

INVESTMENT PROPERTY FOR SALE

3308 CLEVELAND HEIGHTS BLVD

Lakeland, FL 33803

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$1,750,000
BUILDING SIZE:	12,562 SF
LOT SIZE:	1.36 Acres
PRICE / SF:	\$139.31
CAP RATE:	7.45%
YEAR BUILT:	1982
ZONING:	Pedestrian Commercial District [C-1]
TRAFFIC COUNT:	20,000+/- Cars/Day
APN:	24-28-31-261000-000361
VIDEO:	View Here

PROPERTY OVERVIEW

This investment property is a unique and well-located office for sale. With more than 300 feet of frontage and approximately 20,000 cars per day, this property benefits with great amounts of exposure. The property is currently fully leased [NNN].

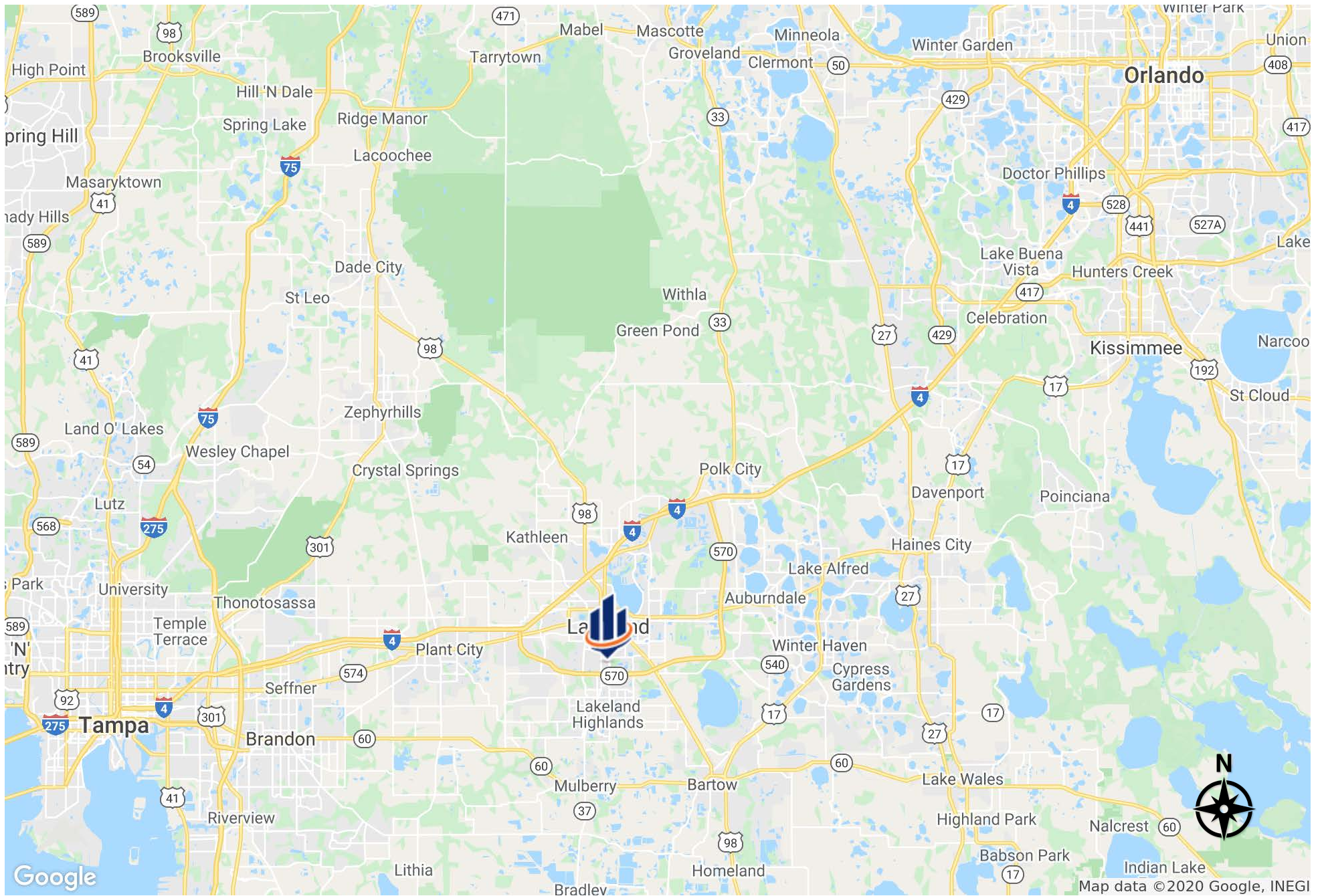
PROPERTY HIGHLIGHTS

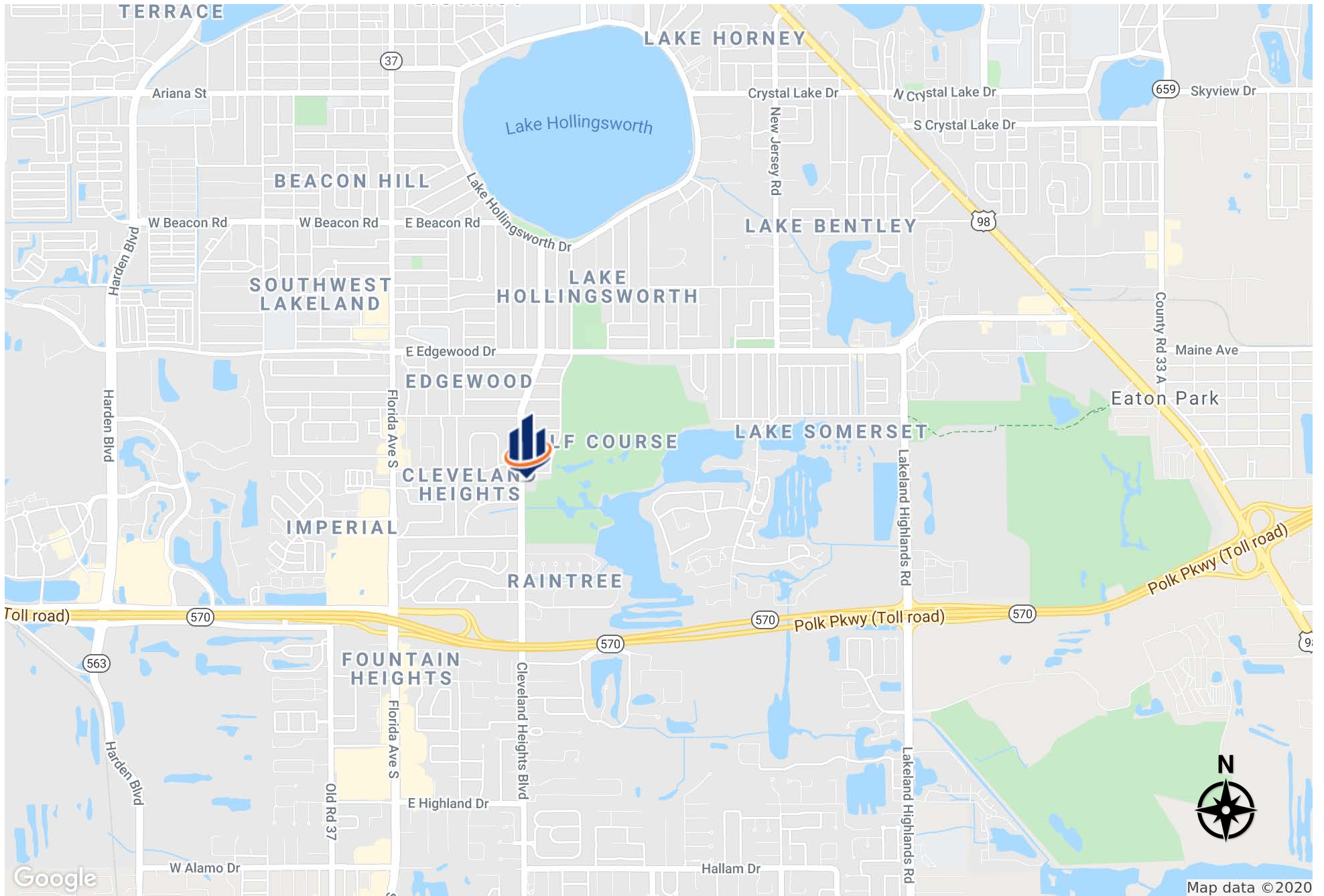
- Excellent location with good traffic and frontage
- Located near the affluent Lake Hollingsworth neighborhood.
- Strong Demographics: More than 60,000 people within a 3-mile radius
- View of Cleveland Heights Golf Course

