

# 541 S. Florida Avenue Lakeland FL

541 S. Florida Ave, Lakeland, FL 33801



- 11,000 SF AVAILABLE
- CAN BE DELINIATED INTO 6,000 AND 5,000 SF AREAS
- 6000 SF CHURCH/OFFICES, 5,000 OFFICES, TI ASSISTANCE AVAILABLE
- LOCATED IN THE CBD, DIXIELAND HISTORIC DISTRICT
- EXCELLENT EXPOSURE, EASY ACCESS



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*Mix Use Site | S. Florida Ave.*

Property: This property was a former church and school facility in the downtown area. It has recently been purchased by a local physician group, which has remodeled and relocated to the rear of the property.

Current availability include:

1)A church and classroom area of appx. 6,000 +/- sf (subject to final verification) which includes a built-in organ system, pews, and remodeled office and classroom area. Church area can hold appx 250 parishioners. 25' ceilings beautiful stained glass, and remodeled entrance.



Second space is a ground level, 5,000 sf open office area. Exposed wood rafters, lots of natural light, ready for custom build out.

Church area has had some remodeling done, but will need cosmetic finishes completed. The ground level 5000 sf office is in shell state needed complete build-out. Owner is willing to assist with build out, subject to tenant and term.

Location: The site is located on the northern edge of the Dixieland historic district directly on S. Florida Avenue. It is within walking distance to downtown amenities such as, parks, restaurants, banking, retail and city offices. Site is 4 miles from either I-4 or the Polk parkway, allowing for easy access to Orlando or Tampa visitors or employees. Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor There are over 10,000,000 people within a 100 mile radius of Lakeland, a fact that is causing exponential growth in the area.

6,000 rsf, \$14 per sf, modified gross  
5,000 rsf, \$12 per sf modified gross  
(all sizes subject to final verification)



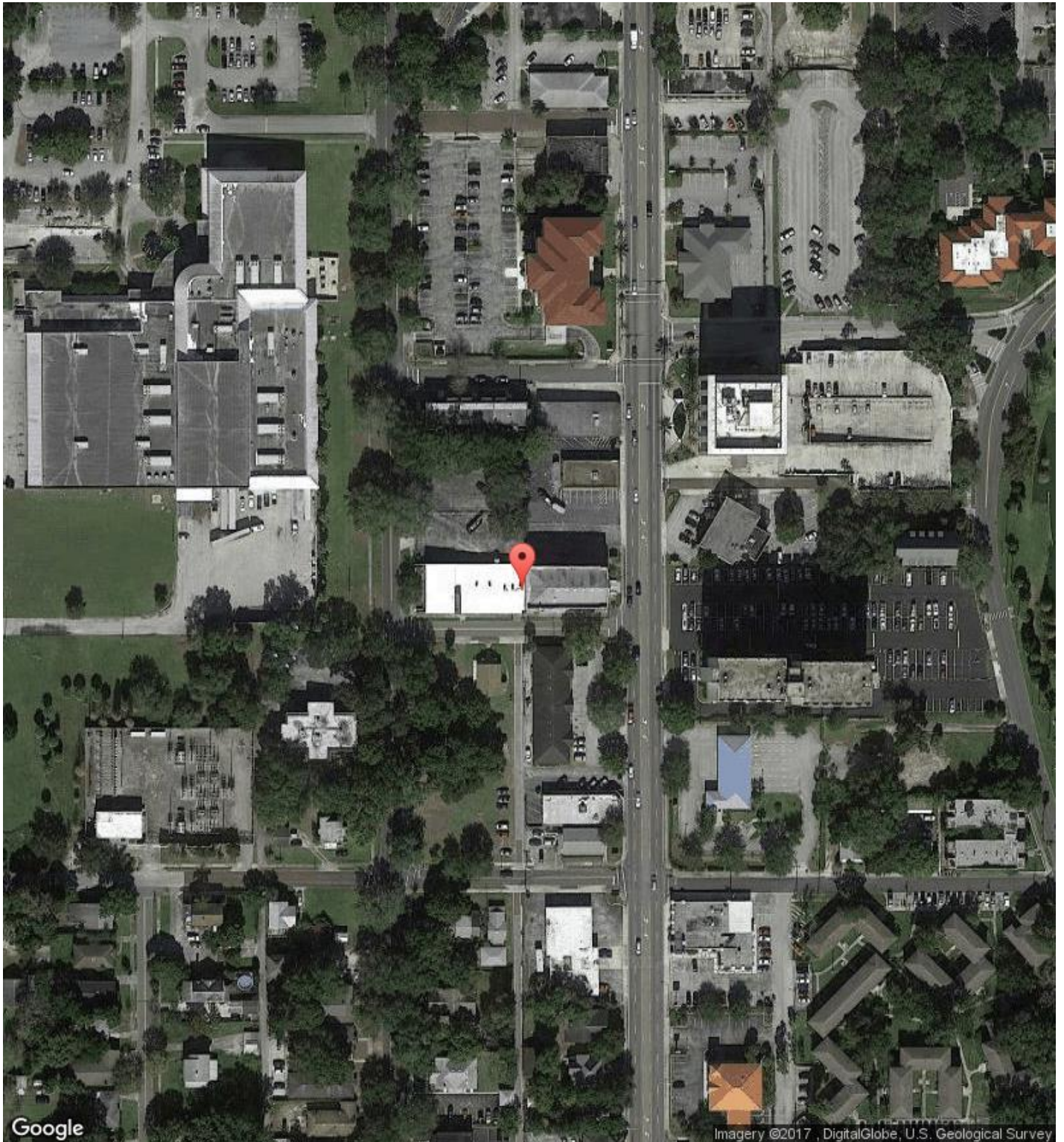
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## Aerial Map



