



SPACE FOR LEASE

114 N. TENNESSEE AVE.

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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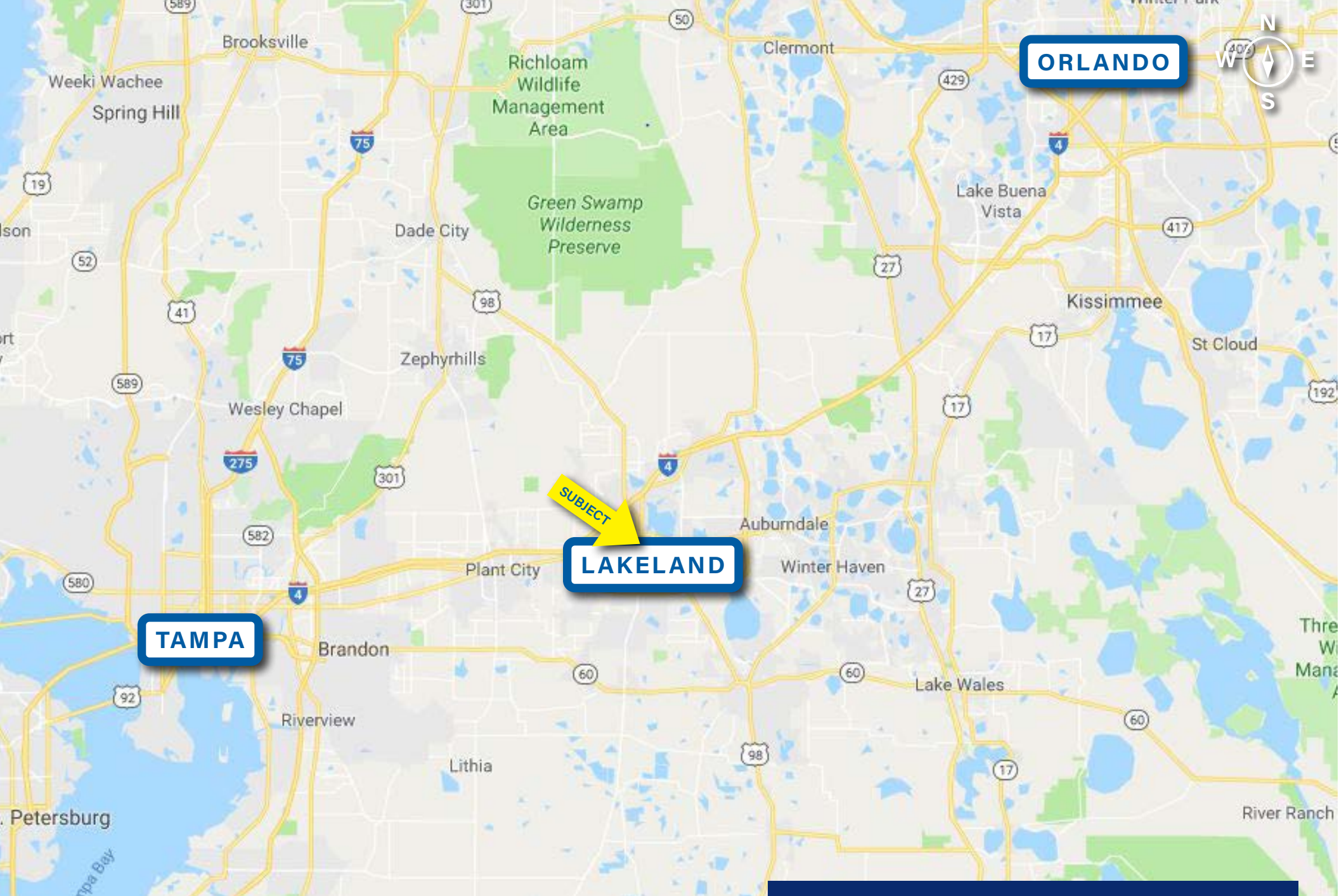