SECTION 2

LOCATION
INFORMATION







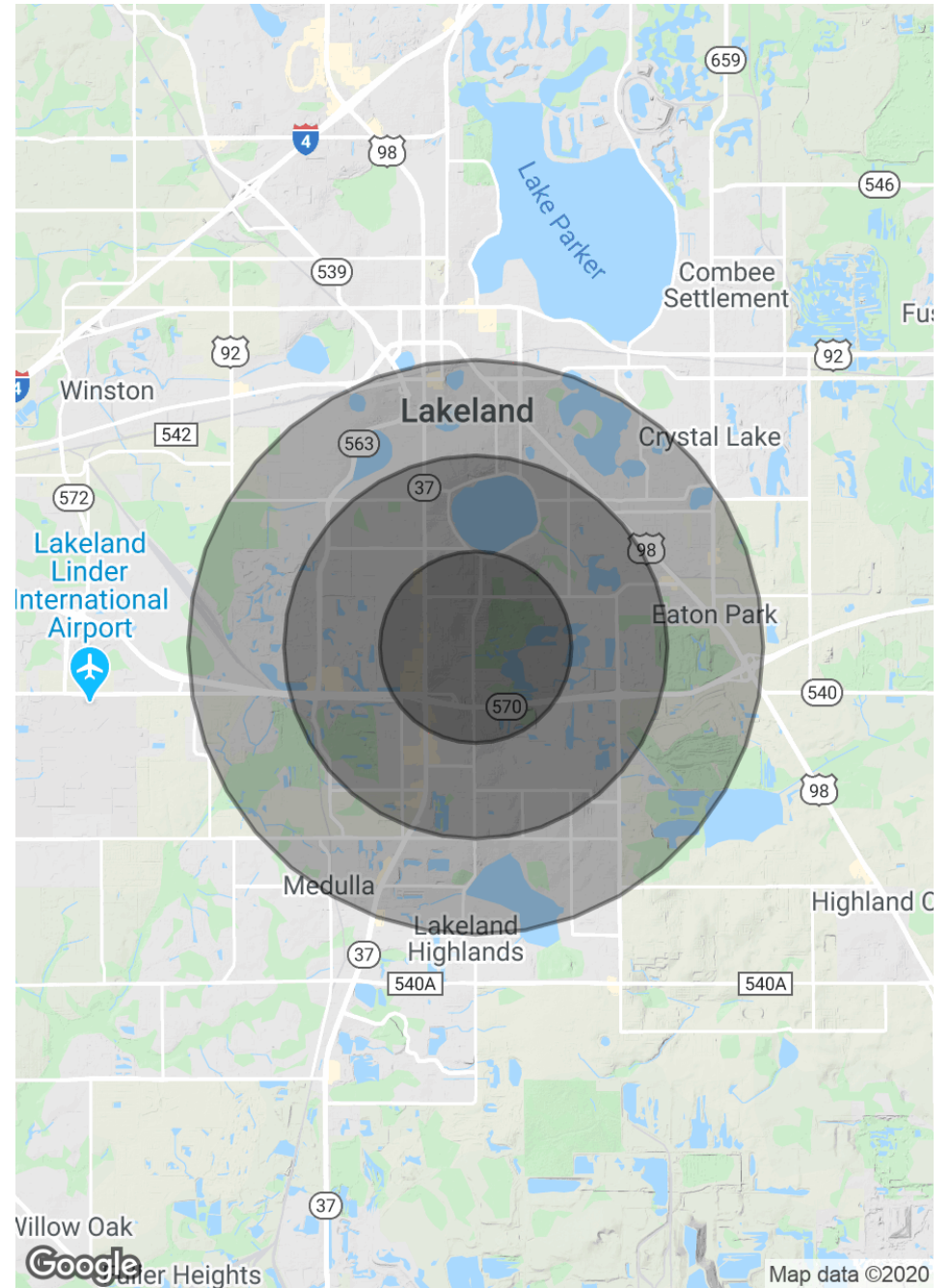
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,818	32,806	65,246
AVERAGE AGE	40.7	42.5	39.6
AVERAGE AGE (MALE)	39.5	40.9	38.2
AVERAGE AGE (FEMALE)	41.2	43.3	40.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,764	14,138	26,886
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$66,982	\$70,702	\$66,600
AVERAGE HOUSE VALUE	\$212,918	\$205,280	\$208,024

