

GORE BUILDING

238 N. Massachusetts Avenue, Lakeland, FL 33801

For Sale



PROPERTY HIGHLIGHTS

- OPPORTUNITY ZONE PROPERTY
- HISTORIC PROPERTY
FORMER PUBLIX HOME
- IN HEART OF CBD
REDEVELOPMENT
- PARKING EXEMPT
- 21,000 SF ADDITIONAL LAND INCLUDED



BROADWAY
REAL ESTATE SERVICES

BROADWAY
REAL ESTATE SERVICES

GORE BUILDING RESTORATION
CORNER OF MASSACHUSETTS AVENUE & BAY STREET
CONCEPT "C"

WVB
(ARCHITECTURE)

Jack Strollo, CCIM, CPM

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BK698301

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Historic Downtown Lakeland | Redevelopment Opportunity

PROPERTY: This is one of Lakeland's historic properties located in the CBD of the city. Property was built in 1925 during the Florida Boom. It's Mediterranean Revival styling is still apparent today with its Mission tile Parapet right down to the glazed ceramic tile exterior and medallions. With almost 21,000 sf of interior space in this two story property you will find three existing units. First a ground floor, corner unit of 5,427 sf which was the home of Publix store #5 from 1952-1954 when they bought out competitor, All American Supermarkets (more historical timeline information available). This corner features appx 14'-16' ceilings and glass storefront windows. The southern and western wrap around warehouse piece is 10,111 sf and has 15'-18' ceiling height and the most beautiful finished wood ceilings you can imagine in a property of this age. Original loading dock in place, and was occupied most of its life by Eli Witt Cigar Company. The upstairs covers another 5,427 sf over the corner piece and was a former hotel. Hotel access is on Massachusetts and Bay streets, separate from the lower units. Property also includes a .20 acre parking lot to the North across Bay street, that should park appx 24 vehicles. Also a small fenced parking/storage area is along the Western edge of the property. This site is in need of a total renovation. The historical elements need to be preserved and with the right attention this can be one of the next show pieces in downtown Lakeland. Possible to separate out into three units and remodel one at a time.

LOCATION: Site is located along N. Massachusetts Avenue at the corner of Bay St., just one block east of the new NOBAY mixed use retail and residential development. The Lakeland Police Department is directly across the street to the East of the subject site and diagonal from the city owned 14+/- acre redevelopment site which also runs along Massachusetts. This 14-acre site is under contract with Frameworks to develop over 300 residential units. The second floor has great views out to Lake Mirror and downtown. Being in the CDB, all restaurants, retail, banks, parks and city services are within very close walking distance. Zoning on this site is C-7 and allows a wide variety of applicable uses and is parking exempt. It is in the Munn Park historic district and downtown CRA, through which many economic incentives for business and development interests lie. Downtown Lakeland is very easily access via I-4 or the Polk Parkway. Lakeland is the largest city in the county with over 100,000 residents in the city limit alone.

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: \$1,500,000

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PROPERTY PHOTOS

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FOR SALE | Historic Downtown Property

