

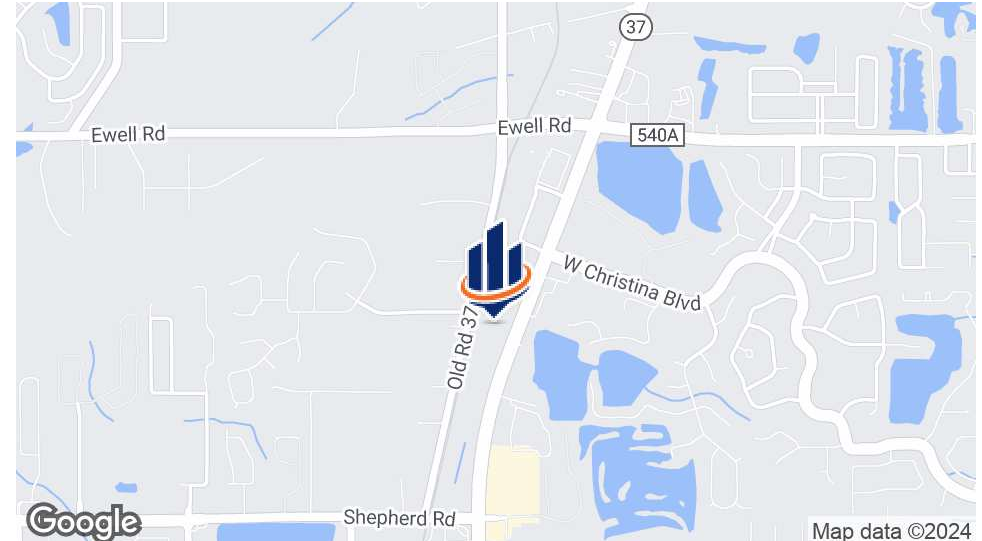
CHRISTINA COMMONS RETAIL CENTER

6595 S FLORIDA AVE
LAKELAND, FL 33813

Lauren Smith, CCIM, CPM
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	9,967 SF
Available SF:	1,257 - 1,265 SF
Lot Size:	2.37 Acres
APN:	232923141799000030
Traffic Count:	36,000 Cars/Day
Road Frontage:	330 ± FT
Year Built:	2008
Utilities:	Water & Sewer (Polk Co) Electric (Lakeland)

