



5650 Florida Ave S, Lakeland, FL 33813



💰 Lease Rate: **Contact For Pricing**

📏 Unit Size: **7,864 SF on 2.06 Acres**

✅ Available: **Now**

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Sale Associate

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Prime Features



30 FT Hood System



Large Scale Kitchen Layout



**10x20 Walk In Cooler
10x10 Walk-In Freezer**

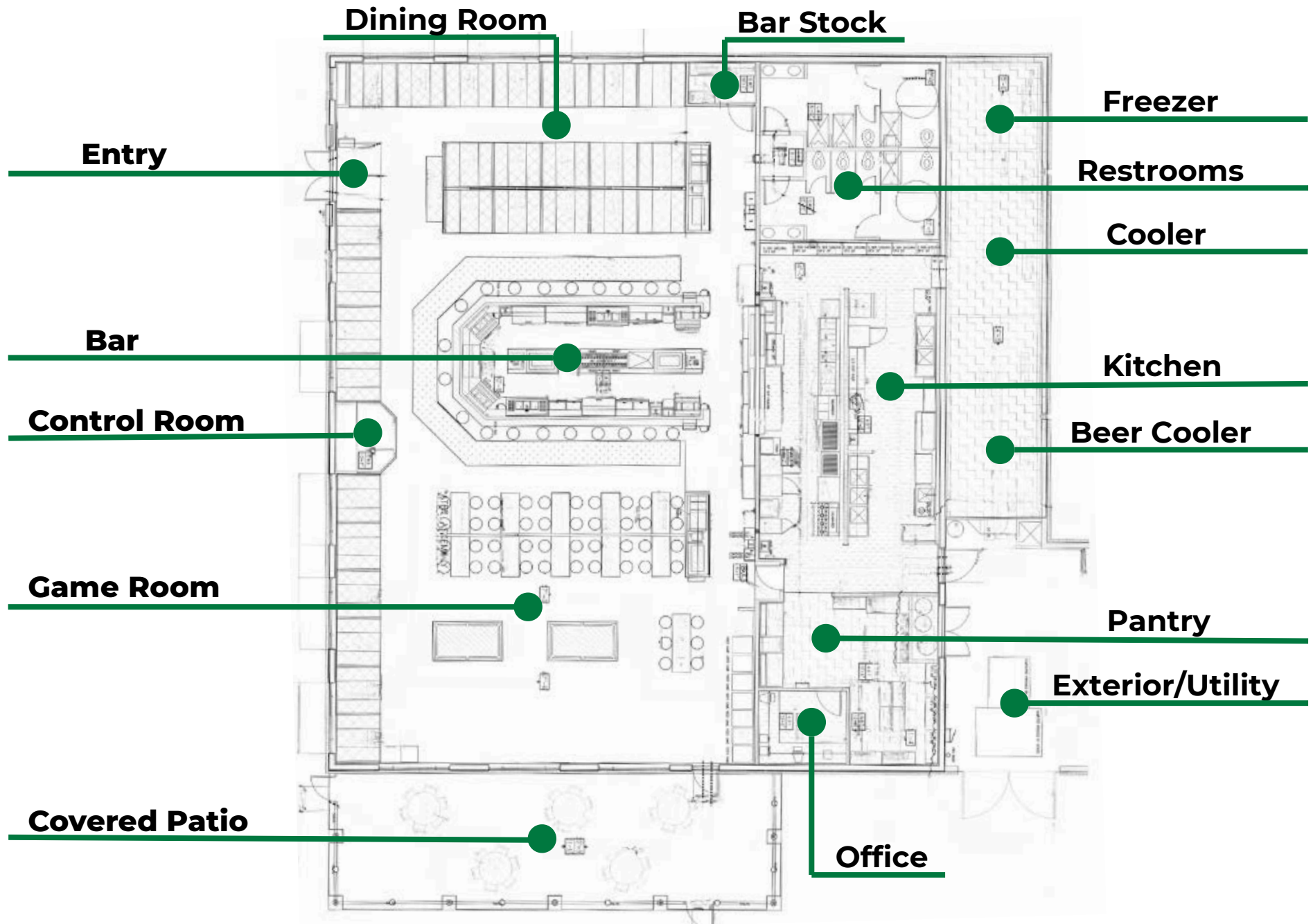


10x23 Beer Cooler
Featuring 60 Tap Lines
To Bar



FLORIDA AVE S
(AADT: 38,500)

