

For Sale

1664 Williamsburg Square - Office

Property Summary



Price Reduced - 1664 Williamsburg Sqr

1664 Williamsburg Square
Lakeland, Florida 33803

Property Highlights

- Three office buildings & one storage building
- Additional land included in the sale
- Lake front location
- Ample parking

Property Description

Four buildings: single story 965 square-foot structure, a three-story, 4,080 square-foot general office building, a 3,290 square-foot office building that has two entrances which includes a grand hall of approximately 800 square-feet, and the fourth building is an 840 square-foot three car garage/ storage area located behind the main structure. An additional three parcel lot is included in the sale. There is a property owners' association and annual fees apply. The POA takes care of the landscaping, parking lot maintenance, exterior lighting & electrical and all water for the grounds and buildings.

OFFERING SUMMARY

Sale Price	\$934,000
Lot Size	4.55 Acres
Building Size	9,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,106	\$80,883
3 Miles	64,749	\$66,496
5 Miles	132,843	\$63,133

For more information

Phillip Mays

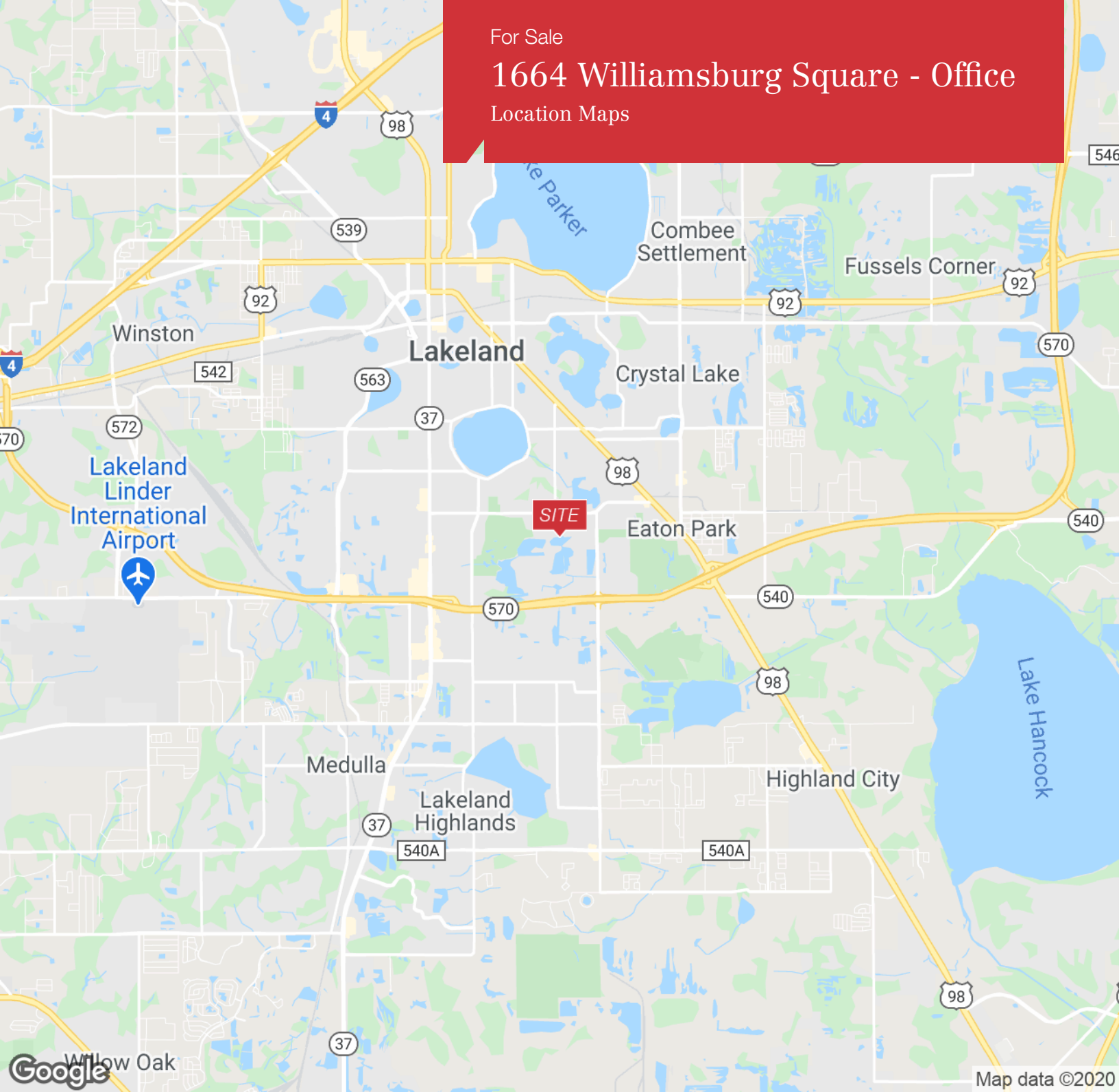
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Location Maps



