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For further information
regarding this property,
please contact:

Derrick McBride

Sales Associate

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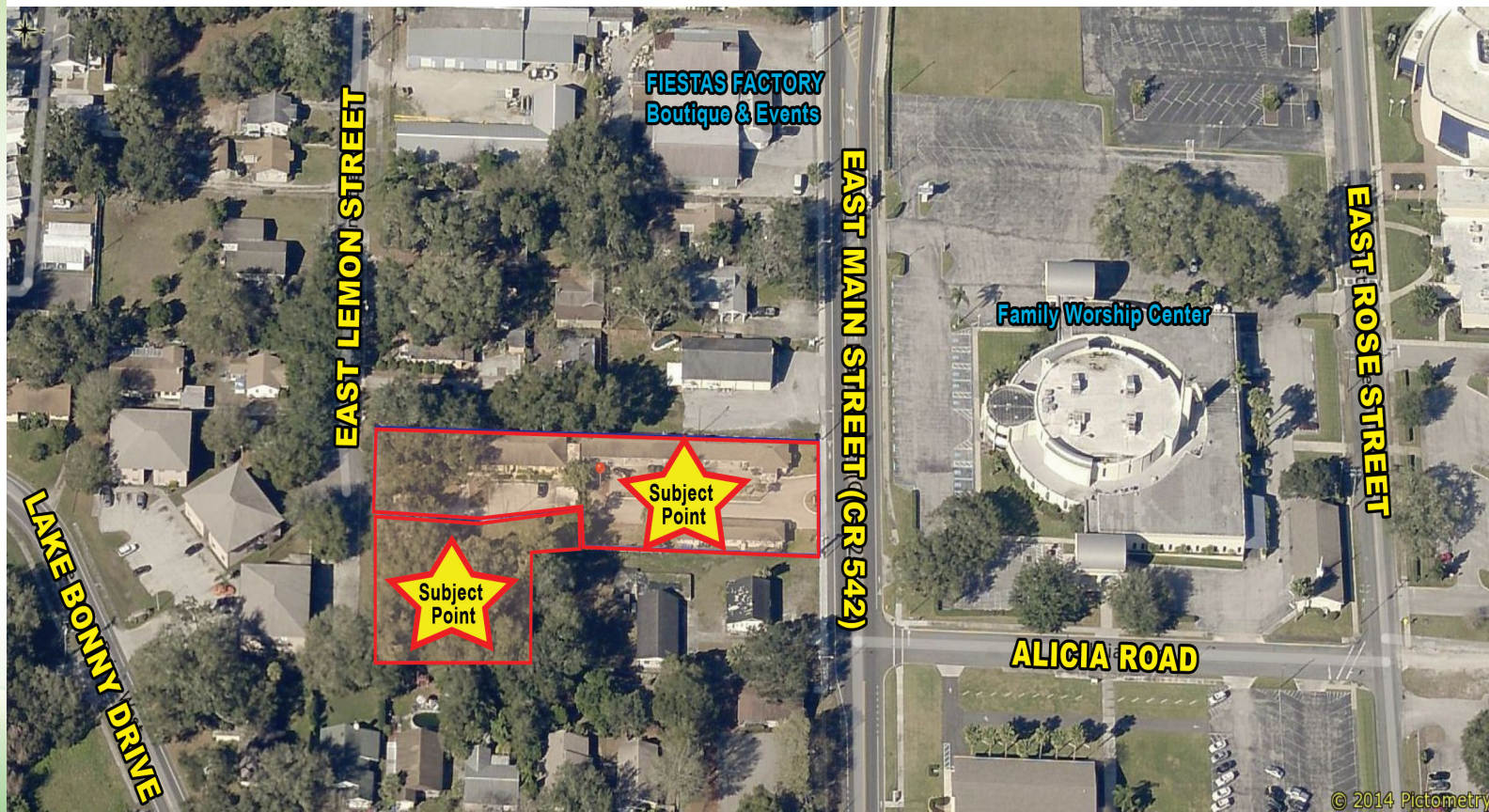


Redevelopment Opportunity

New on the Market!

