



FOR SALE

# 908 W Main St

Lakeland, FL 33815

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com

# FOR SALE | Table of Contents

Lakeland, FL 33815

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	8	
FINANCIAL ANALYSIS	13	
SALE COMPARABLES	16	
LEASE COMPARABLES	19	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.
DEMOGRAPHICS	22	
ADVISOR BIOS	24	

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Kevin Flanagan

813.894.1516

[kevin@landtosee.com](mailto:kevin@landtosee.com)

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.





# 1

## PROPERTY INFORMATION

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

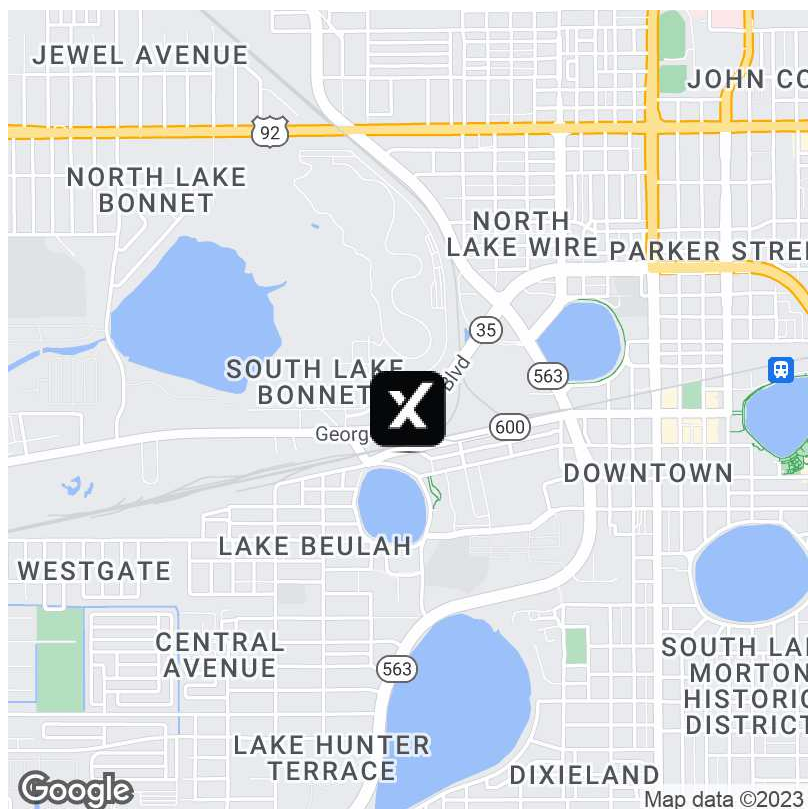
813.894.1516

kevin@landtosee.com



# FOR SALE | Executive Summary

Lakeland, FL 33815



## Offering Summary

Sale Price:	\$350,000
Building Size:	3,200 SF
Available SF:	
Lot Size:	0.25 Acres
Number of Units:	1
Price / SF:	\$109.38
Year Built:	1941
Zoning:	11

## Property Overview

Unveiling a highly desirable opportunity at 908 W Main St in Lakeland, Florida! This remarkable property, prominently situated on the bustling Main Street, is a true gem that everyone in the area already knows and covets.

With its prime location, this property enjoys the spotlight as a sought-after address in town. Its visibility and accessibility make it the envy of many, with businesses and investors recognizing its immense potential.

What sets this property apart is not just its undeniable charm, but also its adaptability. Whether you envision it as a thriving retail space, a trendy restaurant, or a rejuvenated industrial haven, the options are limitless.

Embrace the chance to be a part of the vibrant Main Street scene in Lakeland, and seize this highly desirable property before it's gone. Opportunities like this, in such a coveted location, are a rare find. Don't miss your chance to make your mark on this prime piece of Lakeland's commercial landscape. Contact us today to secure your place in the heart of it all!

## Property Highlights

**Kevin Flanagan**

813.894.1516  
kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | Property Description

Lakeland, FL 33815



## Property Description

Unveiling a highly desirable opportunity at 908 W Main St in Lakeland, Florida! This remarkable property, prominently situated on the bustling Main Street, is a true gem that everyone in the area already knows and covets.

