

**FOR SALE**

**BROCHURE**

# South Lakeland Redevelopment Opportunity

601 Imperial Boulevard, Lakeland, FL 33803



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**the REYESgroup**

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# OFFERING SUMMARY

601 Imperial Boulevard, Lakeland, FL 33803

**Price: \$ 729,900**

Address: 601 Imperial Boulevard  
ARPN: 23-28-36-000000-023140  
Sq Ft: 2,087  
Lot Size: 1.35 +/- Acres  
Zoning: PUD- 3436

## Highlights

- 2,087 +/- SQ FT Community Center with potential for rezoning to utilize for office, other low intensity commercial use, or a quadplex
- Convenient location off of South Florida Avenue just north of the Polk Parkway
- Two Parcels for a combined 1.35 +/- Acres
- Ample parking surrounding the facility
- Electric, Water, and Sewer in place
- Building consists of a large meeting hall, kitchen, interior male and female bathrooms, pool with pool bathrooms, and shuffleboard court

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# PROPERTY DESCRIPTION

601 Imperial Boulevard, Lakeland, FL 33803

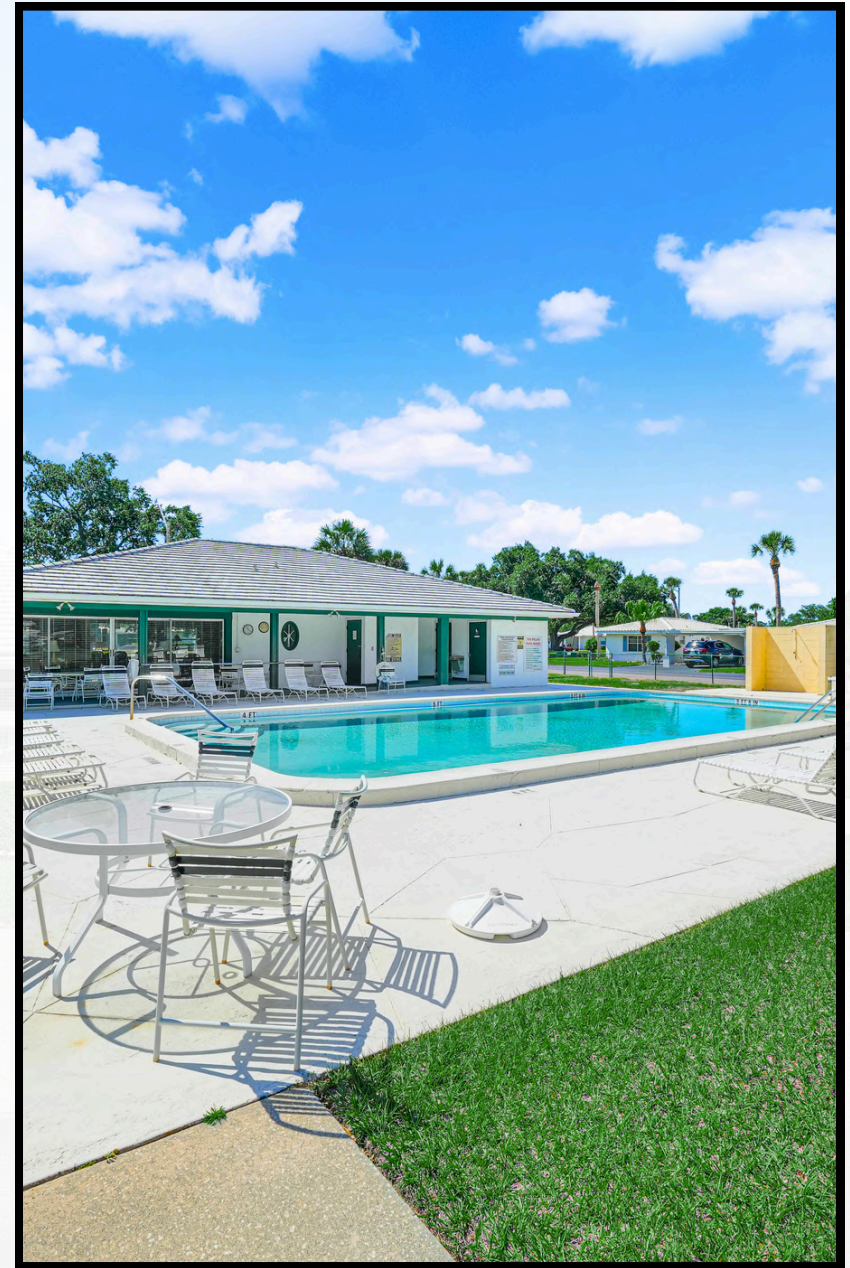
This excellent opportunity is located less than half a mile from South Florida Avenue in Lakeland. South Florida Avenue serves as the primary north-south corridor through Lakeland, connecting North Lakeland and Interstate 4 (I-4) to South Lakeland and the Polk Parkway, providing strong regional accessibility.

