

**LAST SUITE AVAILABLE!**



Marlon Lynn  
Architect, PA  
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## MARYOMA PLAZA

LAKELAND, FLORIDA

**5615 South Florida Avenue,  
Lakeland, Florida 33813**

- New South Lakeland Retail Plaza.
- Last suite available 2,400 SF (30' x 80') next to Burgerim Restaurant.
- Median Cut on South Florida Avenue.
- High Traffic - High demographics area.
- Occupancy: Fall 2018



### DEMOGRAPHICS

2016 DATA	1 MILE	3 MILE	5 MILE
<i>Population</i>	4,026	46,363	97,092
<i># Family Households</i>	1,202	12,989	26,485
<i>Average HH Income</i>	94,935	64,253	60,279



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

For further information regarding this property, please contact:

**Maria Mahoney**, FL, Real Estate Broker

3825 South Florida Ave. Suite 5 Lakeland, FL 33813

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

email: maria@mahoneygroupinc.com • www.mahoneygroupinc.com





## ◁ **Maryoma Plaza** ▷

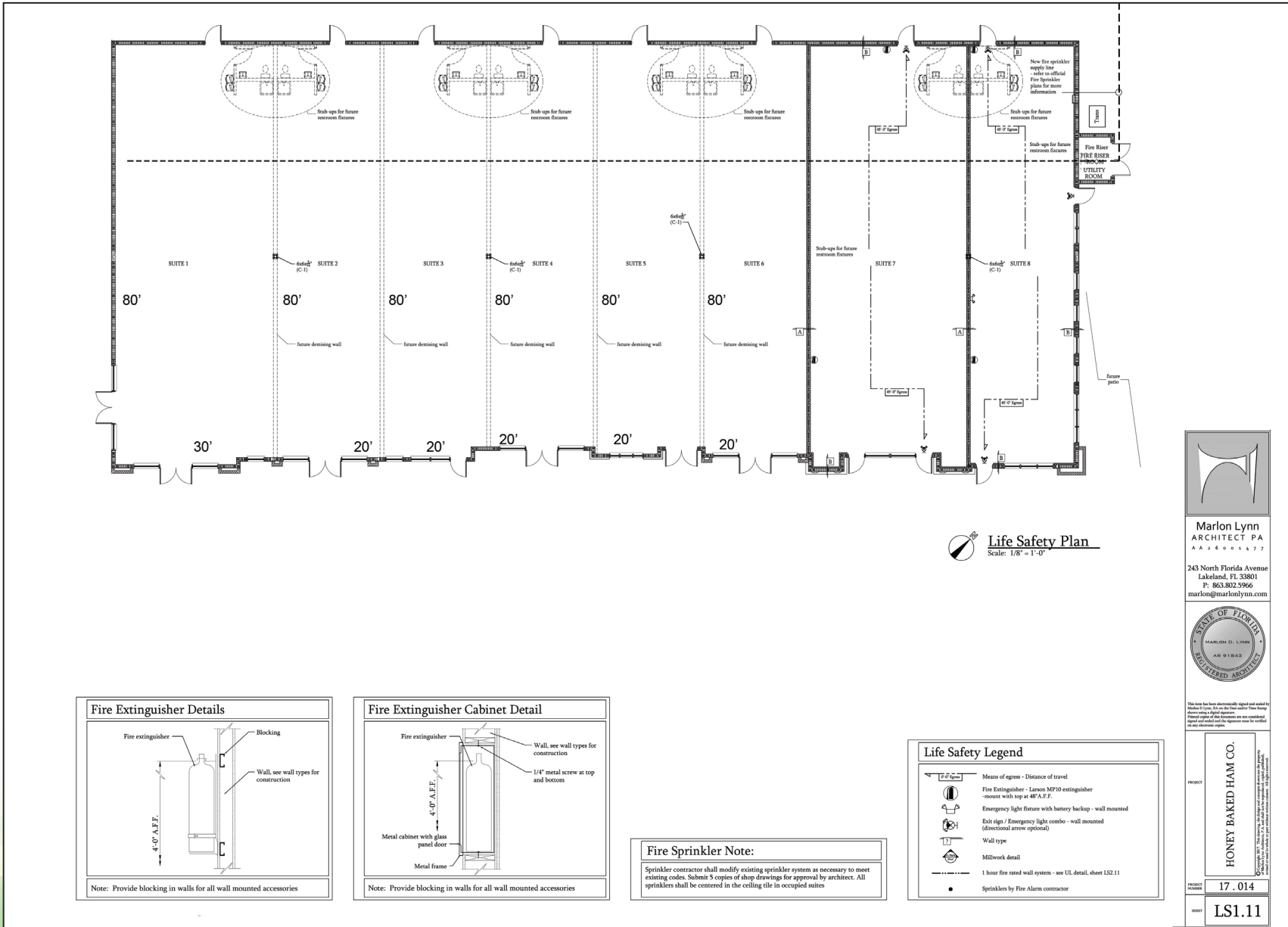
***LAST AVAILABLE SUITE!***

***NEW SOUTH LAKELAND RETAIL PLAZA***

Property Address:	5615 South Florida Avenue, Lakeland, FL 33813
Property Location:	On West side of South Florida Avenue (Lakeland's main North/South thoroughfare). South of Schoolhouse Road and Fitzgerald Road, halfway between Lake Miriam Drive and Shepherd Road.
Size Land:	2.29 acres – 330' frontage on South Florida Avenue