The Gore Building | Redevelopment | Retail/Office | Ground Floor | CBD



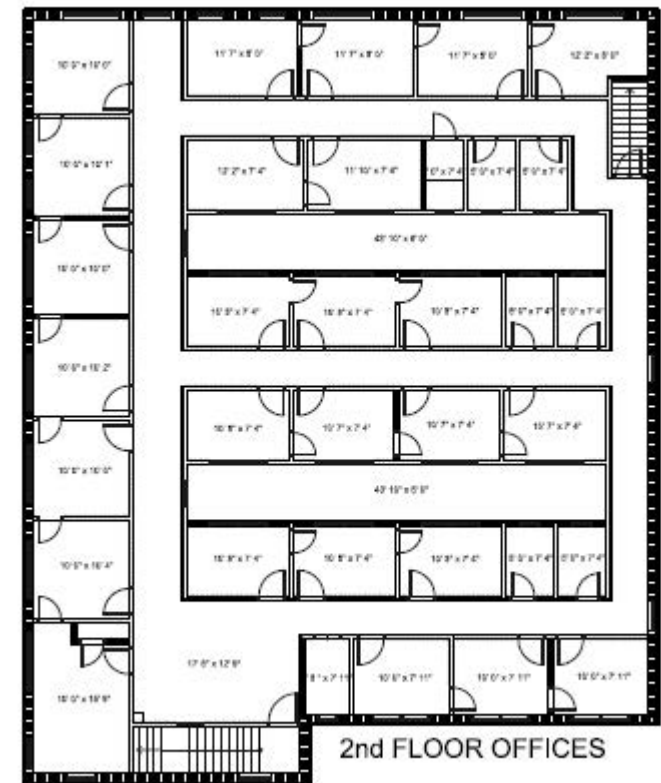
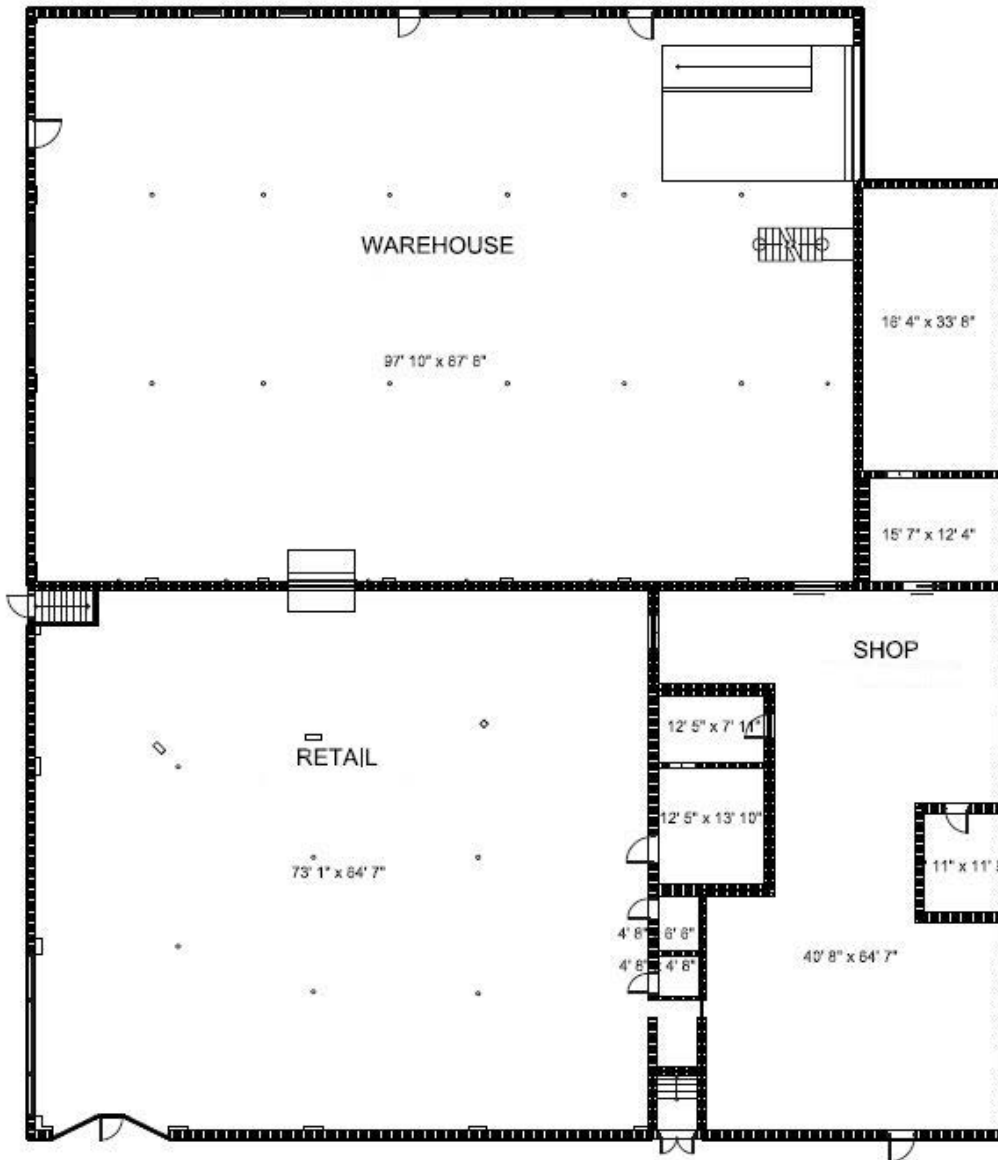
Conceptual Drawing

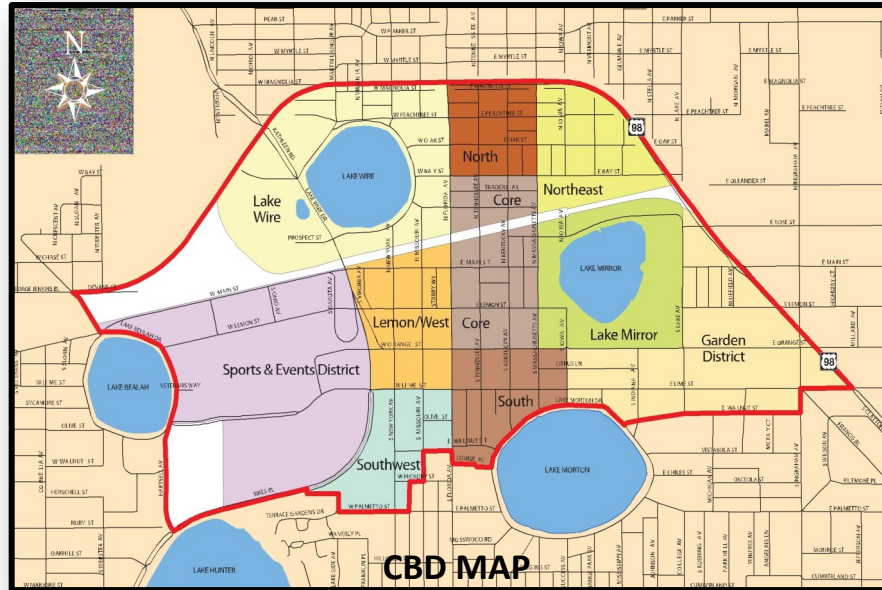
FOR SALE | Historic Downtown Property

The Gore Building | Redevelopment | Retail/Office | Ground Floor | CBD



Concepnal Drawing





LOCATION HIGHLIGHTS

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- IN HEART OF CBD
- REDEVELOPMENT
- 21,000 SF
- ADDITIONAL LAND INCLUDED
- FORMER PUBLIX HOME

OWNERSHIP TIMELINE

This timeline is based upon studies of the sanborn maps and Lakeland City Directories during the specified years*.

238 Massachusetts (Adjacent Warehouse to the South)

- 1925-1944 Victory Grocery
- 1945- 1978 Eli Witt Cigar Company

244 Massachusetts (Corner)

- 1925-1944 Monarch Market
- 1945-1951 All American Supermarket
- 1952-1954 Publix Super Markets
- 1955-1956 Florida Citrus Commission
- 1957 Vacant
- 1958-1978 Eli Witt

1979 The Gore family bought from Eli Witt and occupied to today's date (both properties).

*All information subject to buyer verification.



