

Lakeland Commercial Income Buildings



7 Total Structures

2 Mini Storage
(total 42 units)

5 Retail/Commercial



*Excellent
Income
Investment
Property*

Coldwell Banker Commercial Saunders Real Estate

5120 South Lakeland Dr., Suite #3, Lakeland, FL 33813 • 863-648-1528 • www.saundersrealestate.com

Lakeland Commercial Income Buildings



Lakeland Commercial Income Buildings is an excellent investment property. These well maintained structures are located in a good area, offering great visibility with plenty of road frontage and easy access.

2.35 +/- acres of the property can be used for future buildings!

Income information is available upon request.

Location

Directions:

Take I-4 to Kathleen Road (exit #31).

Go north to North Galloway Road.

Property is on the left.
Look for signs.

Daily Traffic Counts:

14,500 on Kathleen Rd
5,200 on Old Kathleen Rd
11,400 on Galloway Rd



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Lakeland Commercial Income Buildings



Size: 6.4 +/- acres with 7 buildings
(2.35 +/- acres of vacant land
suitable for building)

Price: \$825,000

Location: 4455 & 4504 Galloway Road
Lakeland, FL 33810
Polk County

Frontage: 660 +/- ft. on Kathleen Road
(four lane road)
580 +/- ft. on Galloway Road
800 +/- ft. on Old Kathleen Road

Land Use: NAC/Commercial

Year Built: 1980's

Water: Well

Utilities: Septic

Fenced: Property is fenced

Security: Security cameras in back,
outside the structures

Parcel #'s: 23-27-28-000000-022050
23-27-28-000000-011005
23-27-28-000000-022030

7 Total Buildings

3 block buildings - metal roofs
4 steel buildings - metal roofs

#1 - 5,000 SF including end office
#2 - each half is 2,500 SF
#3 - 3,200 SF miscellaneous
#4 - 6,250 SF with 25' x 50'
front showroom
#5 - 10,500 SF
#6 - 4,200 SF
#7 - Garage 30' x 40'
with 2 bays (metal roof)

Within buildings 1 & 5 there are
42 mini storage units

Business Units



Permitted Uses:

Convenience Store	Restaurant
Financial Institution	Retail
Government Facility	Vehicle Service
Nursery	Veterinary



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Lakeland Commercial Income Buildings



42 Mini Storage Units



2.35 +/- acres vacant commercial land

- Easy Access
- Paved frontage on 3 sides
- Minutes from I-4
- Centrally located between Tampa and Orlando
- Excellent visibility



SAUNDERS
REAL ESTATE

5120 South Lakeland Dr., Suite #3
Lakeland, FL 33813



**7 Commercial Buildings
Retail, Commercial, Mini Storage
on 6.4 +/- acres in North Lakeland**