Floorplan





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Positioned along South Florida Avenue, one of Lakeland's primary north-south commercial corridors, this $\pm 6,764$ SF freestanding restaurant sits on a substantial ± 2.06 -acre site in a highly visible and established retail trade area. The property benefits from strong daily traffic counts along Florida Avenue, a key arterial connecting the city's dense residential neighborhoods and commercial nodes, and offering direct connectivity throughout the Lakeland market. **Its strategic location provides convenient access to the I-4 corridor via nearby Polk Parkway and major roadway networks, placing the site within the rapidly expanding Tampa-Orlando growth corridor.** Lakeland's position along I-4 has made it one of the fastest-growing metros in the country, driving continued population growth, new development, and sustained consumer demand.

Formerly occupied by Miller's Ale House, the property features a fully built-out second-generation restaurant space designed for high-volume operations, including a large commercial kitchen, expansive bar infrastructure, and significant on-site parking. With its strong regional accessibility, established infrastructure, and placement within a high-growth Central Florida corridor, the property is ideally suited for restaurant, retail, or redevelopment users seeking long-term positioning in one of the state's most active markets.

Highlights



**6,764 SF heated + 1,100 SF Patio
On 2.06 Acres**



I-4 Corridor Access



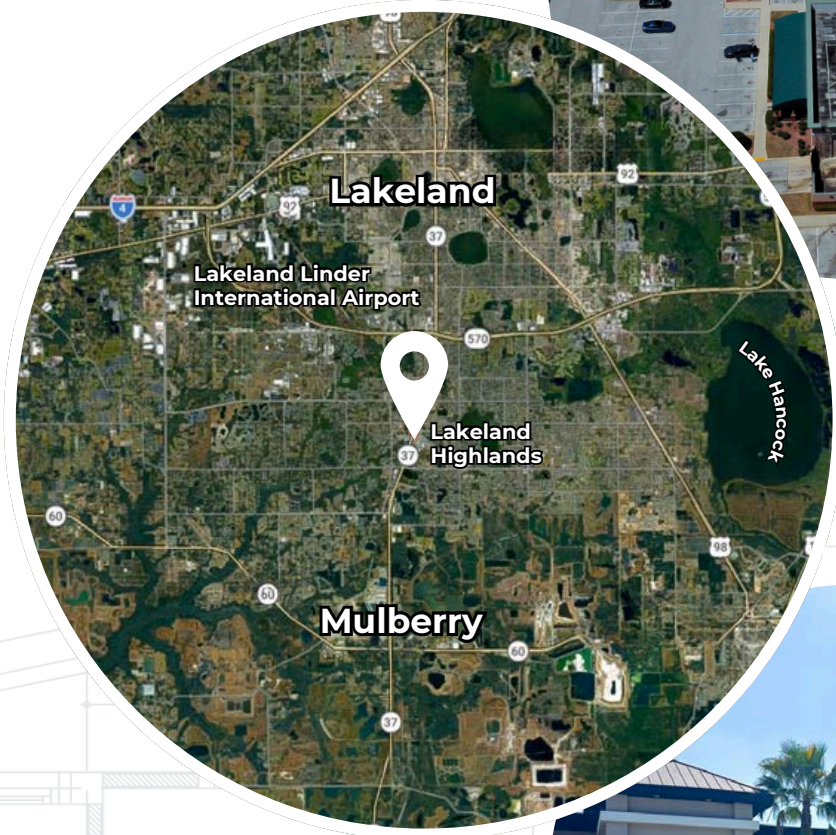
**4COP-SFS Eligible - Operator
Can Apply For Liquor License**