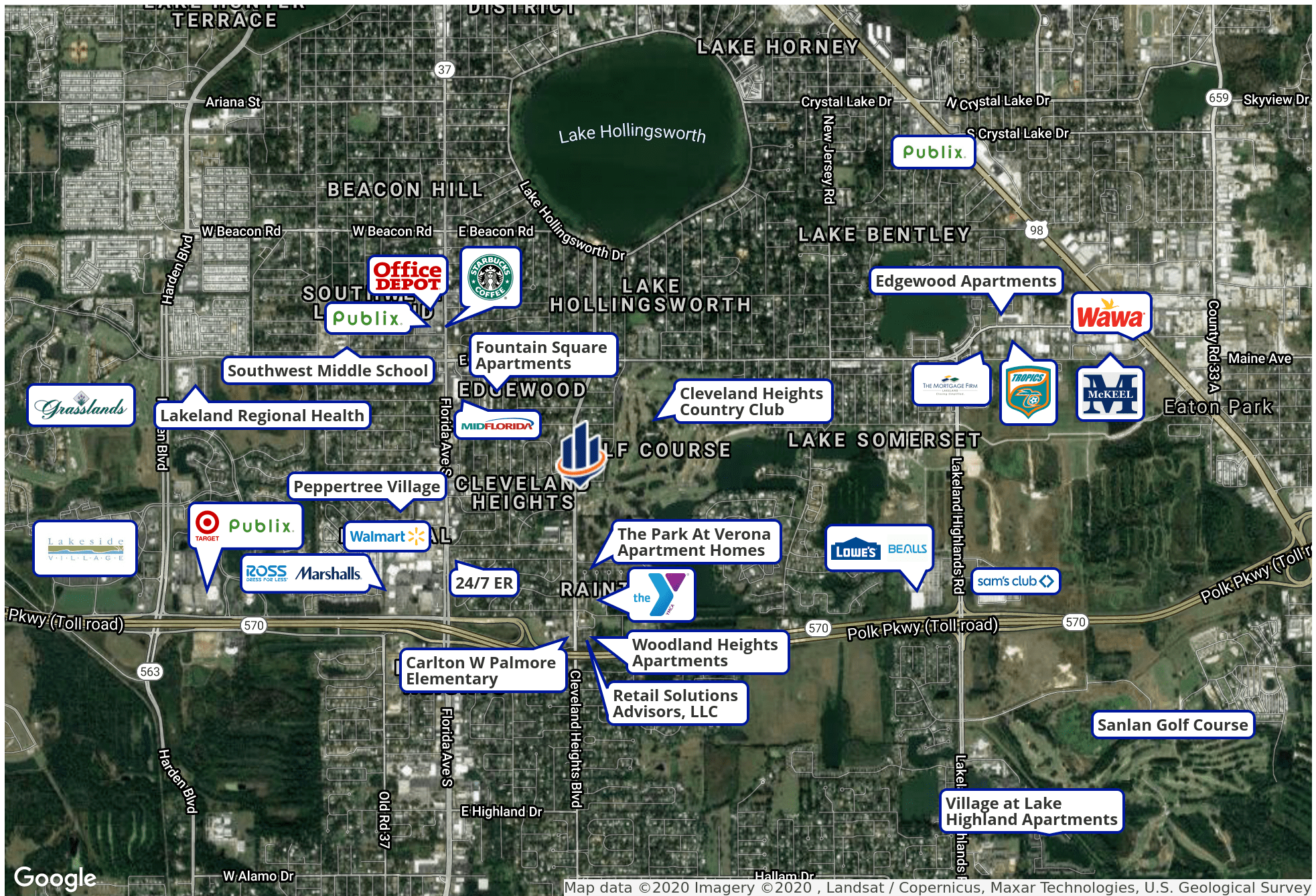
** Demographic data derived from 2010 US Census*



