

FOR SALE OR LEASE

211 E. Main Street, Lakeland, FL 33801



- 12,000 SF BUILDING
- DIRECTLY ON MUNN PARK
- PENTHOUSE SUITE AVAILABLE / OPEN PLAN
- INCREDIBLE PARK VIEWS
EDGY, URBAN FEEL
- CBD LOCATION



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BK698301

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PROPERTY DESCRIPTION

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Office/Retail | Street Level and Penthouse

PROPERTY: This is a beautifully remodeled 12,000 ft.², three-story office building in the heart of the central business district. Ground floor is currently configured for office use, with lots of open space and high ceilings and currently occupied. Second floor vacant suite is perfect for a small office user. with a large open area and one private office/conference room. The remaining 3,000 +/- rsf is occupied at this time. Third floor suite is located on the top floor, with direct elevator access, and secured access at the street level. Current configuration of this floor has two private offices overlooking Munn Park, conference room, a large open area in the middle, and two large training/breakout rooms in the rear. All common areas in the overall building have been completely remodeled with a very trendy combination of modern amenities, of preserving the unique historical elements of the property.

LOCATION: The site is located in the heart of the CBD, directly across from Munn Park. It is steps away from area restaurants, banks, retail/shopping, parks, and city offices. Excellent downtown location!

Available Suites:

Second Floor - 1,100 RSF - \$12.00 Modified Gross

Third Floor - 4,272 RSF - \$12.00 Modified Gross

Sale Price: \$1,300,000

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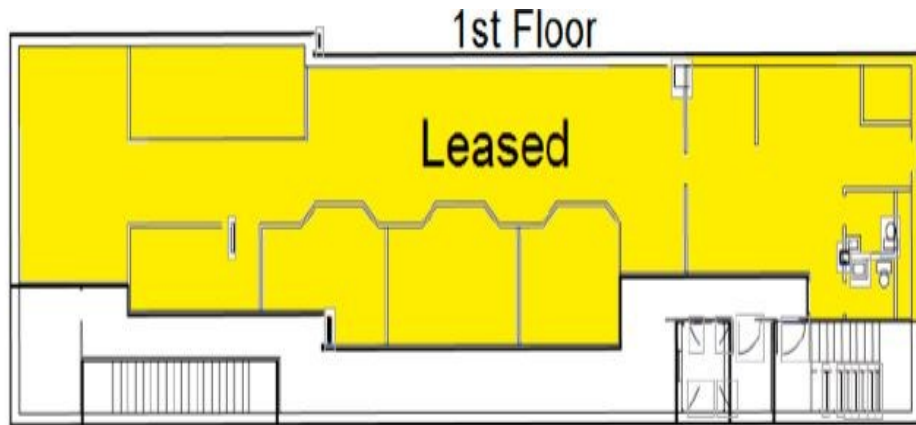
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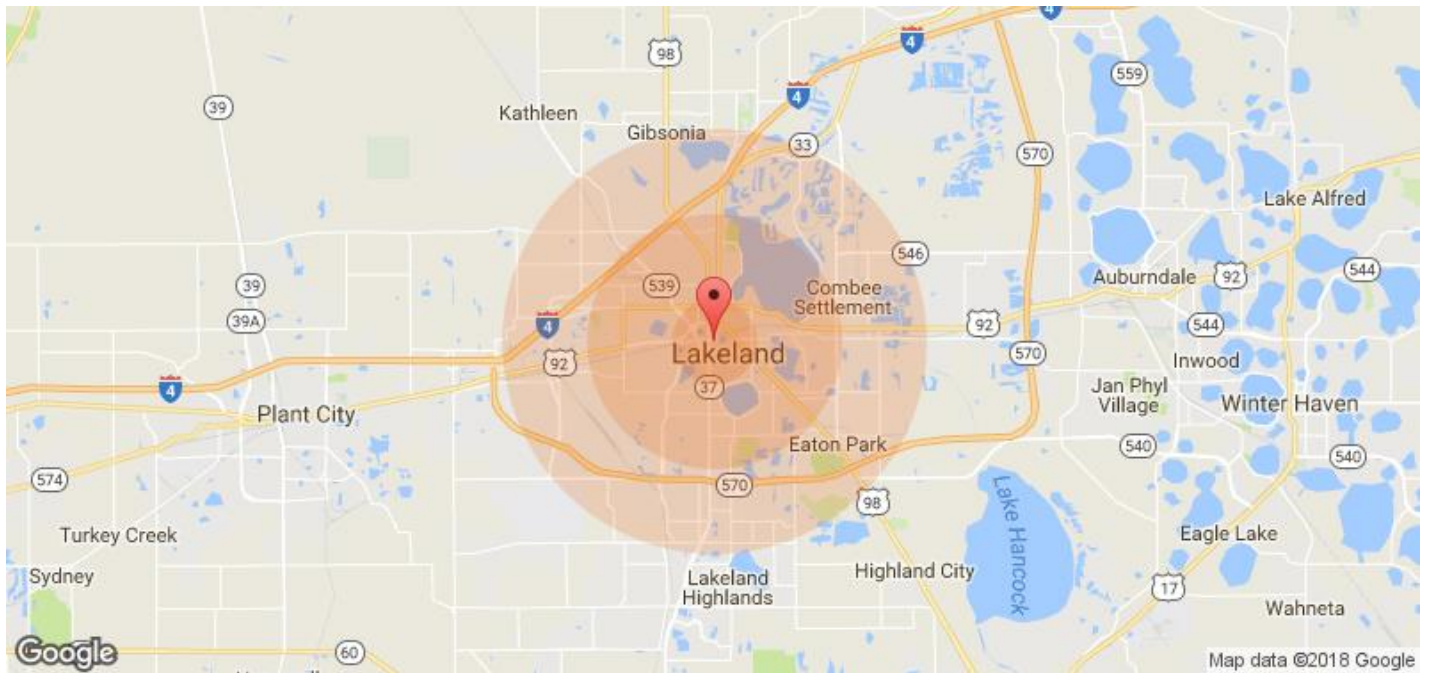
PROPERTY PHOTOS

