

FOR LEASE

1046 S. Florida Avenue, Lakeland, FL 33803



PROPERTY HIGHLIGHTS

- 2,300 rsf
- 7 Private Offices
- Recently Remodeled
- Retail or Office Use
- Onsite Parking



Jack Stollo, CCIM, CPM

Vice President, Broker

863-683-3425

jstollo@resbroadway.com

BK698301



TABLE OF CONTENTS

Jack Strollo, CCIM, CPM

Vice President, Broker
863-683-3425
jstrollo@resbroadway.com

Property Description	3
Floorplan	4
Property Photos	5
Regional Map	6
Aerial Map	7
Location Map	8
Community Information	9
Lakeland Rankings	10
Lakeland Benefits	11

Dixieland Office
1046 S. Florida Avenue | Lakeland, FL 33803



Property Information

Property: Fantastic 2,300 sf contemporary space, recently remodeled by Rodda Construction. Space features seven private offices, open work space, reception/waiting area/filing, unique glass features, and site is ADA compliant. Interior finishes include; "wood" tile floors, with inlaid accent tile; pendant lamps; granite counters; built-in reception desk; and glass, store front entry; Parking area has been totally remodeled and features cross parking with adjacent property owner. You will love the unique feel of this building which allows for retail or office use, and if you have been looking for something urban/contemporary this is it! Zoning is C-2.

Location: Site is located in the heart of Dixieland across from Bomar Trophy, directly on South Florida Avenue. Access is via East Patterson Street and the newly remodeled alley way with rear facing. Property is in the Dixieland Historic and CRA districts. Very close proximity to downtown Lakeland and easy access via the Polk Parkway or I-4, both within four miles.

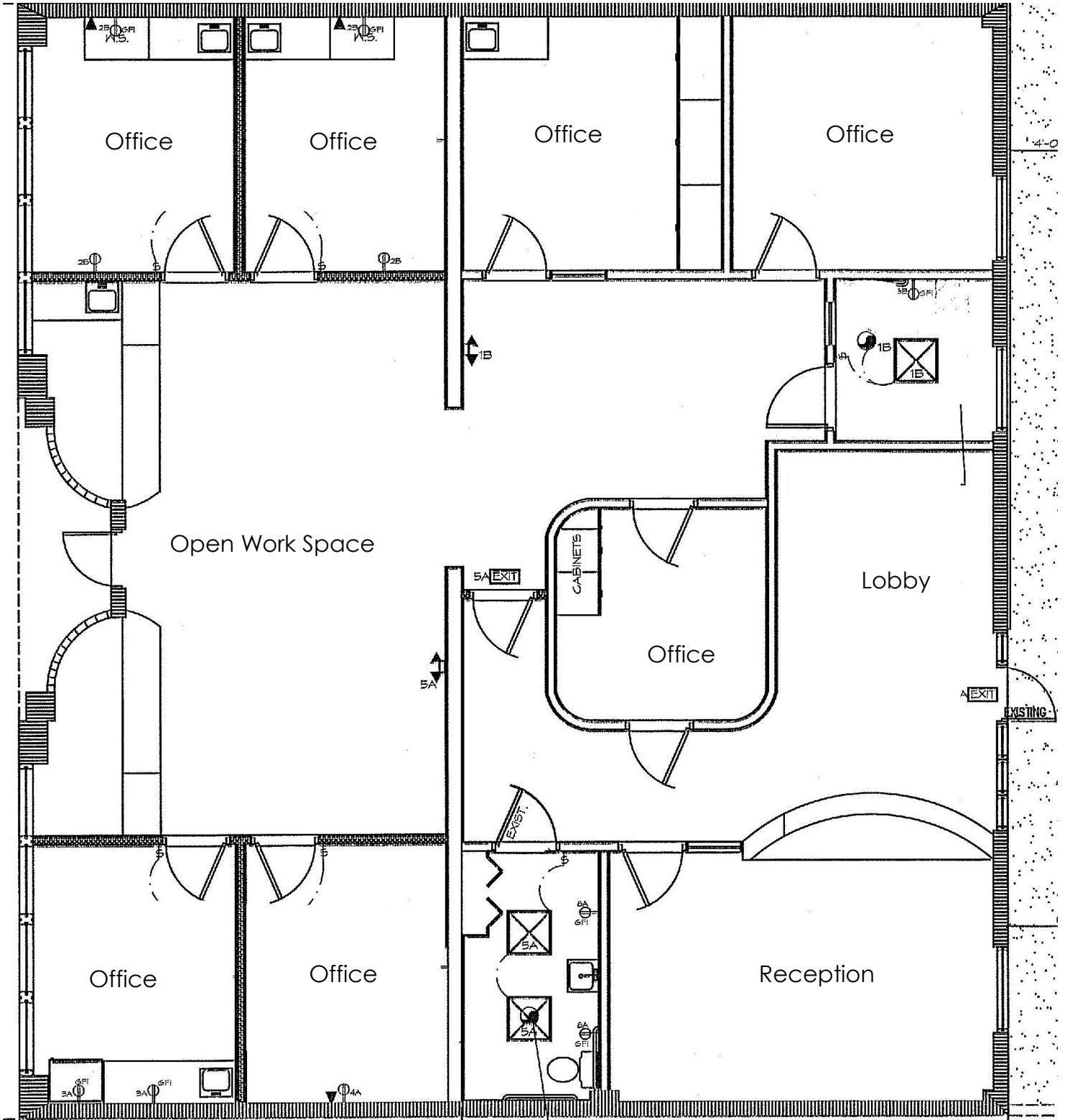
Lease Rate: \$18 per rsf, Modified Gross

