

## Century Boulevard Warehouse Park

3511 Century Blvd., Unit 104 Lakeland, Florida 33811

#### **Property Highlights**

• Gross rate. Good location. 3-phase power.

#### **Property Description**

6,000 square foot, grade level warehouse space with (1) 12'x12' overhead door and rest room. 3-phase power. Interior peak 14' with 12' eave height. Very limited parking. Ideal location for storage, manufacturing or contractor. Fenced site with access limited to tenants only after hours.

OFFERING SUMMARY			
Available SF	6,000 SF		
Lease Rate	\$4.45 SF/yr (Gross)		
Lot Size	3.0 Acres		
Building Size	33,000 SF		

DEMOGRAPHICS				
Stats	Population	Avg. HH Income		
1 Mile	2,020	\$77,299		
5 Miles	93,116	\$60,479		
10 Miles	299,402	\$60,616		

For more information Phillip Mays

O: 863 647 0862 pmays@naiulyssesrealty.com















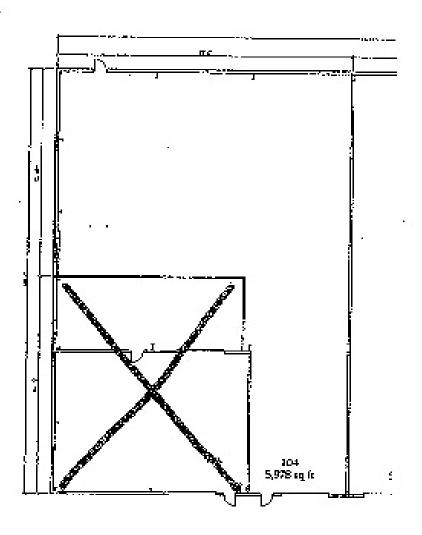
625 Commerce Drive Lakeland, Florida 33813 863 647 0862 tel

# 3511 Century Blvd., Unit 104 - Industrial

Floor Plans

LAKELAND, FL 33811

FLOOR PLAN 6,0004/- SQ. FT.





For Lease 3511 Century Blvd., Unit 104 - Industrial **Location Maps** Jones Industrial Dr (572) Drane Field Rd aifield Dr. W Industry Blvd Waring Rd Lakeland Linder International Parkway St **Airport** Cooole Map data ©2020 (570) (659) (546) Combee (92) Settlement Fussels Corner (39A) Winston Lakeland Crystal Lake (570)(37)Plant City 92 (98) Eaton Park (540) (570) Dover Turkey Creek Medulla **Highland City** Sydney Lakeland Highlands (39) (60) (60)Hopewell 98 Willow Oak

Mulberry

Nichols

(60)



Coople

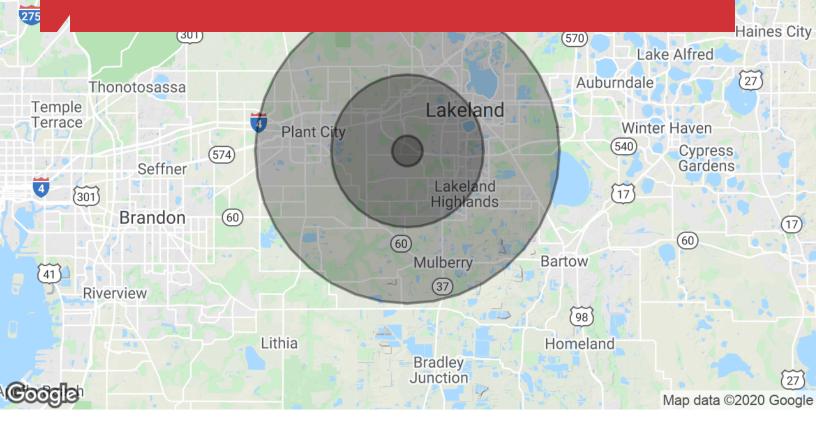
625 Commerce Drive Lakeland, Florida 33813 863 647 0862 tel

Bartow Map data ©2020

### 3511 Century Blvd., Unit 104 - Industrial

Demographics Map





Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,020	93,116	299,402
MEDIAN AGE	46.2	39.3	37.6
MEDIAN AGE (MALE)	45.6	37.4	36.0
MEDIAN AGE (FEMALE)	47.8	40.9	38.9
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	849	36,893	112,305
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$77,299	\$60,479	\$60,616
AVERAGE HOUSE VALUE	\$213,103	\$185,097	\$180,596
Race	1 Mile	5 Miles	10 Miles
% WHITE	88.3%	81.0%	79.2%
% BLACK	6.7%	13.5%	14.0%
% ASIAN	0.9%	0.9%	1.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.4%	0.3%
% OTHER	4.1%	4.2%	4.8%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	18.0%	15.5%	16.0%

<sup>\*</sup> Demographic data derived from 2010 US Census

