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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



Commercial Development Land

32,400 SF Parcel for Sale



5220 U.S. Highway 98 North, Lakeland, FL 33809

- .74 acres (100" x 324")
- Land level with some trees - one concrete pad.
- 100' frontage US Highway 98 North and Cornell St. 324' + depth, consisting of 2 contiguous parcels.
- This property is located directly on US 98 North, the main North/South thoroughfare in Lakeland - about 2.5 miles North of Interstate-4 and Lakeland Regional Mall.
- Sale Purchase Price \$400,000.00 (\$12.35/SF) cash to seller.



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



5220 U.S Highway 98 North,
Lakeland, FL 33809

RETAIL/OFFICE DEVELOPMENT PARCEL

PROPERTY ADDRESS:	5220 US Highway 98 North Lakeland FL 33809
PROPERTY LOCATION:	This property is located directly on US 98 North, the main North/South thoroughfare in Lakeland – About 2.5 miles North of Interstate-4 and Lakeland Regional Mall (1.2 million SF mall) – across from North Towne Square shopping center.
SIZE PROPERTY:	32,400 SF or .74 acre
LAND DIMENSIONS:	100' frontage US Highway 98 North and Cornell St. 324' ± depth, consisting of 2 contiguous parcels
DESCRIPTION:	Level land with some trees – one concrete pad
ZONING/LAND USE:	LCC (Linear Commercial Corridor) - City of Lakeland This zoning allows a broad range of commercial uses (retail, office, restaurant, etc.)
UTILITIES:	Municipal Electric and Water - Septic System Sewer is available approx. 400 yards to the South
AD VALOREM TAXES:	\$1,333.77 – Year 2017
PROPERTY FOLIO:	23-27-26-010000-002202 and 002203, Polk County
TRAFFIC COUNT:	46,000 AADT
COMMENTS:	Prime visibility and access with frontage on 2 roads in a high commercial district.
SALE/PURCHASE PRICE:	\$400,000.00 (\$12.35/SF) cash to Seller.
CONTACT:	Maria Mahoney, 863) 619-6740 Broker/Realtor - The Mahoney Group, Inc. 3825 S. Florida Avenue – Suite 5 Lakeland, FL 33809