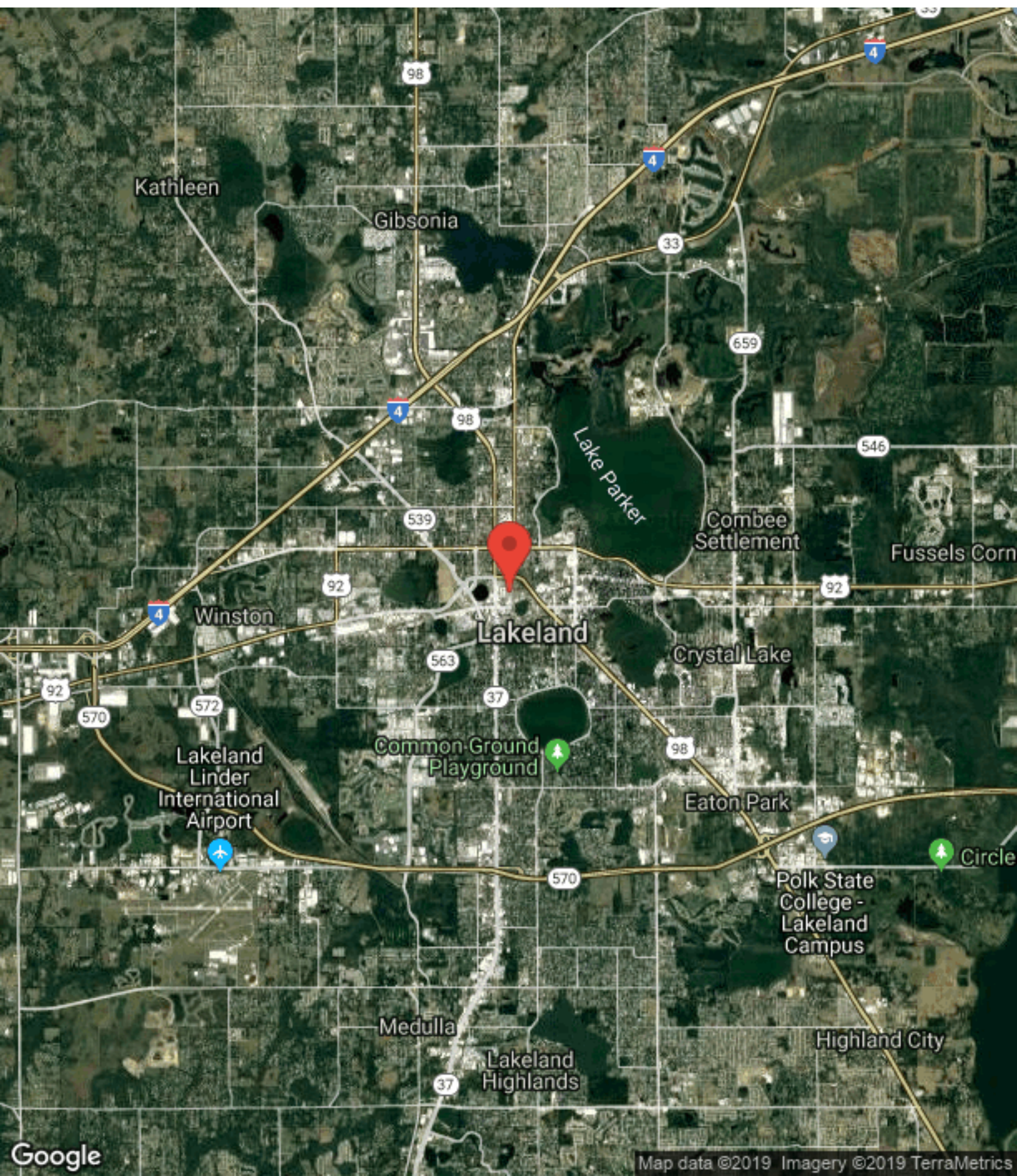
1) **Catapult 3.0** - This state-of-the-art facility will be equipped with an 24,000-square-foot coworking and private office space, a 5,000-square-foot commissary kitchen, and a 9,000-square-foot maker space. Whether it's turning a family recipe into a pop-up restaurant, prototyping a new technology, creating and selling goods, or turning that crazy idea into a sustainable business, Catapult hopes to accommodate each and every entrepreneur who walks through the doors. **Currently under construction and slated to open 2019.**

2) **NOBAY** – 60,000 sf, 66 unit, mixed use, retail and apartment project. Property features 55 one and two-bedroom apartments with on-site parking, outdoor gazebos and grilling areas, and easy walking to all downtown offers. 11 retail bays on the ground floor offer tenants and downtown visitors, Uncle Nick's Italian Deli, Jesse Carl Vinyl, and Screamin' Tuna Sushi Bar. **Opened 2017.**

3) **Mirrorton** - The newly unveiled name for a high-end rental development planned for the vacant 10-acre site north of Lake Mirror and east of Lakeland Police headquarters. The company plans to develop 305 multi-story apartments and townhouses, along with plenty of green spaces, including a dog park and a grand lawn next to the clubhouse. Club Mirrorton, an 8,000-square-foot clubhouse, will include a fitness center, coffee bar, spa with sauna and massage services, resident kitchen, pet spa, speakeasy, conference room, computer room, game room, party room, and a resort-style pool and patio. Project has been approved by the city and is **expected to begin by the end of 2018.**

