

# FUTCH BUILDING

120 E. Main Street, Lakeland 33801



## PROPERTY HIGHLIGHTS

- HEART OF CBD
- MIXED USE POTENTIAL
- GROUND FLOOR RETAIL
- GLASS STOREFRONT
- INCENTIVES AVAILABLE



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BK698301

# PROPERTY DESCRIPTION

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Futch Building  
120 E. Main Street | Lakeland 33801

## CBD | MIXED USE POTENTIAL | STOREFRONT

Address: 120 E. Main Street, Lakeland, Florida 33801

Property: Subject property is a freestanding, 6,300 sf, building, currently fully utilized for retail sales. It is two stories and the first level features, glass storefront, display windows, high ceilings and open plan. Second floor has original wood floors ready to be refinished, and is all open plan for interior build out. Some columns on both floors, but easy to modify the interior for any use. Daytime city parking available in lot C, just behind the property. M-F, 8am-5pm there is two hour, free street parking surrounding the property. All other times street parking is free and unmonitored. Great location for downstairs retail and upstairs apartments. City is reviewing potential incentives for second floor redevelopment across downtown. Property qualifies for TIF financing through city of Lakeland.

Location: Site is located on East Main St., just east of Florida Avenue. This is in the heart of the CBD. Within walking distance of all downtown amenities, including parks, housing, restaurant, banks, city offices, and other retail uses. Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area. History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Fly-in. And don't forget Spring Training with the Detroit Tigers at the newly renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers a historic promenade, amphitheater and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida.

