

**New  
Price**

**USE OR REDEVELOP:  
5.3 Acres on Busy US 98 +  
38,640 SF Multi-Use Building**



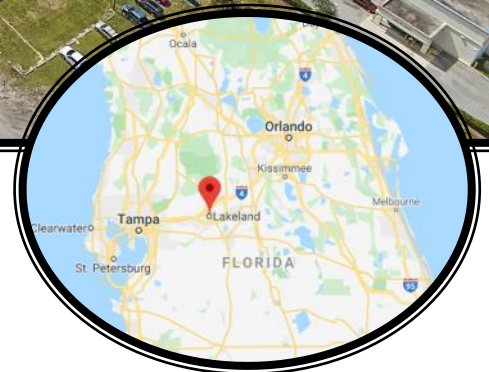
**Great Site On US 98!**

### LAND

- 5.3 Acres with 460' Frontage on US 98
- 40,500 Vehicles Per Day
- Across From Super Walmart/CVS
- Great Location: 3 Miles to I-4—30 minutes to Tampa/Orlando
- Existing Building & Vacant Land For (Re)Development

### BUILDING

- 38,640 SF Multi-Use Masonry Building
- 70,142 SF Of Parking
- Electronic Billboard
- 22' Ceiling
- Potential Uses: Retail Store, Office, Warehouse, Distribution Hub, Emergency Room, Fitness/Gymnasium, School, Meeting



**IMPROVED PRICE**

**\$5,900,000**

*Paul Fletcher*

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**Use or Redevelop:**

**5.3 Acres on Busy US 98 +  
38,640 SF Multi-Use Building**



**Regional Hub Location**

Lakeland Population- 110,516

Lakeland MSA- 673,028

**Polk County**

Population- 708,009

Rail- 330 Miles

Highway- 992 Miles

**Tampa- 28 Miles**

- Tampa Airport- 36 Miles
- St Petersburg-Clearwater Airport-46 Miles

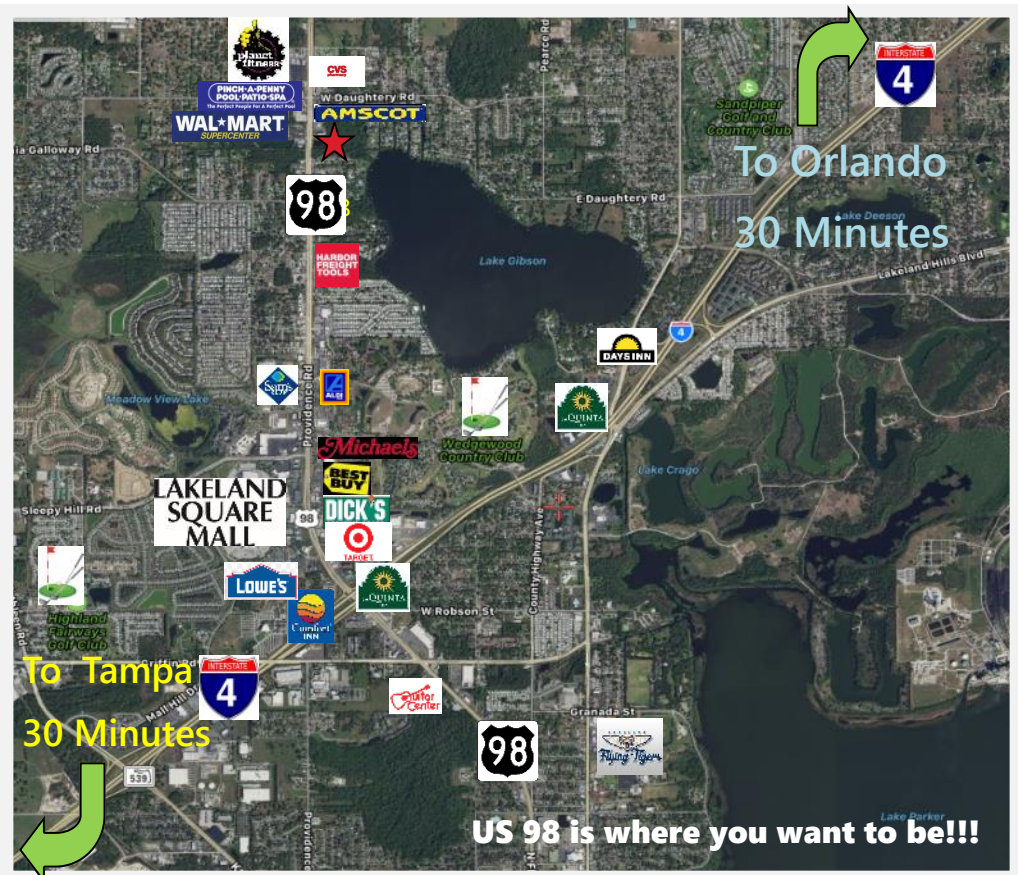
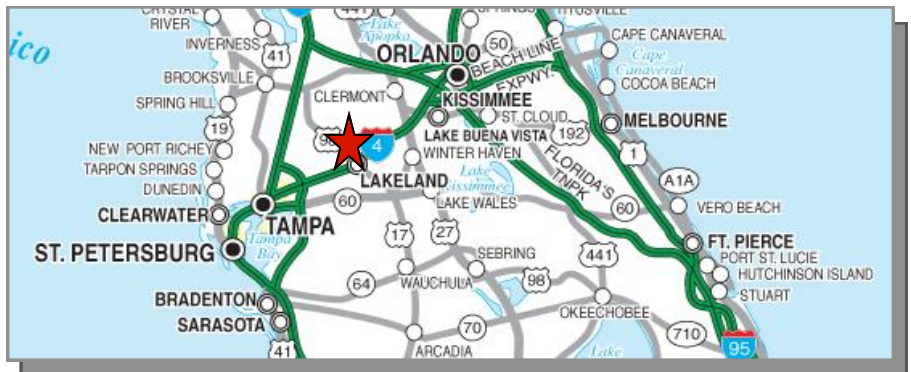
**Orlando- 33 Miles**