With its prime location, this property enjoys the spotlight as a sought-after address in town. Its visibility and accessibility make it the envy of many, with businesses and investors recognizing its immense potential.

What sets this property apart is not just its undeniable charm, but also its adaptability. Whether you envision it as a thriving retail space, a trendy restaurant, or a rejuvenated industrial haven, the options are limitless.

Embrace the chance to be a part of the vibrant Main Street scene in Lakeland, and seize this highly desirable property before it's gone. Opportunities like this, in such a coveted location, are a rare find. Don't miss your chance to make your mark on this prime piece of Lakeland's commercial landscape. Contact us today to secure your place in the heart of it all!

## Location Description

Unveiling a highly desirable opportunity at 908 W Main St in Lakeland, Florida! This remarkable property, prominently situated on the bustling Main Street, is a true gem that everyone in the area already knows and covets.

With its prime location, this property enjoys the spotlight as a sought-after address in town. Its visibility and accessibility make it the envy of many, with businesses and investors recognizing its immense potential.

What sets this property apart is not just its undeniable charm, but also its adaptability. Whether you envision it as a thriving retail space, a trendy restaurant, or a rejuvenated industrial haven, the options are limitless.

Embrace the chance to be a part of the vibrant Main Street scene in Lakeland, and seize this highly desirable property before it's gone. Opportunities like this, in such a coveted location, are a rare find. Don't miss your chance to make your mark on this prime piece of Lakeland's commercial landscape. Contact us today to secure your place in the heart of it all!

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | Complete Highlights

Lakeland, FL 33815



**Kevin Flanagan**

813.894.1516

[kevin@landtosee.com](mailto:kevin@landtosee.com)

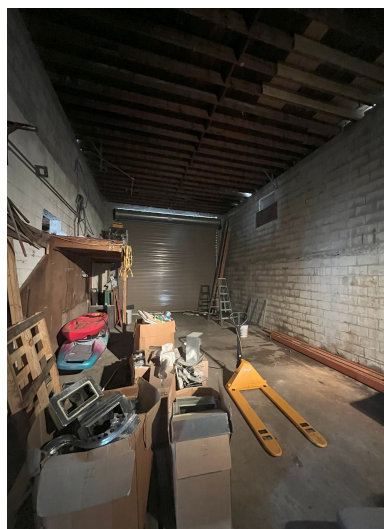
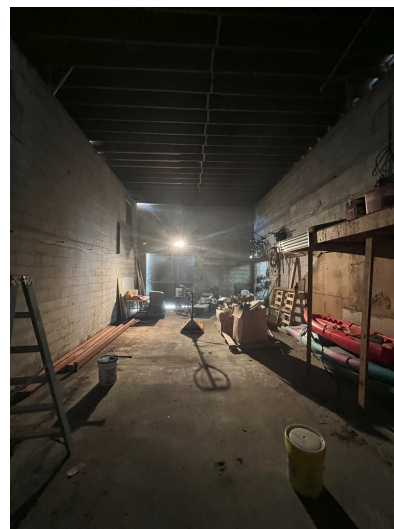
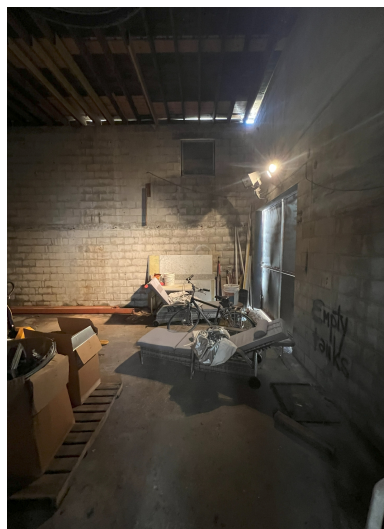
**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | Additional Photos