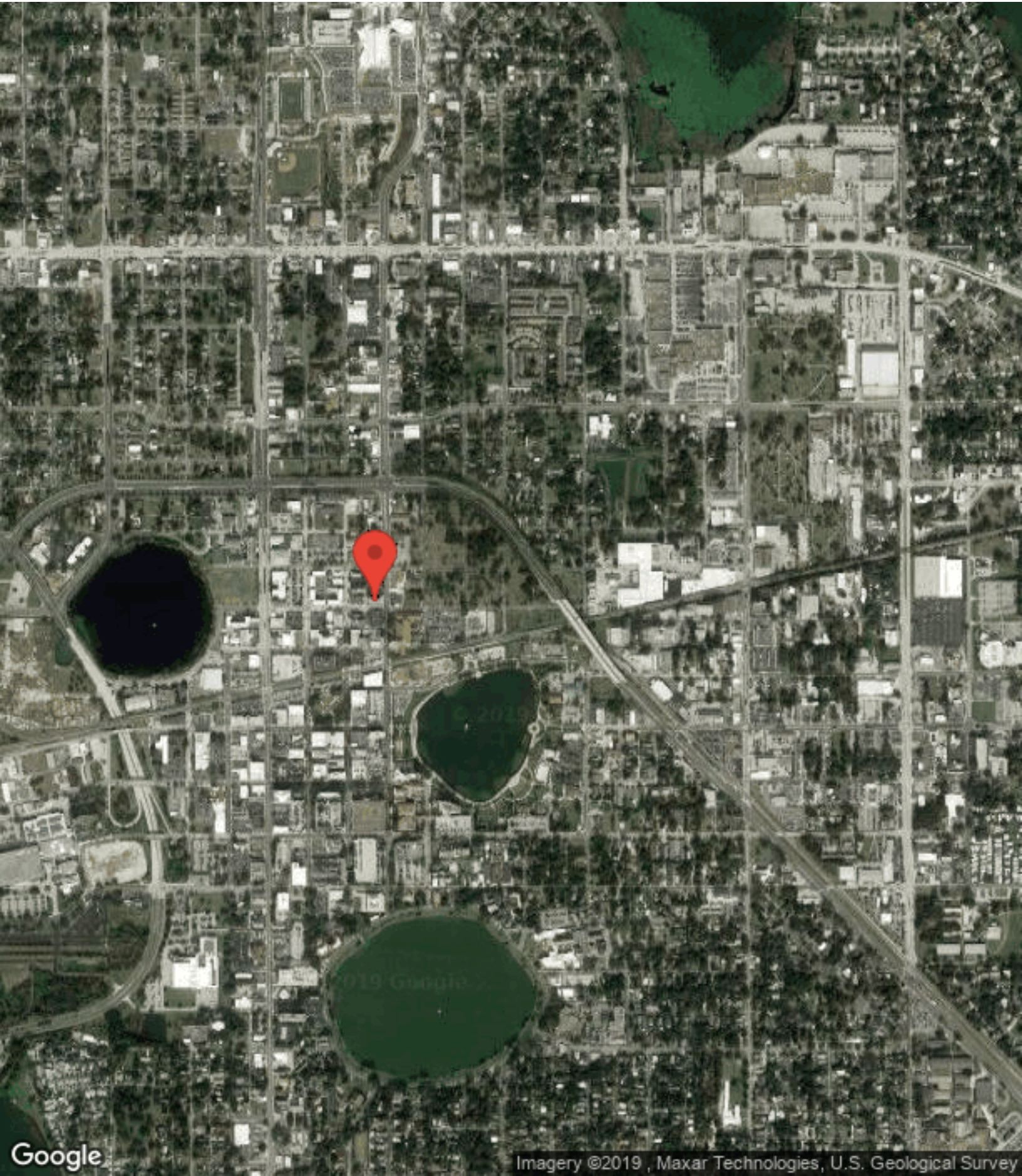


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