Floorplan

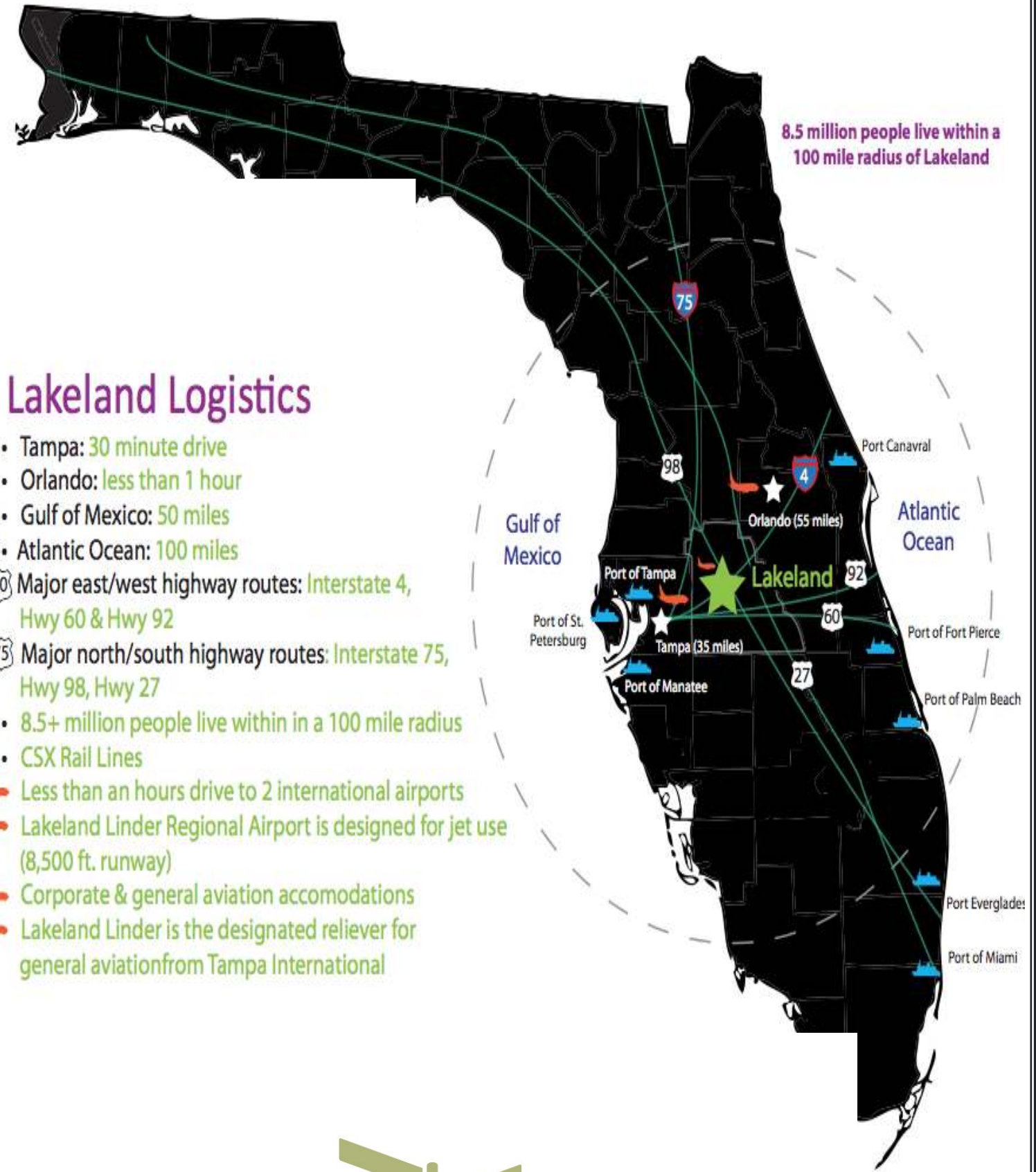


DEMOGRAPHICS

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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	692	4,751	8,372	Median Household Income	\$23,422	\$35,635	\$39,229
Ages 5-9	759	5,540	9,984	< \$10000	585	2,525	4,043
Ages 10-14	590	4,853	8,952	\$10000-\$14999	659	2,471	3,889
Ages 15-19	535	4,490	8,345	\$15000-\$19999	459	2,627	4,324
Ages 20-24	600	4,416	8,115	\$20000-\$24999	402	2,470	4,249
Ages 25-29	676	4,382	7,936	\$25000-\$29999	212	2,090	3,918
Ages 30-34	766	4,390	7,799	\$30000-\$34999	227	2,026	3,368
Ages 35-39	778	4,306	7,665	\$35000-\$39999	234	1,594	2,998
Ages 40-44	781	4,239	7,687	\$40000-\$44999	206	1,508	3,071
Ages 45-49	774	4,209	7,757	\$45000-\$49999	132	1,297	2,611
Ages 50-54	764	4,079	7,579	\$50000-\$60000	494	2,478	4,567
Ages 55-59	698	3,833	7,226	\$60000-\$74000	346	2,682	5,589
Ages 60-64	576	3,501	6,690	\$75000-\$99999	373	2,287	4,849
Ages 65-69	458	3,176	6,135	\$100000-\$124999	128	1,062	2,426
Ages 70-74	349	2,776	5,523	\$125000-\$149999	27	411	1,036
Ages 75-79	334	2,487	4,954	\$150000-\$199999	36	418	803
Ages 80-84	335	2,160	4,178	> \$200000	22	679	1,097
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	
Non Hispanic White	7,676	46,756	95,190	Housing Units	5,947	36,672	
Population Black	2,978	20,016	26,931	Occupied Housing Units	4,921	30,587	
Population Am In/AK Nat	3	35	92	Owner Occupied Housing Units	1,475	16,295	
				Renter Occupied Housing Units	3,446	14,292	
				Vacant Housing Units	1,026	6,085	