Total Building Size:	14,400 ± SF - CB construction building, fully sprinklered.
AVAILABLE SPACE:	Last suite available 2,400 SF (30' x 80'). Shared driveway entrance – immediate access to median cut on S. Florida Avenue for Northbound access. Signage opportunity with tenants' channel lettering on building facade and pylon sign.
Lease Rate:	\$35.00/SF plus applicable sales tax, NNN lease with CAM to be determined.
Delivery of Premises:	Fall 2018 – Space will be delivered in a Vanilla Shell condition.
Traffic Count:	40,500 AADT.
Land Use/Zoning:	C-2 Commercial Retail – Unincorporated Polk County
Parking:	92 parking spaces – non-exclusive basis
Comments:	Brand new retail plaza which will be the new site of Lakeland's first Burgerim restaurant. Superior location, prime visibility and access in South Lakeland's high demographics' area.
Contact:	Maria Mahoney Licensed Florida R.E. Broker (863) 619-6740

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5615 South Florida Avenue, Lakeland, FL 33813



**Marlon Lynn ARCHITECT PA**  
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STATE OF FLORIDA  
 MARLON D. LYNN  
 A.B. 91842  
 REGISTERED ARCHITECT

**HONEY BAKED HAM CO.**

PROJECT NUMBER **17\_014**  
 SHEET **LS1.11**





# Maryoma Plaza

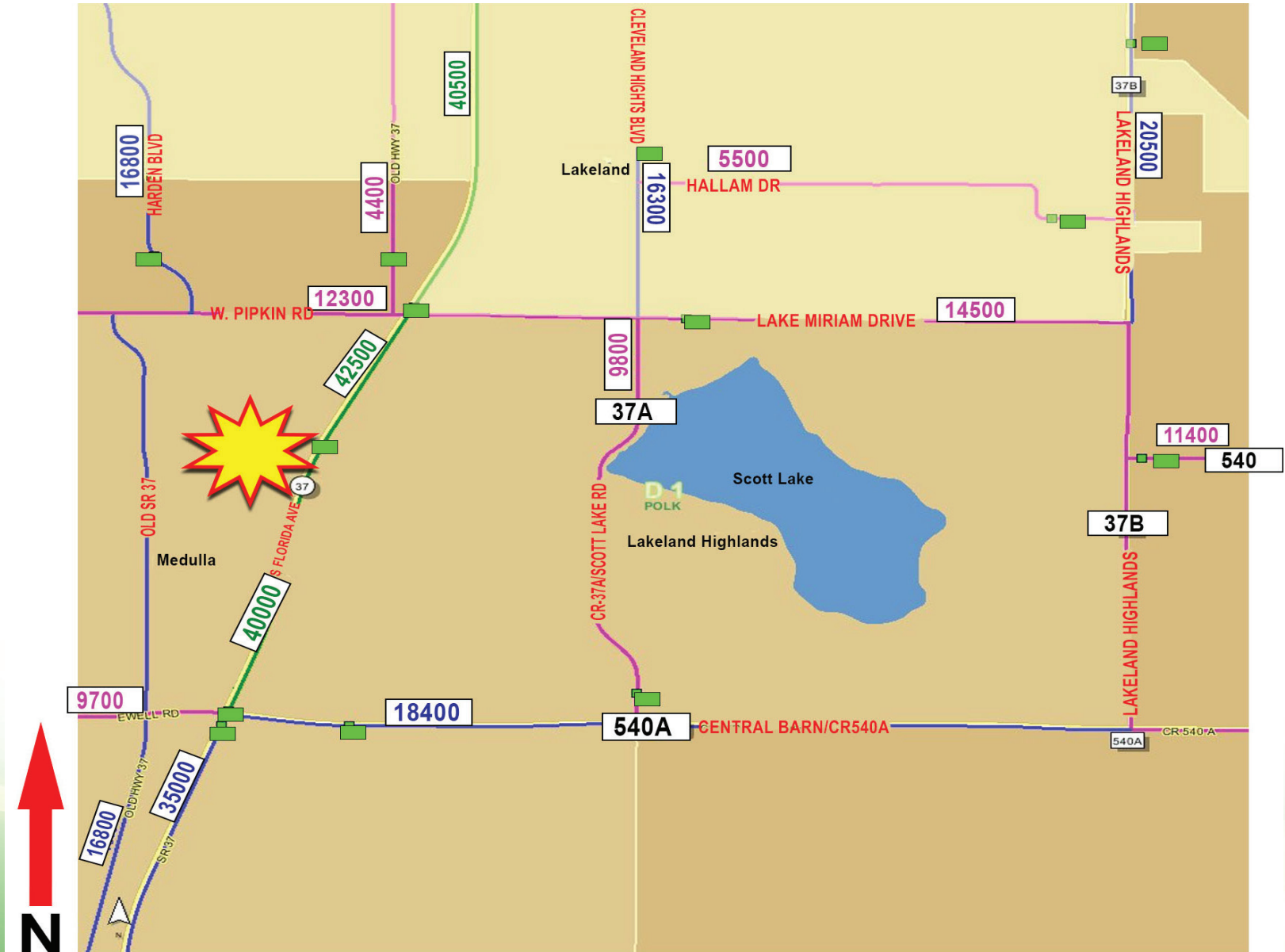
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