



PROPERTY SYNOPSIS:

Property: The Gore building was built in 1925 during the Florida boom. It's one of Lakeland's most historic buildings and is set to be redeveloped as a mixed-use property, utilizing its upper 5000 feet, for residential; and its first floor of 16,000 ft.² will be utilized for retail and/or office users. Currently, available on-site parking totals 24 spaces, and additional city street parking is planned, as the "road diet" for Massachusetts Avenue is executed. This "road diet" will take the existing four lanes of Massachusetts Avenue and reduce it down to two lanes (with a turn lane in some areas), allowing parallel parking along both sides. This site currently features three-phase electric, and will be delivered in shell state. Available configurations of any size can be accommodated at this early juncture of the redevelopment. Ceiling heights throughout the first floor are approximately 15'. The warehouse on the southern side of the property has rich wood ceilings. Lots of exposed brick throughout the entire interior, a very urban edge to the whole property.

Location: The site is located in the heart of the CBD, directly across from Lakeland Police Department in catty corner to the proposed 14 acre redevelopment site owned by the city of Lakeland. Just a stone's throw from Lake Mirror, all city offices, city parks, downtown retail and restaurants, banks, and urban living. The site features very easy access to I-4, both east and westbound, which is just a few miles to the north. Current traffic counts along Massachusetts Avenue exceed 9000 vehicles per day. This finished project will be accompanied (one block to the west) by the brand-new, 60,000 ft.², NOBAY, mixed-use, residential and retail development.

Leased At: \$18 Per SF NNN

PROPERTY HIGHLIGHTS

- ◇ 16,000 FT.² GROSS
- ◇ Gross sf 21,000 +/- to 16,000 +/- Available on 1st Floor
- ◇ 5,000 +/- Available on 2nd floor
- ◇ Outdoor, Sidewalks, Dining Options
- ◇ CBD Location
- ◇ On-Site Parking
- ◇ Surrounded by additional City parking
- ◇ 15 Foot Ceiling Heights
- ◇ Exposed Brick
- ◇ Edgy, Urban Feel









Gore Building

238 N. Massachusetts Avenue, Lakeland, FL 33801



- CDB LOCATION
- REDEVELOPMENT PROJECT
- MUNN PARK HISTORIC DISTRICT
- INCENTIVES AVAILABLE
- ADJACENT PARKING INCLUDED



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Property: The Gore building was built in 1925 during the Florida boom. It's one of Lakeland's most historic buildings and is teed up to be redeveloped as a mixed-use property, utilizing its upper 5000' and its first floor of 16,000 ft.² for retail, office, and residential apartments as possible uses. Currently, available on-site parking totals 24 spaces, and additional city street parking is available along Massachusetts Ave. frontage, and surrounding city parking lots. Building has three-phase electric. Ceiling heights throughout the first floor are approximately 15'. The warehouse on the southern side of the property has rich wood ceilings. Lots of exposed brick throughout the entire interior, a very urban edge to the whole property.



Lots of potential in this redevelopment site. Remediation of environmental issues is 95% completed with some minor asbestos tiles needing to be removed to finalize. Site will qualify for historic tax credits, and should also qualify for city of Lakeland TIF financing as well as potentially some CRA incentive dollars.

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Sale Price: \$1,260,000

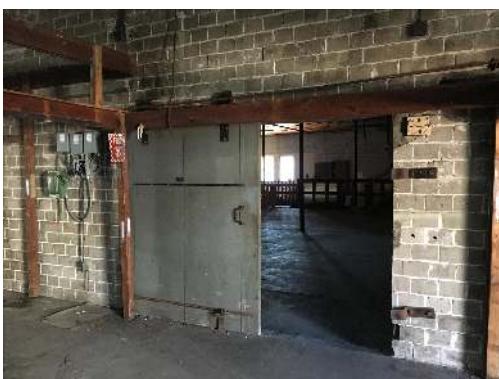
***FOR SALE | The Gore Building | Redevelopment | Retail/Office
Heart of CBD***