8.5 million people live within a 100 mile radius of Lakeland

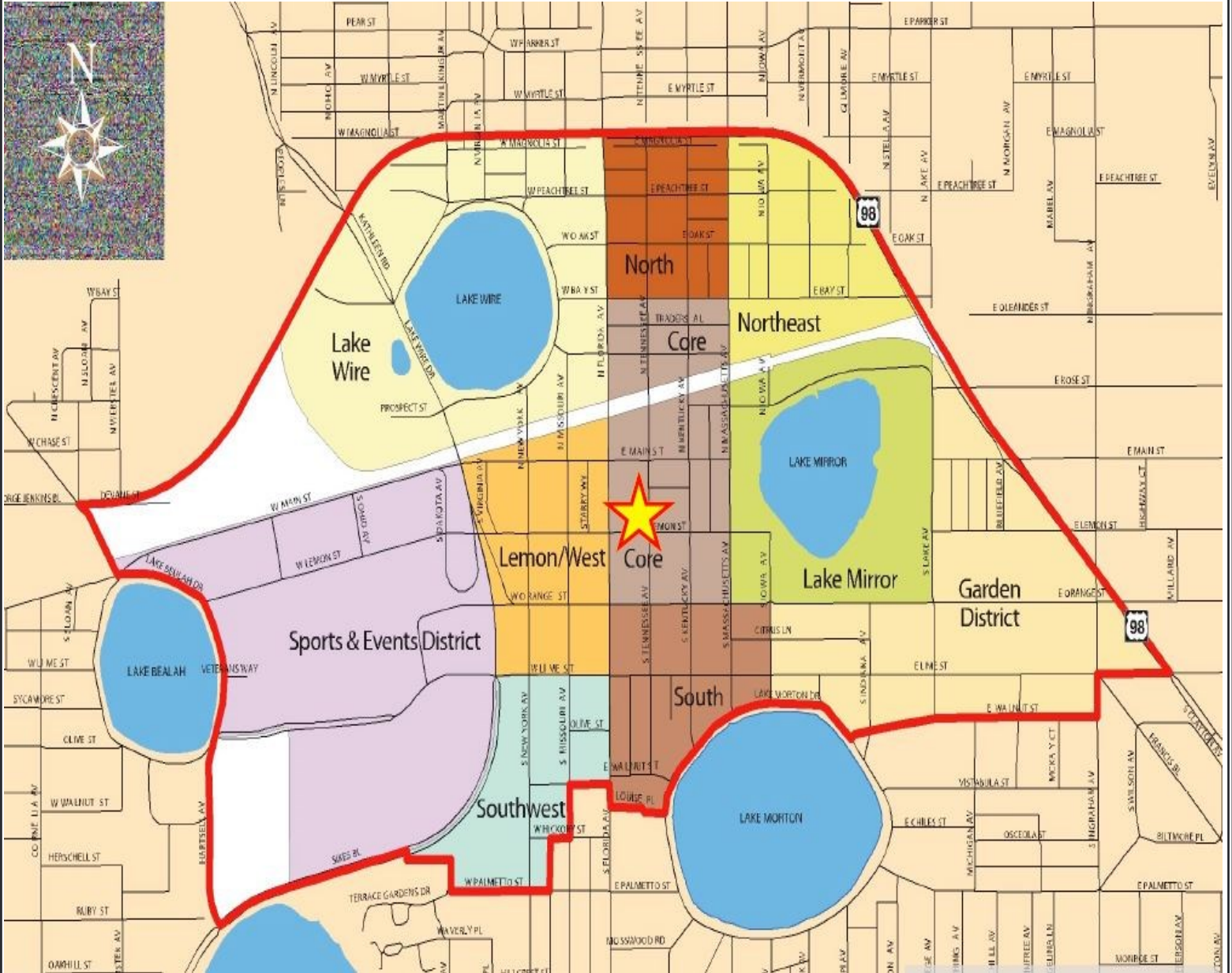
Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles
- 60 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92
- 75 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27
- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines
- Less than an hours drive to 2 international airports
- Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
- Corporate & general aviation accomodations
- Lakeland Linder is the designated reliever for general aviation from Tampa International