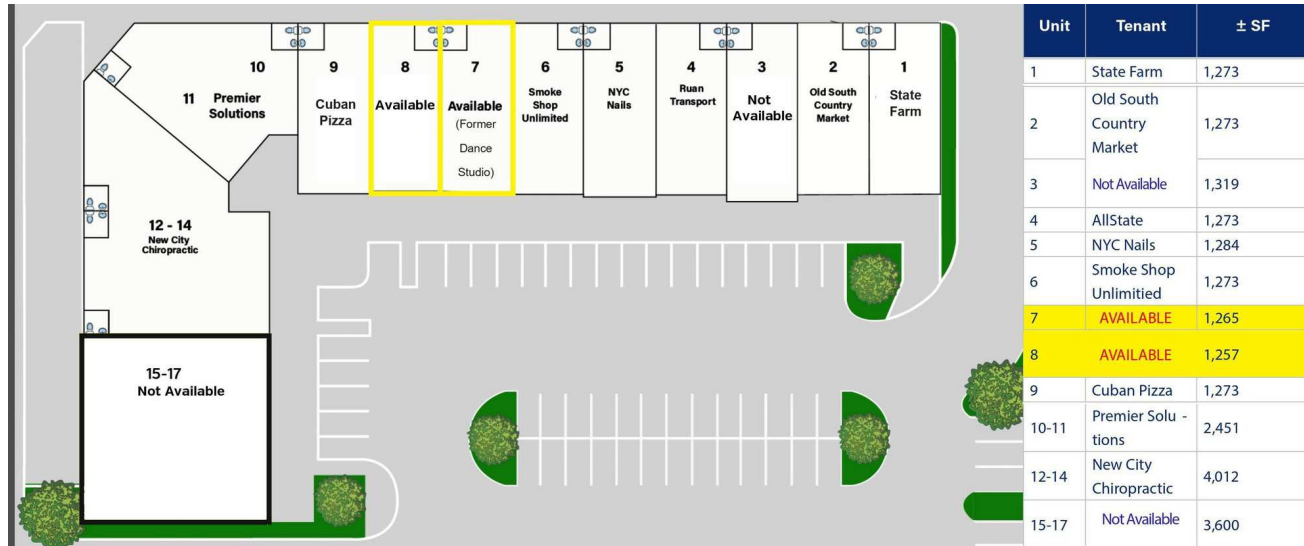
PROPERTY OVERVIEW

This shopping center is located in affluent South Lakeland directly across from Christina, along Lakeland's premier commercial corridor, South Florida Ave [SR 37], and is surrounded by a very active trade area. The center has excellent access and ample parking. Each individual unit is appointed with its own restroom, and most uses will be accepted into the center upon credit approval.

PROPERTY HIGHLIGHTS

- Affluent area
- Excellent access
- Ample parking
- Most Users Accepted

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,257 - 1,265 SF	Lease Rate:	\$19.00 SF/yr

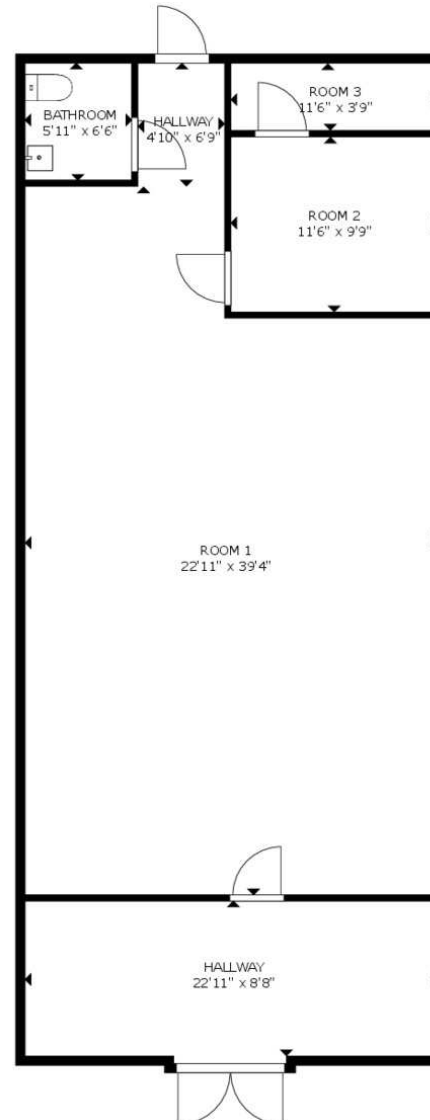
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	MATTERPORT
Suite 7	1,265 SF	\$19.00 SF/yr	View Here
Suite 8	1,257 SF	\$19.00 SF/yr	View Here