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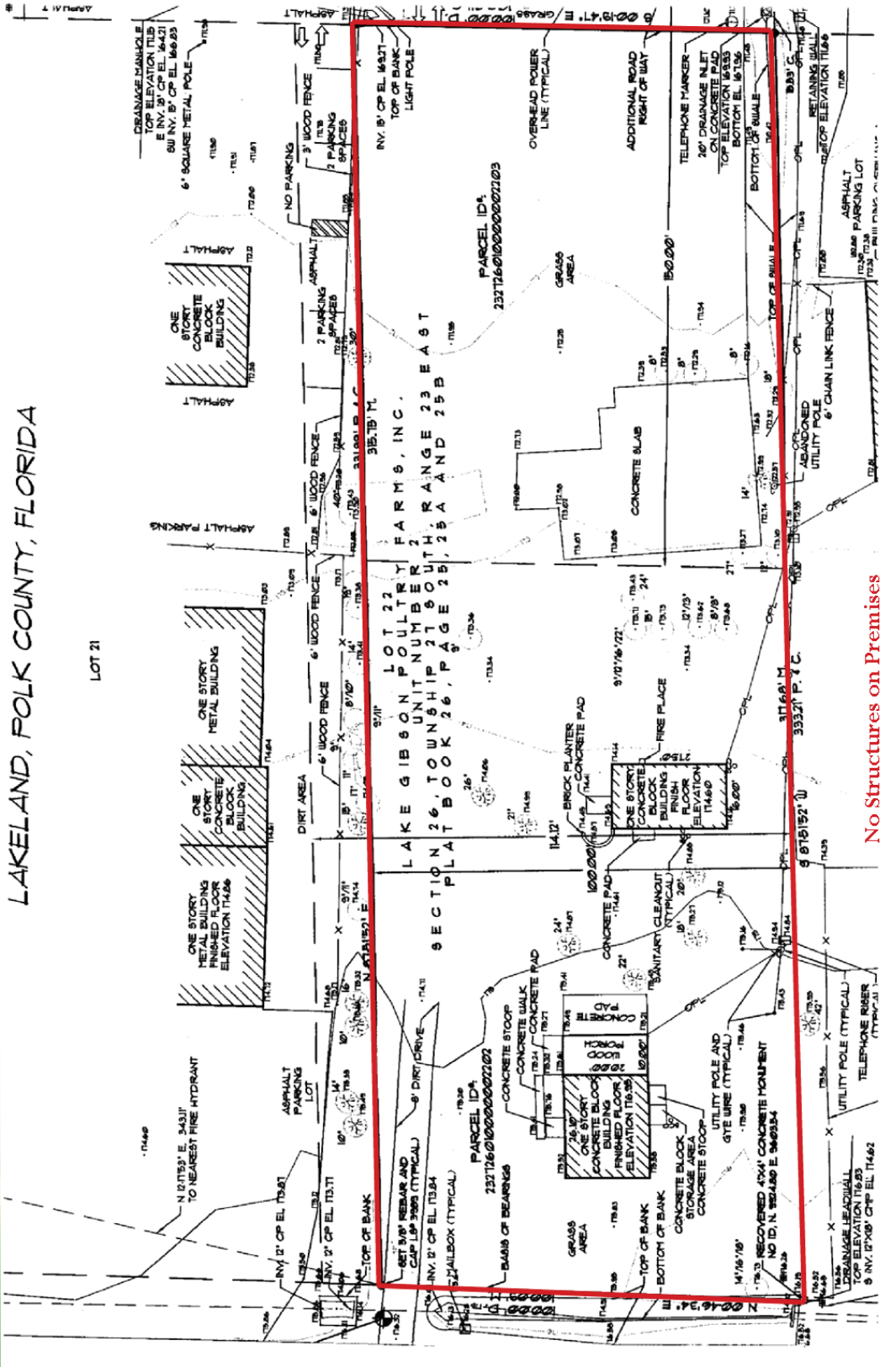
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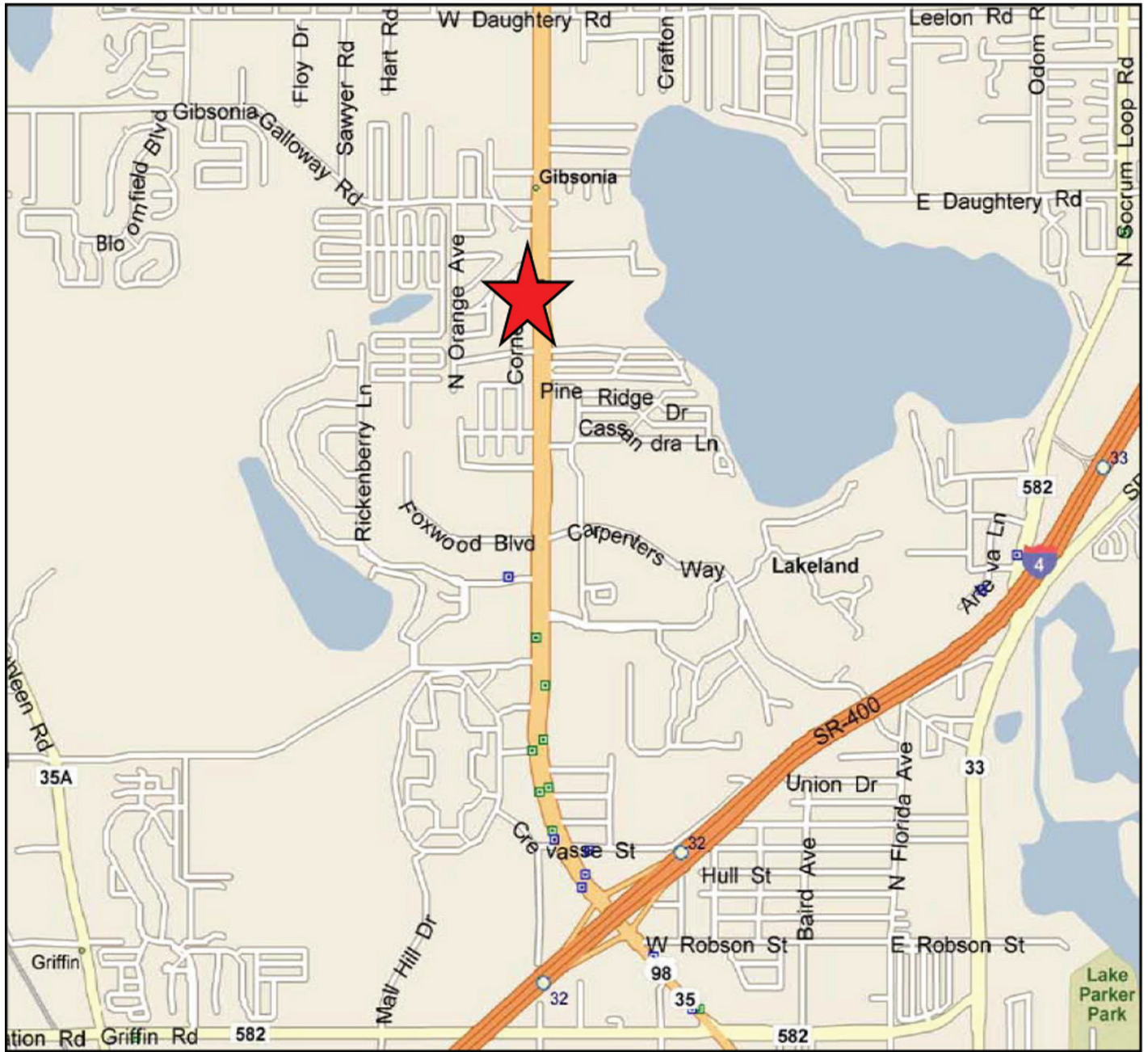