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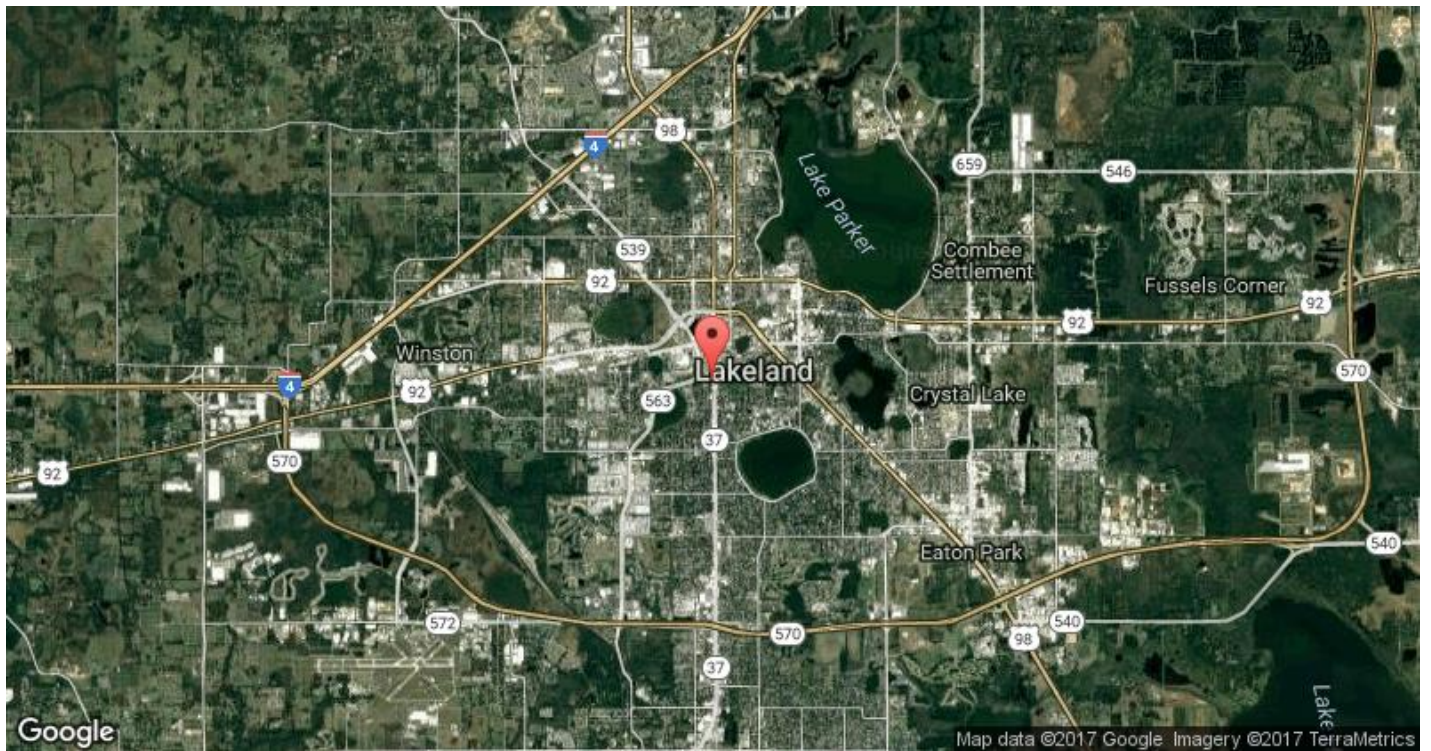
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## Location Map