Lakeland, FL 33815



**Kevin Flanagan**

813.894.1516

kevin@landtosee.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# 2

## LOCATION INFORMATION

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

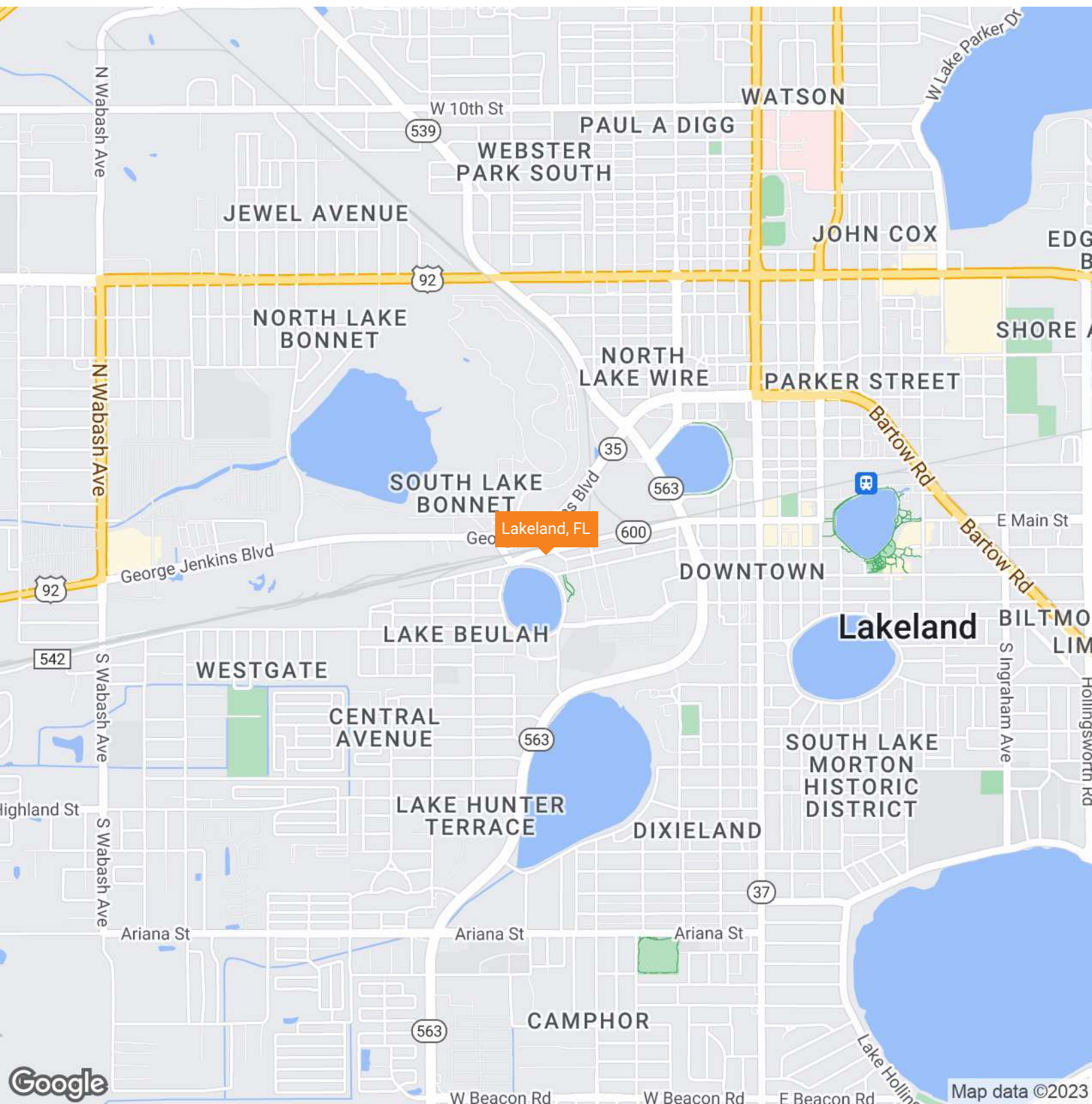
813.894.1516

[kevin@landtosee.com](mailto:kevin@landtosee.com)