Orlando Airport- 46 Miles

Population within 100 Miles-

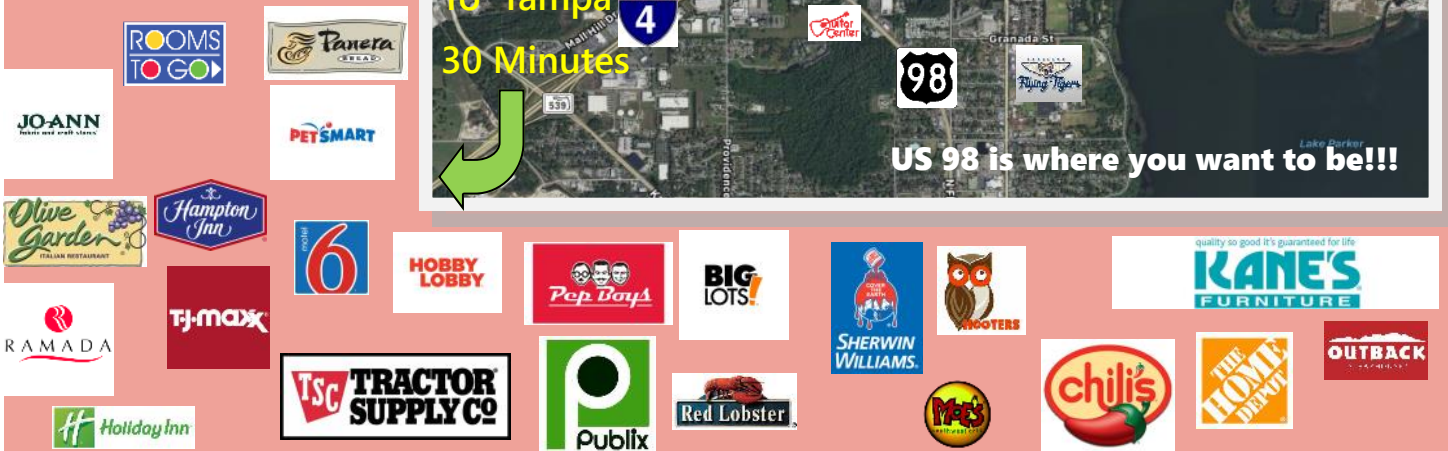
**9,000,000+**

I-4- 3 Miles



**US 98 is where you want to be!!!**

**Also on US 98**



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# USE OR REDEVELOP:

## 5.3 Acres on Busy US 98 + 38,640 SF Multi-Use Building



### BUILDING



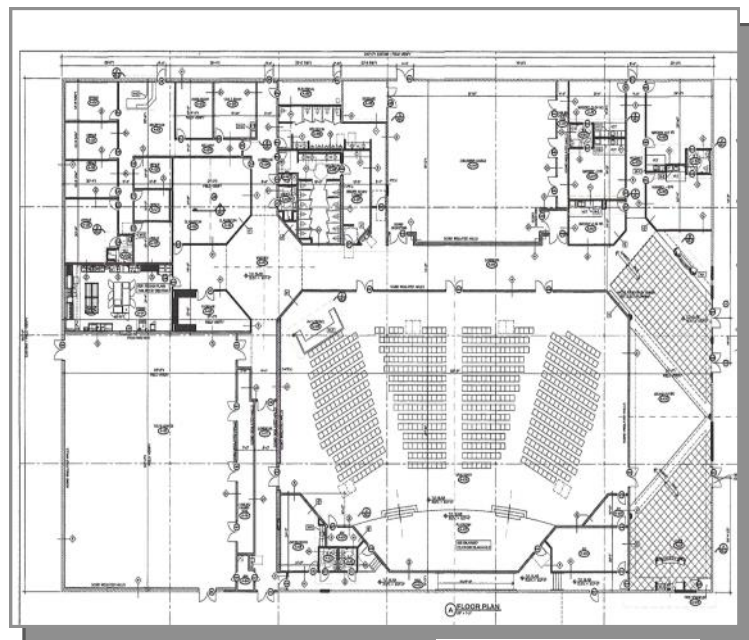
Year Built	1979
Year Renovated	2005
Total SF Under Roof	43,590
Air Conditioned SF	38,640
Stories	1
Building Height	22'

Shape	Rectangular
Dimensions	240' X 161'
Parking Area	70,142
Wall Structure	Steel
Covering	Masonry
Roof	Flat

This multi-use building is where you want to be!! Located with **460 feet of frontage on US 98** across the street from a Super Walmart. Only 3 miles to I-4 at a lighted intersection.

The building was a former Scotty store that has been converted to a modern church. It has enhanced lighting and a large volume ceiling at 22'. As configured, it has separate offices, large meeting rooms, sanctuary, and kitchen.

Exterior to the building is over 70,000 SF of parking. The keystone sign is an electronic billboard that is programmable for whatever advertising a new owner wishes.



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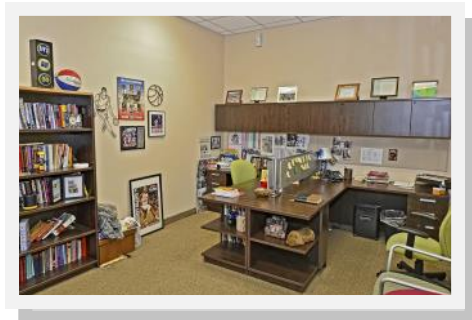
## BUILDING



A new owner can utilize the current flex space in many ways. It is currently used as a church with separate offices and classrooms. It can easily be used by another church, a school, a wedding chapel, or a corporation needing multiple offices, conference, and meeting rooms.

The location is excellent. Over 40,500 cars per day at your door. Only 3 miles to I-4. About a half-hour commute to either Tampa or Orlando. Over 9,000,000 people can be quickly reached from this central, easy-commute location.

With 5.3 acres on US 98 this a great location for other uses such as a retail store, an emergency room or medical clinic, a distribution hub, corporate headquarters, fitness center, or other.



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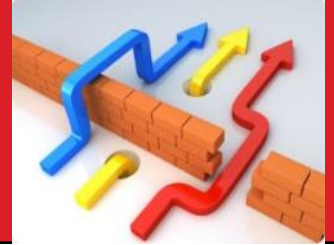
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## OPTIONS

### Use Immediately:



#### **CHURCH**

The current use is a modern church. Sanctuary holds 600 and has a contemporary sound, stage, and lighting matrix. The building contains multiple classrooms, meeting rooms, and offices for staff. There is a professional kitchen to prepare meals for large gatherings, and also a café corner for refreshments. Outside, an electronic billboard marquee sign is seen on busy US 98.

### Redevelopment Options:



#### **RETAIL**

Before conversion to a church this was a box-box retailer site (Scotty). Excellent location to resume that function. Across the street from a Super Walmart. On a major road for big box stores, super markets, commerce, and other retailers.



#### **SCHOOL**

Great location with multi-flex building and parking. Some existing classrooms plus ability to remodel to add more. Ideal site for future growth.



#### **BUSINESS HQ/OFFICE**

Existing building is 22' high. Could be converted to warehouse or flex space. Could also be remodeled for multiple interior offices or labs. The current building is 38,640 SF under air + has vacant land to add more space.



#### **MEDICAL**

5.3 acres right on US 98. Fantastic site for a medical arts plaza, clinic, or emergency room location. Current zoning allows expansion up to 75' in height for redevelopment. Location, Location! 40,500 cars per day at your door.



#### **OTHER**

5.3 Acres on US 98. Many options based upon end user needs.

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**PARCELS**



The offering includes 3 parcels . One parcel is developed with a 38,640 SF building. The other 2 parcels are vacant. Immediately use, retrofit, or redevelop as needed.