EXECUTIVE SUMMARY

114 N. TENNESSEE AVE. LAKELAND, FL 3380

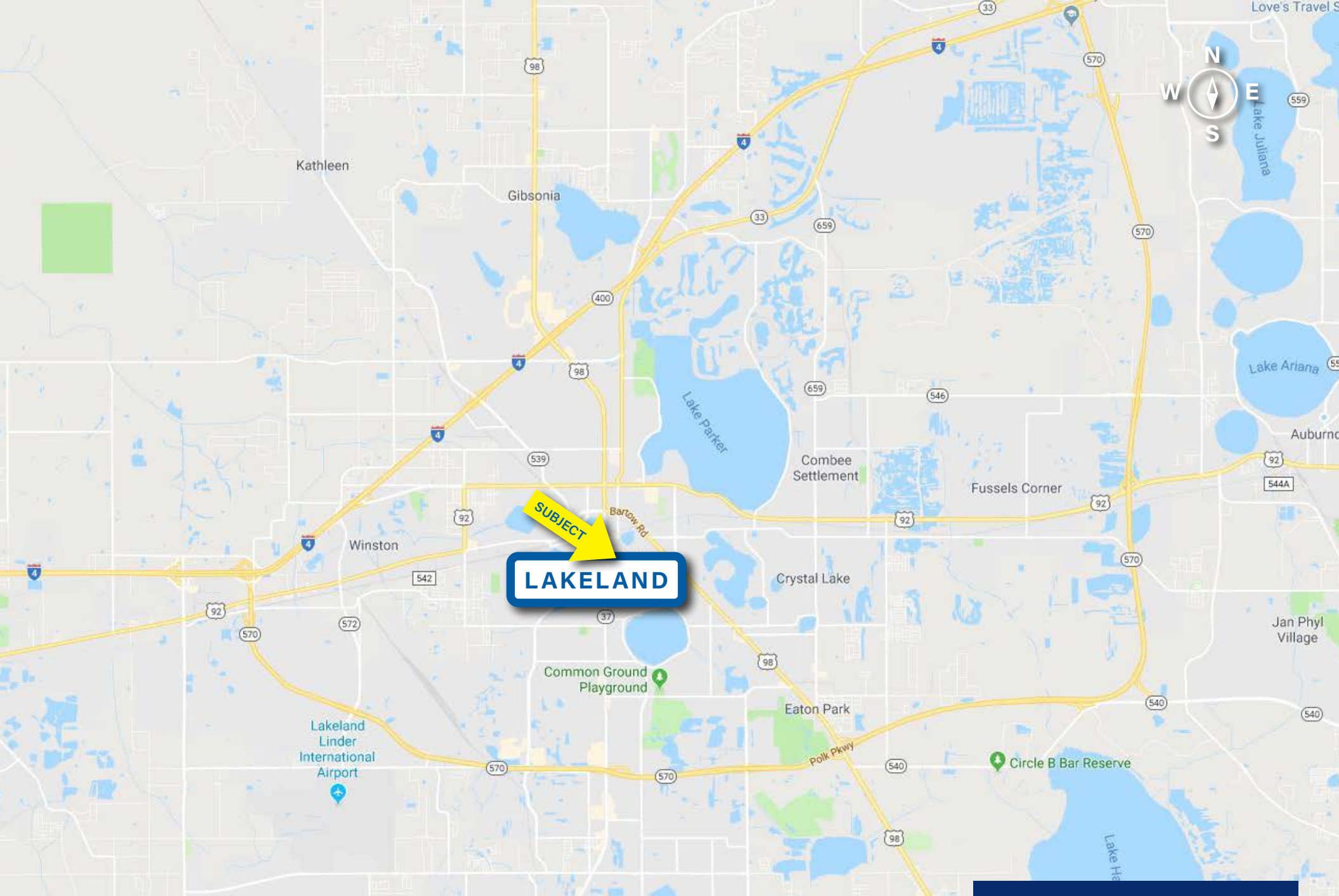
This bank anchored multi-story office building is located on historic Munn Park in Downtown Lakeland. The park is directly out the front door, and many of Lakeland's best restaurants are within a few minutes walk. Recently a new sushi restaurant has opened on the bottom floor, and the landlord made updates to the common area, both mechanical and aesthetic. The building is serviced by Spectrum (Brighthouse) and has Gigabit capability.

