

For Lease

# 3511 Century Blvd., Unit 104 - Industrial

## Property Summary



## 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

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Additional Photos



For Lease

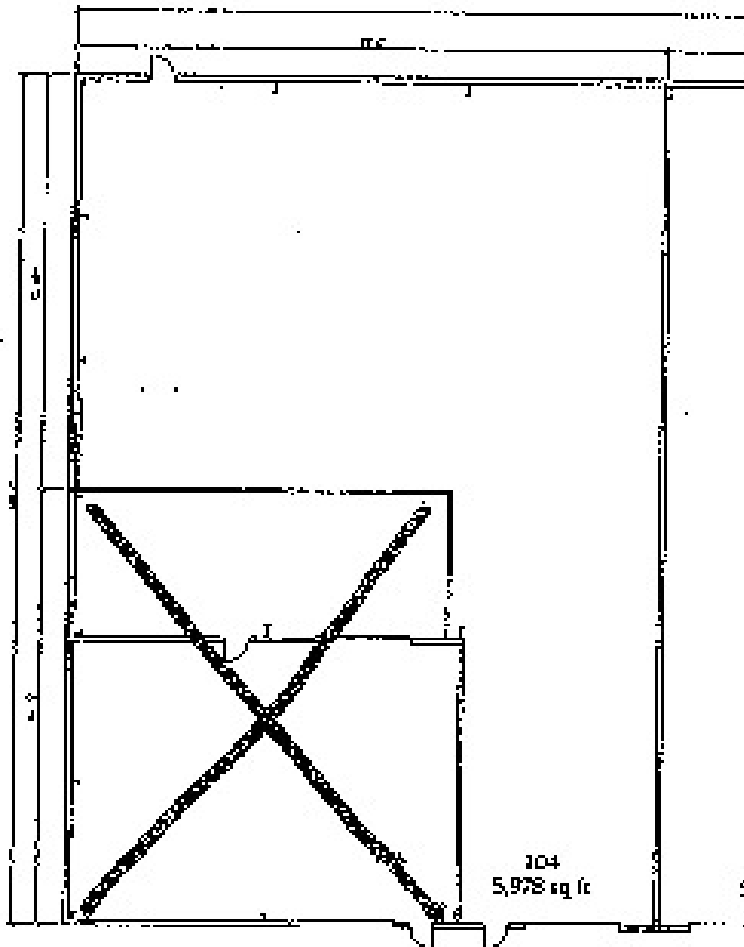
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Floor Plans

3511 CENTURY BLVD., UNIT 104  
LAKELAND, FL 33811

## FLOOR PLAN

6,000+/- SQ. FT.



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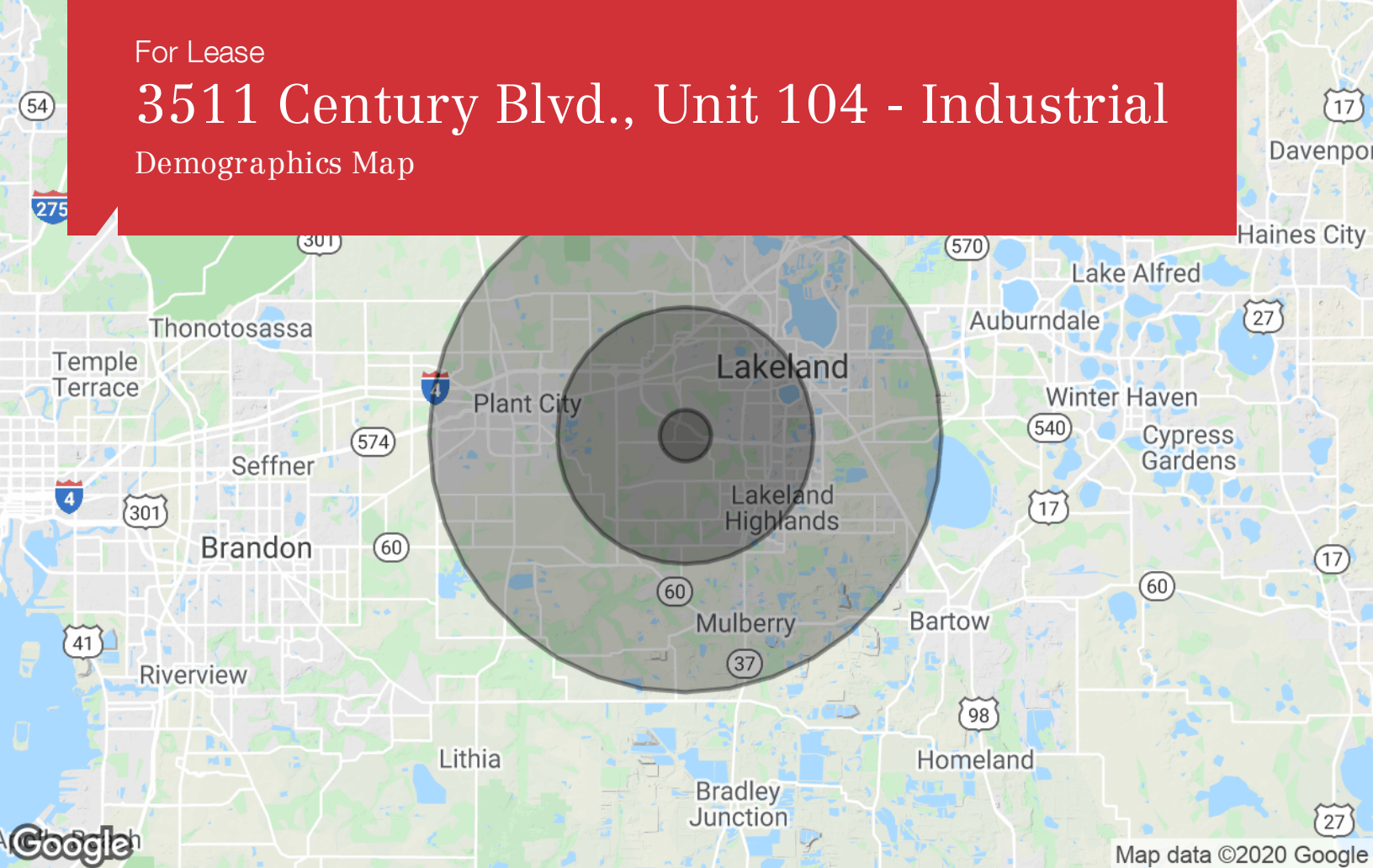
Location Maps



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## Demographics Map



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
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
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
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
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% 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%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% HISPANIC	18.0%	15.5%	16.0%

\* Demographic data derived from 2010 US Census