Central Lakeland/East of Downtown Lakeland

1337 Main Street East, Lakeland, FL 33801



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1337 Main Street East, Lakeland, FL 33801

Redevelopment Opportunity

- Property Location:** Central Lakeland/East of Downtown Lakeland
Location between major thoroughfares (Bartow HWY 98 and HWY 92) and between Downtown Lakeland. Across the street from family Worship Center; Close to Southeastern University; Surrounded by Residential.
- Property Type:** Industrial & Vacant Land
- Property Size:** Total Size 1.37 acres, Main Street (53 acres) Lemon Street (Vacant): (84 acres).
- Land Use/Zoning:** C-2/UNH (Highway Commercial/Urban Neighborhood) The South 175' has a future land use designayed of RH (Residential High) and is zoned MF-22/UNH (Multi-Family Residential/Urban Neighborhood).
- Utilities:** City of Lakeland Water & Sewer.
- Ad Valorem Taxes:** 2017 Ad Valorem Taxes \$4,980.87 All Parcels are subject to new assessment and corresponding new taxes following development.
- Comments:** Great opportunity for Redevelopment to capture heavy church, university, commercial, and residential traffic. Close proximity to US Highway 98, US Highway 92 and Downtown Lakeland.
- Contact Information:** Derrick McBride, Sales Associate, The Mahoney Group 863-397-7477 or email: derrick@mahoneygroupinc.com



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Redevelopment Opportunity

Property Description:

The subject property consists of a 12-room, quadplex, and vacant site.

The motel consists of two buildings located around a central parking area. The site measures approximately 111' x 224' is an interior site, has all utilities available, and has a C-2 general commercial zoning by the City of Lakeland on the north 187.5', with MF22 zoning on the balance. Site improvements include basic, worn landscaping, asphalt parking (12+/- spaces), and drives with curbed areas.

There are two motel buildings, containing approximately 4,300 square feet, with the first building constructed in 1951 per public records. The complex includes 12 rooms that typically measure 15' x 16', a 2BR office-apartment for management, and storage areas. Construction includes concrete foundations and sub floors, painted block walls with limited ornamentation, steel casement windows, and shingled roofs, in the process of being redone after hurricane damage. There are 4' connecting sidewalks. Interiors are typically VAT or terrazzo floors, plaster interiors, basic three-piece baths with ceramic tile finishes, toilet, wall-hung lavatory, and shower. Rooms have a through-wall HVAC unit.

Furnishings include a bed, couch, dresser, TV, refrigerator unit, and vertical blinds.

This is a standard, older motel complex without much interior updating or renovations. Condition is rated average, standard for this type of use, age and operation.

The quadplex has 1BR - 1B apartments. A wall opening was cut between two units to create a larger unit for owner-occupancy. Kitchens and baths were kept in place, so the wall opening could be closed and units would revert back to two rental units.

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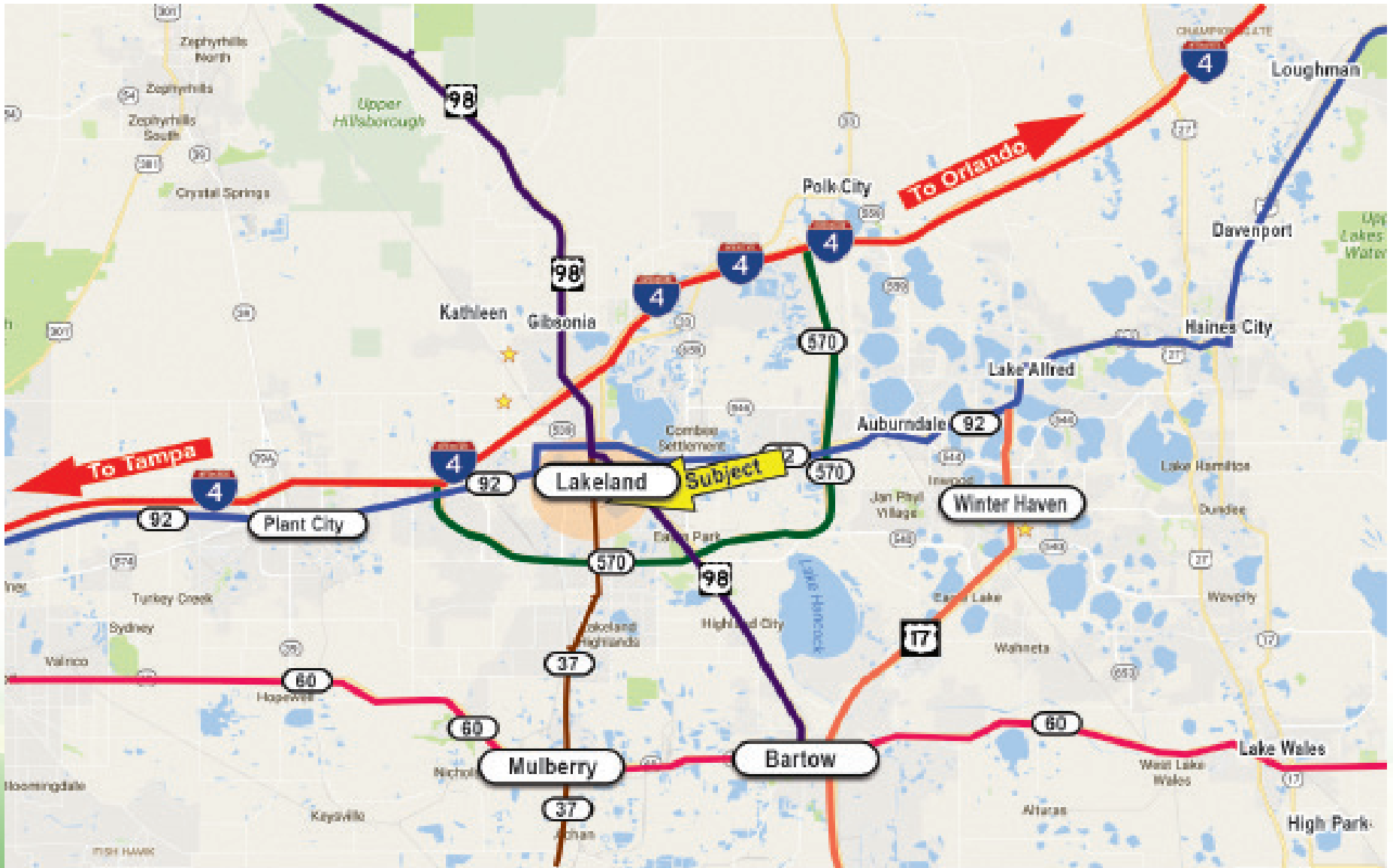