Jack Strollo, CCIM, CPM

Vice President, Broker
863-683-3425
jstrollo@resbroadway.com



Floorplan

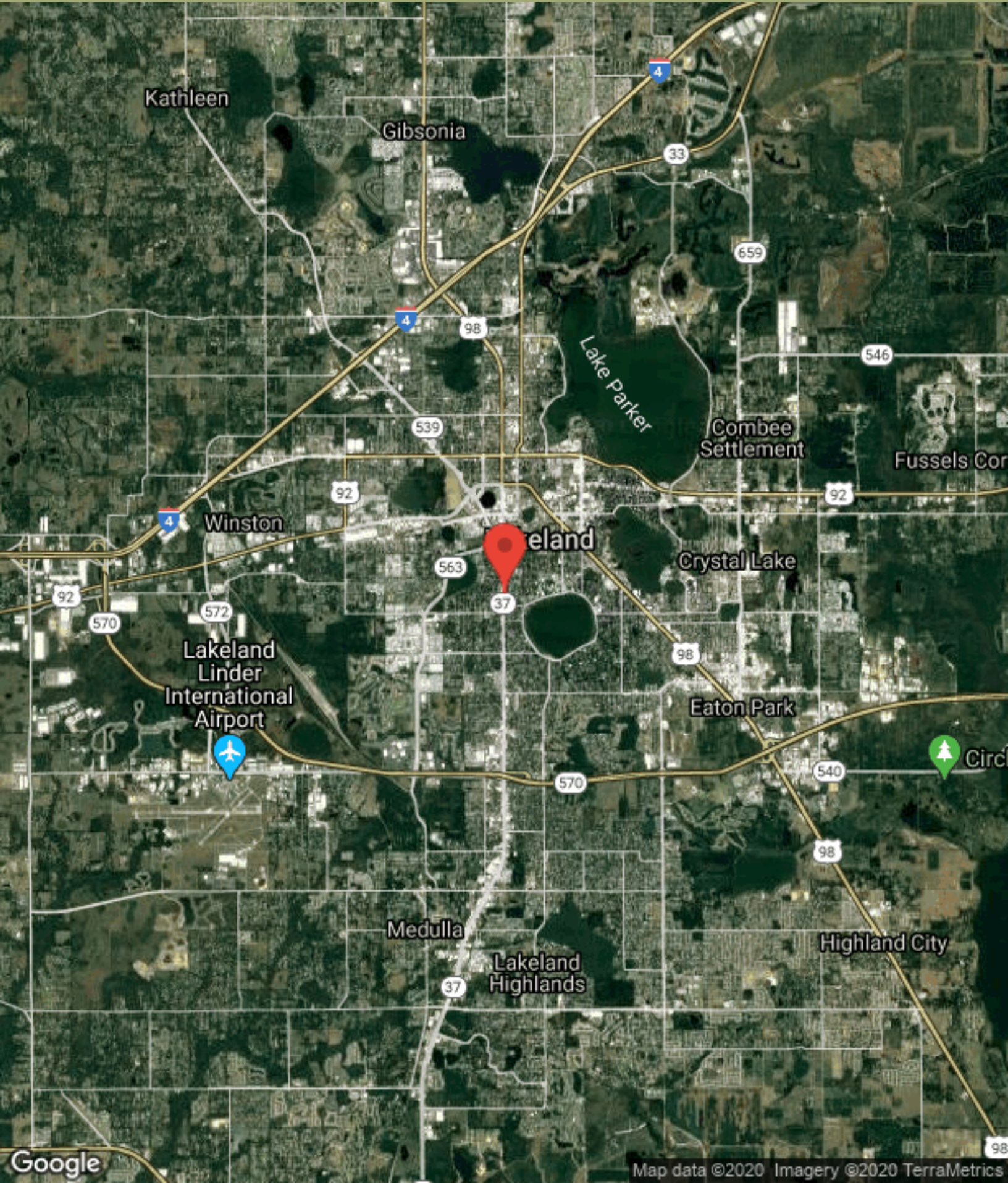