Site Address:	114 N. Tennessee Ave., Lakeland, FL 33801
County:	Polk
PIN (Property Identification Number):	242818201000013040
Space Available:	1,820 +/- RSF; 9,760 +/- RSF
Total Building Size:	29,280 +/- SF
Year Built:	1926
Property Use:	Multi-Story Office
Utilities:	City of Lakeland
Zoning:	Munn Park Historic District (C-7)
Traffic Count:	23,000 cars/day on Florida Ave
Price:	\$17/SF gross



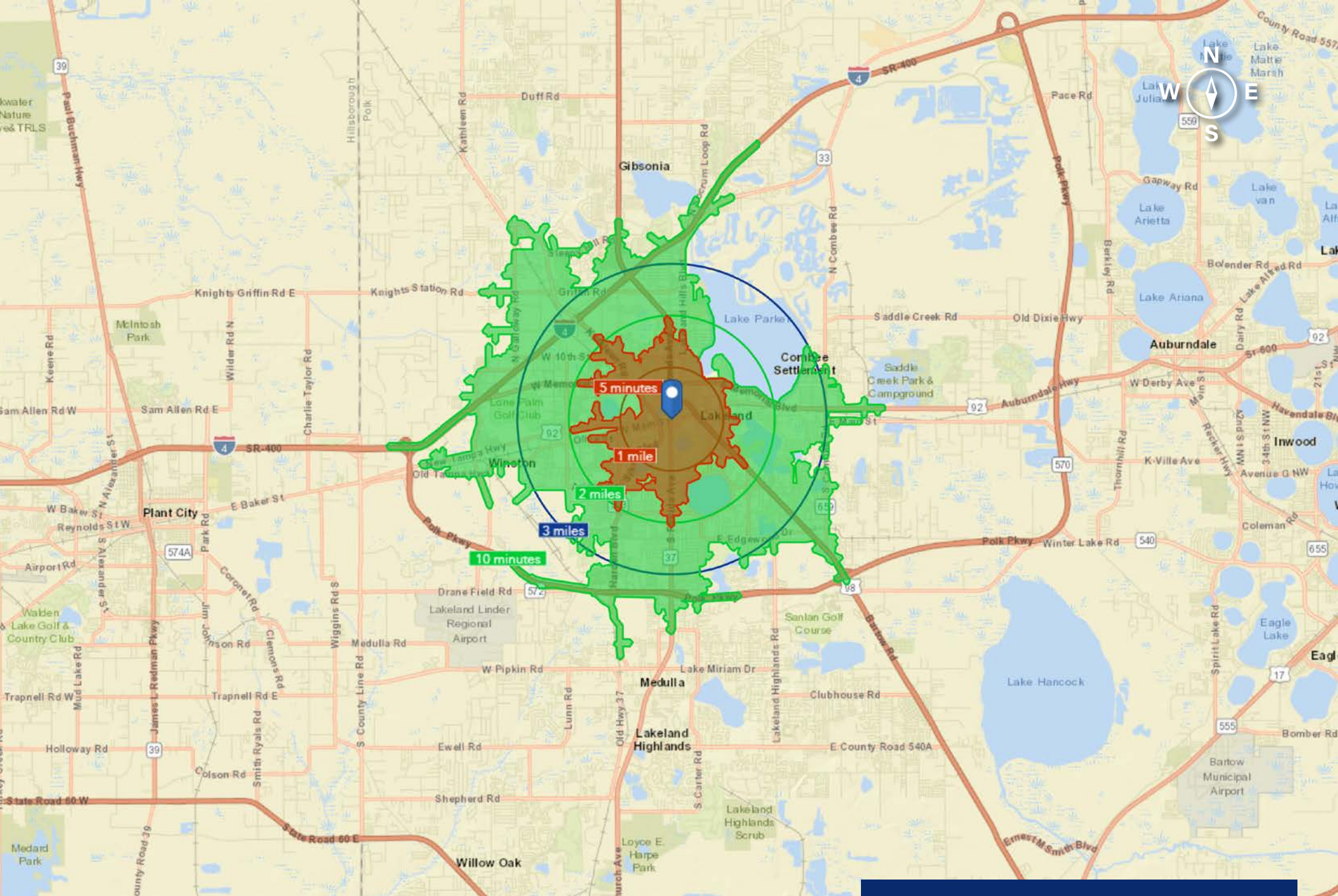
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located in Downtown Lakeland, a quick drive from I-4. The property's central location allows easy commuting for Lakeland's residents.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	9,039	36,325	74,910	19,656	86,793	667,696	20,875,686	330,088,686
Households	4,017	14,145	29,126	8,181	34,444	249,123	8,152,541	124,110,001
Families	1,731	7,789	16,831	4,178	20,181	173,193	5,273,287	81,631,156
Average Household Size	2.01	2.41	2.44	2.26	2.41	2.63	2.51	2.59
Owner Occupied Housing Units	976	5,997	14,104	2,839	17,011	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	3,040	8,148	15,022	5,341	17,432	79,532	2,959,407	45,847,716
Median Age	38.6	36.9	38.0	37.6	38.4	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	\$27,683	\$35,203	\$37,757	\$32,791	\$38,838	\$47,429	\$52,098	\$58,100
Average Household Income	\$42,719	\$48,475	\$55,434	\$47,419	\$56,527	\$64,107	\$75,281	\$83,694
Per Capita Income	\$19,721	\$20,074	\$22,825	\$20,333	\$23,205	\$24,475	\$29,913	\$31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.21%	0.90%	1.13%	0.98%	1.16%	1.55%	1.41%	0.83%
Households	1.14%	0.84%	1.10%	0.91%	1.12%	1.48%	1.36%	0.79%
Families	0.94%	0.68%	0.97%	0.72%	0.99%	1.42%	1.30%	0.71%
Owner HHs	2.46%	1.75%	2.07%	1.89%	2.07%	2.07%	1.91%	1.16%
Median Household Income	3.49%	2.20%	2.72%	2.63%	2.78%	2.65%	2.52%	2.50%