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County Map of Lakeland

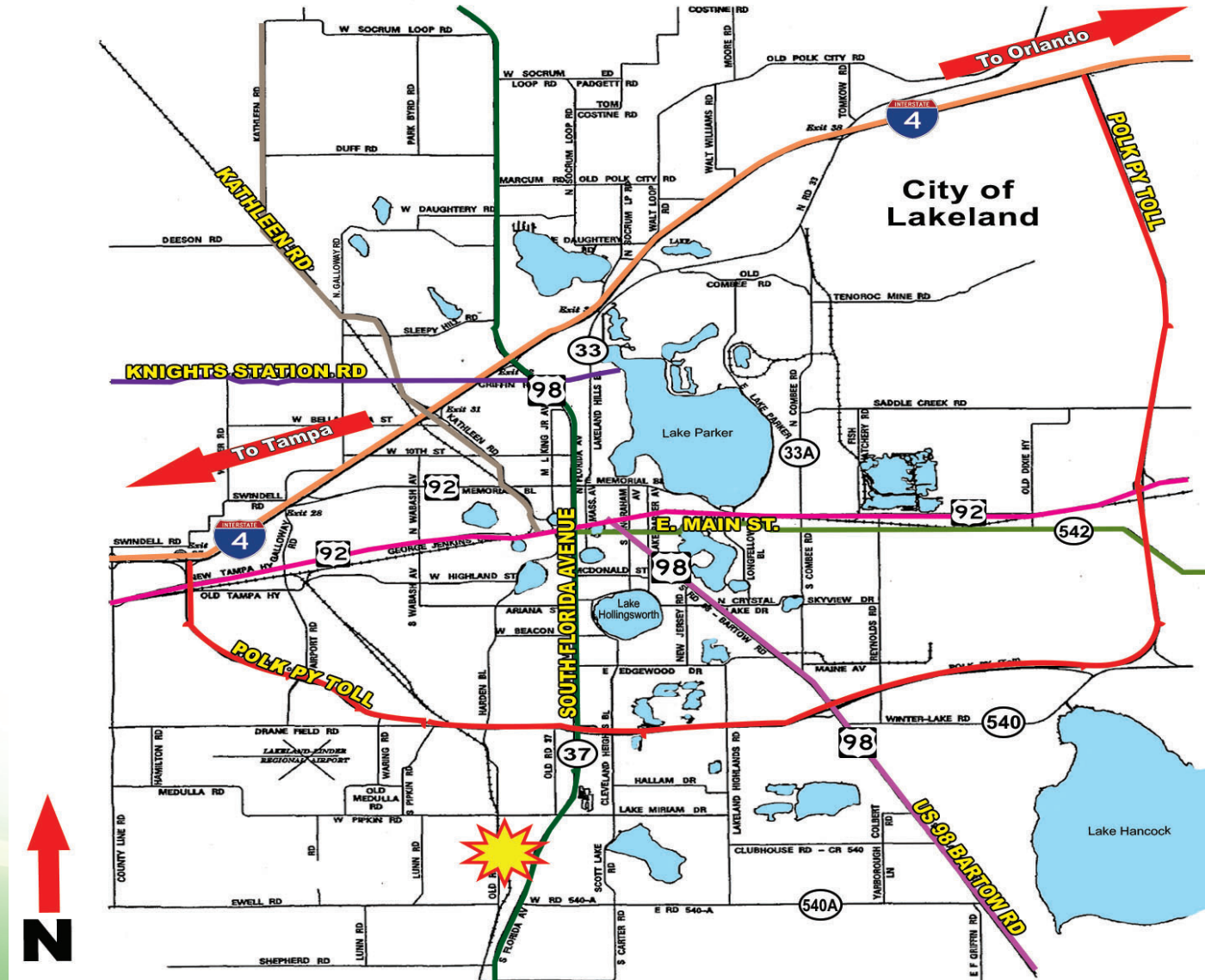