PROPERTY PHOTOS

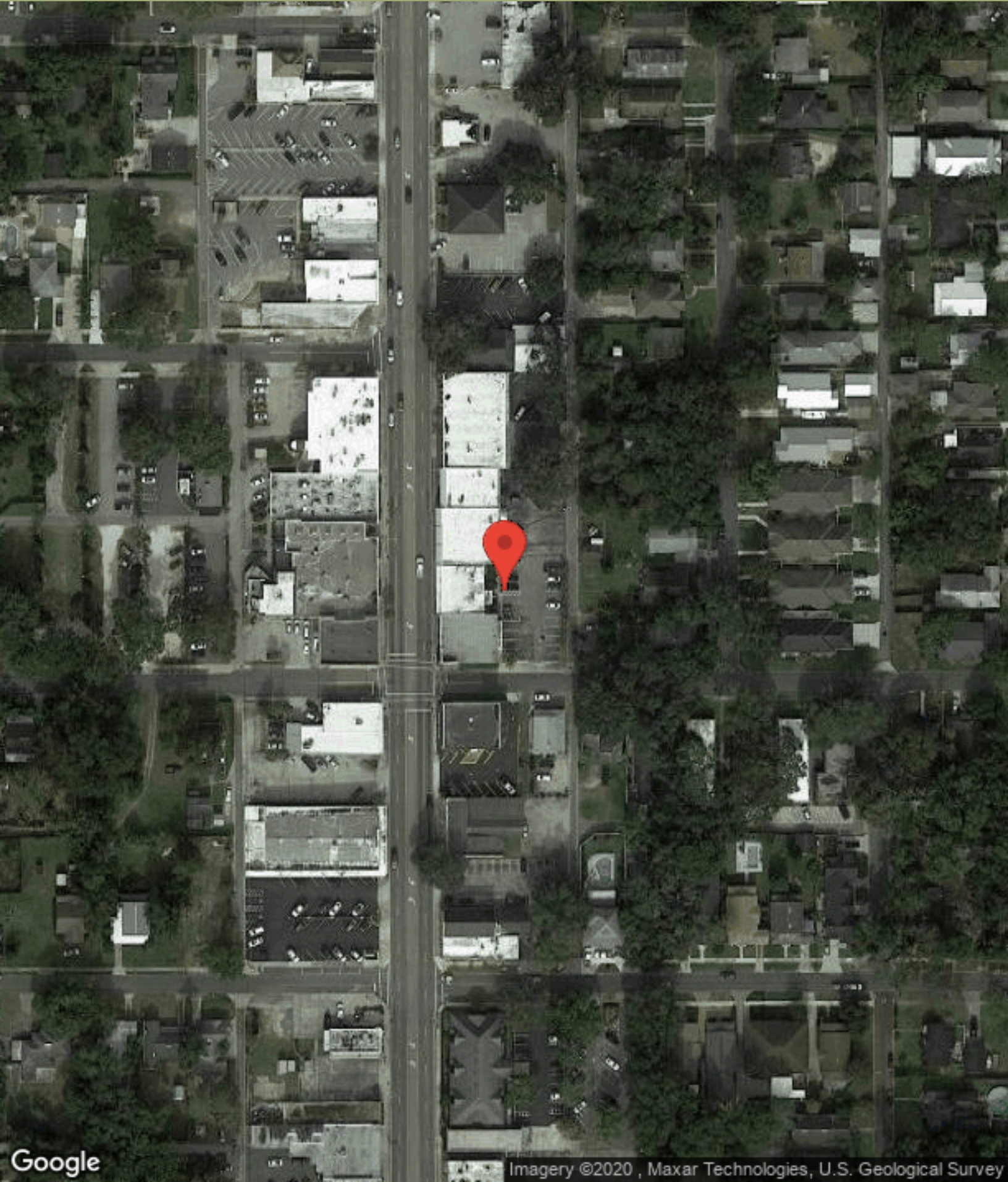
Dixieland Office
1046 S. Florida Avenue | Lakeland, FL 33803