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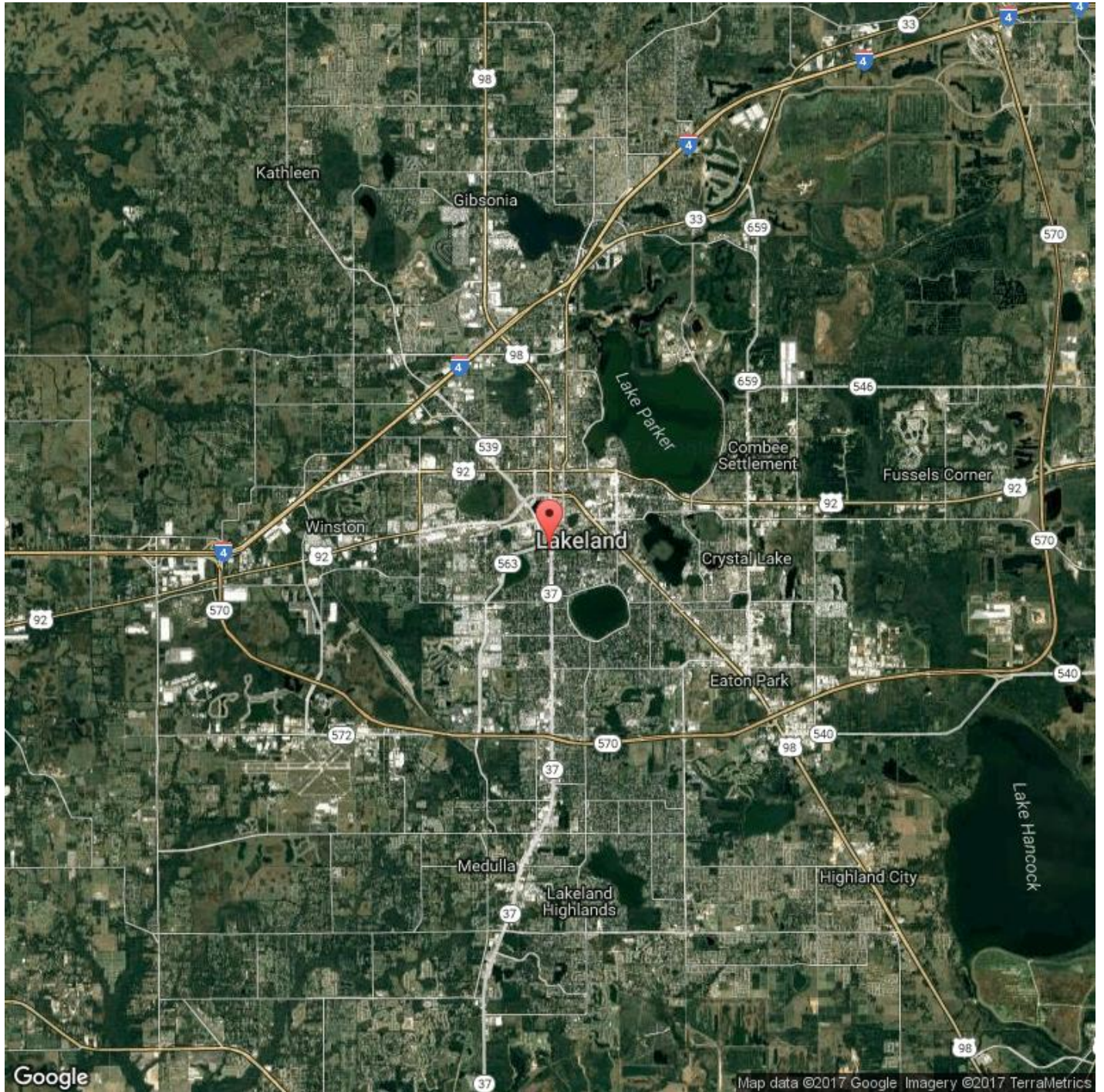
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## Regional Map