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Aerial Map



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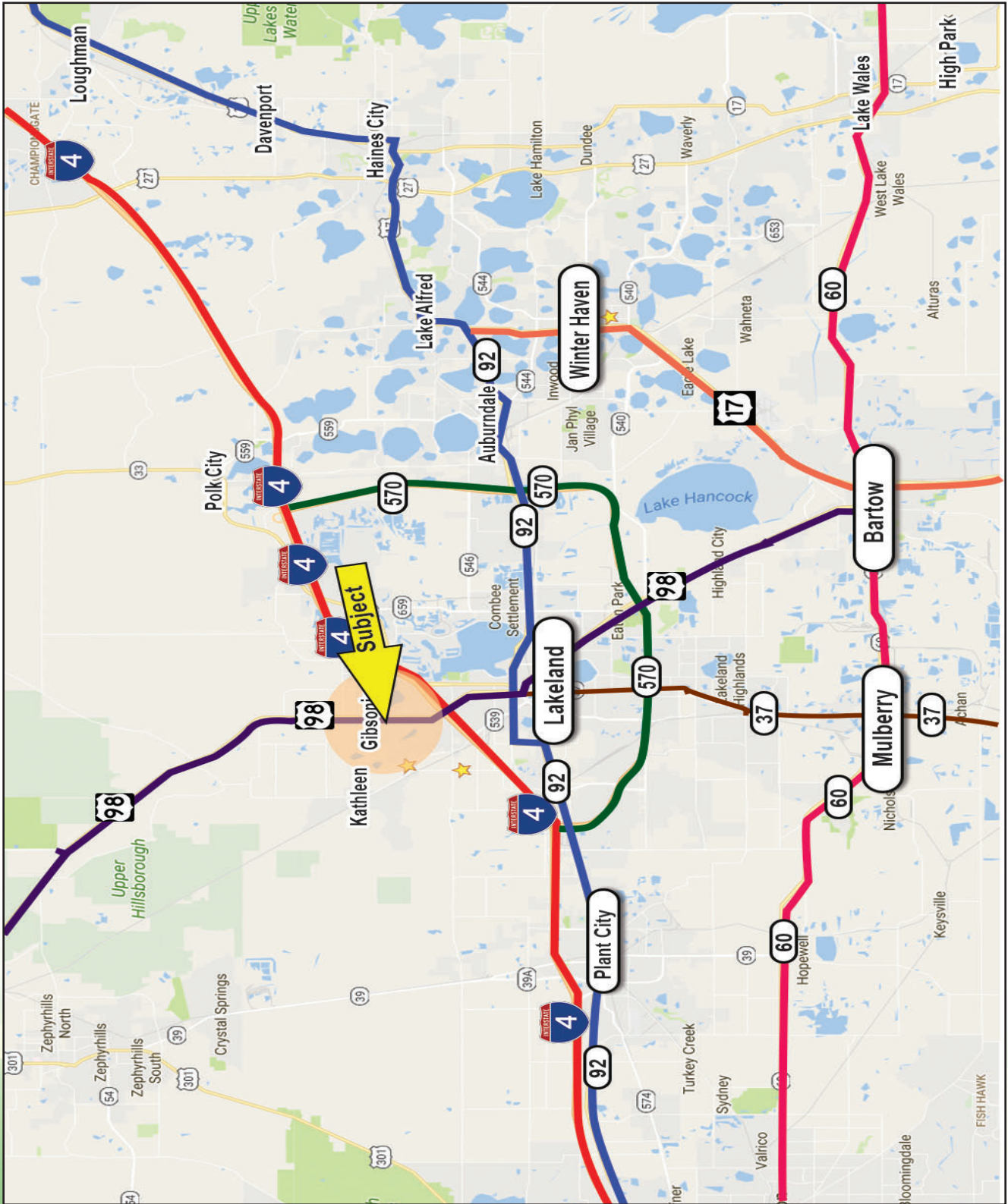
Location Map