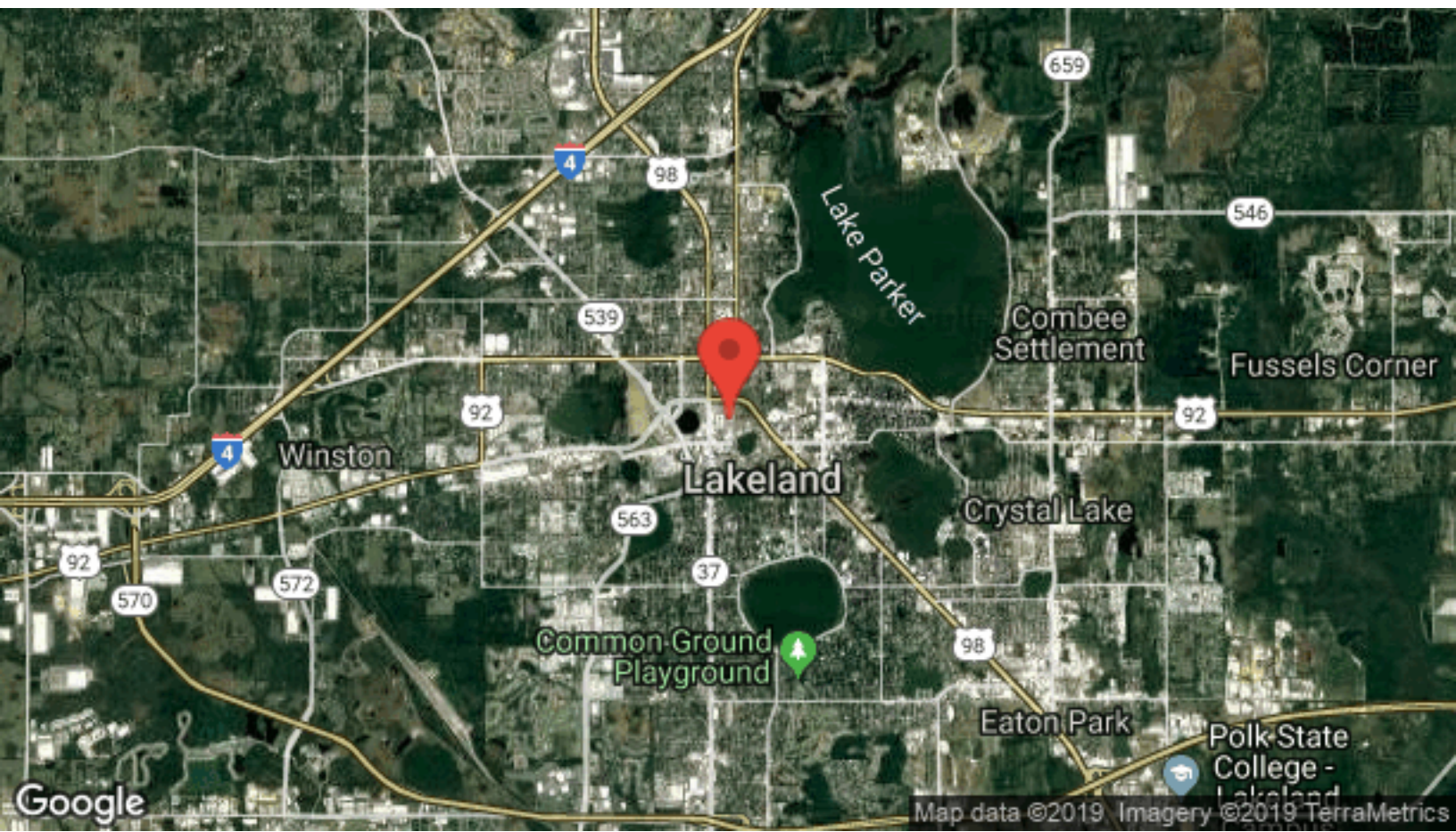
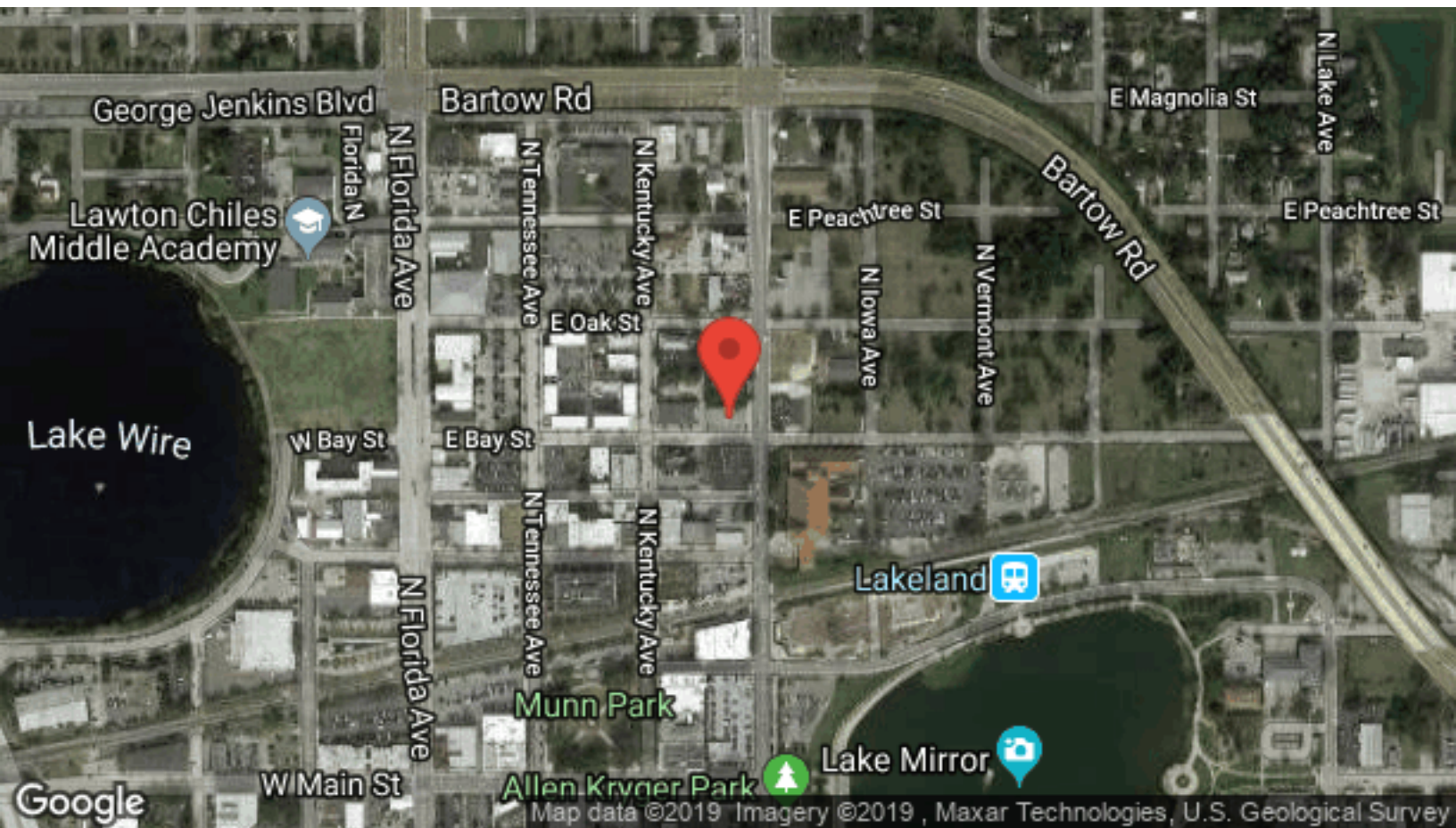
AERIAL MAP