CBD Map

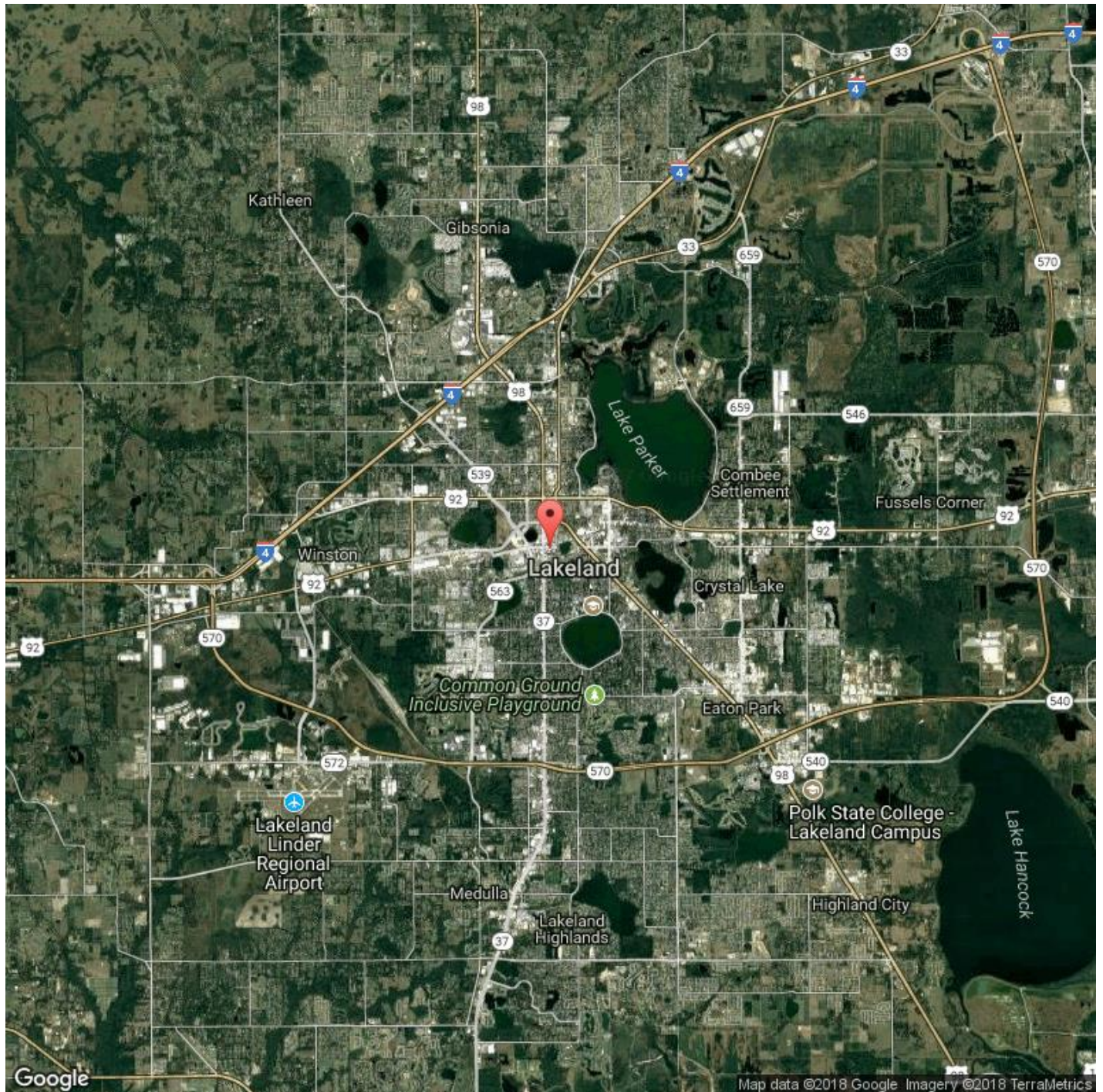
Heart of the CBD | Modern Office | Munn Park Views