The downtown area is the most densely populated area of town, with more than 36,000 people within 2 miles.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

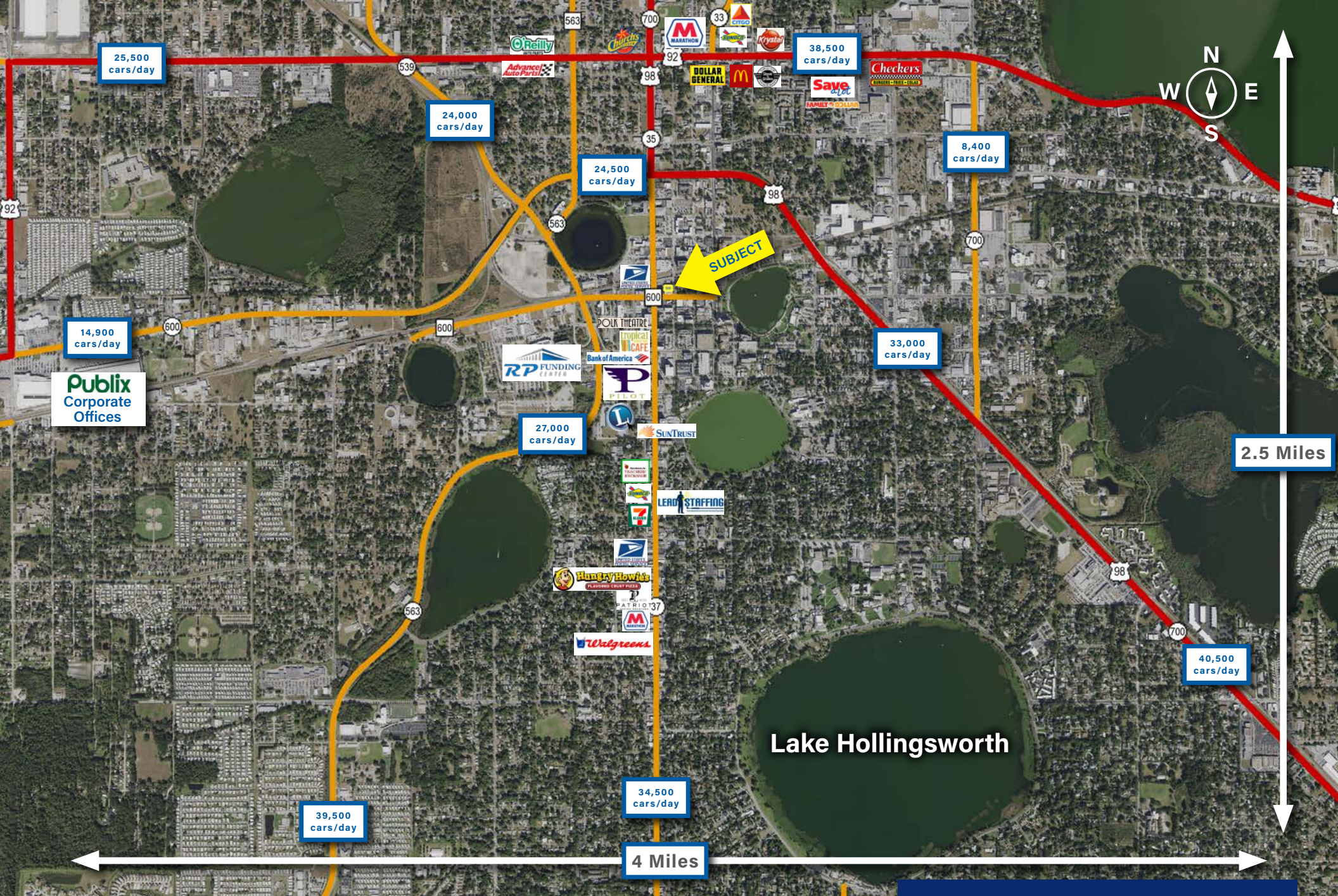
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	28.40%	21.40%	17.60%	23.90%	16.60%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	17.90%	15.90%	15.20%	16.50%	14.60%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	11.20%	12.40%	13.40%	11.70%	13.50%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	14.70%	16.20%	15.80%	15.90%	16.10%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	13.90%	17.90%	17.90%	16.60%	18.20%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	6.00%	7.90%	8.70%	6.80%	8.90%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	5.00%	5.10%	6.60%	5.20%	7.20%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.40%	1.60%	2.10%	1.60%	2.10%	2.90%	4.50%	6.00%
\$200,000+	1.30%	1.60%	2.80%	1.80%	2.80%	2.90%	5.10%	6.70%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	6.00%	6.70%	6.50%	6.80%	6.50%	6.00%	5.30%	6.00%
5 - 9	5.40%	6.20%	6.00%	6.20%	6.10%	6.00%	5.40%	6.20%
