



2810 E. MAIN ST. FOR LEASE

2810 E MAIN ST.,
LAKELAND, FL 33801

Augie Schmidt
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Property Summary



OFFERING SUMMARY

Building Size:	6,000 SF
Lot Size:	1.72 Acres
Year Built:	2004
Zoning:	Industrial
APN:	242815000000043090
Available Space:	[2] 3,000 SF Units
Asking Rate:	\$8.50/SF NNN

PROPERTY OVERVIEW

This property is a well-maintained industrial property that consists of approximately 6,000 SF on 1.72 acres. The building is currently split up into [2] 3,000 SF units with each unit having roughly 300 SF of office space and [2] 16' roll-up doors. The back unit is currently on a month-to-month lease to a motorcoach company but can be made available if a tenant were to require all 6,000 SF.

The location provides easy access to US 92, the Polk Parkway, and Interstate 4.

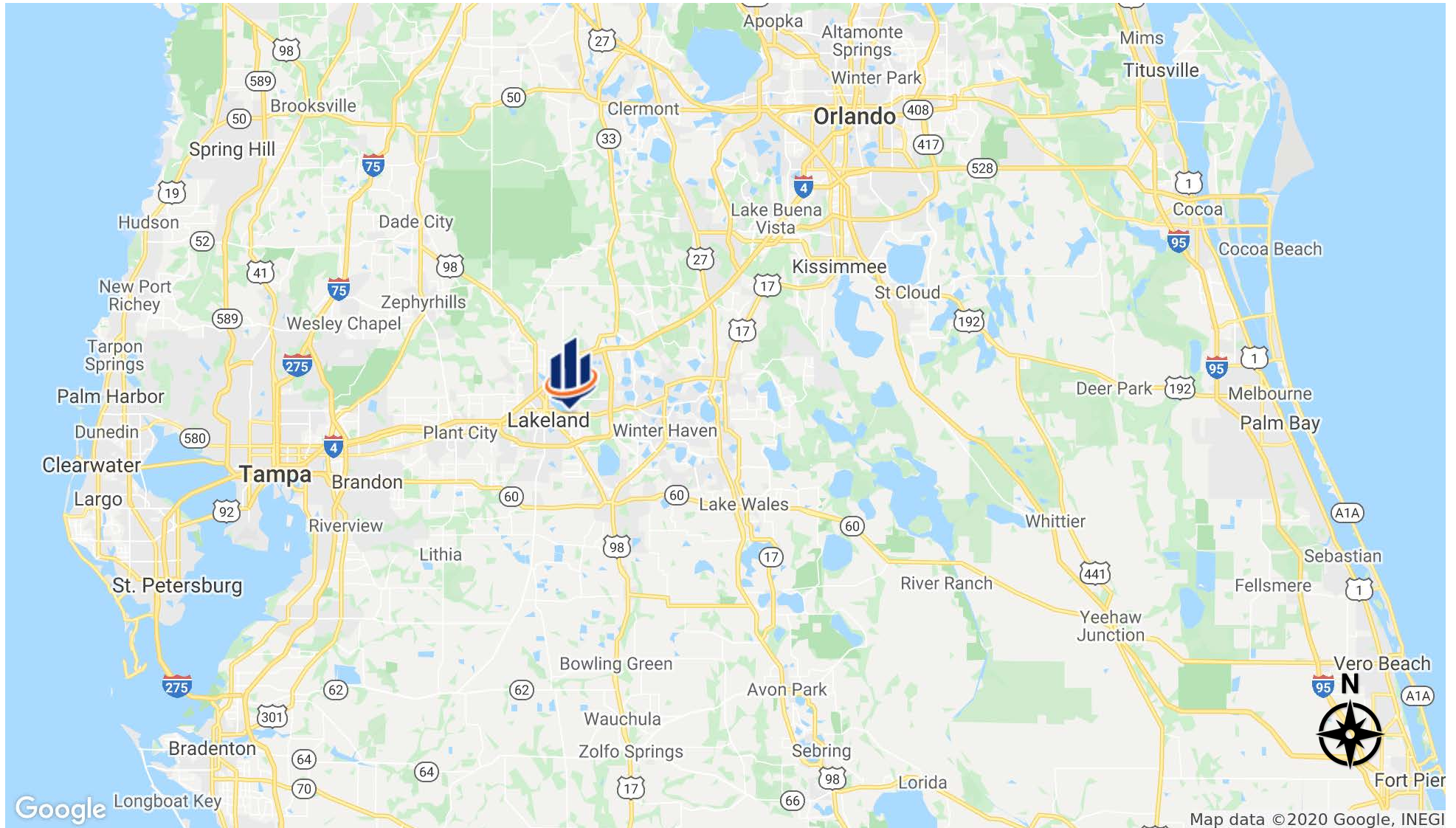
PROPERTY HIGHLIGHTS

- Located along an industrial corridor
- High Ceilings with 16' Roll-Up Doors
- Air-conditioned office space