Site Dimensions



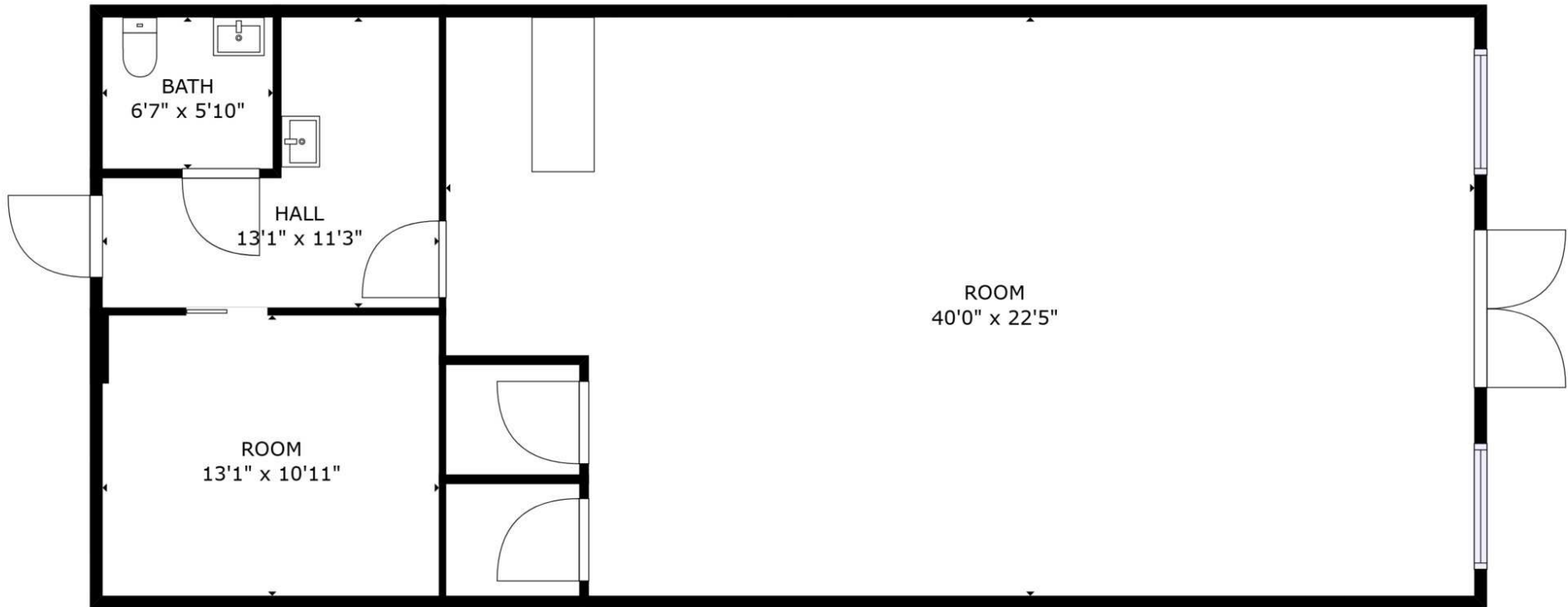
Suite 7 Floor Plan



Suite 7 Photos



Suite 8 Floor Plan

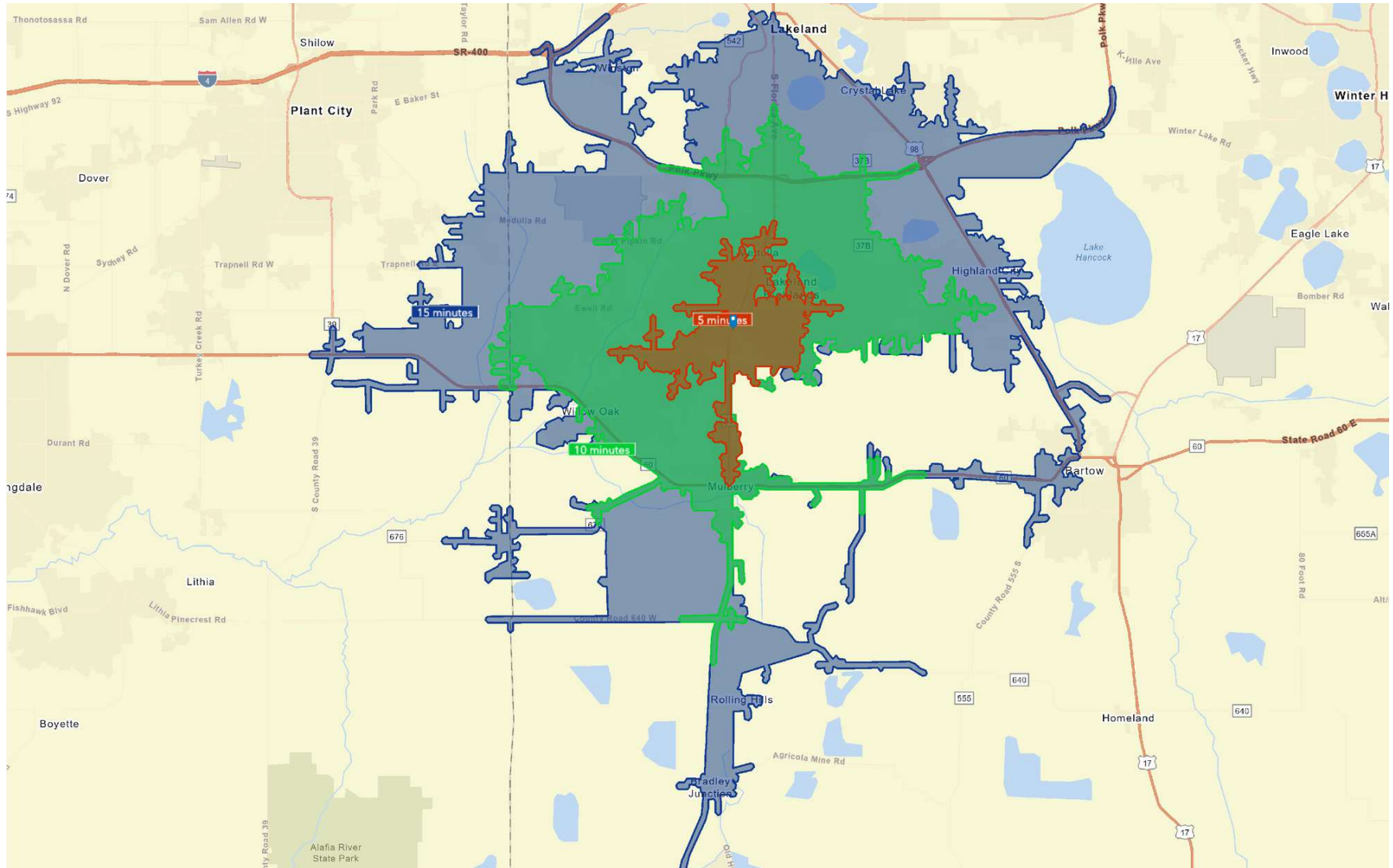


FLOOR 1

Suite 8 Photos



1,3,5 Mile Radius & 5,10,15 Minute Drive Time



BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	5,330	47,196	104,712	15,155	82,067	154,539	117,606	775,084	22,381,338	337,470,185
Households	2,198	18,151	39,795	5,826	31,055	58,180	47,508	290,783	8,909,543	129,917,449
Families	1,635	13,264	28,700	4,199	22,650	39,969	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.42	2.60	2.63	2.60	2.64	2.59	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,624	14,040	30,044	4,519	23,762	41,134	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	574	4,111	9,751	1,307	7,293	17,046	20,195	85,323	2,991,741	45,630,951
Median Age	46.1	41.8	41.0	42.0	41.3	40.00	40.5	42.0	42.9	39.1
Housing Unit/Household Ratio	1.09	1.11	1.12	1.12	1.11	1.15	1.19	1.23	1.20	1.13
Adjusted Population	5,153	46,677	104,061	15,035	80,538	157,880	124,511	847,125	23,791,915	
Income										
Median Household Income	\$92,666	\$76,634	\$75,892	\$76,312	\$76,739	\$69,322	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$120,001	\$105,332	\$105,122	\$105,198	\$105,100	\$97,234	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$48,809	\$40,372	\$39,936	\$40,680	\$39,572	\$36,864	\$32,292	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	-0.43%	0.22%	0.63%	-0.03%	0.30%	0.42%	0.36%	0.85%	0.63%	0.30%
Households	-0.47%	0.18%	0.55%	-0.11%	0.24%	0.38%	0.32%	0.81%	0.77%	0.49%
Families	-0.53%	0.10%	0.52%	-0.19%	0.19%	0.33%	0.28%	0.76%	0.74%	0.44%
Owner HHs	-0.06%	0.51%	0.99%	0.17%	0.57%	0.81%	0.63%	1.02%	0.93%	0.66%
Median Household Income	2.13%	2.24%	2.33%	1.90%	2.25%	2.69%	2.51%	2.77%	3.34%	2.57%

Over 104,000 people with a median age of 41.0 within a 5-mile radius from the property.