15 Parking Spaces Per 1,000 SF

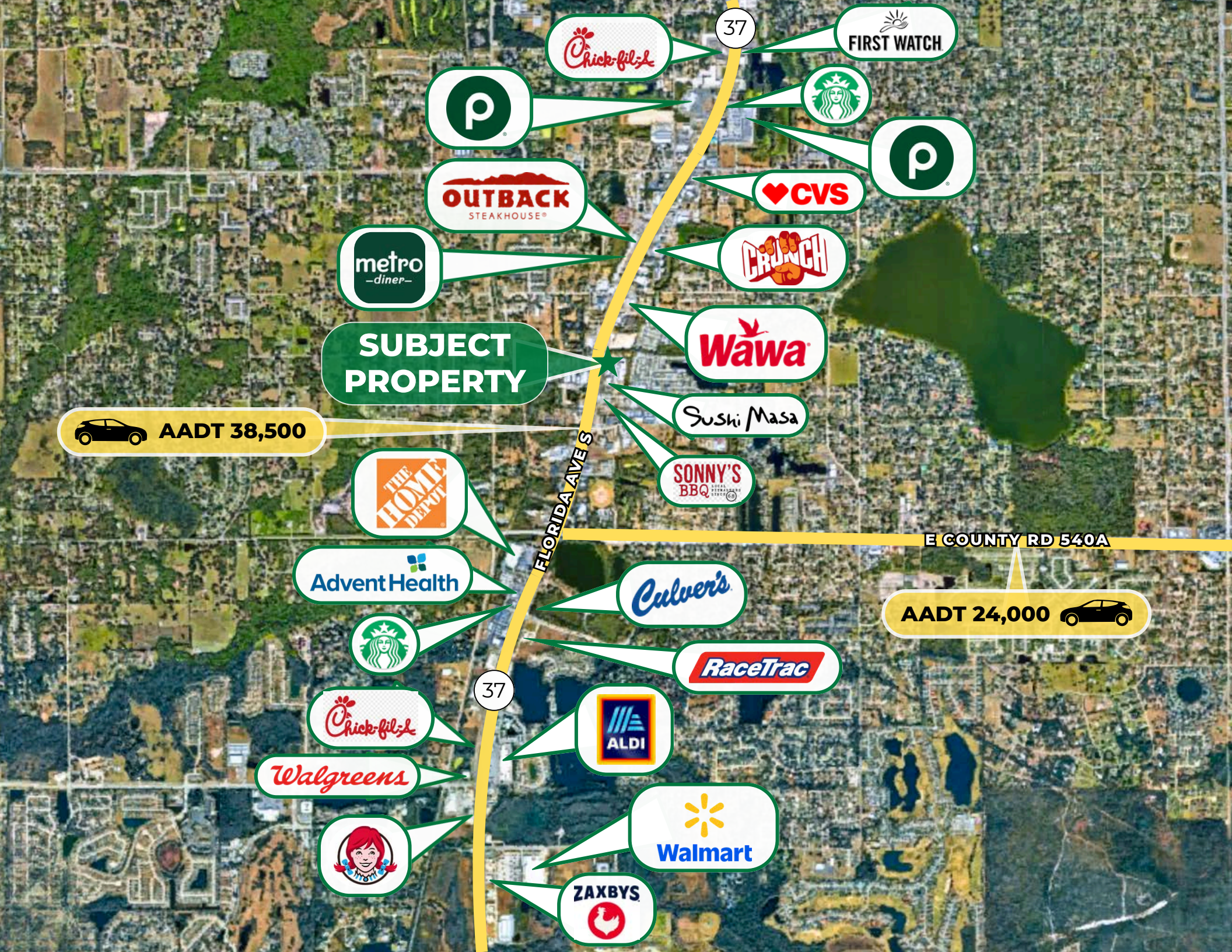


AADT: Florida Ave S = 38,500



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

0.92



Chick-fil-A

37

FIRST WATCH

P

Starbucks

P

OUTBACK STEAKHOUSE®

CVS

metro -diner-

CRUNCH

SUBJECT PROPERTY

Wawa

AADT 38,500

Sushi Masa

THE HOME DEPOT

SONNY'S BBQ

FLORIDA AVES

E COUNTY RD 540A

Advent Health

Culver's

AADT 24,000

Starbucks

RaceTrac

37

Chick-fil-A

ALDI

Walgreens

Walmart

Wendy's

ZAXBYS

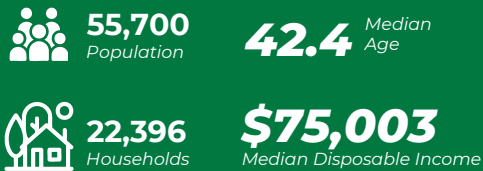
DEMOGRAPHIC SUMMARY

5650 Florida Ave S, Lakeland, FL 33813

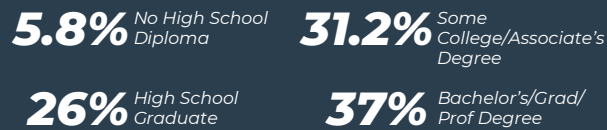
DRIVE OF 10 MINUTES



KEY FACTS



EDUCATION



INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Listing Team



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