10 - 14	5.10%	5.90%	5.70%	6.00%	5.80%	6.00%	5.60%	6.30%
15 - 19	6.80%	7.20%	6.90%	6.50%	6.60%	5.90%	5.70%	6.40%
20 - 24	8.70%	8.20%	8.00%	7.80%	7.50%	5.90%	6.30%	6.90%
25 - 34	14.10%	13.60%	13.50%	13.80%	13.70%	12.70%	13.20%	13.90%
35 - 44	10.80%	10.50%	10.50%	10.60%	10.80%	11.40%	11.70%	12.50%
45 - 54	12.30%	10.80%	10.60%	11.50%	10.80%	11.80%	12.70%	12.80%
55 - 64	13.40%	12.30%	12.20%	12.50%	12.20%	13.10%	13.60%	13.00%
65 - 74	8.80%	9.90%	10.70%	9.40%	10.70%	12.10%	11.50%	9.40%
75 - 84	5.30%	5.60%	6.20%	5.50%	6.30%	6.60%	6.30%	4.60%
85+	3.50%	3.00%	3.10%	3.30%	3.20%	2.40%	2.70%	2.00%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	52.60%	54.50%	61.80%	49.90%	63.40%	72.30%	73.00%	69.90%
Black Alone	37.40%	34.30%	26.50%	39.90%	25.00%	15.30%	16.40%	12.90%
American Indian Alone	0.40%	0.50%	0.50%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	0.80%	1.00%	1.30%	0.80%	1.40%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.20%	6.00%	6.30%	5.30%	6.20%	7.00%	4.30%	6.90%
Two or More Races	3.70%	3.70%	3.50%	3.60%	3.50%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	15.60%	18.50%	19.50%	16.30%	19.50%	22.60%	25.90%	18.30%