# FOR SALE | Regional Map

Lakeland, FL 33815



**Kevin Flanagan**

813.894.1516

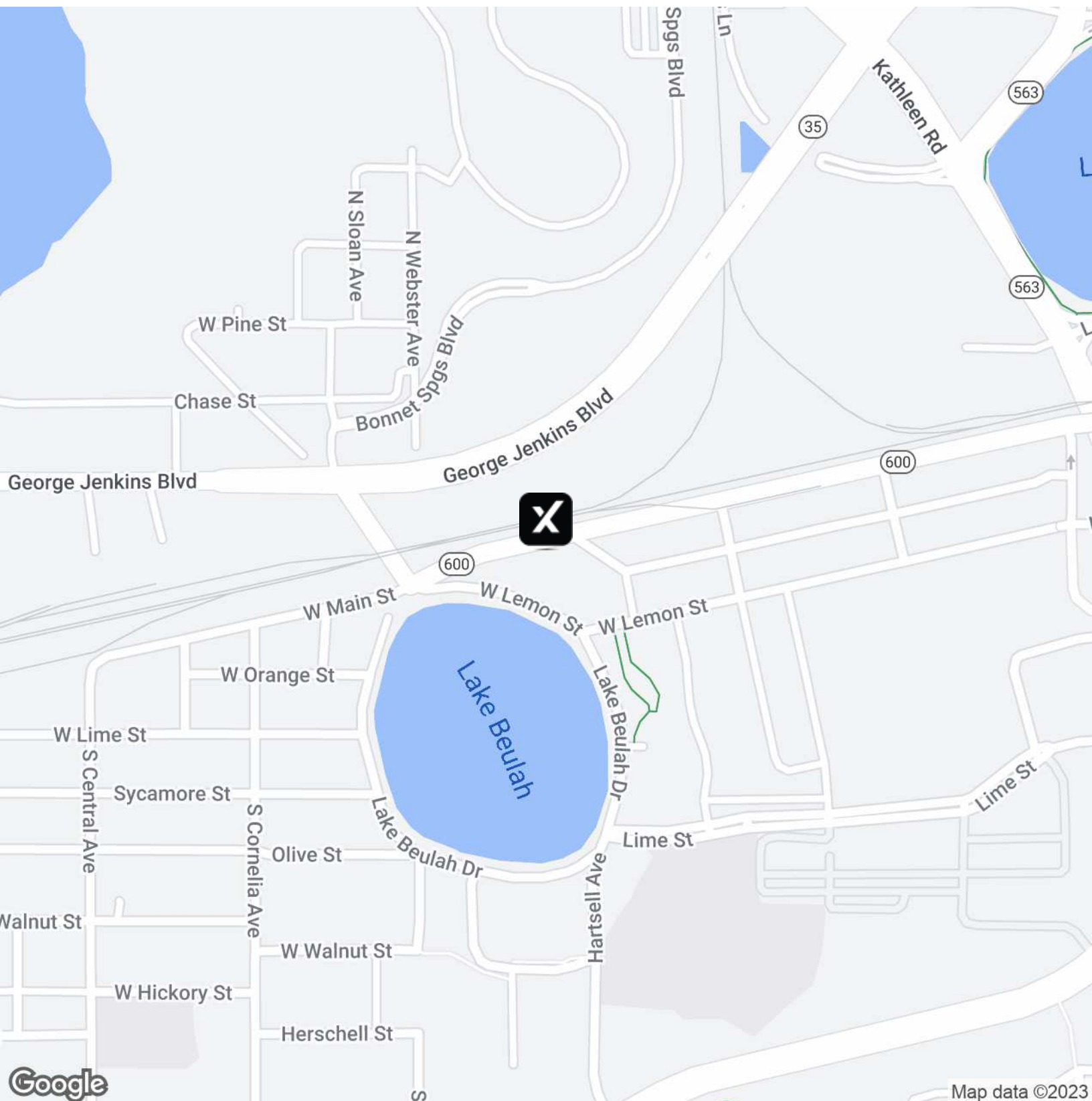
kevin@landtosee.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR SALE | Location Map

Lakeland, FL 33815



**Kevin Flanagan**

813.894.1516

[kevin@landtosee.com](mailto:kevin@landtosee.com)