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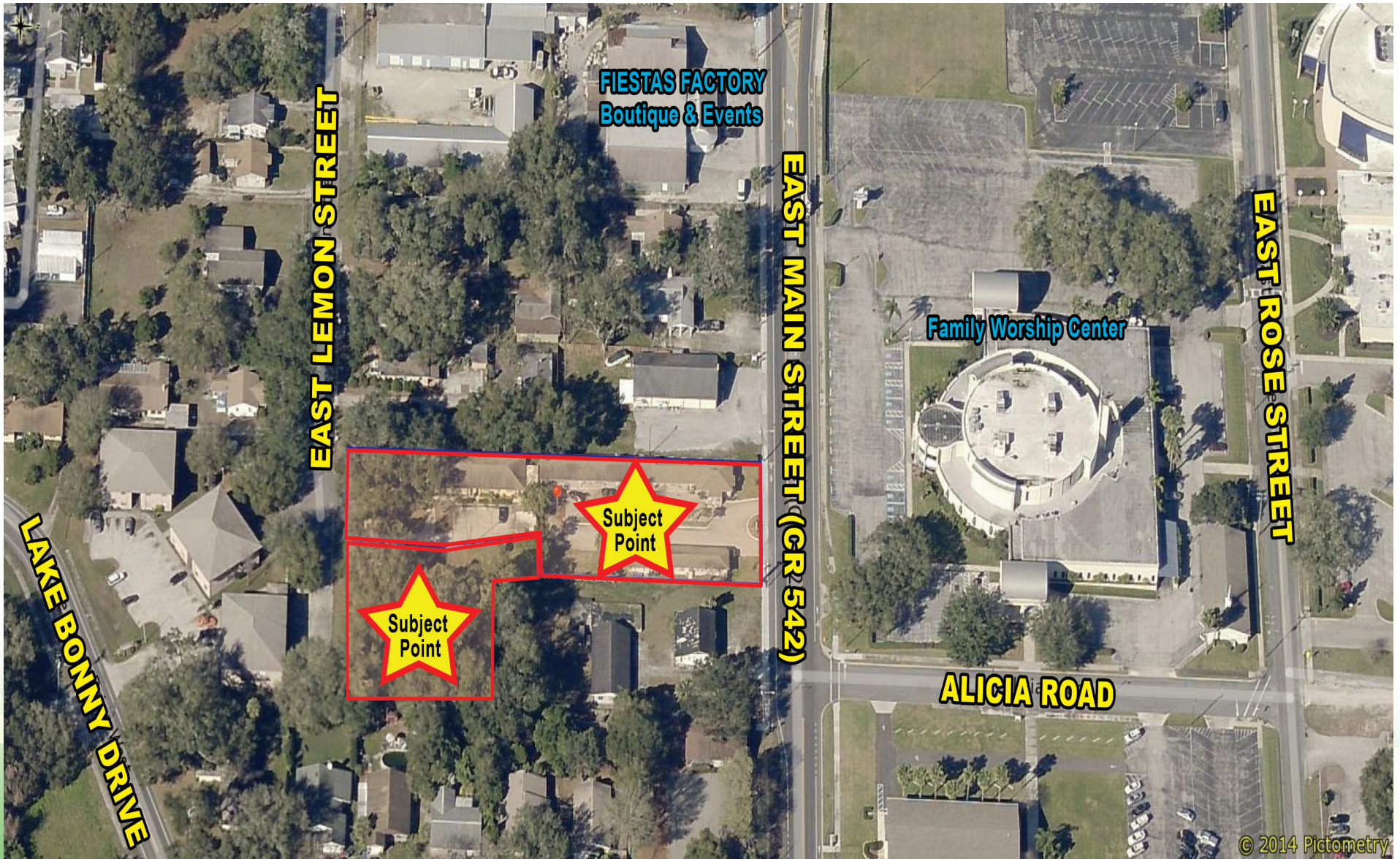
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City Map of Lakeland



