



For Lease: \$23.00/SF/YR + NNN

Property Highlights

Take advantage of this high-visibility, high-traffic location with 25,000+ AADT on one of Lakeland's busiest commercial corridors. This property is ideal for Auto Repair, Car Dealer, or related automotive businesses, with strong local demand and excellent exposure.

Located in a highly active commercial zone, this property benefits from steady drive-by traffic and proximity to key retail and industrial businesses. Whether you're expanding your automotive brand or launching a new location, this site offers the visibility and accessibility your business needs.

- Lease Rate: \$23.00/ SF/ YR + NNN
- Zoning: Suitable for Auto-Repair, Car Dealer, or Similar Uses
- High Demand Auto Corridor
- 25,000+ Vehicles Per Day (AADT)
- Available Immediately

Don't miss this rare opportunity in a sought-after automotive district.
Contact us today to schedule a private showing.

Area Demographics

Population	Daytime Population	Average HH Income	Households
1-Mile: 7,616	1-Mile: 7,025	1-Mile: \$46,364	1-Mile: 2,796
3-Mile: 60,602	3-Mile: 63,430	3-Mile: \$51,900	3-Mile: 24,963
5-Mile: 130,763	5-Mile: 134,710	5-Mile: \$61,962	5-Mile: 53,061

Accelerating Success

Contact Commercial Agent Ron Fallows for Further Information

Contact Us

Ron Fallows

Commercial Agent

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Location Highlights

For Lease | Prime Auto-Use Opportunity | \$23.00/SF/YR + NNN
2016 W Memorial Blvd, Lakeland, FL 33815

Strategically located on one of Lakeland's most traveled corridors, this property offers 25,000+ AADT (Annual Average Daily Traffic) and is perfect for Auto Repair, Car Dealership, or related automotive services. Situated in a high-demand auto-use zone, this site provides exceptional exposure and accessibility.

- Just 3 miles to I-4 Exit 28, providing seamless connectivity to major Central Florida markets. □ 40 minutes to Tampa, 50 minutes to Orlando, making this a prime midpoint for regional access.
- Lease Rate: \$23.00/SF/YR + NNN
- Zoning: Ideal for Auto-Repair, Car Dealer, or similar commercial use
- Automotive-heavy commercial corridor
- 25,000+ Vehicles Per Day (AADT)
- Available Immediately

Whether you're expanding your business or launching a new location, this property combines visibility, traffic, and central location — a rare find in Lakeland's auto corridor.

Contact us today to schedule a private showing