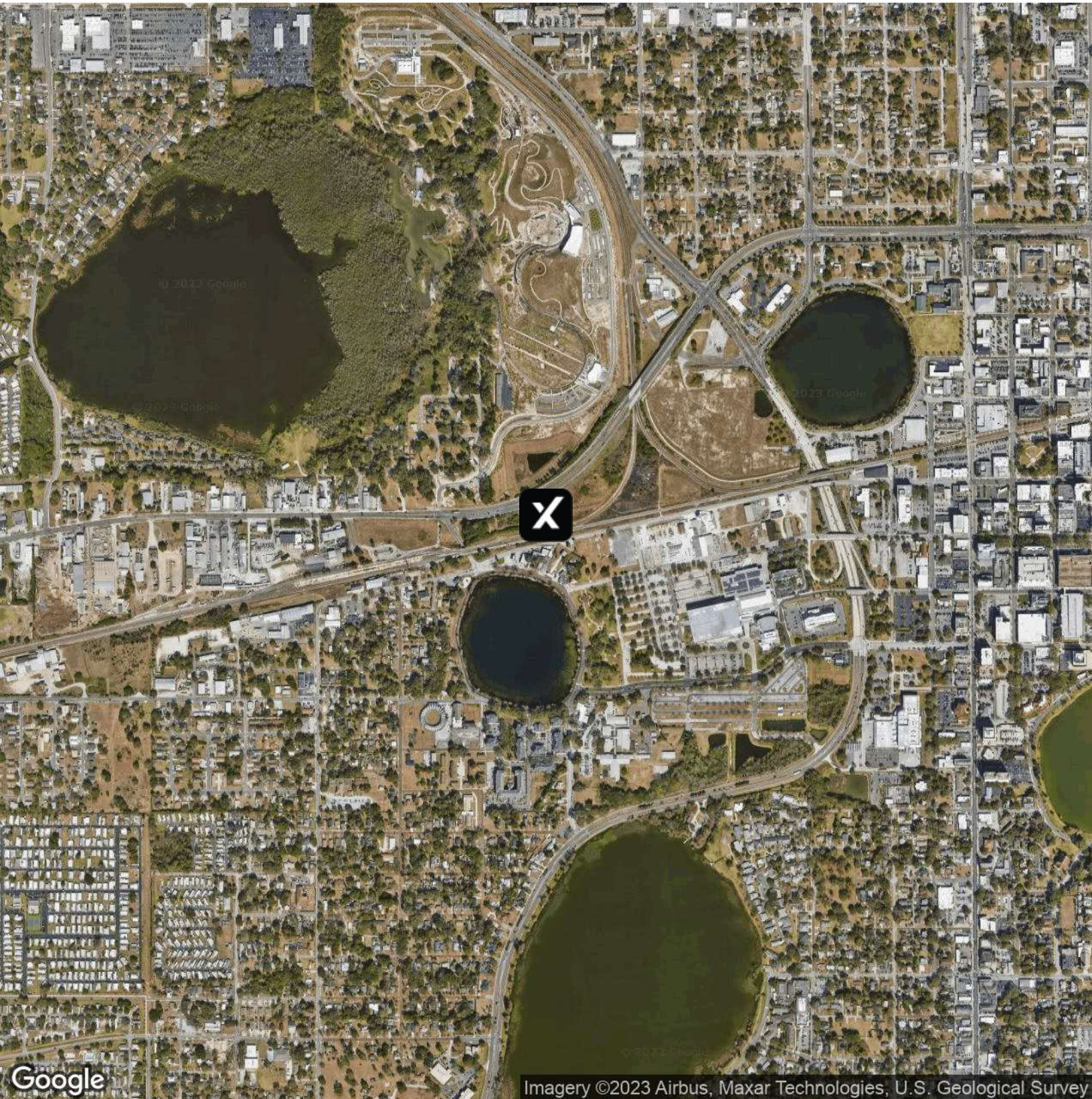
**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | Aerial Map

Lakeland, FL 33815



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | Site Plans

Lakeland, FL 33815



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

---

**Kevin Flanagan**

813.894.1516  
kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# 3

## FINANCIAL ANALYSIS

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com

# FOR SALE | Financial Summary

Lakeland, FL 33815

## Investment Overview

Price	\$350,000
Price per SF	\$109
Price per Unit	\$350,000

## Operating Data

## Financing Data

Kevin Flanagan  
813.894.1516  
kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



