



3825 South Florida Ave.
Suite 5
Lakeland, FL 33813

Phone: 863-619-6740
Fax: 863-619-6750

maria@mahoneygroupinc.com
www.mahoneygroupinc.com

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For further information
regarding this property,
please contact:
Maria Mahoney,
FL, Real Estate Broker
863-619-6740



SOUTH LAKELAND

Alamo Plaza

RETAIL / OFFICE SUITES FOR LEASE



4525 South Florida Avenue, Lakeland, FL 33813

- Retail/Office suites for lease from 1,200 SF
- Well established plaza at major signalized intersection. Superior location and prime visibility and access in South Lakeland's high demographics' area. Flexible size suites and signage opportunity on existing pylon sign.
- NE Corner of South Florida Avenue (lakeland's main North/South thoroughfare) and Alamo Drive.
- Lease Rate: from \$14.00/SF plus applicable sales tax.
- NNN lease - CAM charges \$3.90/SF



ALAMO PLAZA

RETAIL/OFFICE SUITES FOR LEASE

Property Identification: **Alamo PLAZA**
 Property Address: 4525 South Florida Avenue, Lakeland, FL 33813
 Property Location: NE corner of South Florida Avenue (Lakeland’s main North/South thoroughfare) and Alamo Drive at at signalized intersection. RECE[
 Property Type: Retail/Office Center
 Size Buildings/Features: 41,945 SF - CB construction building, built 1985

UNITS	SIZE	TENANTS
1	1,200 SF	Perfect Nail & Spa
2-3-4-5	4,800 SF	Fedex - Kinkos
6	1,200 SF	Reliant Computer Services
7	1,200 SF	State Farm Insurance
8	1,200 SF	Reflexology and Massage Therapy
9-10-11-12	4,800 SF	Plato’s Closet
13	1,200 SF	VACANT
14-15	2,400 SF	Kid’s Consignment
16-17	2,400 SF	Belle La Vie/Salon Spa
18	1,200 SF	European Furniture Showroom
19	1,200 SF	Florida Reptiles
20-21-22-23	6,930 SF	Family Martial Arts
24-25	3,520 SF	Optimal Performance Physical Therapy
26-27-28-29	3,600 SF	Le Maris Bistro French Bakery
30	1,200 SF	Fantastic Sam’s Hair Studio
31	1,200 SF	Hunan Chinese Take Out

Lease Rate: \$14.00/SF plus applicable sales tax
 Operating Expenses: Triple net lease - CAM charges \$3.90/SF
 Traffic Count: 40,500 AADT at property site.
 Signage: Channel lettering above suite and pylon sign on Street
 Land Use/Zoning: C-2 Commercial Retail - City of Lakeland
 Parking: 177 parking spaces – non-exclusive basis
 Comments: Well established plaza at major signalized intersection. Superior location and prime visibility and access in South Lakeland’s high demographics’ area. Flexible size suites and signage opportunity on existing pylon sign.

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.

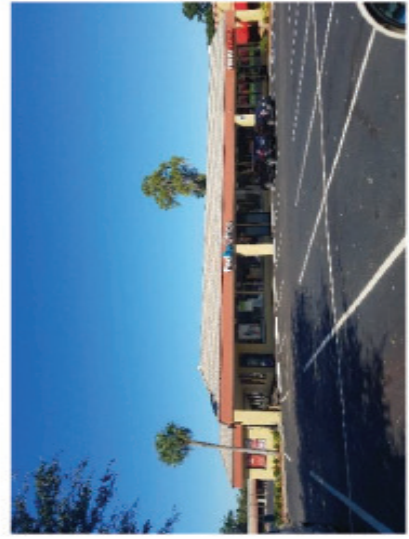
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Available Space(s)
Unit 13
1,200 SF