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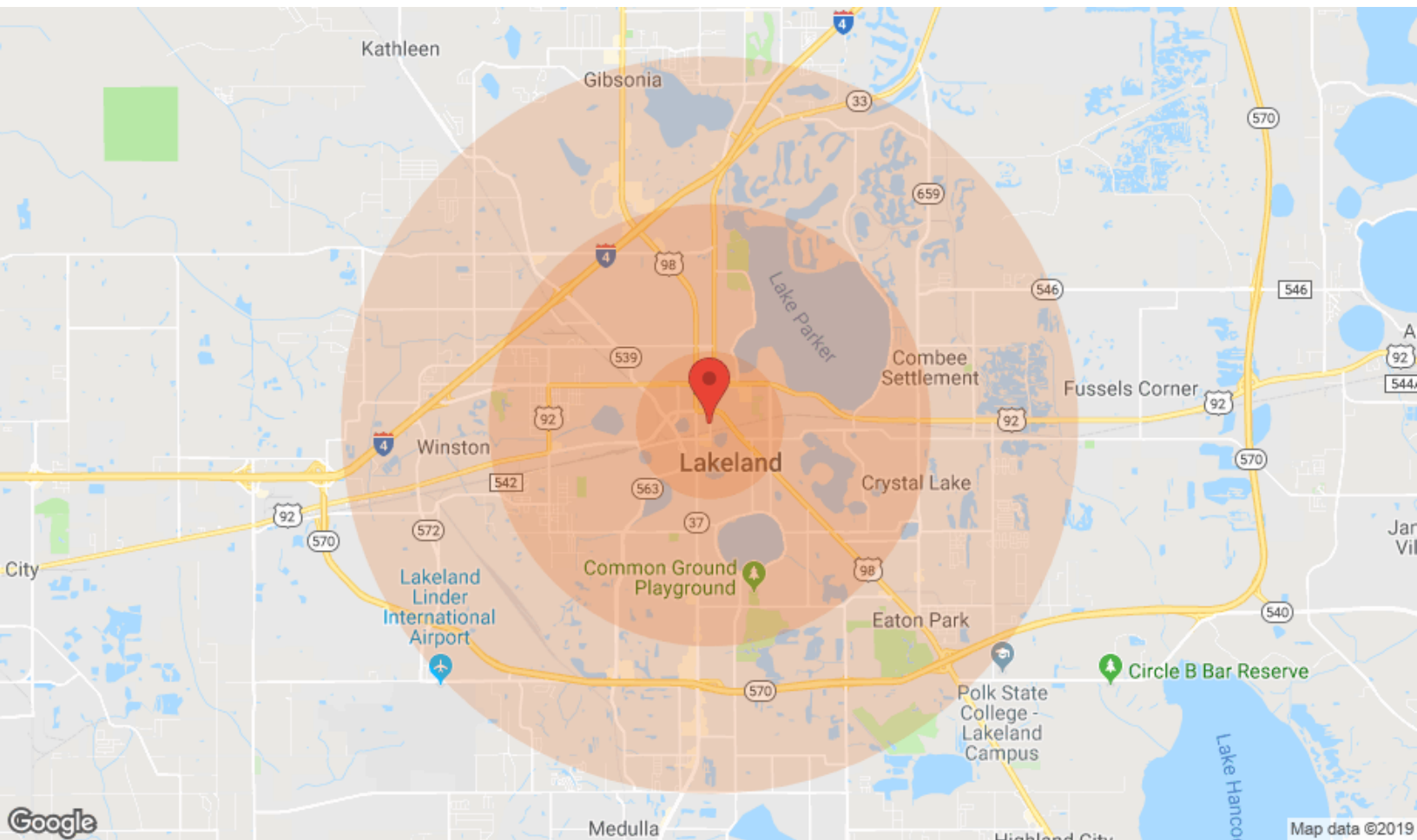


