

## **RE/MAX COMMERCIAL EXPERTS PRESENTS:**

### **SHEPHERD ROAD PLAZA – RETAIL INVESTMENT PROPERTY FOR SALE – Lakeland, FL**



**1625-1641 Shepherd Road, Lakeland, FL 33811**

**ZONING:** Community Activity Center (CAC)  
**BUILDING:** Building 1: 7,200 SF (2005) & Building 2: 5,800 SF (2008)  
**LAND:** 2.2 AC MOL  
Including a 0.6 acre out parcel to be built  
**SALE PRICE:** \$3,900,000

**DESCRIPTION:** New retail development in the explosive growth area of South Lakeland, FL.  
CONFIDENTIAL – PLEASE DO NOT DISTURB OR DISCUSS WITH TENANTS  
This retail property consists of 2.2 acres zoned NAC. The first building of 7,200 square feet was finished late 2005 and is fully occupied by local tenants (multi-tenant). The second building of 5,800 square feet was finished the beginning of 2008 and is fully occupied by a fitness facility on a long term lease! The third phase of this development is the 0.6 acre out parcel which can be built-to-suit, sold or ground leased as a separate parcel. Another 3,000 to 6,000 square feet can be built on this out parcel. Traffic on Shepherd Road averages more than 17,000 cars per day and growing every day.

**LOCATION:** Shepherd Plaza is located about one mile west of South Florida Avenue, on Shepherd Road in Southwest Lakeland, FL.

**For more information or to set an appointment to view the property, please contact:**

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