Unit 1 1,200 sf Perfect Nails	Units 2, 3, 4, 5 4,800sf FEDEX	Unit 6 1,200sf Reliant Computer Services	Unit 7 1,200 sf State Farm	Unit 8 Asian Massage	Units 12, 11, 10, 9 4,800 sf Plato's Closet	Unit 13 1,200 sf Available	Unit 14	Unit 15	Unit 16 & 17 Pete's Place	Unit 18 wholesale European furniture	Unit 19 Florida Reptiles	Unit 20 - Family Reptiles	Unit 21 - FMA	Units 22 & 23 5,730 sf Family Martial Arts
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Unit 24, 25 3,520SF	Unit 26, 27, 28, 29 French Bakery Wine Bar	Unit 30 1,200 sf Fantastic Sam's	Unit 31 1,200 sf New Human
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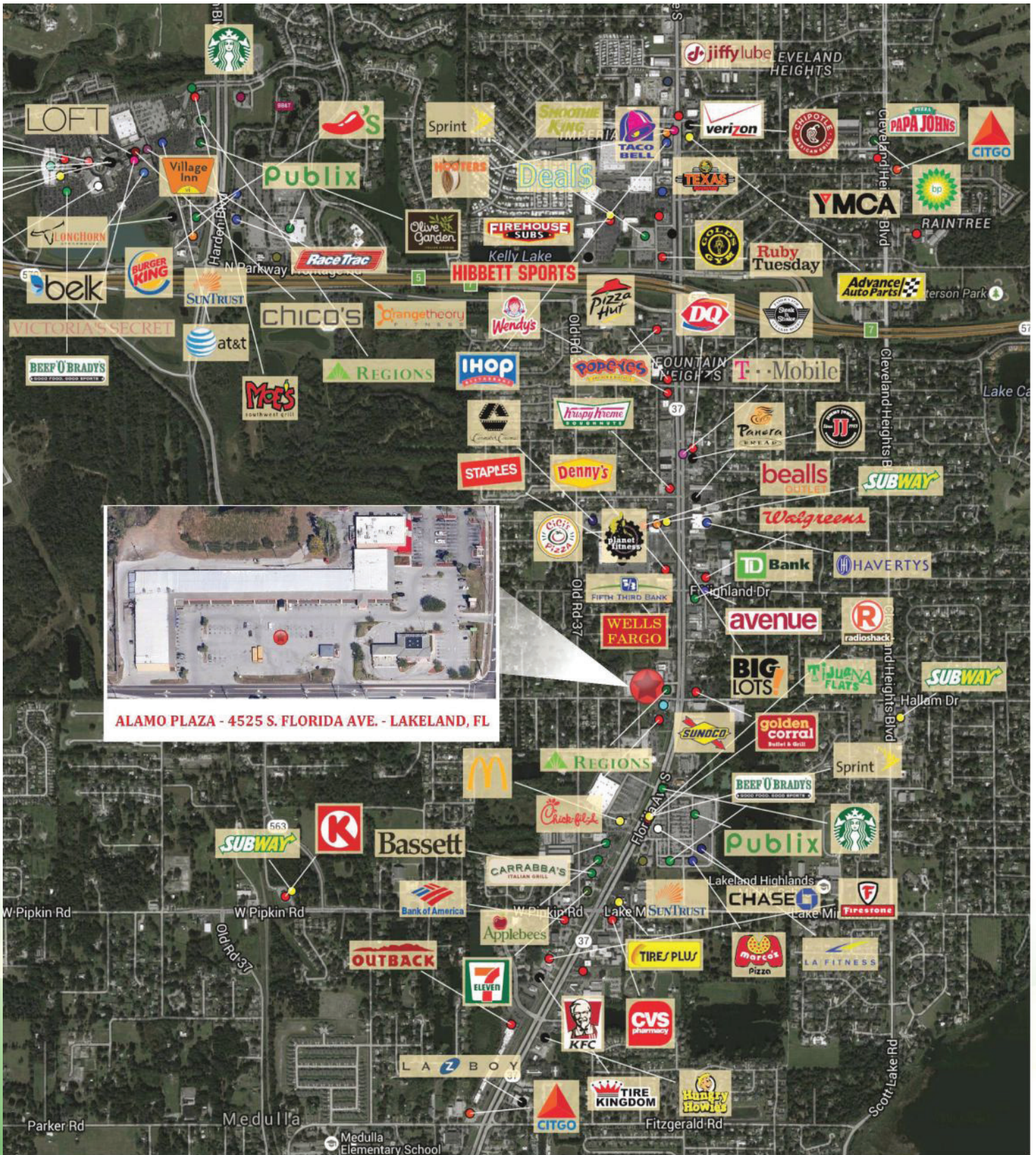
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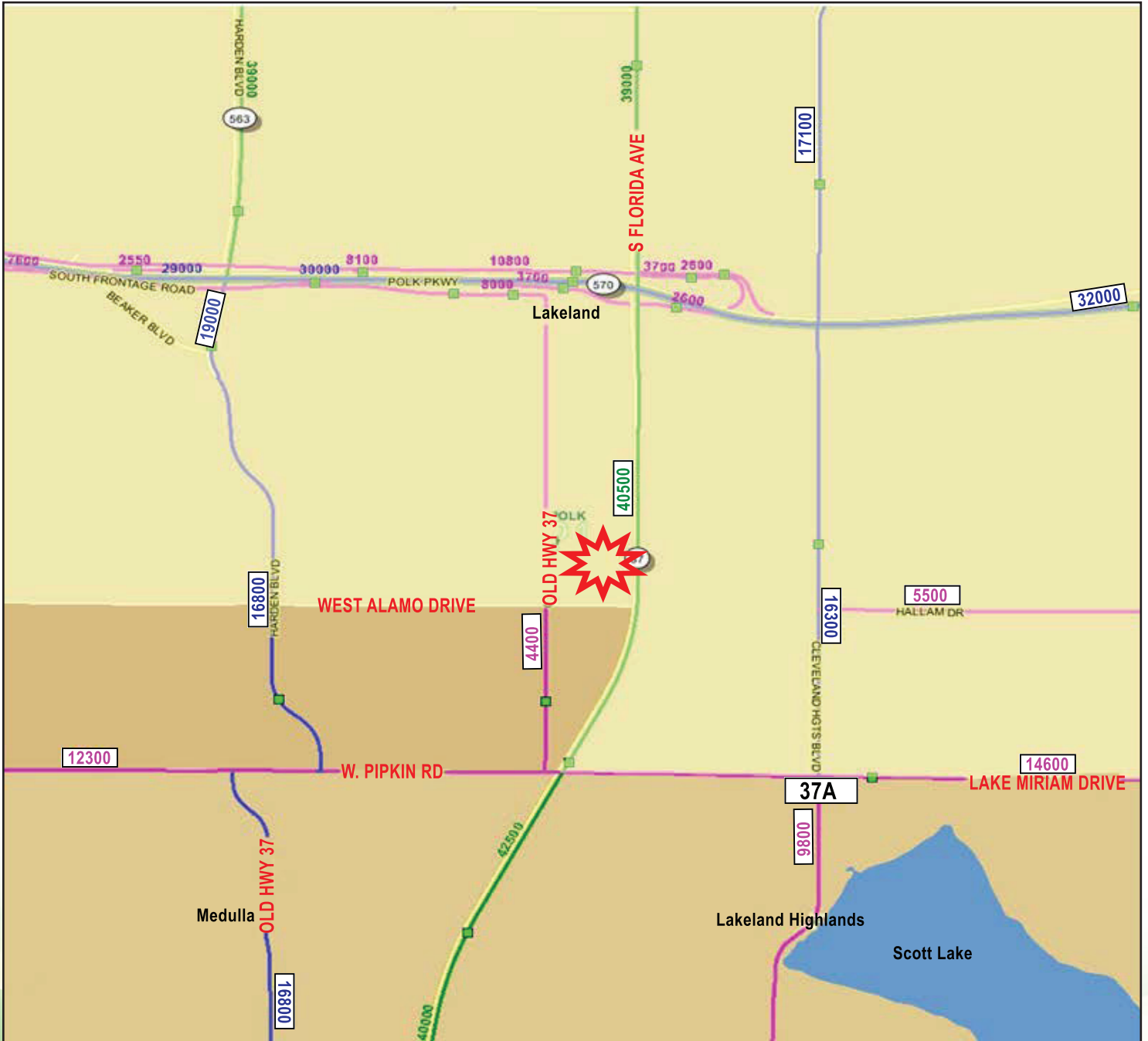
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