#	Parcel ID	Acres	Buildings	Built/Renovated	SF	US 98 Frontage
1	23-27-24-00000-043002	3.95	1	1979/2005	38,640	348.71'
2	23-27-24-00000-043019	1.00	Vacant			0
3	23-27-24-00000-043023	0.36	Vacant			111.69'
<b>ALL</b>	<b>3 Parcels</b>	<b>5.31</b>	<b>1</b>	<b>1979/2005</b>	<b>38,640</b>	<b>460.40'</b>



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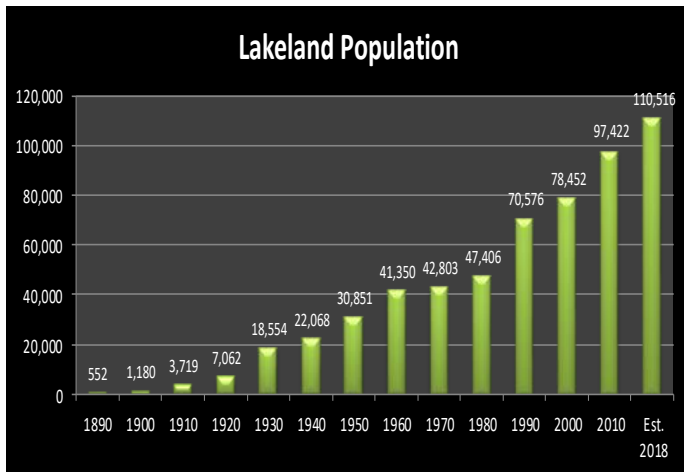


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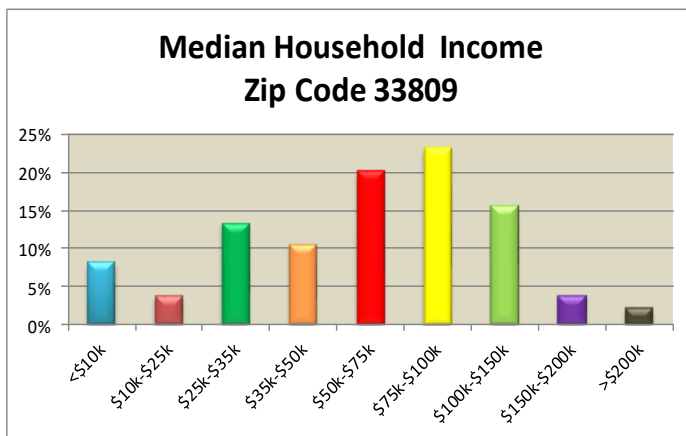
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### AREA HIGHLIGHTS



**This site in Lakeland is where you want to be!!!** Bloomberg rated Lakeland as the fastest growing city. Population is up 41% since 2000. Lakeland’s population is projected to grow at 7.4% rate and job growth is projected to be up 42.5% over the next 10 years.



The property is centrally located on US 98—between Orlando and Tampa. Over 40,500 vehicles per day at your door and you can reach over 9,000,000 by easy commute.

The subject has 5.3 acres which can be used immediately or redeveloped to whatever use an owner wants. It is designated for intensive commercial use—Community Activity Center (CAC) Zoning.

Lakeland Job growth was **2.9%** in 2018 and is expected to increase **42.5%** over the next 10 years.

## Rank Lakeland Top Rankings

#1	Top Cities to Buy A Home	Business Insider
#1	Fastest Growing City in US	Bloomberg
#7	Best Place To Move In The US	US News
#10	Mid-Sized Metro Job Growth	Business Facilities
# 1	Most Philanthropic City	Philanthropy.com
#15	Best Place To Retire	Niche
#6	Safest Place To Live	US News
#8	Best Manufacturing Jobs	Smartasset.com



### Lakeland Population

Up **13%** since 2010

Up **41%** since 2000

Forecasted Annual Growth:



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### SUMMARY

NEW PRICE

**\$5,900,000**



### KEY ITEMS

<b>Address</b>	<b>5858 US 98 N Lakeland, FL 33809</b>
<b>Parcel 1</b>	<b>23-27-24-000000-043002</b>
<b>Parcel 2</b>	<b>23-27-24-000000-043019</b>
<b>Parcel 3</b>	<b>23-27-24-000000-043023</b>
<b>Acres</b>	<b>5.31</b>
<b>Building</b>	<b>43,590 SF 38,640 Air Conditioned 240' X 161'</b>
<b>Traffic Count</b>	<b>40,500</b>
<b>Frontage</b>	<b>460.4' on US 98</b>
<b>Zoning</b>	<b>CAC—Community Activity Center</b>
<b>Utilities</b>	<b>All on site</b>
<b>Uses</b>	<b>Meeting Hall, Corporate HQ, Office, Distribution Hub, Fitness Center, Medical Clinic, Emergency Room, Wedding Chapel, Major Retailer, Other.</b>

♦ *Offering includes land and building. Personal property is not included, but Owner will consider separate offer for any personal property wanted by a Buyer.*

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