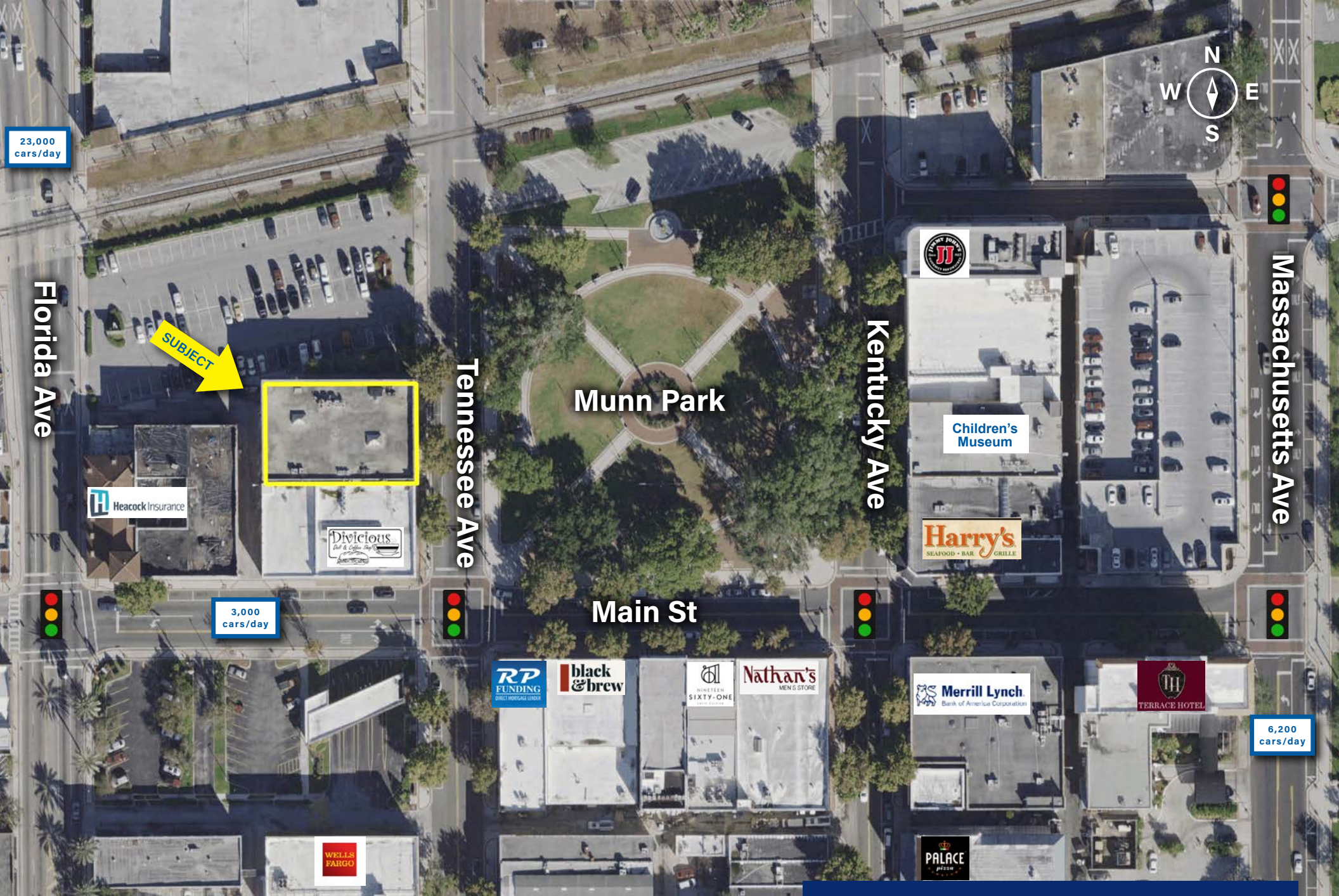
Excellent road systems connect Lakeland's workers to the Central Business District.