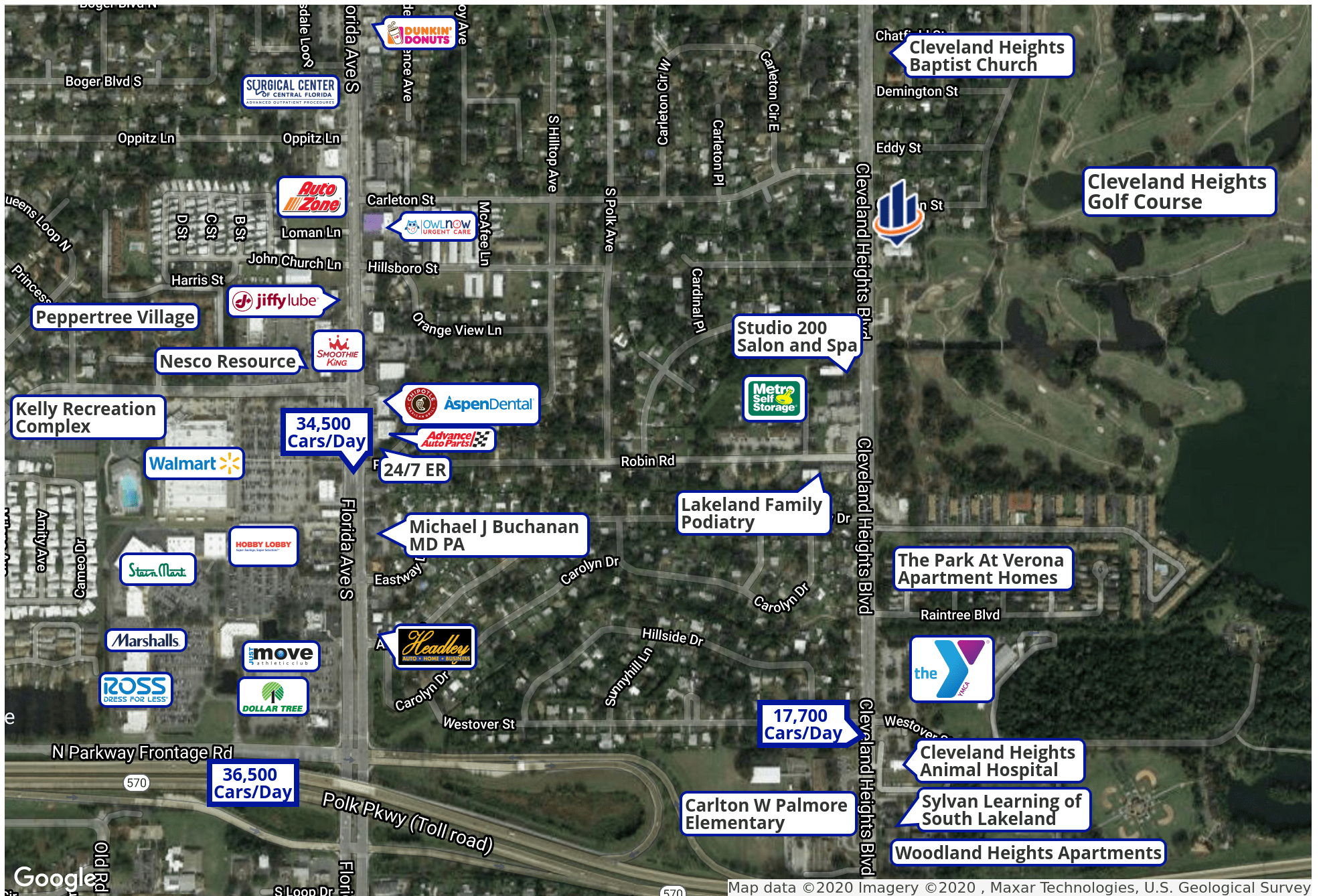
SECTION 3

MAPS AND
PHOTOS



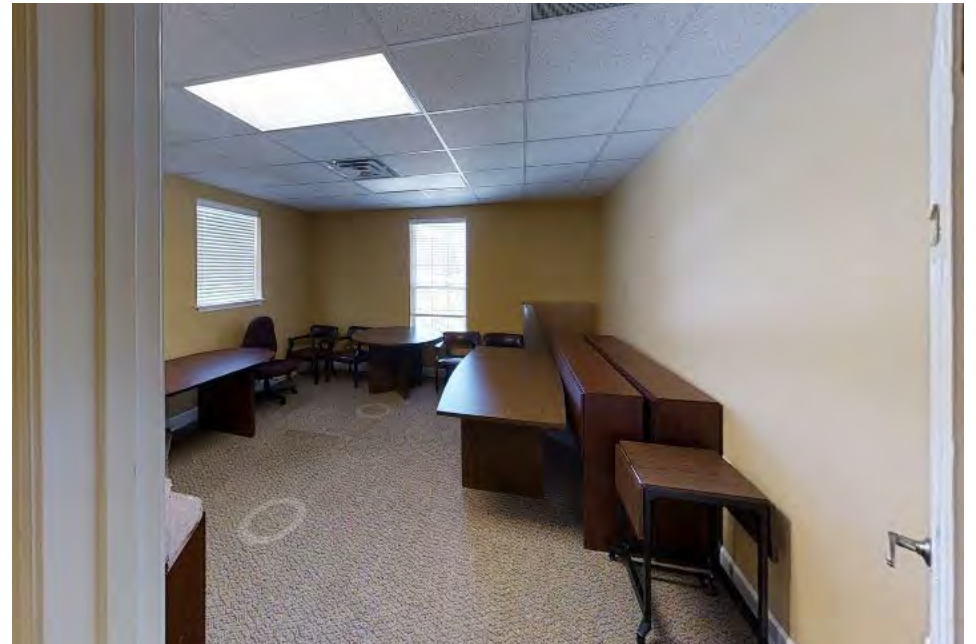