FOR SALE | **Income & Expenses**

Lakeland, FL 33815

Income Summary

Net Income	\$0
------------	-----

Expenses Summary

Operating Expenses	\$0
--------------------	-----

Net Operating Income	\$0
----------------------	-----

**Kevin Flanagan**  
813.894.1516  
kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# 4

## SALE COMPARABLES

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com



# FOR SALE | Sale Comps

Lakeland, FL 33815



It turns out, you don't have any Comps Selected!

(click "⚙️ **Edit Lease Comps**" in the Page Edit Bar)

---

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.




# FOR SALE | Sale Comps Map & Summary

Lakeland, FL 33815



It turns out, you don't have any Comps Selected!

(click " **Edit Sale Comps**" in the Page Edit Bar)

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# 5

## LEASE COMPARABLES

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com



# FOR SALE | Lease Comps

Lakeland, FL 33815



It turns out, you don't have any Comps Selected!

(click "⚙️ **Edit Lease Comps**" in the Page Edit Bar)

---

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR SALE | Lease Comps Map & Summary

Lakeland, FL 33815



It turns out, you don't have any Comps Selected!

(click "⚙️ **Edit Lease Comps**" in the Page Edit Bar)

---

**Kevin Flanagan**

813.894.1516

kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# 6

## DEMOGRAPHICS

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

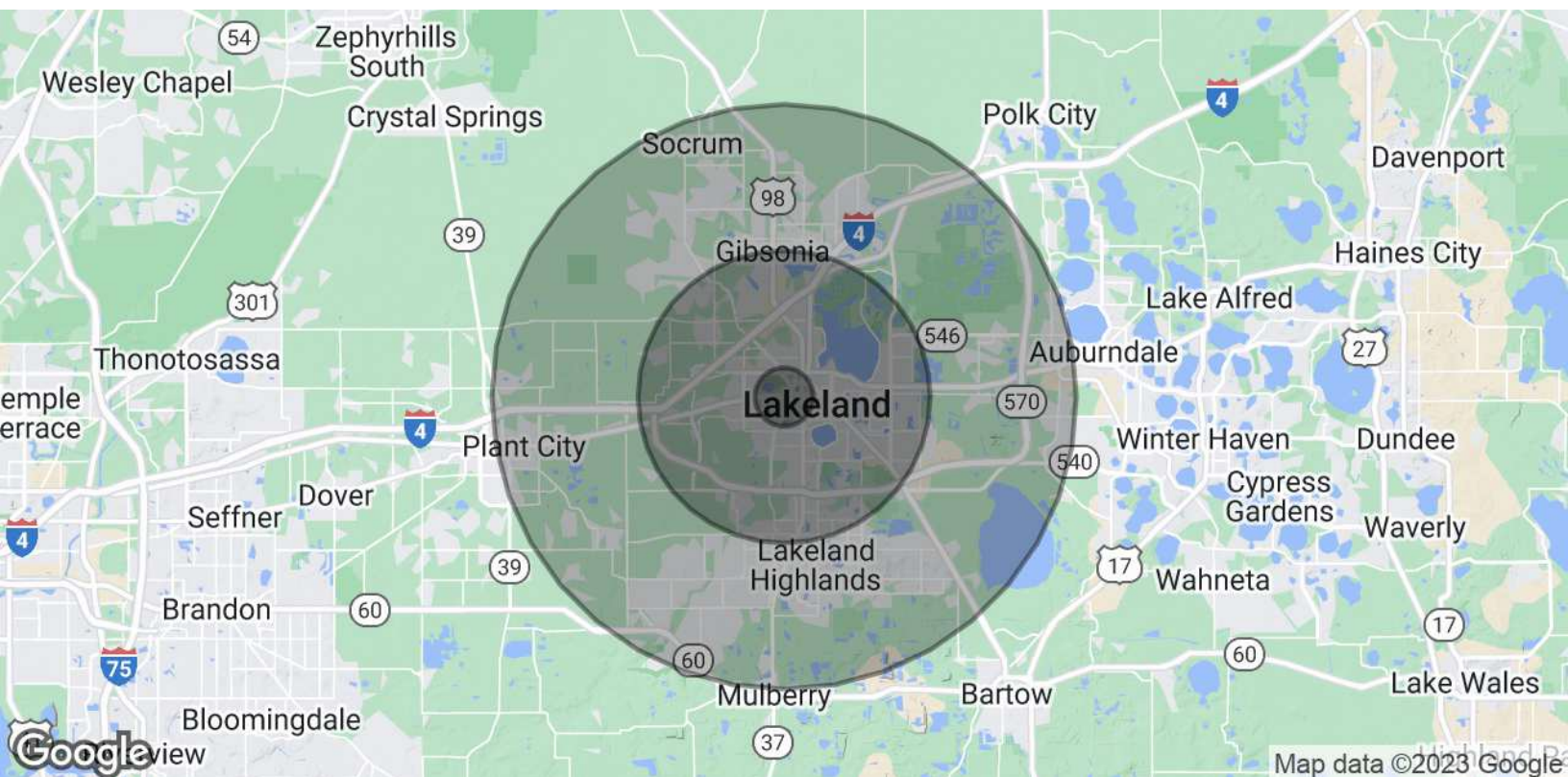
813.894.1516

kevin@landtosee.com



# FOR SALE | Demographics Map & Report

Lakeland, FL 33815



Population	1 Mile	5 Miles	10 Miles
Total Population	8,041	137,941	323,209
Average Age	36.0	38.4	39.7
Average Age (Male)	32.7	36.7	38.3
Average Age (Female)	41.3	40.2	41.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,686	59,952	131,246
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$38,677	\$54,409	\$62,280
Average House Value	\$88,849	\$136,928	\$158,724

\* Demographic data derived from 2020 ACS - US Census

Kevin Flanagan

813.894.1516

kevin@landtosee.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# 7

## ADVISOR BIOS

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

**Kevin Flanagan**

813.894.1516

[kevin@landtosee.com](mailto:kevin@landtosee.com)