MARKET AREA MAP



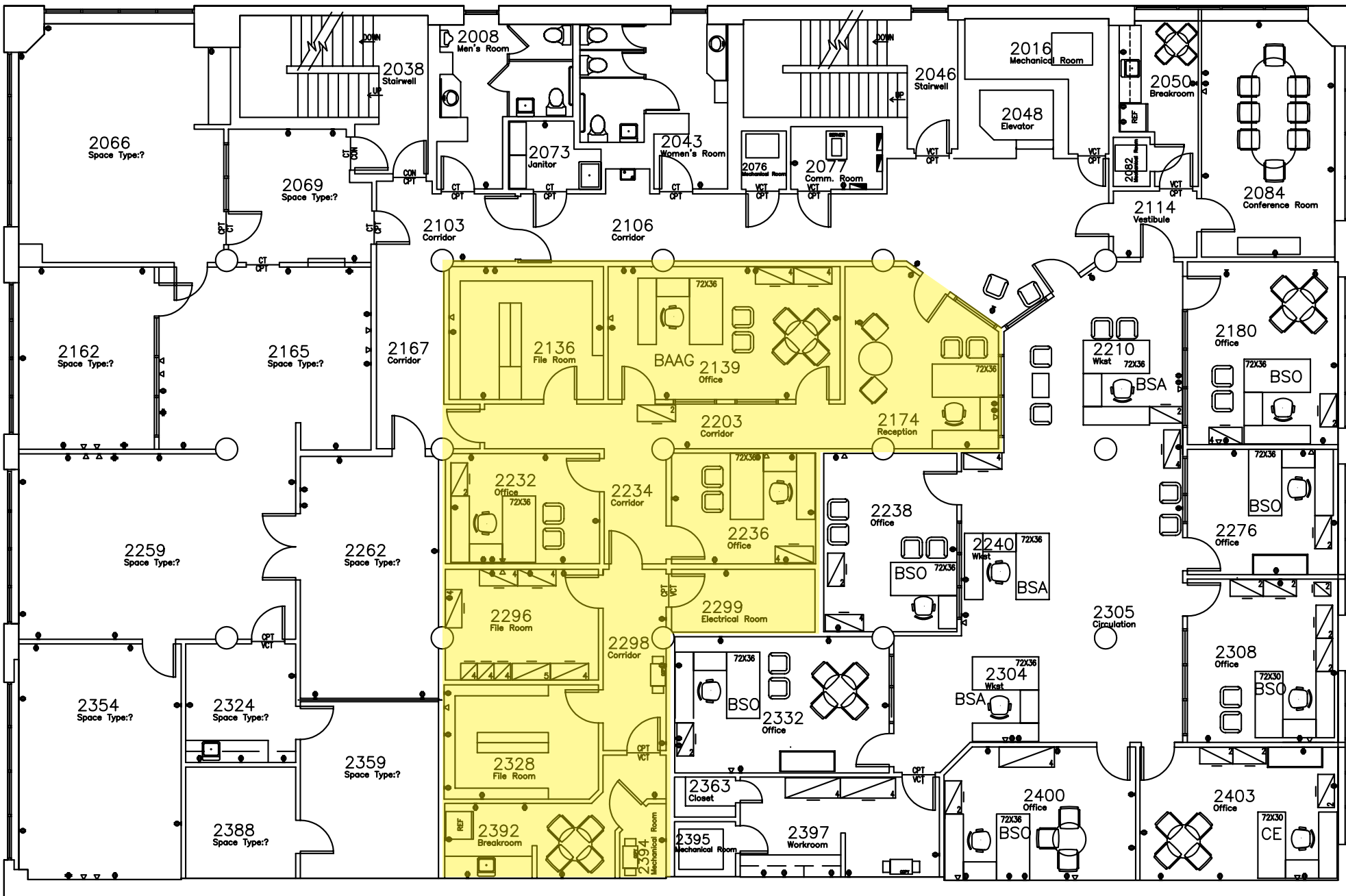
The downtown area is thriving. Recently the civic center has been renamed the RP Funding Center and is the home of the Lakeland Magic. Office occupancy is increasing, and there are new residential and retail concepts underway.