LOCATION INFORMATION

2810 E Main St.,
Lakeland, FL 33801

Regional Map

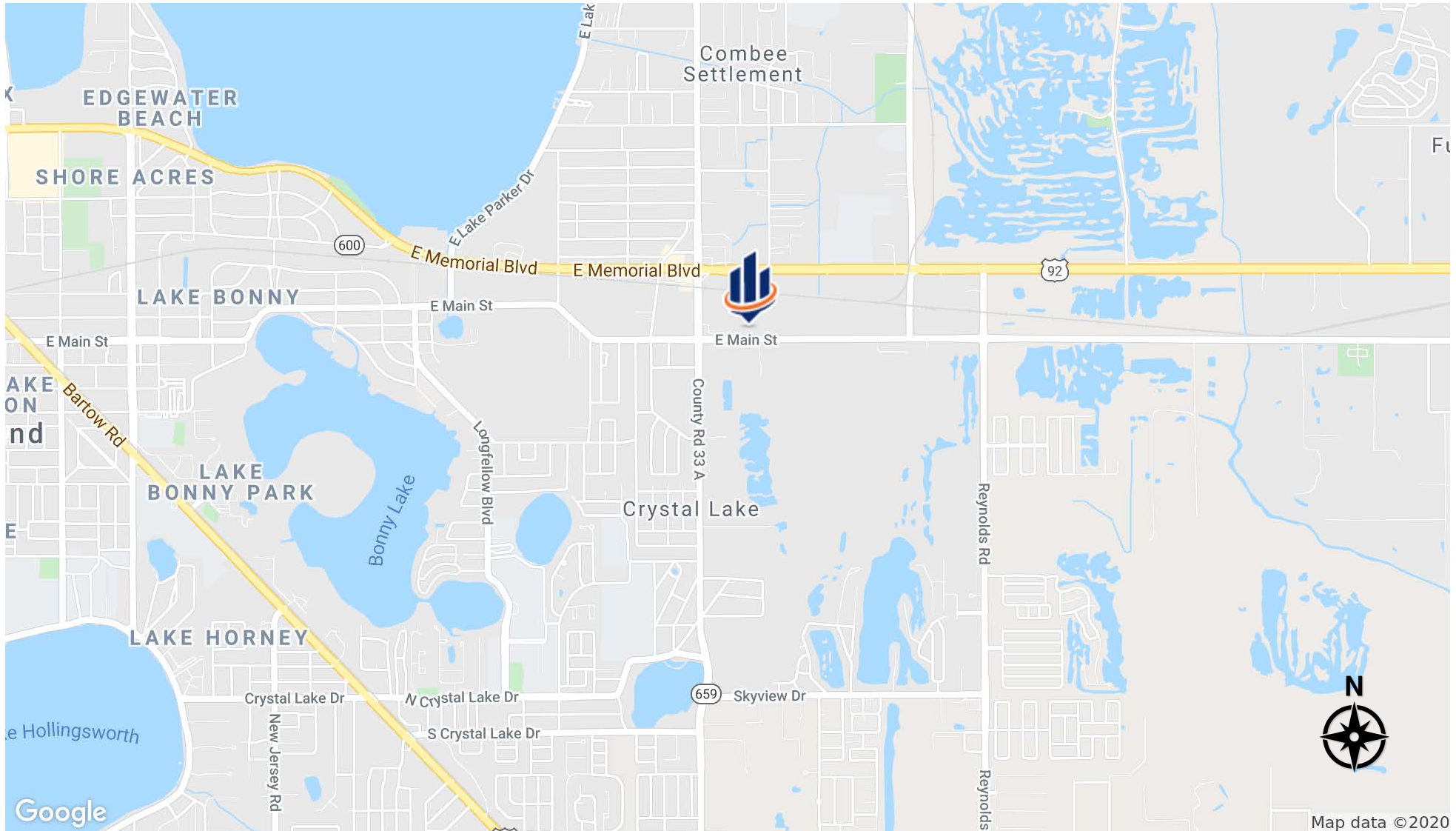


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Location Map



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Demographics Map & Report

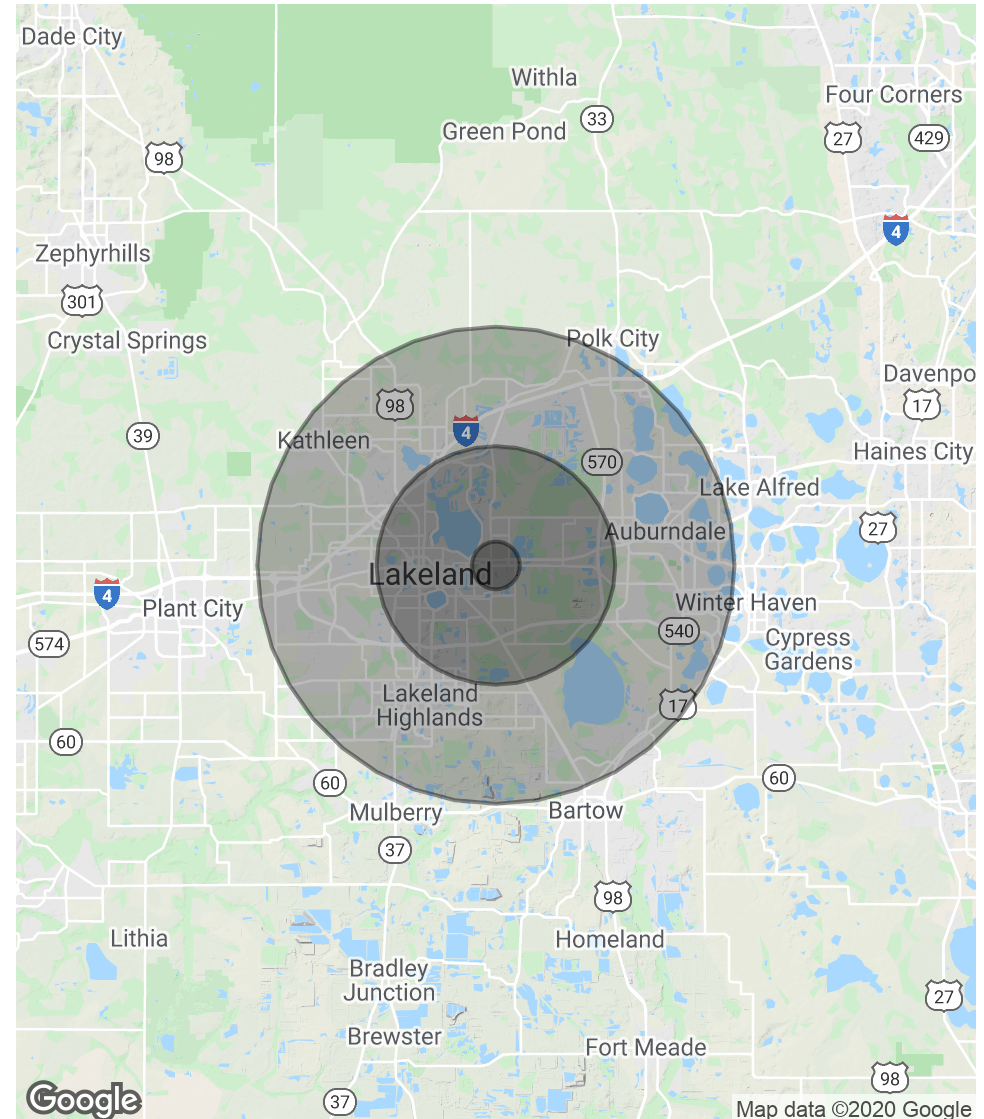
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,366	100,480	301,123
Average age	28.9	37.4	39.3
Average age [Male]	27.9	35.5	37.5
Average age [Female]	30.1	38.4	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,438	39,192	115,224
# of persons per HH	3.0	2.6	2.6
Average HH income	\$42,830	\$54,281	\$60,319
Average house value	\$72,086	\$169,346	\$180,893