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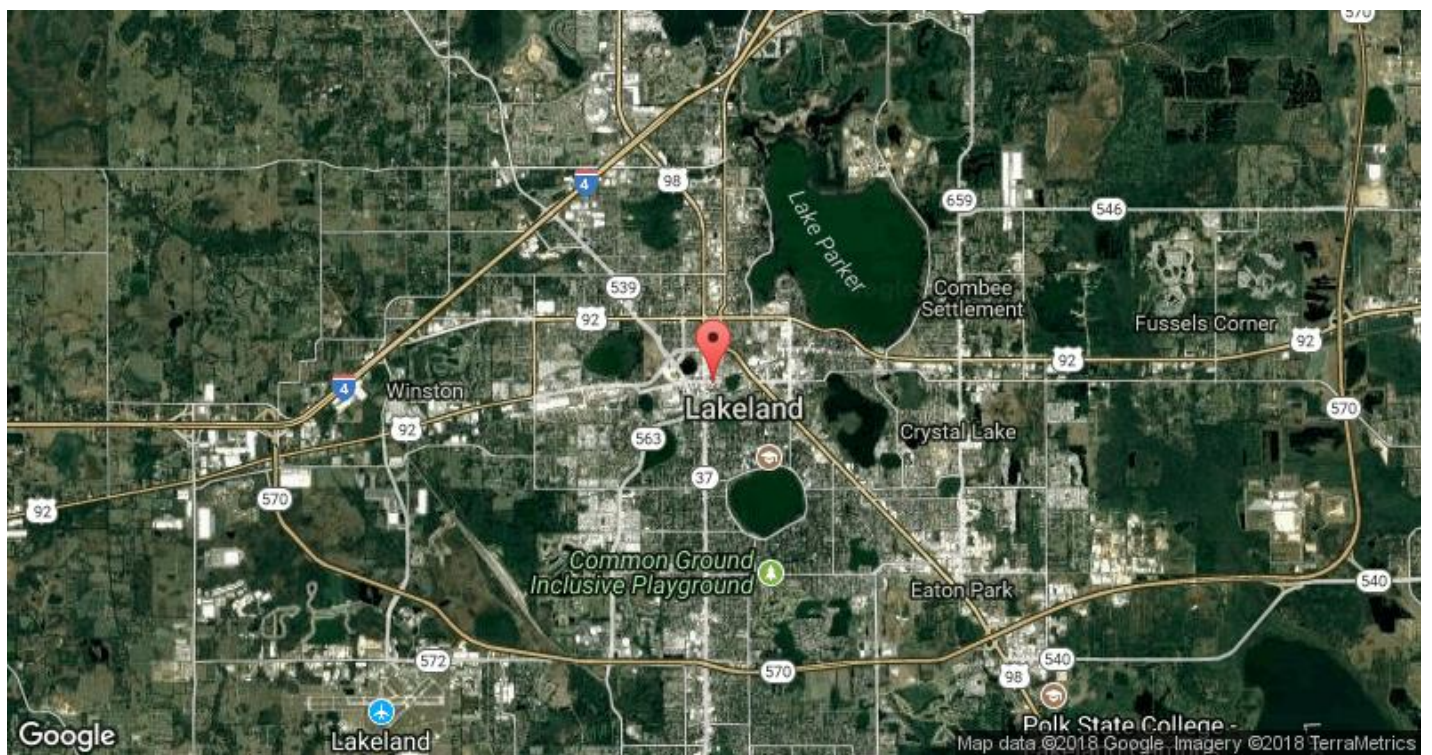
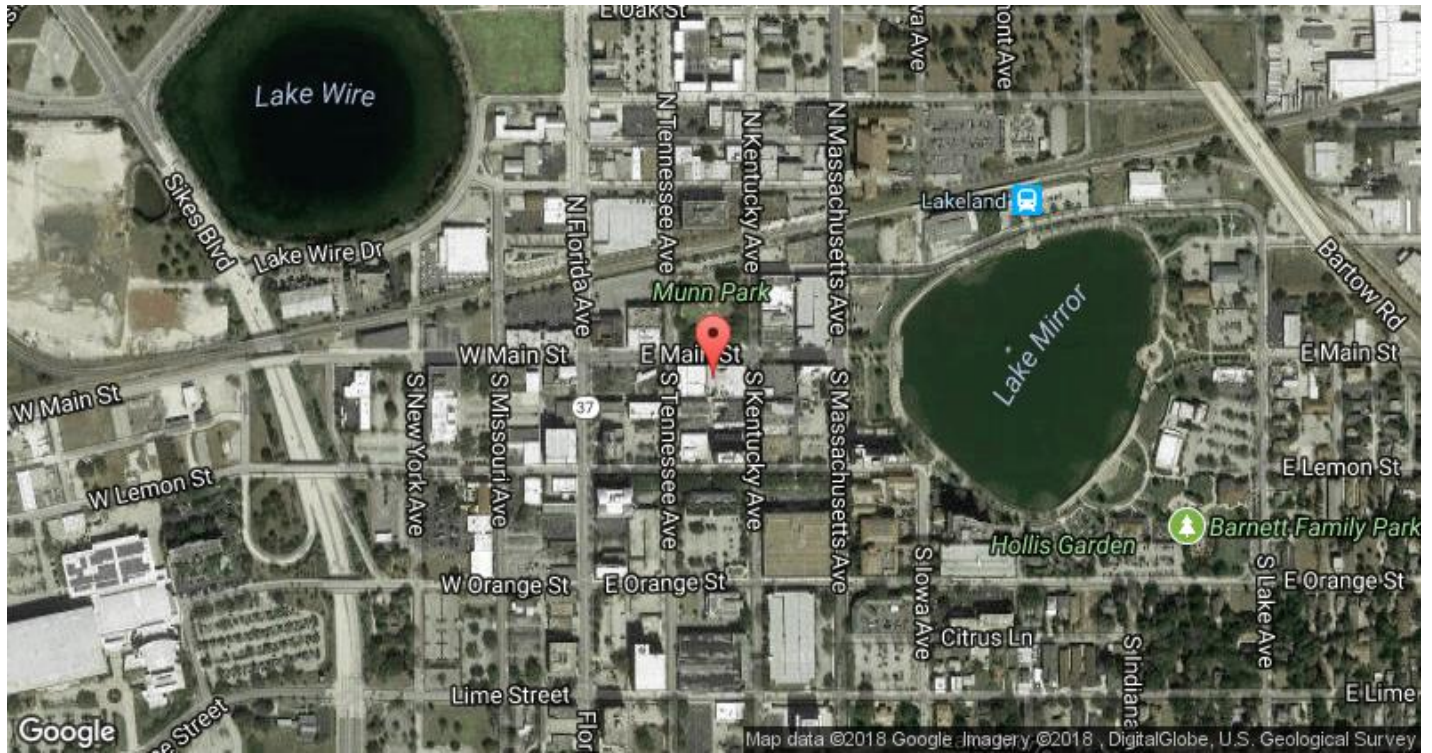
REGIONAL MAP

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LOCATION MAP

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AERIAL MAP

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