LOCATION MAP

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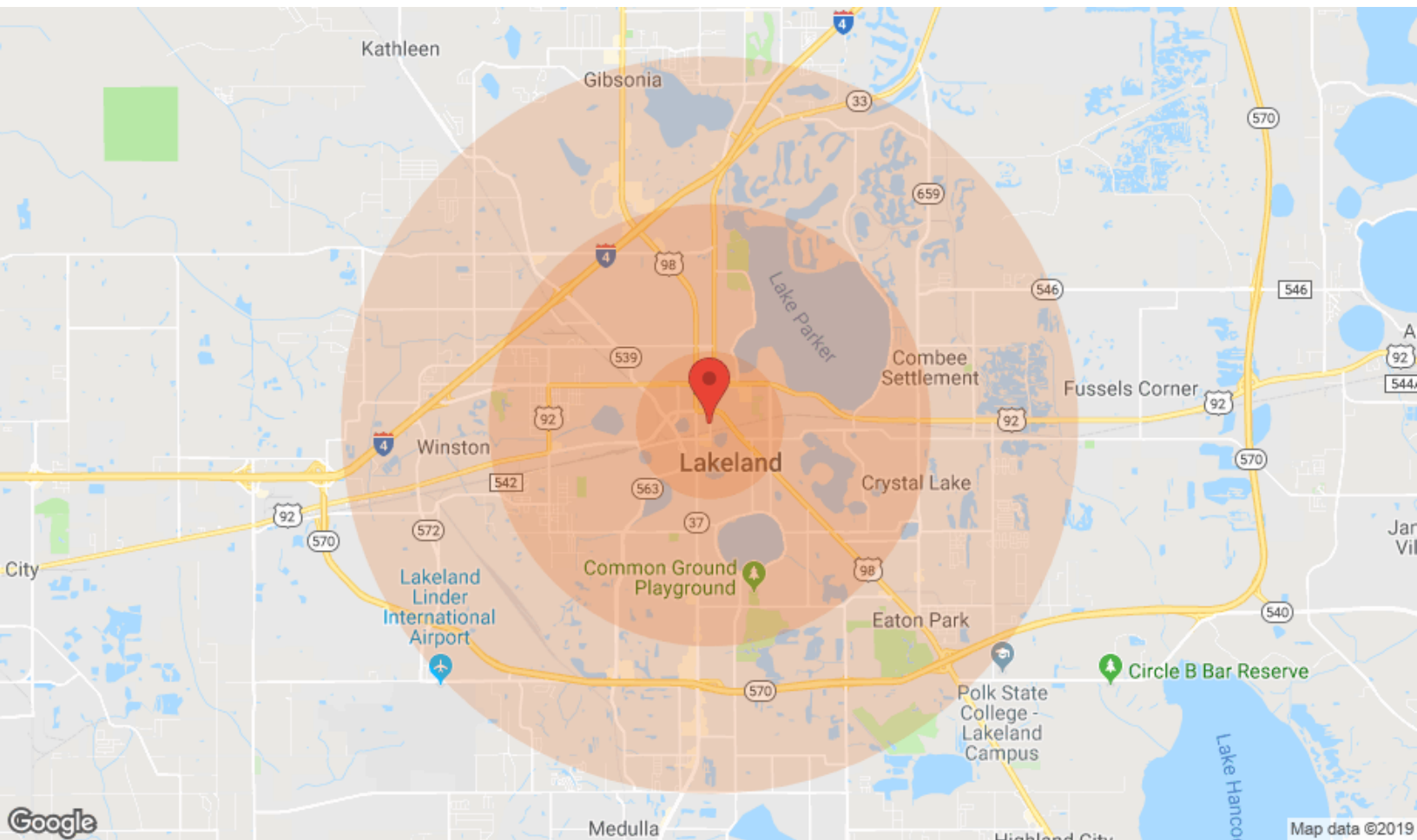


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Population	1 Mile	3 Mile	5 Mile
Male	3,526 (46.47 %)	33,578 (46.95 %)	63,531 (47.26 %)
Female	4,062 (53.53 %)	37,938 (53.05 %)	70,899 (52.74 %)
Total Population	7,588	71,516	134,430
Race Demographics	1 Mile	3 Mile	5 Mile
Population Non Hispanic White	3,677	45,847	97,328
Population Black	3,514	20,269	26,729
Population Am In/Ak Nat	3	34	88
Housing	1 Mile	3 Mile	5 Mile
Housing Units	4,552	35,481	67,319
Occupied Units	3,629	29,645	57,047
Owner Occupied Units	929	15,509	32,687
Renter Occupied Units	2,700	14,136	24,360
Vacant Units	923	5,836	10,272

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Household Income	1 Mile	3 Mile	5 Mile
Median Income	\$20,670	\$34,816	\$39,877
Less than \$10,000	530	2,516	3,936
\$10,000 - \$14,999	587	2,549	3,992
\$15,000 - \$19,999	368	2,689	4,420
\$20,000 - \$24,999	397	2,454	4,455
\$25,000 - \$29,999	145	2,121	3,825
\$30,000 - \$34,999	91	1,991	3,388
\$35,000 - \$39,999	106	1,643	3,057
\$40,000 - \$44,999	190	1,421	3,075
\$45,000 - \$49,999	71	1,236	2,597
\$50,000 - \$59,999	299	2,460	4,757
\$60,000 - \$74,999	143	2,624	5,691
\$75,000 - \$99,999	274	2,210	5,042
\$100,000 - \$124,999	61	941	2,546
\$125,000 - \$149,999	18	348	1,101
\$150,000 - \$199,999	27	303	853
Greater than \$200,000	N/A	460	1,114

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	521 (6.87 %)	4,840 (6.77 %)	8,398 (6.25 %)
Ages 5-9	578 (7.62 %)	5,639 (7.88 %)	10,004 (7.44 %)
Ages 10-14	459 (6.05 %)	4,948 (6.92 %)	8,950 (7.44 %)
Ages 15-19	406 (5.35 %)	4,586 (6.41 %)	8,364 (6.22 %)
Ages 20-24	434 (5.72 %)	4,515 (6.31 %)	8,184 (6.09 %)
Ages 25-29	477 (6.29 %)	4,459 (6.23 %)	8,046 (5.99 %)
Ages 30-34	503 (6.63 %)	4,421 (6.18 %)	7,922 (5.89 %)
Ages 35-39	526 (6.93 %)	4,324 (6.05 %)	7,753 (5.77 %)
Ages 40-44	546 (7.20 %)	4,246 (5.94 %)	7,733 (5.75 %)
Ages 45-49	544 (7.17 %)	4,219 (5.90 %)	7,825 (5.82 %)
Ages 50-54	535 (7.05 %)	4,082 (5.71 %)	7,702 (5.73 %)
Ages 55-59	480 (6.33 %)	3,802 (5.32 %)	7,407 (5.51 %)
Ages 60-64	391 (5.15 %)	3,410 (4.77 %)	6,879 (5.12 %)
Ages 65-69	315 (4.15 %)	3,041 (4.25 %)	6,318 (4.70 %)
Ages 70-74	230 (3.03 %)	2,620 (3.66 %)	5,697 (4.24 %)
Ages 75-79	179 (2.36 %)	2,310 (3.23 %)	5,105 (3.80 %)
Ages 80-84	126 (1.66 %)	1,984 (2.77 %)	4,324 (3.22 %)
Ages 85+	338 (4.45 %)	4,070 (5.69 %)	7,819 (5.82 %)