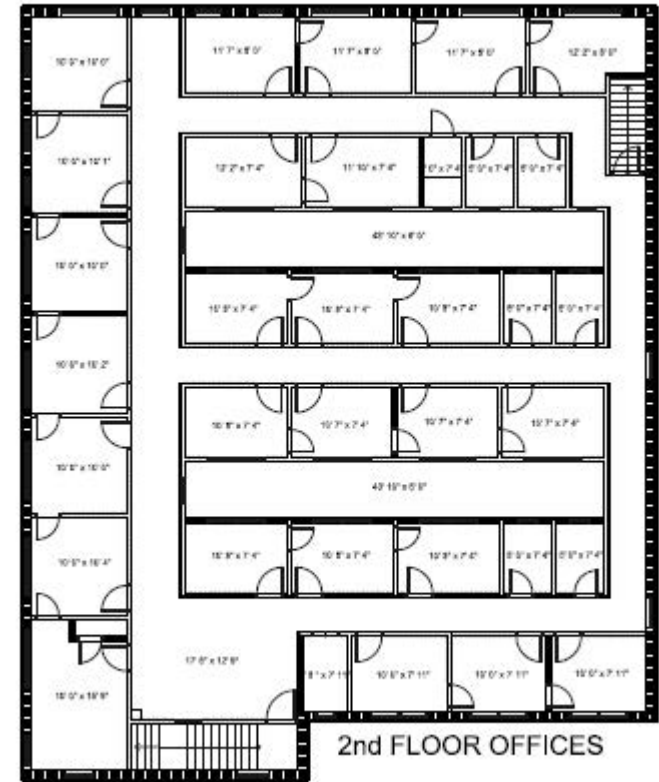
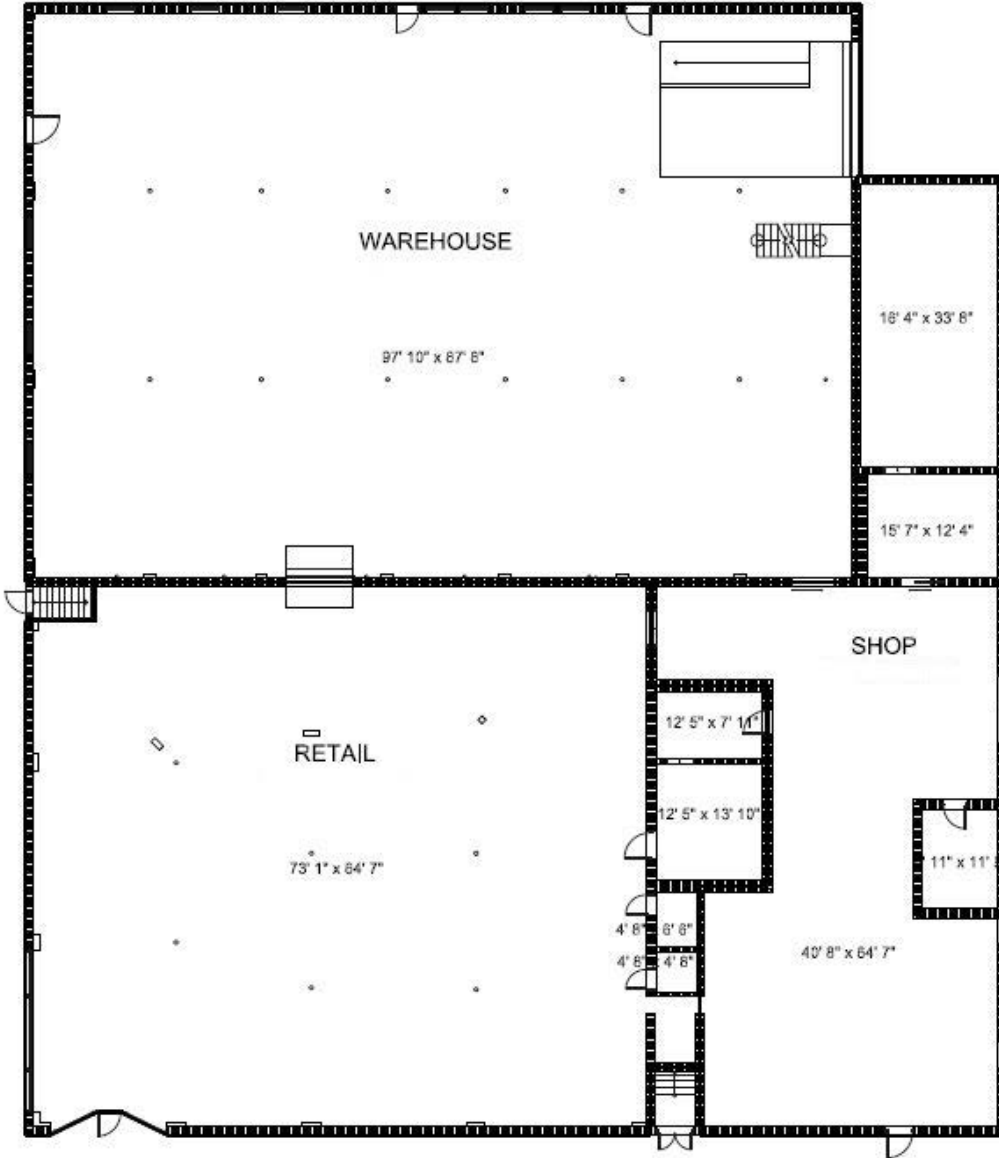