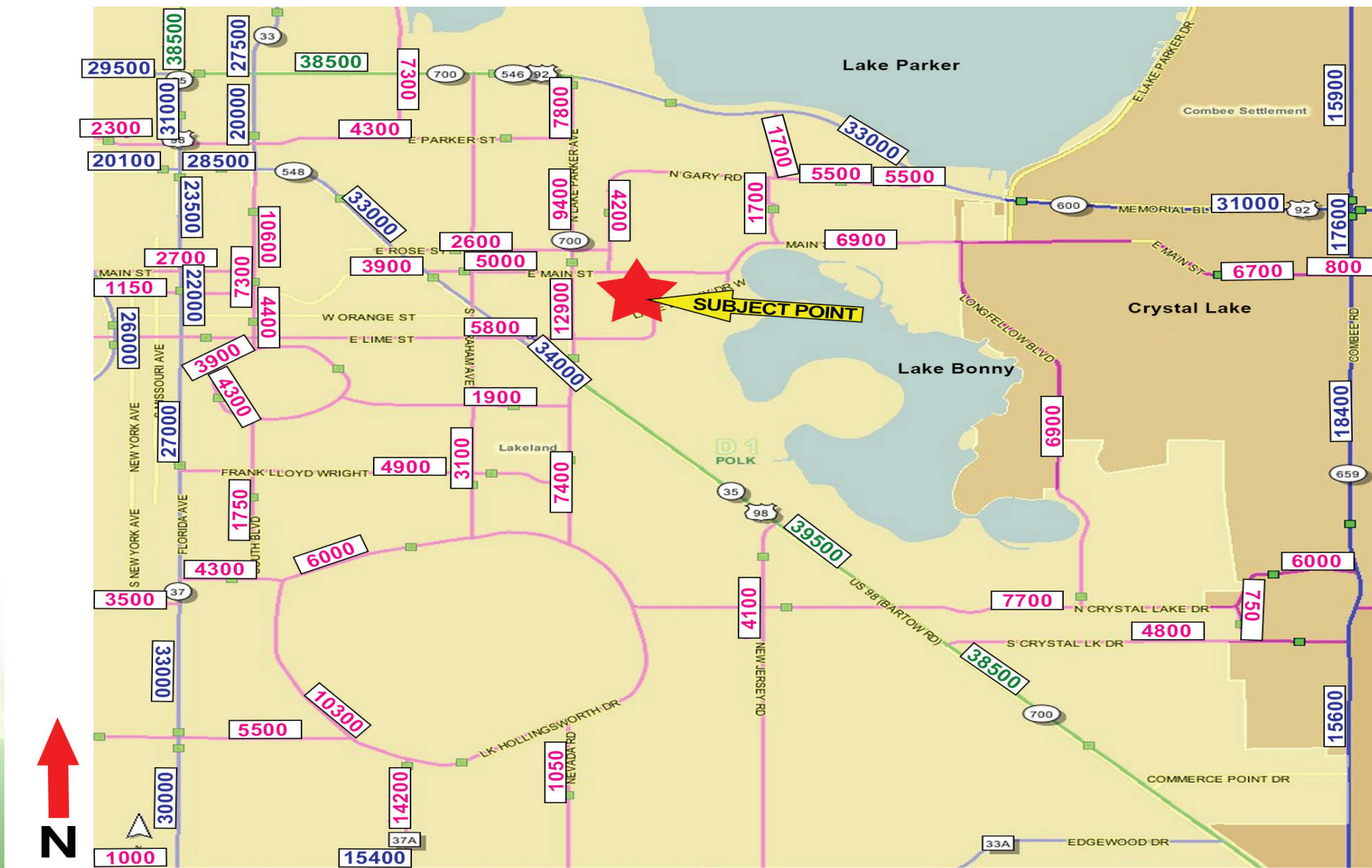
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Local Traffic Count



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