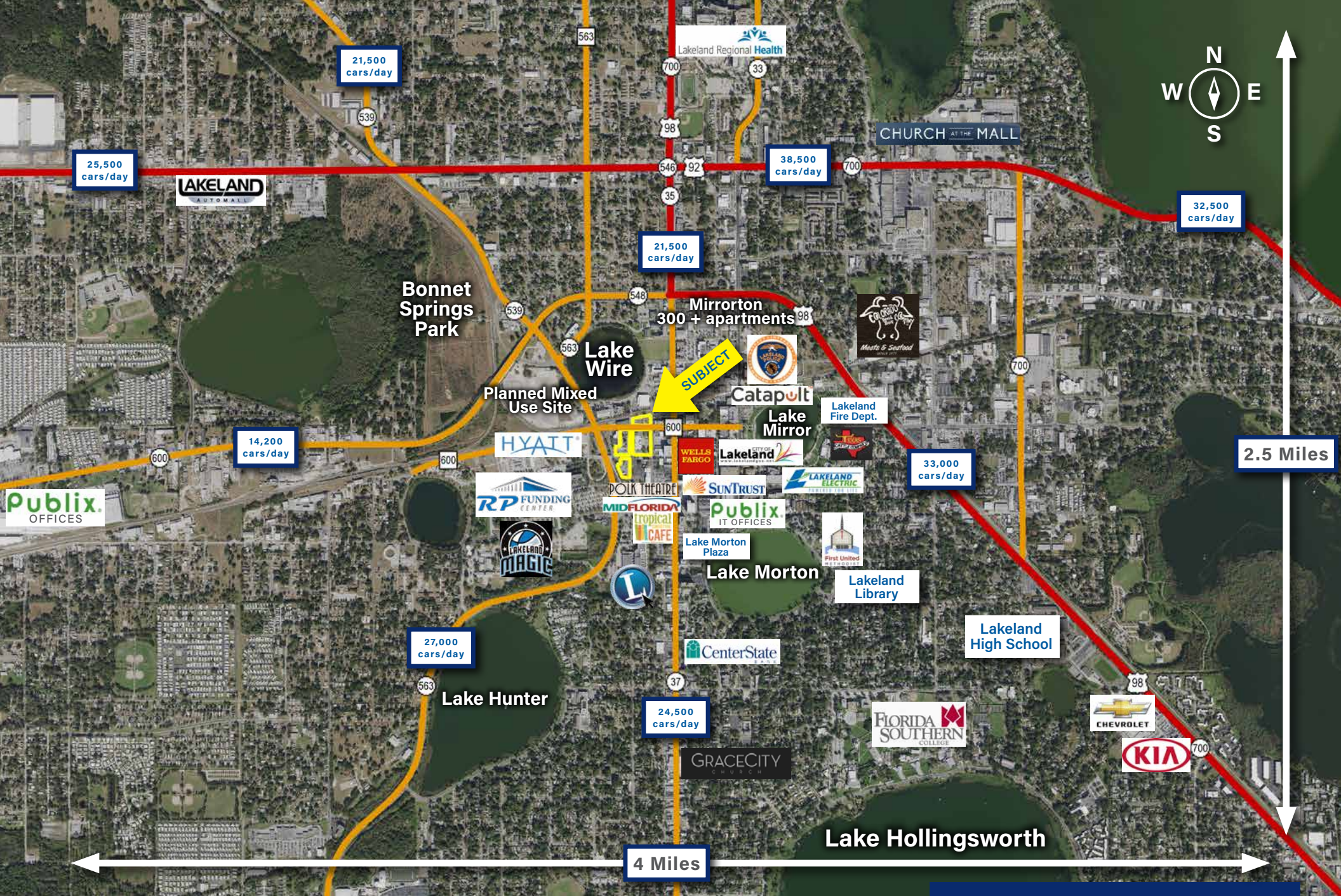
Race and Ethnicity

White Alone	56.40%	55.60%	62.00%	55.60%	65.00%	71.50%	72.70%	69.60%
Black Alone	33.40%	33.20%	26.60%	34.20%	23.10%	15.60%	16.50%	12.90%
American Indian Alone	0.50%	0.50%	0.50%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	0.80%	1.00%	1.30%	0.90%	1.80%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.30%	6.00%	6.10%	5.20%	6.00%	7.40%	4.50%	7.00%
Two or More Races	3.60%	3.70%	3.50%	3.60%	3.50%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	16.10%	18.50%	19.20%	16.70%	19.60%	24.00%	26.60%	18.60%



MARKET AREA MAP

The subject building is well connected with greater Lakeland and its labor force, due to excellent road systems and the property's central location.



Located at the core of the thriving trade area of Central Lakeland. There is a new \$100+ million park under construction to the north, and a planned 300+ unit apartment complex in close proximity.

TRADE AREA MAP



Planned Mixed Use Site

Lake Wire



OMS

BayCare

UNITED STATES POSTAL SERVICE

THE MORTGAGE FIRM
LAKELAND
Create. Simplify.

CSX

Munn Park

W. Main St.

Sikes Blvd.

Wander Here

WELLS FARGO

W. Lemon St.

POLK THEATRE

MIDFLORIDA

St. Joseph's Catholic Church

SUNTRUST

LAKELAND MAGIC

HYATT

W. Orange St.

S. New York Ave.

S. Missouri Ave.

tropical SMOOTHIE CAFE

S. Florida Ave.

RP FUNDING CENTER

29,000 cars/day

CPS

Publix IT OFFICES

NEIGHBORHOOD AERIAL

Located on the west side of downtown. This area will change with the expansion of uses around the RP Funding center, and the addition of Bonnet Springs Park.