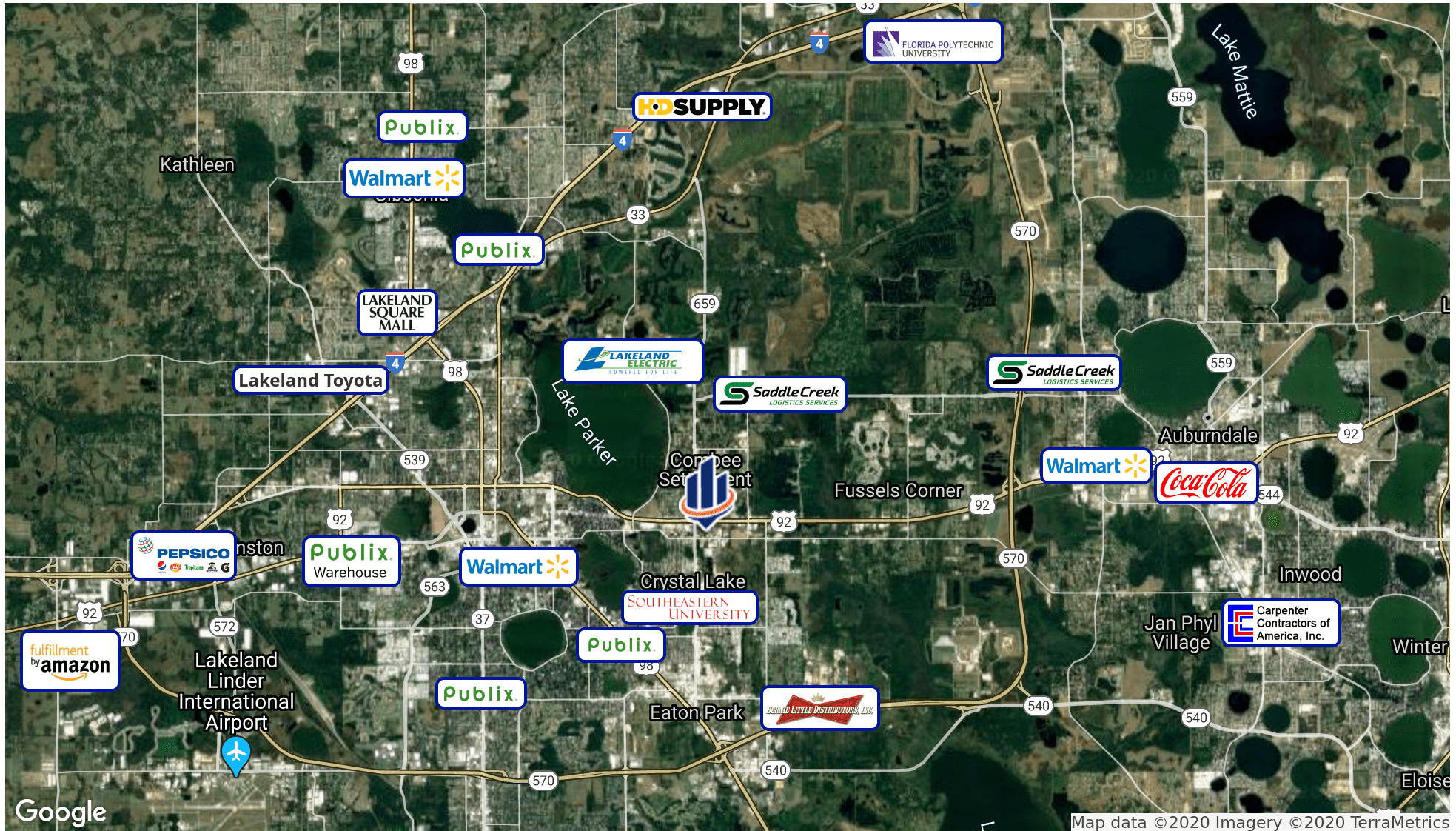
* Demographic data derived from 2010 US Census