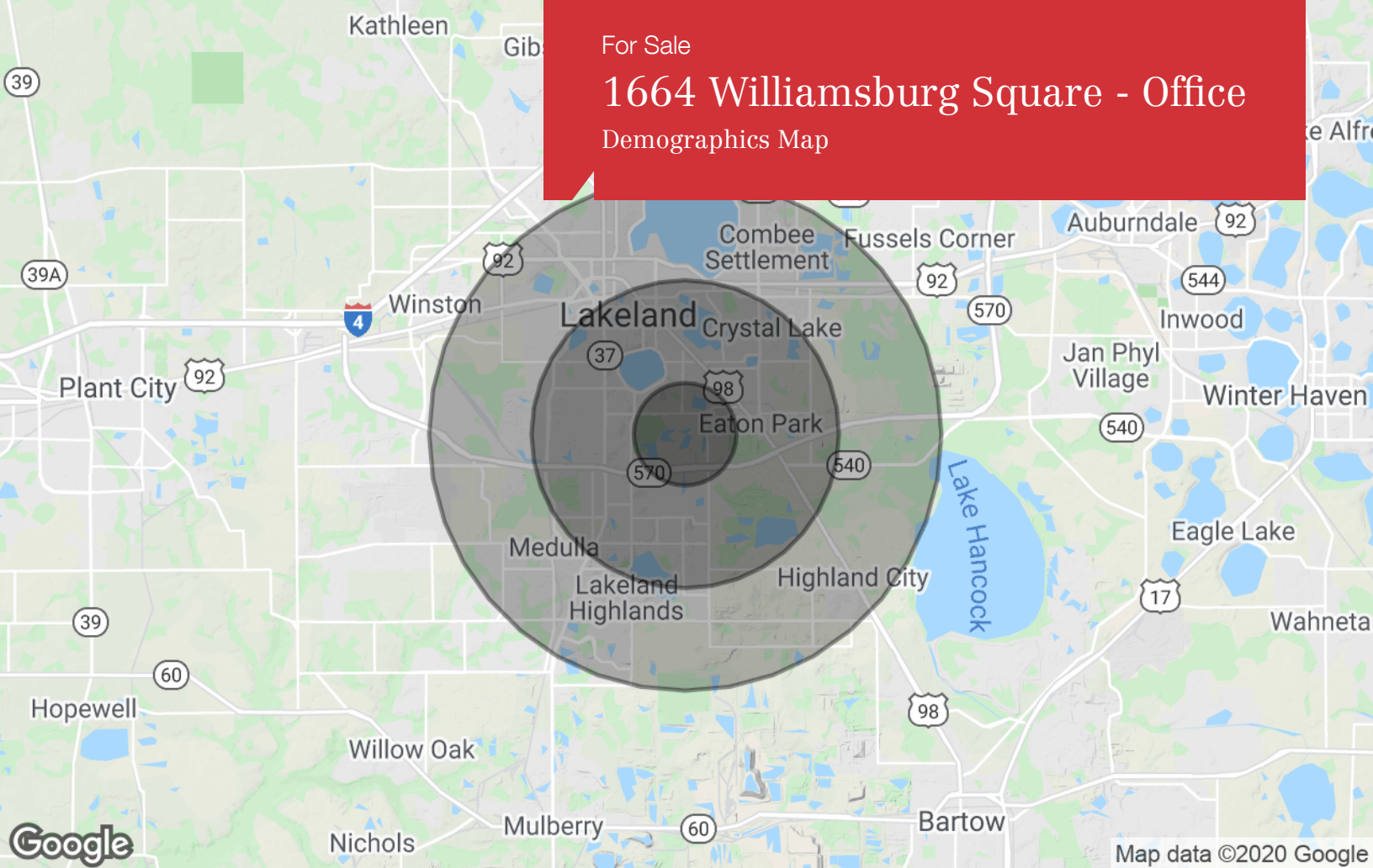
Location Description

Williamsburg Square Office Park is located approximately 1.5 miles north of the Polk Parkway off Lakeland Highlands Rd. in SE Lakeland. This 9,000 SF complex overlooks Lake Somerset, and consists of three office buildings and one storage building. Additional land is also included in the sale.

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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,106	64,749	132,843
MEDIAN AGE	39.9	37.9	38.2
MEDIAN AGE (MALE)	40.4	36.4	36.2
MEDIAN AGE (FEMALE)	37.3	38.8	39.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,468	25,704	51,822
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$80,883	\$66,496	\$63,133
AVERAGE HOUSE VALUE	\$236,077	\$210,627	\$189,137

* Demographic data derived from 2010 US Census