Sale Price: \$749,900

# PROPERTY PHOTOS

Futch Building  
120 E. Main Street | Lakeland 33801



Building



Interior



Interior



Interior



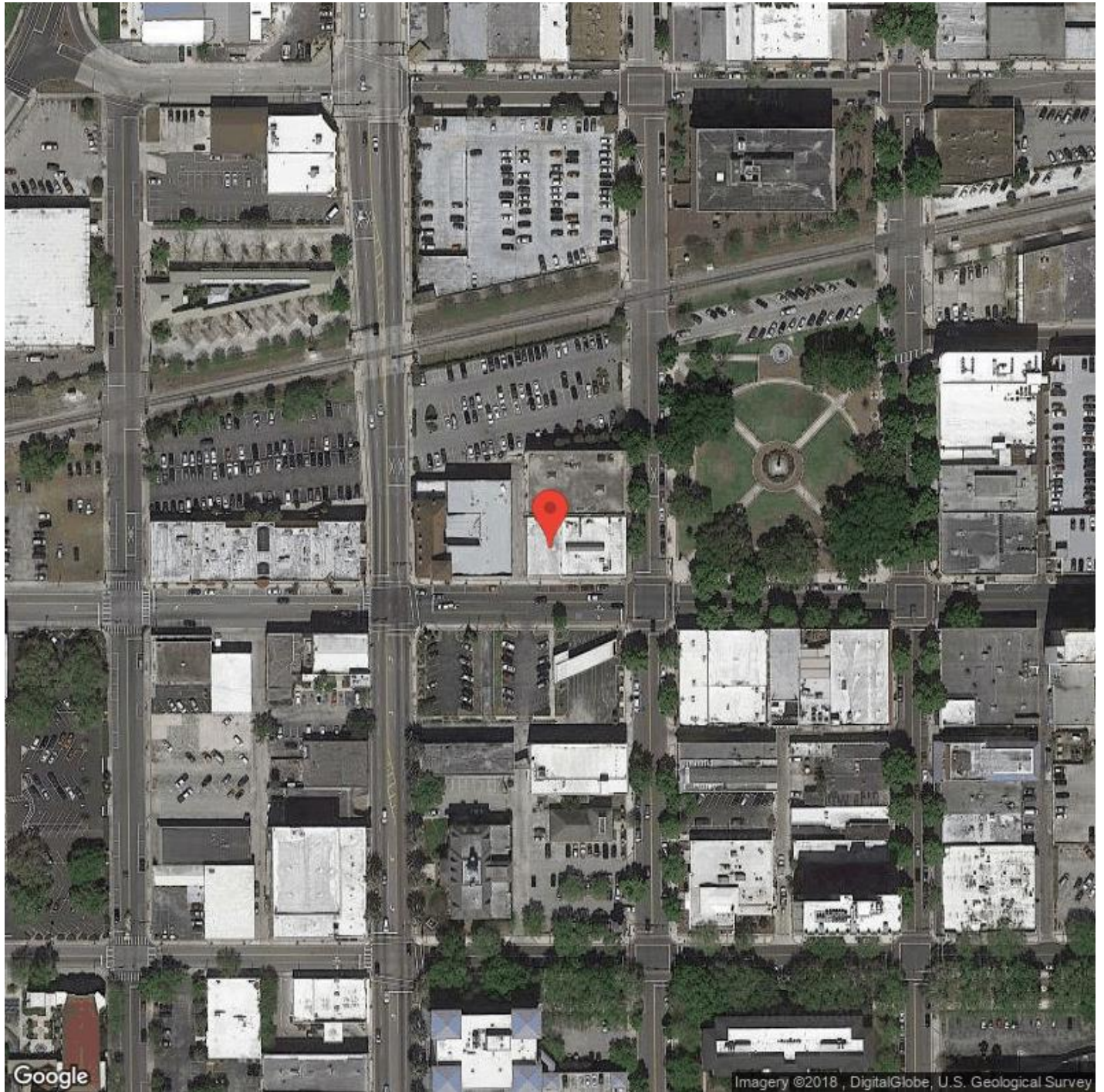
Interior



Interior