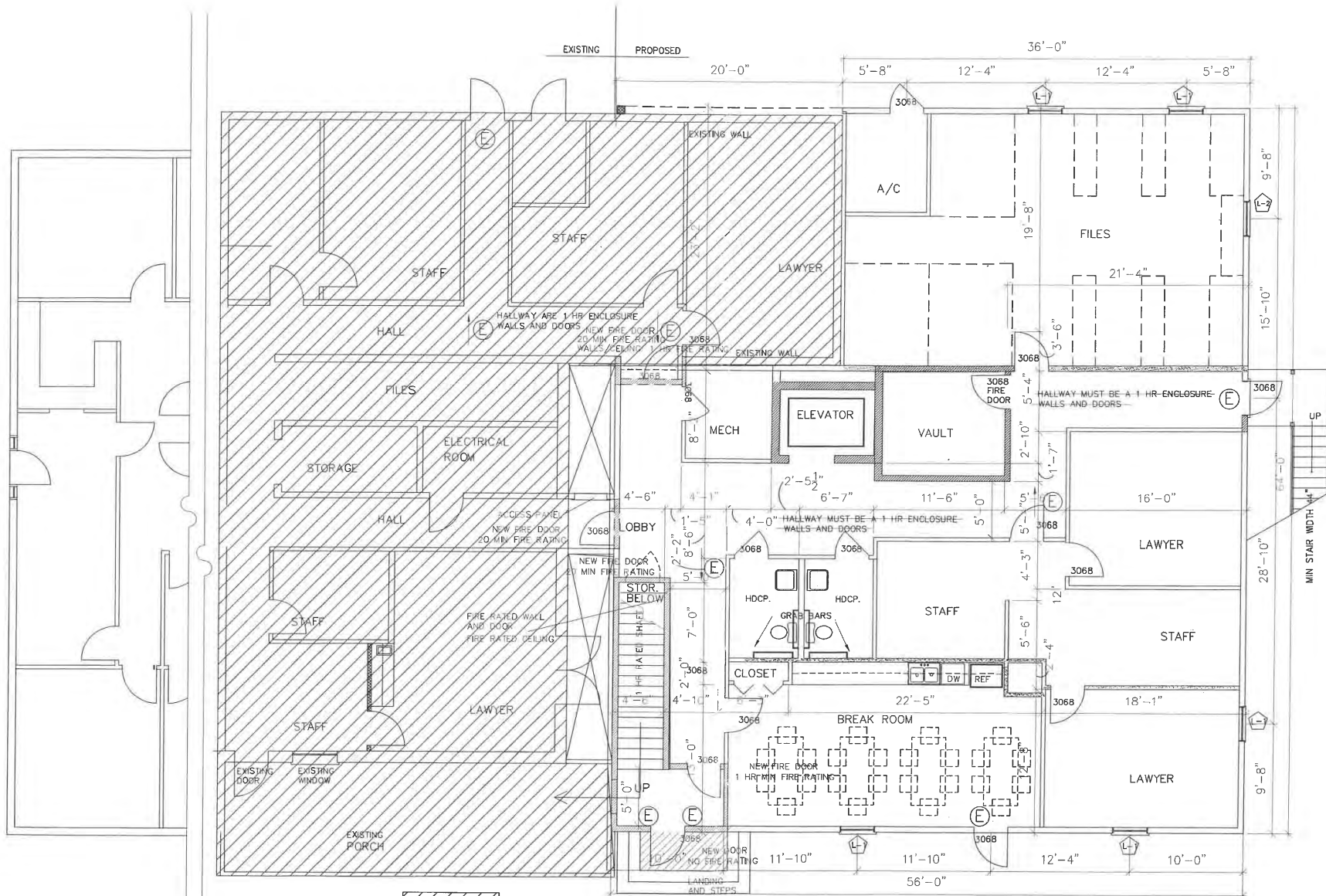
Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey











EXISTING

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE

L-1	3060 SH	LESS THAN 50 SQ. FT.	Z-4	+20.8	-22.6	Z-5	+20.8	-27.2
L-2	3040 SH	LESS THAN 20 SQ. FT.	Z-4	+20.8	-22.6	Z-5	+20.8	-27.2

LOAD BEARING WALL
 FIRE RATED WALL

FIRE ESCAPE OF NON-COMBUSTIBLE MATERIAL

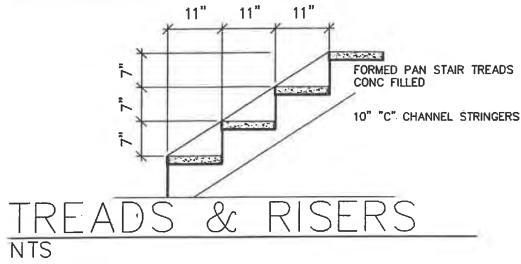
DRAWING TITLE

A2

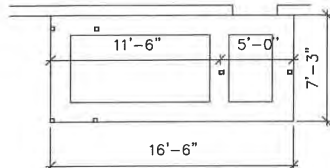
ROSS OFFICE BLDG ADDITION
 BRUCE C. BOWER, ARCHITECT ARA

DRAWN BY: BOB ARNOLD
 APPROVED BY: BS / JD
 SCALE: NOTED
 DATE: 09-20-2004

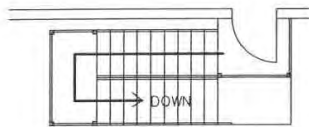
JOB NO.
 REISED
 WINTER HAVEN, FLORIDA



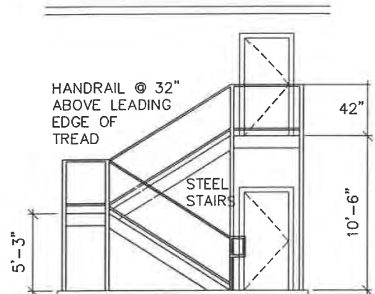
TREADS & RISERS
NTS



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

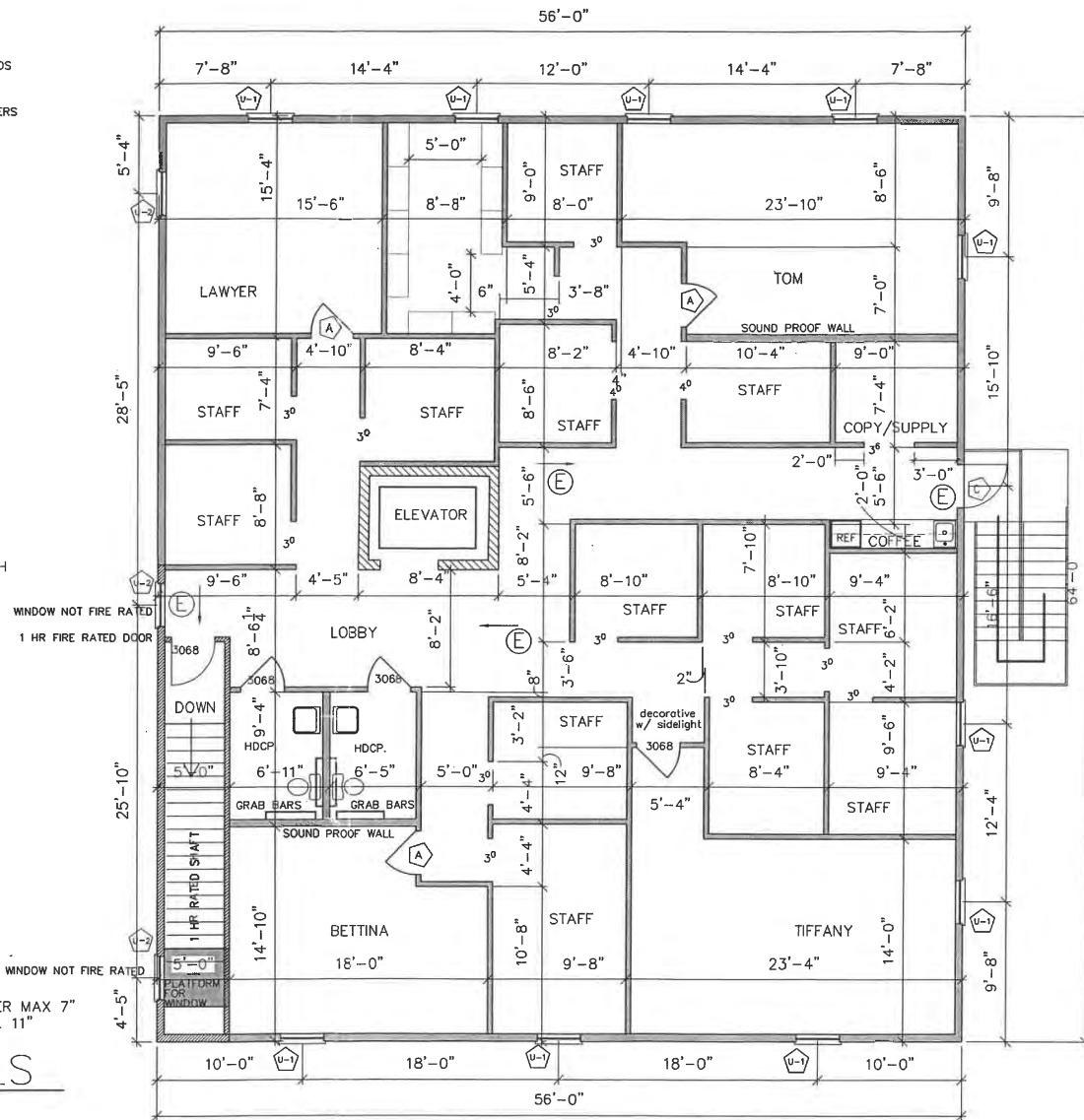


PLAN VIEW
SCALE 1/4" = 1'-0"



OUTSIDE STAIR DETAILS
SCALE 1/4" = 1'-0"

SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



WINDOW NOT FIRE RATED
1 HR FIRE RATED DOOR

WINDOW NOT FIRE RATED

MIN STAIR WIDTH 44"
FIRE ESCAPE OF
NON-COMBUSTIBLE MATERIAL

WINDOW SCHEDULE

U-1	3060 SH	LESS THAN 20 SQ. FT.	Z-4	+20.8	-22.6	Z-5	+20.8	-27.2
U-2	3040 SH	LESS THAN 20 SQ. FT.	Z-4	+20.8	-22.6	Z-5	+20.8	-27.2

1 HOUR ENCLOSURE

ROSS OFFICE BLDG ADDITION
BRUCE C. BOWER, ARCHITECT ARA

DRAWING TITLE
DRAWING NO.

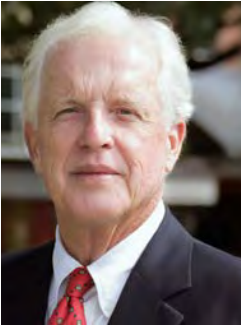
A3

JOB NO.
REVISIONS
SCALE NOTED DATE
DRAWN BY BOB ARICOLD APPROVED BY BS / JD
DATE 09-20-2004
WORKSHEET NUMBER 11-0004

SECTION 4

ADVISOR BIOS





GLENN FOLSOM

Senior Advisor

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PROFESSIONAL BACKGROUND

Glenn Folsom, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Glenn Folsom is a licensed real estate associate, who specializes in improved commercial and industrial properties, investment properties, and buyer representation. As President of Folsom Construction, Glenn was responsible for the management of corporate marketing and new business development. He is involved in determining the financial viability of the business, appropriate selection of new work, and interaction between design disciplines and owners. He has more than 36 years' experience in the construction industry, providing design and construction services, site selection, site acquisition, and project financing. A graduate from the University of Florida, he obtained a Bachelor of Science degree in Business Administration. He is a member of The Rotary Club of Lakeland South. He is a Lakeland, Florida native and resides with his wife, children, and grandchildren.

EDUCATION

B.S.B.A in Real Estate Urban Development- University of Florida (1975)

DISCIPLINES

- Improved commercial and industrial properties
- Investment properties
- Buyer representation

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