AERIAL MAPS AND PHOTOS

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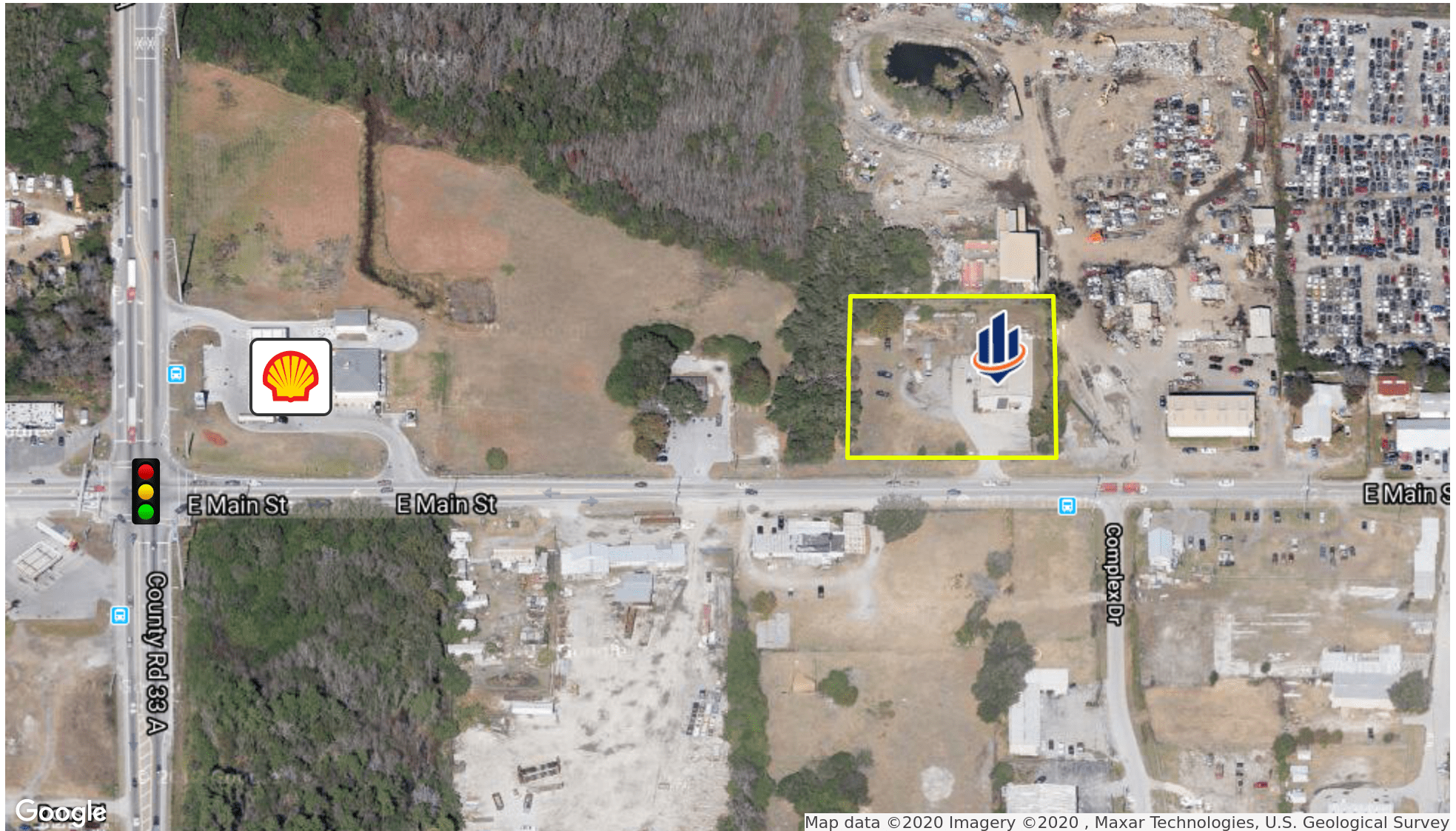
Market Area Map



Trade Area Map



Site Aerial



Exterior Photos



Interior Photos



Aerial Photos



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AUGIE SCHMIDT

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PROFESSIONAL BACKGROUND

Augie Schmidt is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate – the premier commercial services provider throughout Central Florida and the I-4 corridor.

Augie specializes in investment sales, tailoring custom strategic plans to advise his clients through the acquisition, disposition, and evaluation of investment grade commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the university's Football Program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Disciplines:

- Investment Properties
- 1031 Exchanges
- NNN Leases
- Real Estate Analytics

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