Demographics & Research

- Within a 100-mile radius reside 8.6 million people and a workforce of 3.4 million.
- Within the same 100-mile radius, Polk County has access to 500,000 students at three major research universities, numerous colleges, community colleges and technical schools.
- Polk County has emerged as a leading logistics center due to its central location in Florida and its 18 million residents. From this platform on Interstate 4, companies have easy access to Interstates 75 and 95 as well as US Highway 27, a major north-south route.
- Polk County's labor force of 276,000 persons is backed by a progressive workforce board and by numerous training programs, including Programmable Logic Control Maintenance Mechanics, Information Technology, Engineering and Logistics and Supply Chain Management.
- Polk County businesses operate between two of the best international airports in the world – Tampa and Orlando. Combined, these airports provide 1,145 non-stop daily flights to all major US markets and 22 international markets. Another advantage for companies is the nearby deep-water ports of Tampa, Manatee and Canaveral.
- CSX Railroad has announced plans to build an Integrated Logistics Center on 1,250 acres of industrial land in our county which will serve destinations throughout the United States.
- Major national and regional developers have purchased 5,000 acres of Industrial and Business Park Center properties in our community and have announced plans for the future construction of 25 million square feet of space.

Provided by: Central Florida Economic Development Council of Polk County



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



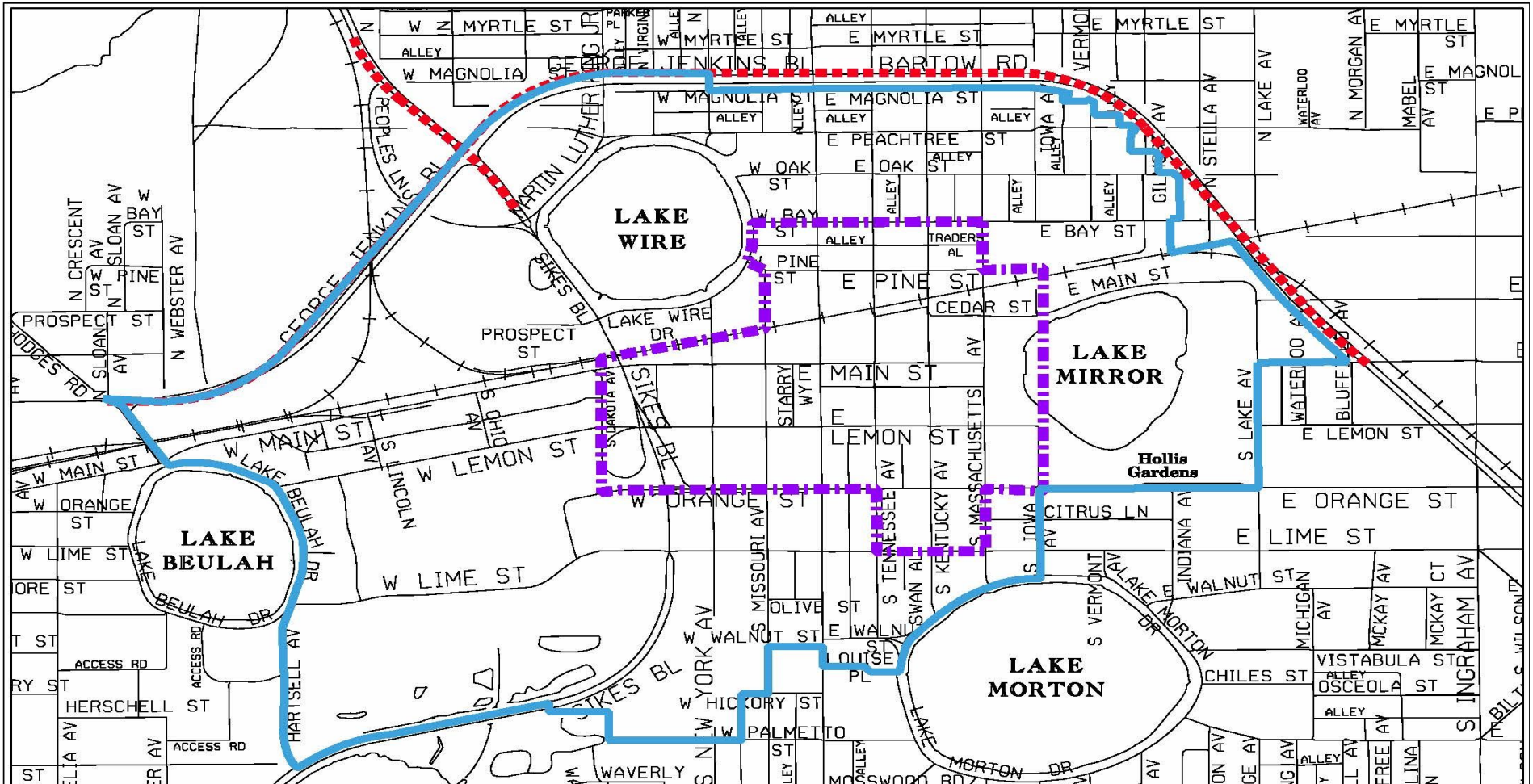
LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**



Source: Lakeland Downtown Development Authority (LDDA)

- Lakeland Downtown Development Area (per Ord.#4677)
- - - - InTown By-Pass
- - - - Parking Exempt Boundary