TRADE AREA MAP



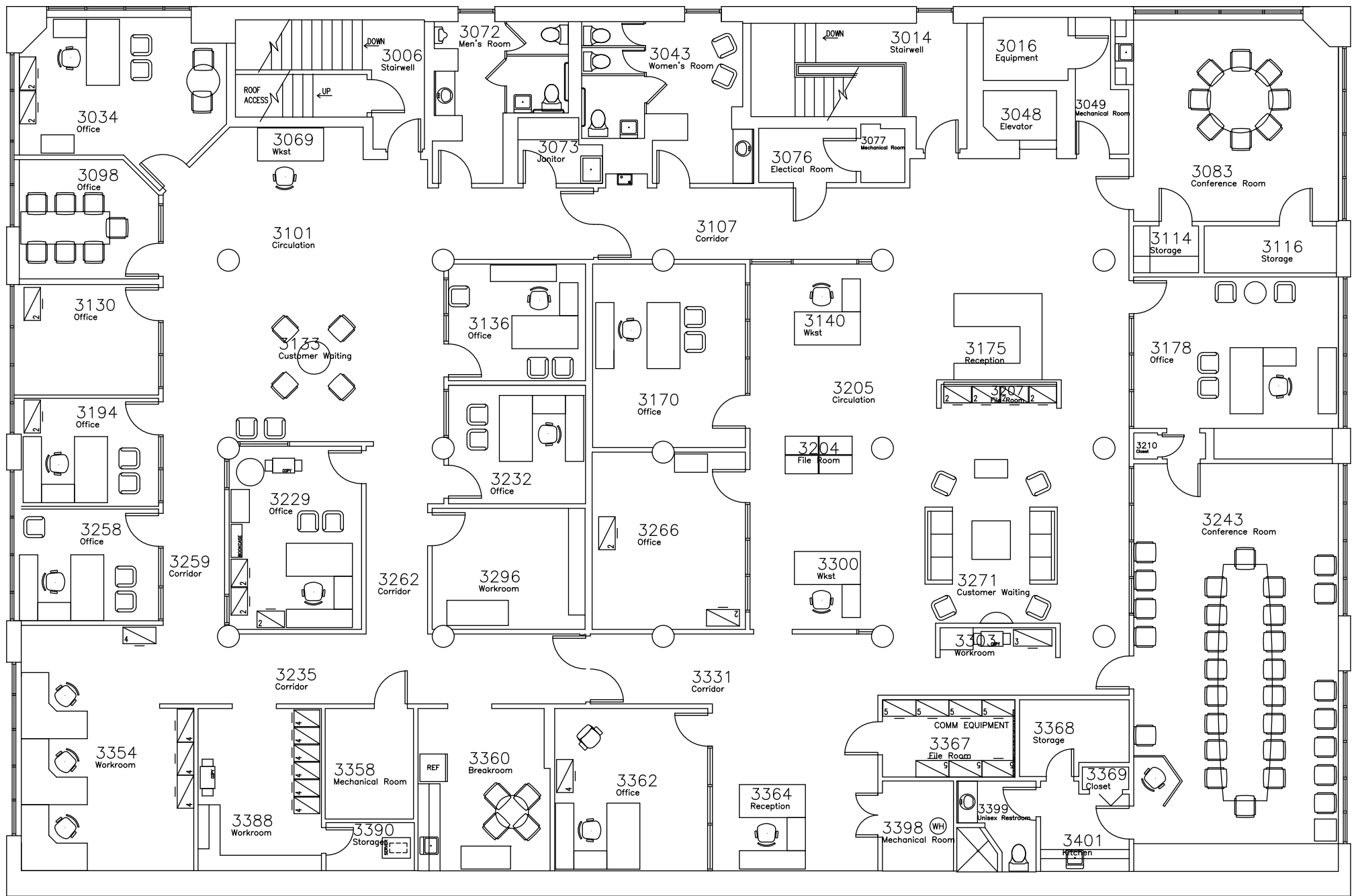
The subject office building is located in the downtown core, right on Munn Park.

NEIGHBORHOOD AERIAL



2ND FLOOR PLAN

The highlighted space reflects what is available, approximately 1,820 RSF.



All of the 3rd floor is available, approximately 9,760 RSF. Floor plan has changed slightly.

3RD FLOOR PLAN

Exterior of building from parking lot





1st Floor Lobby and Entrance



2nd Floor Suite Entrance



2nd Floor Reception and Large Office / Conference Room



2nd Floor Kitchen



3rd Floor Reception Area



3rd Floor Executive Office



3rd Floor Office







3rd Floor Conference Room

ZONING



Munn Park Historic District (C-7)

The intent of the C-7 District is to permit use and development of properties in ways which are: 1) consistent with the economic role that the Munn Park area can play in the continuing revitalization of Lakeland's downtown, and 2) consistent with the overall historic preservation program of the city. Use regulations permit a broad range of office, commercial and residential activities, but are somewhat more restrictive than the use regulations applicable to the C-6 Downtown Commercial District. In particular, vehicle-intensive uses are prohibited or restricted. Banks, very high turnover restaurants, parking garages and parking lots are subject to special use review, primarily to control vehicular impacts on pedestrian circulation. Motor vehicle sales and service uses are not permitted. The C-7 District is primarily intended for mapping in the Munn Park Historic District. Development within the C-7 district is subject to design review.

-  COMMERCIAL
-  OFFICE
-  MULTIPLE FAMILY
-  SINGLE FAMILY



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