Median household income of over \$92,000 within a 1-mile radius from the property.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Lakeland Polk County FL US

Households by Income

<\$15,000	7.40%	5.80%	6.10%	6.00%	5.90%	8.20%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	3.80%	5.50%	5.50%	5.80%	5.60%	6.70%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	6.90%	7.00%	7.10%	7.80%	6.80%	8.00%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	8.10%	11.10%	11.50%	10.50%	11.10%	11.50%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	15.60%	19.50%	19.20%	18.90%	19.30%	18.80%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	11.00%	14.20%	14.30%	14.80%	14.40%	13.90%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	24.50%	20.20%	19.80%	19.40%	20.30%	18.40%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	11.20%	7.80%	7.10%	7.70%	7.50%	6.60%	4.30%	5.20%	7.00%	8.60%
\$200,000+	11.60%	9.10%	9.40%	9.10%	9.20%	8.00%	5.30%	5.00%	8.40%	10.60%

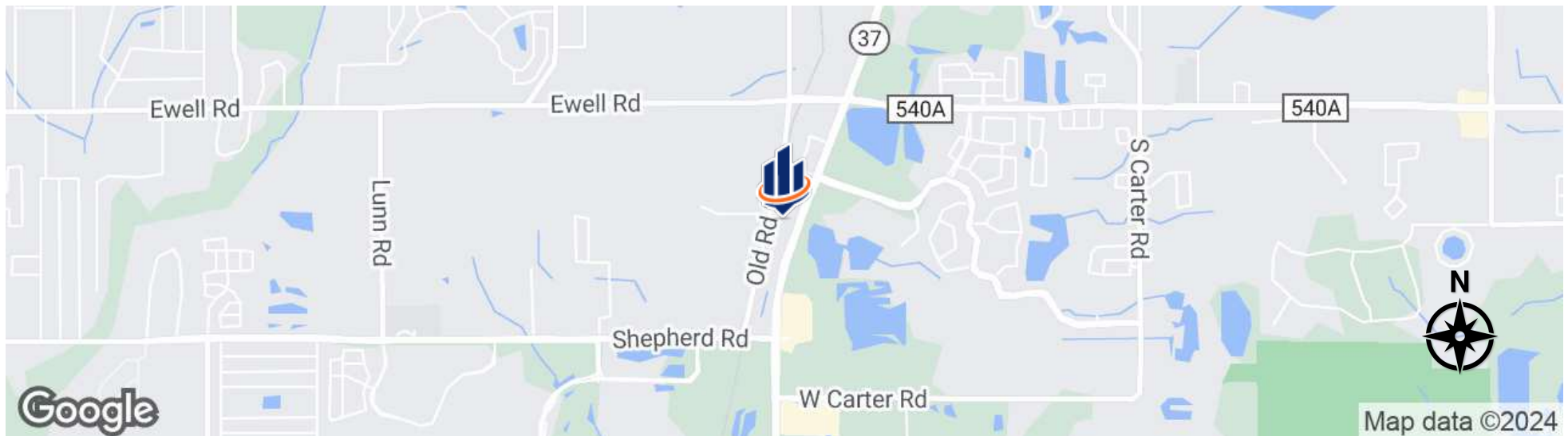
Population by Age

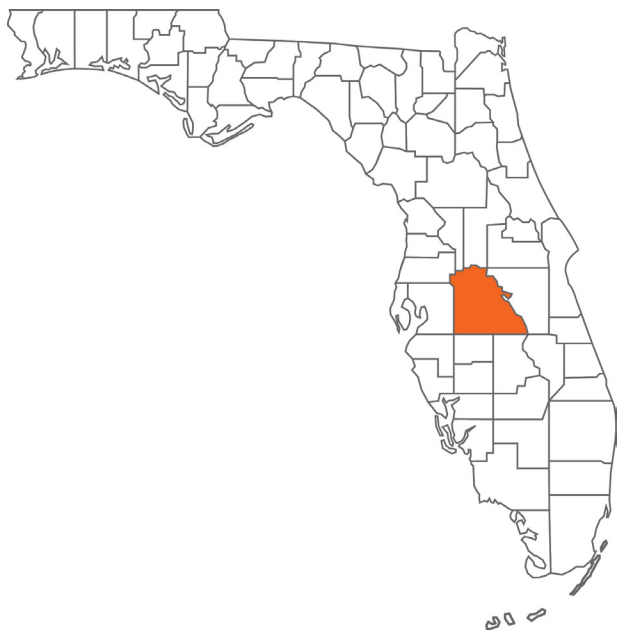
0 - 4	4.60%	5.40%	5.50%	5.50%	5.50%	5.50%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.10%	6.00%	6.10%	5.90%	6.10%	6.00%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.20%	6.50%	6.40%	6.60%	6.50%	6.20%	5.30%	5.90%	5.50%	6.30%
15 - 19	6.20%	6.30%	6.20%	6.80%	6.30%	7.00%	7.20%	6.00%	5.60%	6.30%