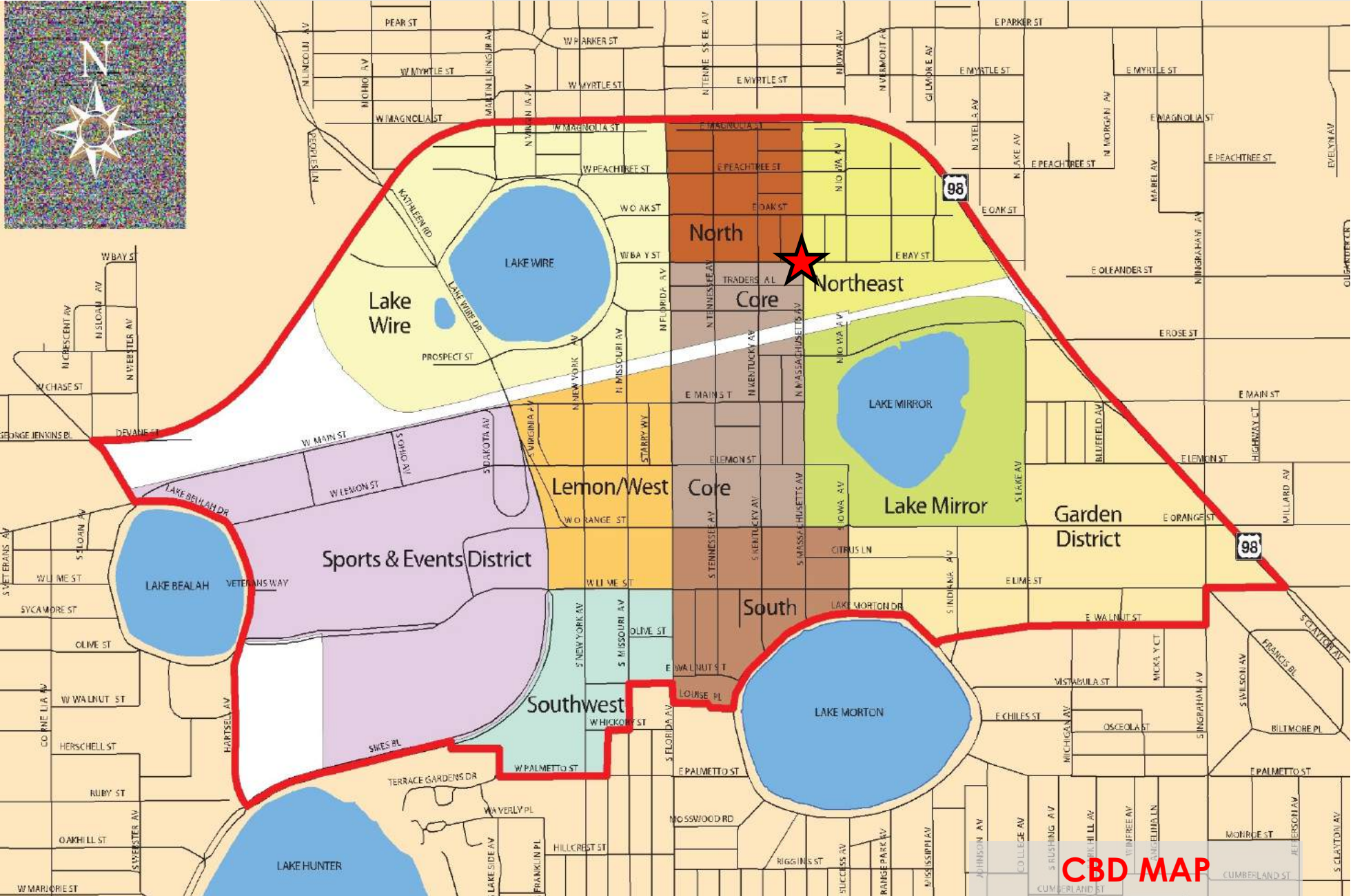
Gore Building



Gore Building







CBD MAP