The property is situated just a few blocks from Walmart and the Merchants Walk Shopping Center, within The Villas neighborhood. This location offers convenient access to a wide range of retail, dining, and daily amenities.

The existing building encompasses approximately 2,087 square feet and features a large meeting hall, kitchen, and separate male and female restrooms. The site, combined with an additional parcel, totals approximately 1.35± acres and includes a pool and shuffleboard court. With electric, water, and sewer already in place, the property is well-positioned for straightforward repositioning or redevelopment.

This site offers flexible potential for continued use as a neighborhood recreational facility or for rezoning to accommodate office or other low-intensity commercial uses. Additionally, there may be an opportunity to redevelop the property for multifamily use, including duplex, triplex, or quadplex configurations.

All zoning, permitted uses, and redevelopment potential should be independently verified with the appropriate governing authority during the due diligence period.



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# Location Description

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The property is located in Lakeland, one of the largest and most dynamic cities in Polk County and a key economic hub in the heart of Central Florida. Known for its strong business environment, expanding population, and strategic location between Tampa and Orlando, Lakeland offers a highly attractive setting for residents, businesses, and investors alike.

The city is home to notable landmarks such as Downtown Lakeland, Lake Mirror, and Florida Southern College—which features the largest single-site collection of Frank Lloyd Wright architecture in the world. Lakeland's character blends historic charm with modern growth, offering scenic lakes, vibrant retail and dining districts, and a strong sense of community.

Over the past decade, Polk County has experienced significant population and economic growth, with Lakeland at the forefront of that expansion. The city has seen continued investment in residential development, logistics, and commercial sectors, supported by its proximity to the Interstate 4 (I-4) Corridor—one of the most active distribution and transportation corridors in the state. Major employers, including Publix Super Markets, which is headquartered in Lakeland, further anchor the local economy.

Lakeland benefits from excellent connectivity via Interstate 4, US-98, and US-92, providing convenient access to major markets throughout Central Florida. With its strong economic fundamentals, continued growth trajectory, and prime location along a critical logistics corridor, Lakeland—and Polk County as a whole—continues to emerge as a highly desirable place to live, work, and invest.







# Photos

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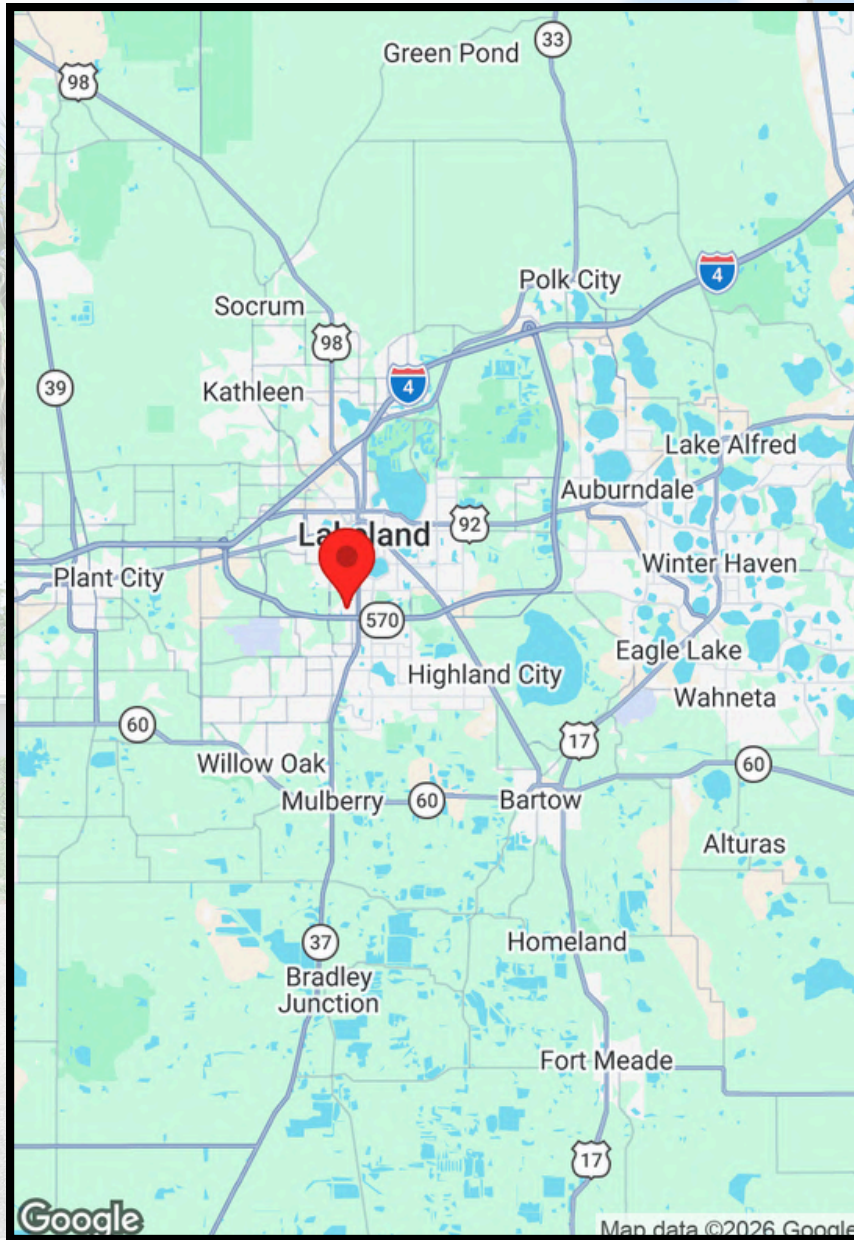
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# Location Map