# FOR SALE | Advisor Bio 1

Lakeland, FL 33815



**Kevin Flanagan**

Commercial Real Estate and Business Advisor

kevin@landtosee.com

Direct: **813.894.1516** | Cell: **813.894.1516**

FL #SL3556641

## Professional Background

Kevin Flanagan is an entrepreneurial force in the world of Commercial Real Estate (CRE) and Business Brokerage, with a rich Entrepreneurial and IT background and a reputation as a savvy investor. His journey began in IT, where he led successful tech startups, demonstrating his visionary leadership. Beyond technology, Kevin's prowess extends to Real Estate and Business investment, where he skillfully identifies and negotiates lucrative opportunities, amassing an impressive portfolio. In Florida, under his experienced guidance, Kevin is spearheading "Land to See," a dynamic team focused on commercial real estate and business brokerage. With a client-centric approach, cutting-edge technology integration, and a dedication to innovation, Kevin Flanagan is the go-to expert for all your CRE and business needs. Contact Kevin today for a world of opportunities in Florida's commercial real estate market.

## Education

Kevin Flanagan is an entrepreneurial force in the world of Commercial Real Estate (CRE) and Business Brokerage, with a rich Entrepreneurial and IT background and a reputation as a savvy investor. His journey began in IT, where he led successful tech startups, demonstrating his visionary leadership. Beyond technology, Kevin's prowess extends to Real Estate and Business investment, where he skillfully identifies and negotiates lucrative opportunities, amassing an impressive portfolio. In Florida, under his experienced guidance, Kevin is spearheading "Land to See," a dynamic team focused on commercial real estate and business brokerage. With a client-centric approach, cutting-edge technology integration, and a dedication to innovation, Kevin Flanagan is the go-to expert for all your CRE and business needs. Contact Kevin today for a world of opportunities in Florida's commercial real estate market.

## Memberships

IBBA

### eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100

Jacksonville, FL 32256

855.452.0263

## Kevin Flanagan

813.894.1516

kevin@landtosee.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.