20 - 24	4.80%	5.10%	5.30%	5.40%	5.30%	6.30%	7.30%	5.60%	5.90%	6.40%
25 - 34	10.10%	11.50%	12.60%	10.80%	12.20%	12.80%	12.90%	12.60%	13.10%	13.70%
35 - 44	11.50%	13.20%	12.90%	13.00%	12.80%	12.40%	11.30%	11.90%	12.10%	13.10%
45 - 54	14.00%	12.70%	12.20%	12.40%	12.40%	11.70%	9.90%	11.10%	11.70%	11.90%
55 - 64	15.80%	13.90%	13.50%	13.70%	13.80%	13.00%	11.80%	12.70%	13.30%	12.70%
65 - 74	13.80%	11.90%	11.60%	12.00%	11.60%	11.30%	12.00%	12.90%	12.60%	10.60%
75 - 84	6.50%	5.70%	5.80%	6.40%	5.70%	5.80%	8.00%	7.40%	7.30%	5.30%
85+	1.30%	1.60%	1.90%	1.60%	1.80%	2.00%	3.60%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	74.30%	70.90%	70.30%	70.50%	70.20%	67.60%	59.40%	59.60%	57.10%	60.60%
Black Alone	7.10%	8.60%	7.90%	8.70%	8.10%	9.80%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.10%	0.30%	0.40%	0.30%	0.40%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	3.10%	2.60%	3.00%	3.00%	3.00%	2.60%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.20%	5.50%	6.00%	5.20%	5.90%	7.00%	7.50%	9.90%	7.60%	8.70%
Two or More Races	11.10%	12.10%	12.40%	12.20%	12.30%	12.40%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	15.30%	18.30%	19.40%	18.20%	19.20%	20.80%	20.70%	26.80%	27.00%	19.40%

Regional & Location Map





POLK COUNTY FLORIDA

FOUNDED

1861

DENSITY

413.4 people/sq. mi.

COUNTY SEAT

Bartow

POPULATION

775,084 [2023]

AREA

1,875 sq. mi.