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# Business Map

601 Imperial Boulevard, Lakeland, FL 33803



# DEMOGRAPHICS

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## Population

	1 Mile	3 Mile	5 Mile
Total Population	9,303	68,656	157,232
Male	4,407	35,038	79,298
Female	4,896	33,617	77,934



## County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



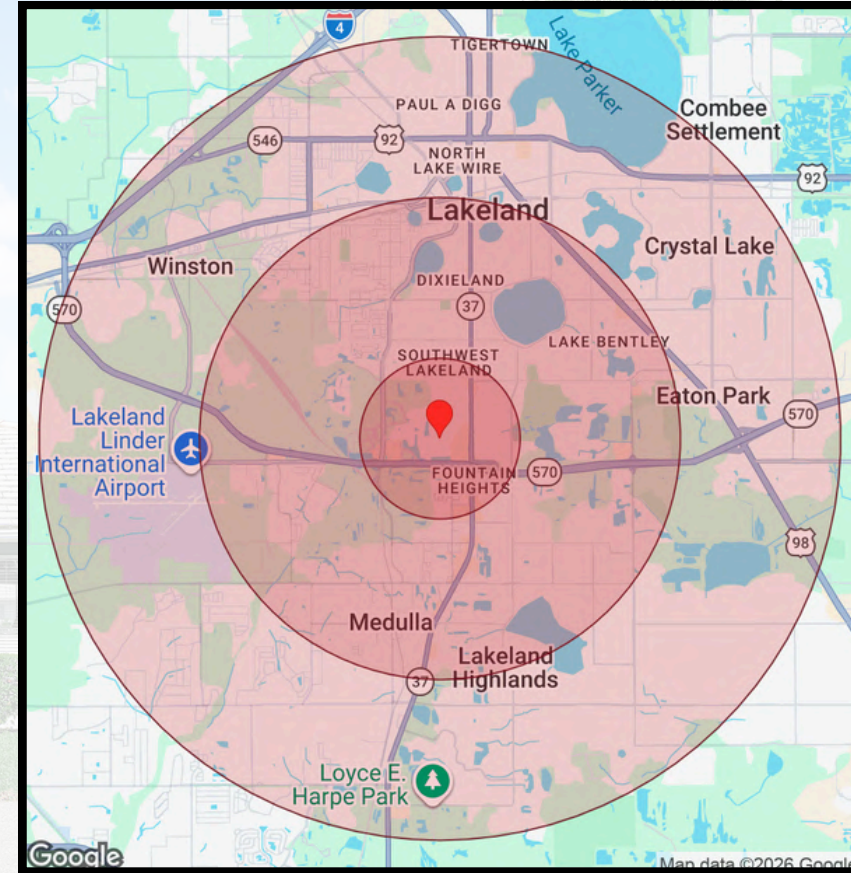
## Income

	1 Mile	3 Mile	5 Mile
Median Income	\$64,129	\$69,472	\$70,479



## Housing

	1 Mile	3 Mile	5 Mile
Total Units	4,853	31,962	70,493
Occupied	4,181	27,465	70,493
Vacant	672	4,497	9,757



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David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!

# DISCLAIMER

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