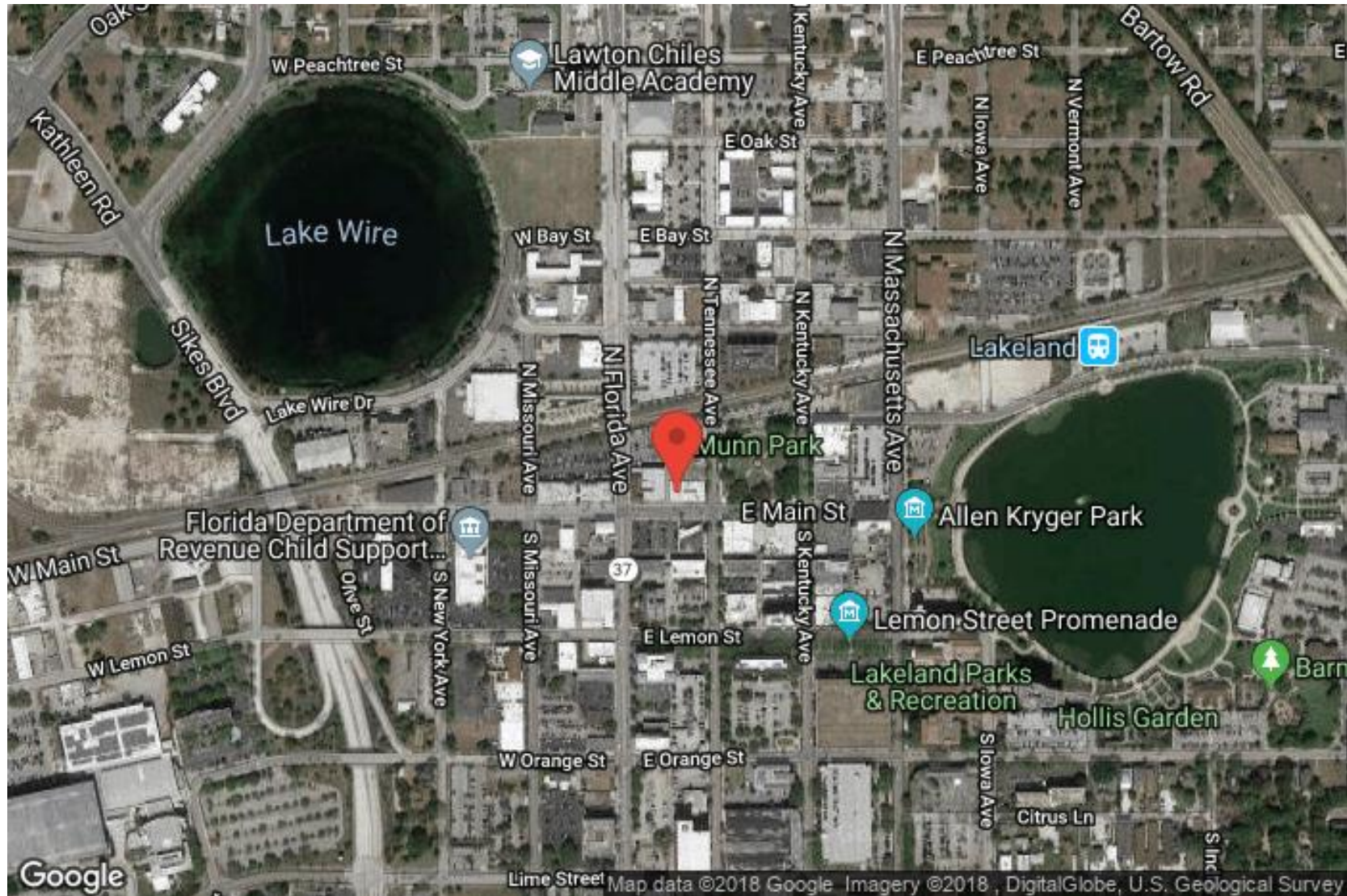
# AERIAL MAP

Futch Building  
120 E. Main Street | Lakeland 33801



# MAPS AND AERIALS

Futch Building  
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# DEMOGRAPHICS