WEBSITE

polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND
POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

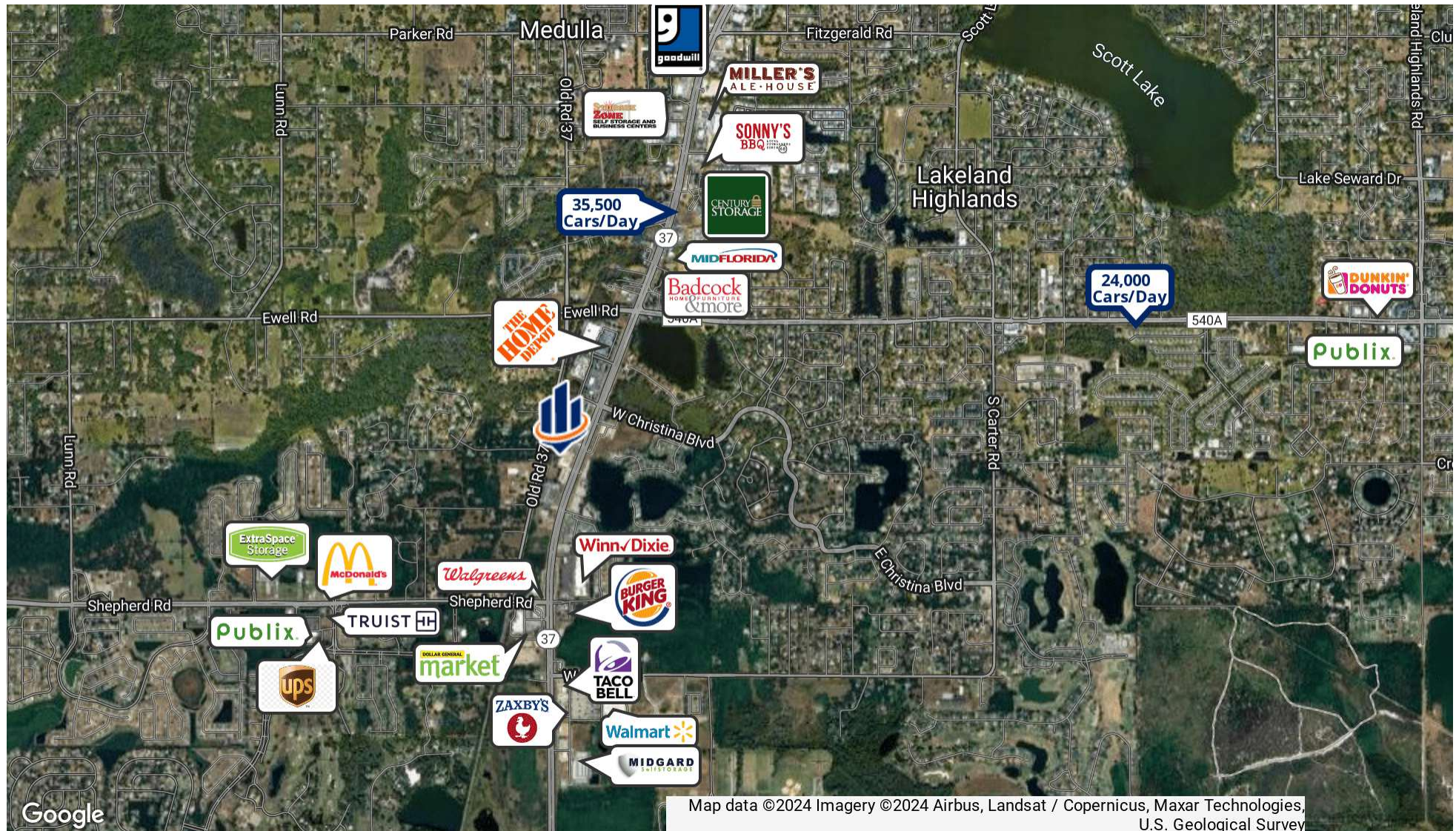
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

Neighborhood Area Map



Trade Area Map



Advisor Biography



LAUREN SMITH, CCIM, CPM

Senior Advisor

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FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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For more information visit www.SVNsaunders.com

HEADQUARTERS

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863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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