NEW PARK - BONNET SPRINGS PARK



- Bonnet Springs Park is a \$100,000,000+ planned development on the east side of Lake Bonnet.
- The 180 acre park will include a state of the art welcome center, biking & walking nature trails, an amphitheater, children's museum, multiple playground areas, a sculpture garden and much more.
- Bonnet Springs Park plans to serve as a recreational and educational resource for the community of Lakeland, and plans to debut in 2020.
- The site southeast of Bonnet Springs Park plans to serve as a residential & commercial mixed-use development with 500+ apartment units, restaurants, shopping etc.



Downtown
Lakeland

SUBJECT





Monument Signage



Main Entrance Elevators



Building Signage Available Soon



3rd Floor Break Room



Open Work Area



Office Area Overlooking Downtown Lakeland



Vacant 13,670 SF, with east and west facing windows



4th Floor Office Area



4th Floor Lobby Entrance

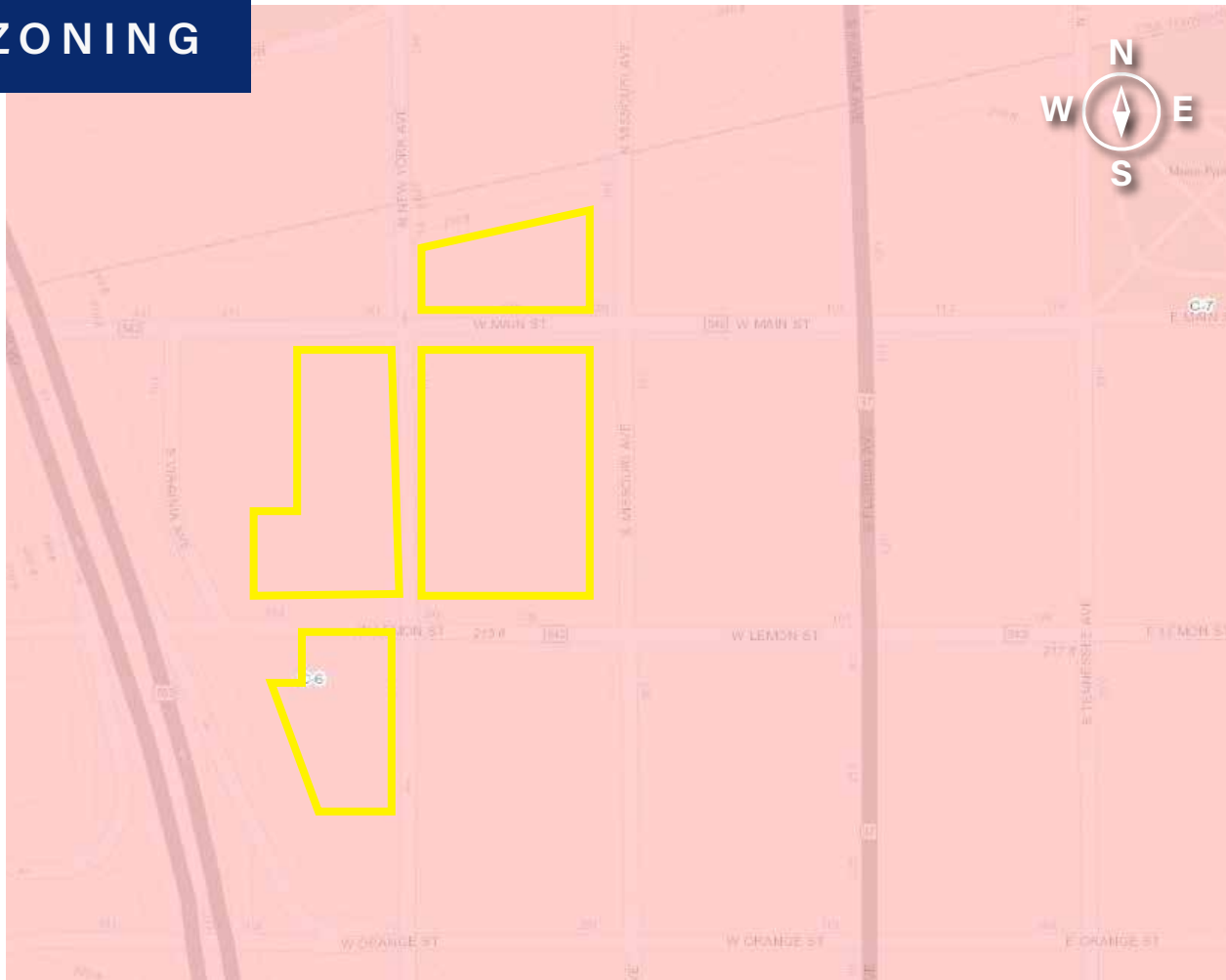


4th Floor Conference Room

5th floor vacant space has excellent views of Downtown




ZONING



Commercial (C-6) Urban Center (City of Lakeland)

The district is intended to describe relatively compact urban areas having land uses that attract a substantial number of people for purposes such as shopping, employment, health care, education, government services, entertainment and civic participation. The district is characterized by moderate to high density development, a mixed and multiuse environment typically consisting of retail, office, civic, and residential uses, a relatively small block structure, a highly walkable environment and high connectivity. It is typically served by urban, high capacity, slow-speed roadways.

-  C-6
-  C-7



SVN | Saunders Ralston Dantzler
Real Estate

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Lakeland, FL 33801