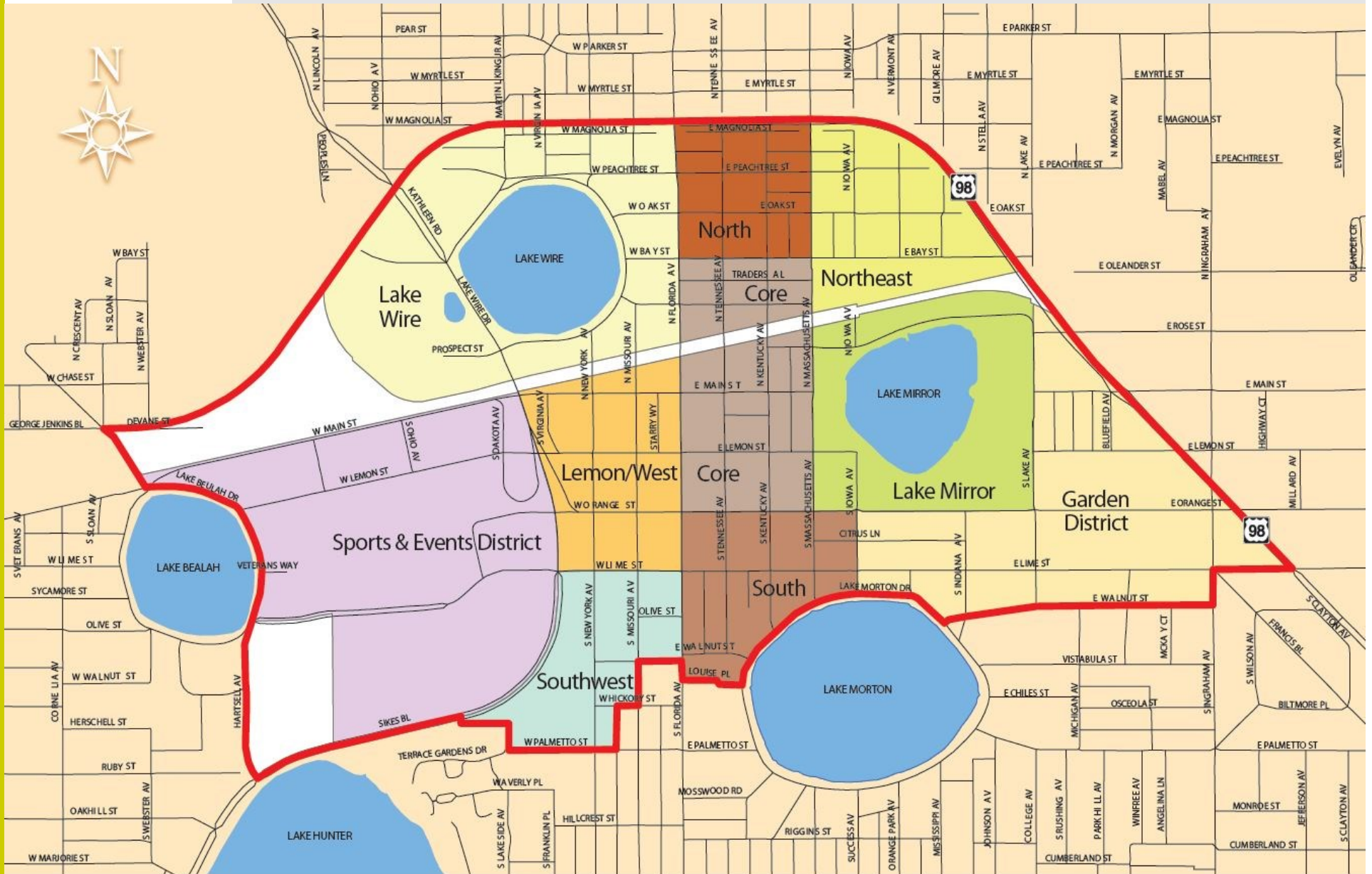
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<b>Population Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Ages 0-4	584	4,751	8,250	Median Household Income	\$21,997	\$35,635	\$39,765
Ages 5-9	643	5,540	9,840	< \$10000	569	2,525	3,869
Ages 10-14	506	4,853	8,806	\$10000-\$14999	611	2,471	3,899
Ages 15-19	450	4,490	8,216	\$15000-\$19999	426	2,627	4,287
Ages 20-24	500	4,416	8,011	\$20000-\$24999	359	2,470	4,189
Ages 25-29	529	4,382	7,846	\$25000-\$29999	200	2,090	3,825
Ages 30-34	579	4,390	7,700	\$30000-\$34999	190	2,026	3,341
Ages 35-39	572	4,306	7,557	\$35000-\$39999	153	1,594	2,946
Ages 40-44	578	4,239	7,560	\$40000-\$44999	128	1,508	2,999
Ages 45-49	566	4,209	7,648	\$45000-\$49999	101	1,297	2,567
Ages 50-54	550	4,079	7,501	\$50000-\$60000	348	2,478	4,630
Ages 55-59	490	3,833	7,174	\$60000-\$74000	251	2,682	5,523
Ages 60-64	405	3,501	6,655	\$75000-\$99999	236	2,287	4,885
Ages 65-69	329	3,176	6,117	\$100000-\$124999	74	1,062	2,390
Ages 70-74	236	2,776	5,505	\$125000-\$149999	18	411	1,019
Ages 75-79	185	2,487	4,939	\$150000-\$199999	36	418	803
Ages 80-84	145	2,160	4,172	> \$200000	N/A	679	1,097
<b>Race Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Characteristic Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	
Non Hispanic White	4,638	46,756	94,249	Housing Units	4,957	36,672	
Population Black	3,112	20,016	26,541	Occupied Housing Units	4,017	30,587	
Population Am In/AK Nat	3	35	87	Owner Occupied Housing Units	1,105	16,295	
				Renter Occupied Housing Units	2,912	14,292	
				Vacant Housing Units	940	6,085	


# CBD | MIXED USE POTENTIAL | STOREFRONT


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## Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles

 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92

 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27

- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines

-  Less than an hours drive to 2 international airports
-  Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
-  Corporate & general aviation accomodations
-  Lakeland Linder is the designated reliever for general aviation from Tampa International

8.5 million people live within a 100 mile radius of Lakeland

Gulf of Mexico

Atlantic Ocean

Port of St. Petersburg

Port of Tampa

Tampa (35 miles)

Port of Manatee

Lakeland

Orlando (55 miles)

Port Canavral

Port of Fort Pierce

Port of Palm Beach

Port Everglades

Port of Miami

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