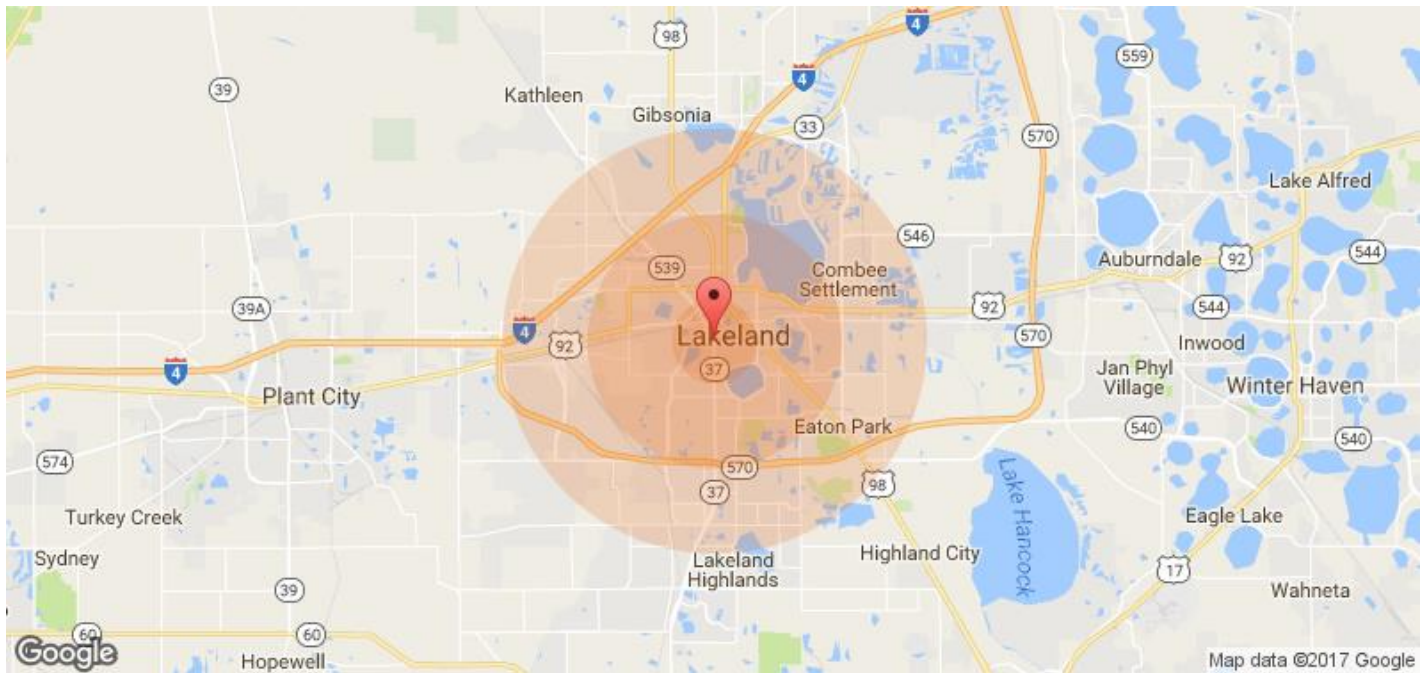


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<b>Population Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
AGES 0-4	647	5,066	8,566	Median Household Income	\$40,929	\$35,735	\$39,877
AGES 5-9	732	5,927	10,212	< \$10000	472	2,633	4,044
AGES 10-14	580	5,214	9,180	\$10000-\$14999	565	2,558	3,885
AGES 15-19	538	4,822	8,599	\$15000-\$19999	320	2,751	4,295
AGES 20-24	593	4,740	8,402	\$20000-\$24999	330	2,595	4,343
AGES 25-29	647	4,705	8,209	\$25000-\$29999	278	2,324	3,890
AGES 30-34	722	4,717	8,009	\$30000-\$34999	241	2,149	3,345
AGES 35-39	742	4,631	7,817	\$35000-\$39999	306	1,728	3,038
AGES 40-44	773	4,576	7,827	\$40000-\$44999	309	1,608	3,084
AGES 45-49	802	4,544	7,954	\$45000-\$49999	184	1,444	2,630
AGES 50-54	795	4,397	7,844	\$50000-\$60000	475	2,646	4,591
AGES 55-59	729	4,112	7,531	\$60000-\$74000	399	2,851	5,857
AGES 60-64	597	3,750	6,991	\$75000-\$99999	373	2,555	5,087
AGES 65-69	465	3,383	6,387	\$100000-\$124999	156	1,121	2,624
AGES 70-74	357	2,943	5,708	\$125000-\$149999	19	458	1,299
AGES 75-79	332	2,618	5,091	\$150000-\$199999	45	497	942
AGES 80-84	335	2,257	4,256	> \$200000	69	720	1,195
AGES 85+	869	4,553	7,653				
				<b>Characteristic Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Race Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	Housing Units	5,975	39,203	67,400
Non Hispanic White	8,821	50,870	98,668	Occupied Housing Units	5,114	32,748	57,293
Population Black	1,916	20,517	27,070	Owner Occupied Housing Units	1,823	17,412	32,676
Population Am In/AK Nat	5	40	92	Renter Occupied Housing Units	3,291	15,336	24,617
				Vacant Housing Units	861	6,455	10,107