Dixieland Office
1046 S. Florida Avenue | Lakeland, FL 33803

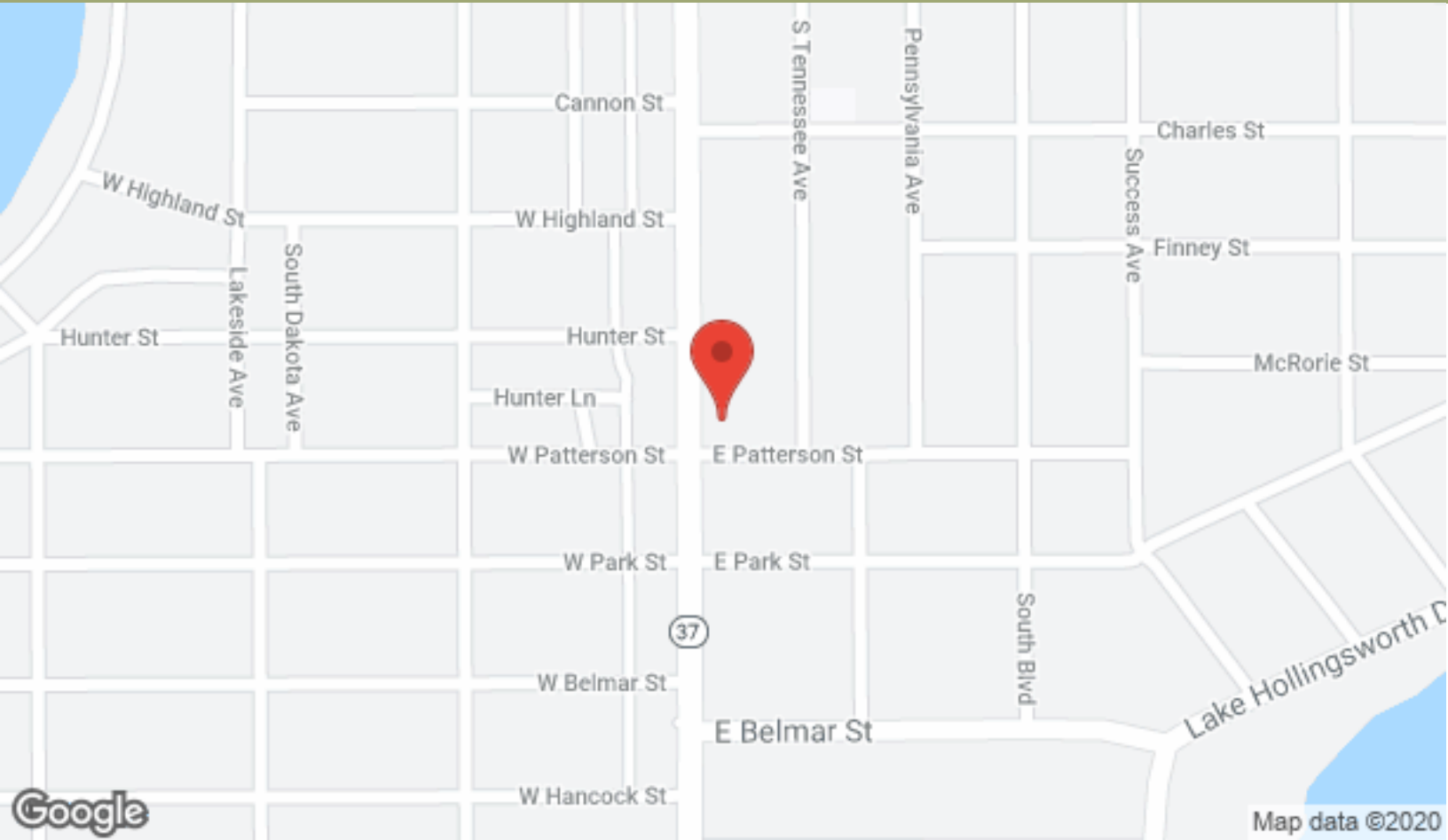


Dixieland Office
1046 S. Florida Avenue | Lakeland, FL 33803



LOCATION MAP

Dixieland Office
1046 S. Florida Avenue | Lakeland, FL 33803



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**