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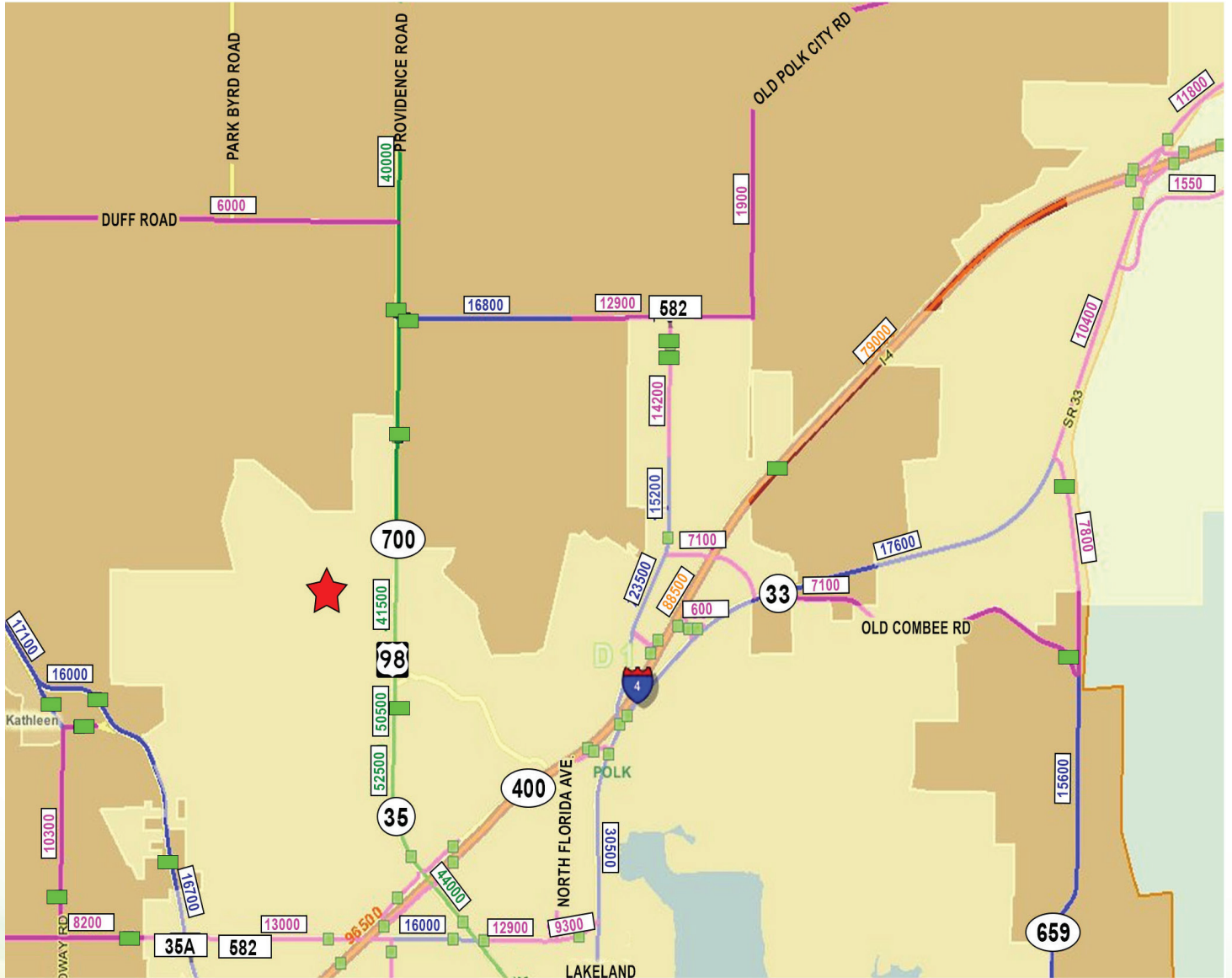


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Subject Location



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5220 U.S Highway 98 North,
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Traffic Count



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