



South Florida Ave



# 5955 SOUTH FLORIDA AVENUE DEVELOPMENT LAND

**PRIME LOCATION ON HIGHLY ACTIVE COMMERCIAL CORRIDOR**

11.82 ± Total Acres • Lakeland, Florida • Polk County



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South Florida Ave

**SAUNDERS**  
RALSTON DANTZLER





South Florida Ave

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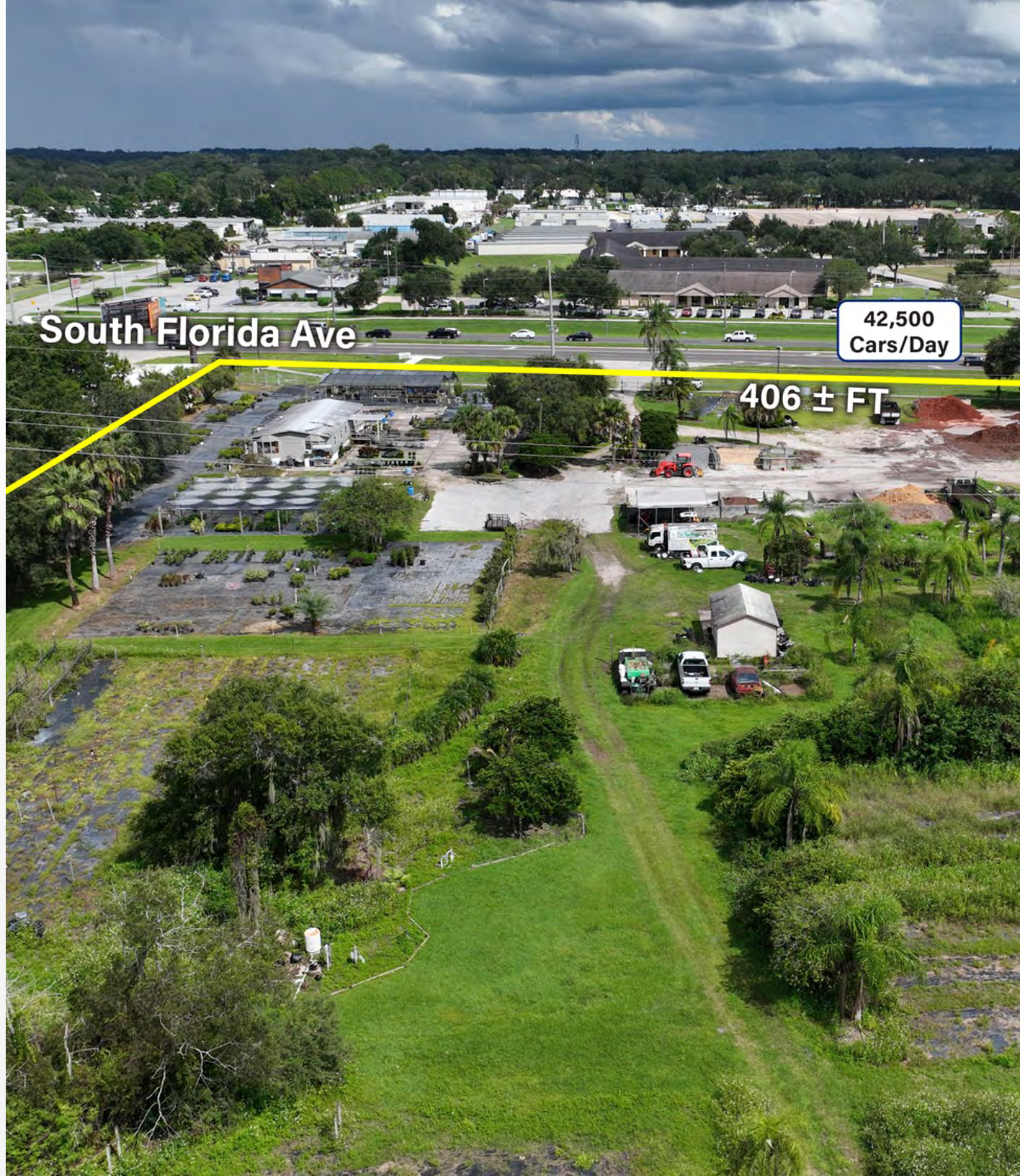
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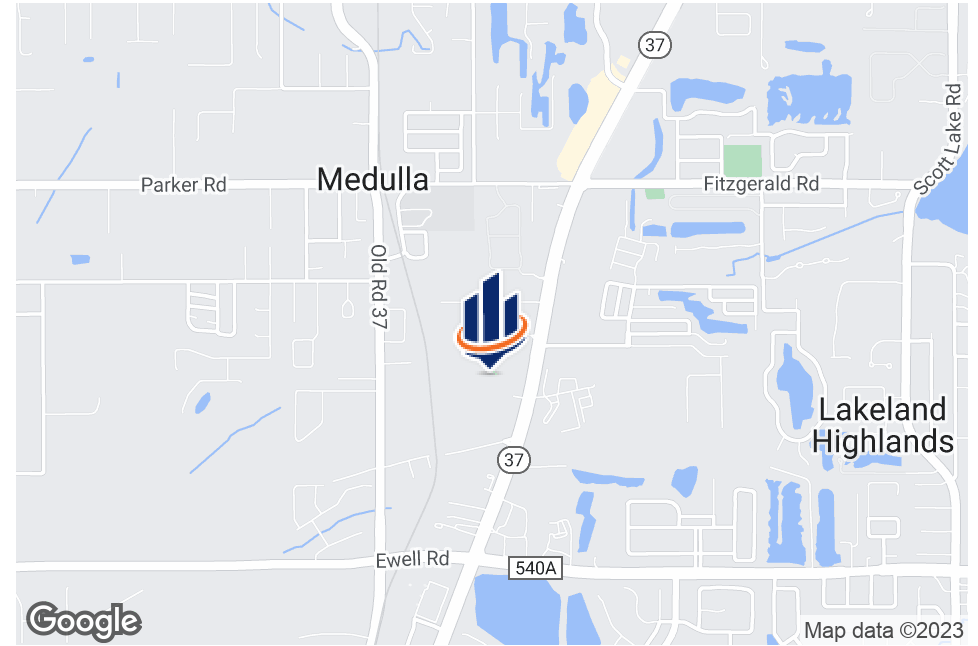


SECTION 1

PROPERTY  
INFORMATION







<b>SALE PRICE</b>	<b>\$5,500,000</b>
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### OFFERING SUMMARY

<b>TOTAL ACRES:</b>	11.82 ± Acres
<b>UPLAND ACRES:</b>	10 ± Acres
<b>PRICE / UPLAND ACRE:</b>	\$550,000
<b>ZONING:</b>	BPC-2
<b>UTILITIES:</b>	Water and Sewer
<b>APN:</b>	23-29-13-000000-032030

### PROPERTY OVERVIEW

The last undeveloped large tract fronting South Florida Ave North of CR-540A and South of the Polk Parkway in the City of Lakeland. The future land use is BPC-2 which allows for a variety of commercial [C1, C2, C3] or business park uses, including self-storage, automobile sales, and leasing, as well as warehousing and light manufacturing, among others. In addition, the property is located less than 3,000 FT North of the highly active South Florida Ave and CR-540A intersection. The immediate market of South Lakeland delivers one of the most economically affluent demographics in the city, which has been a growth driver in recent years.

### PROPERTY HIGHLIGHTS

- 400 ± FT Frontage on S FL Ave
- 42,500 Cars/ Day Traffic





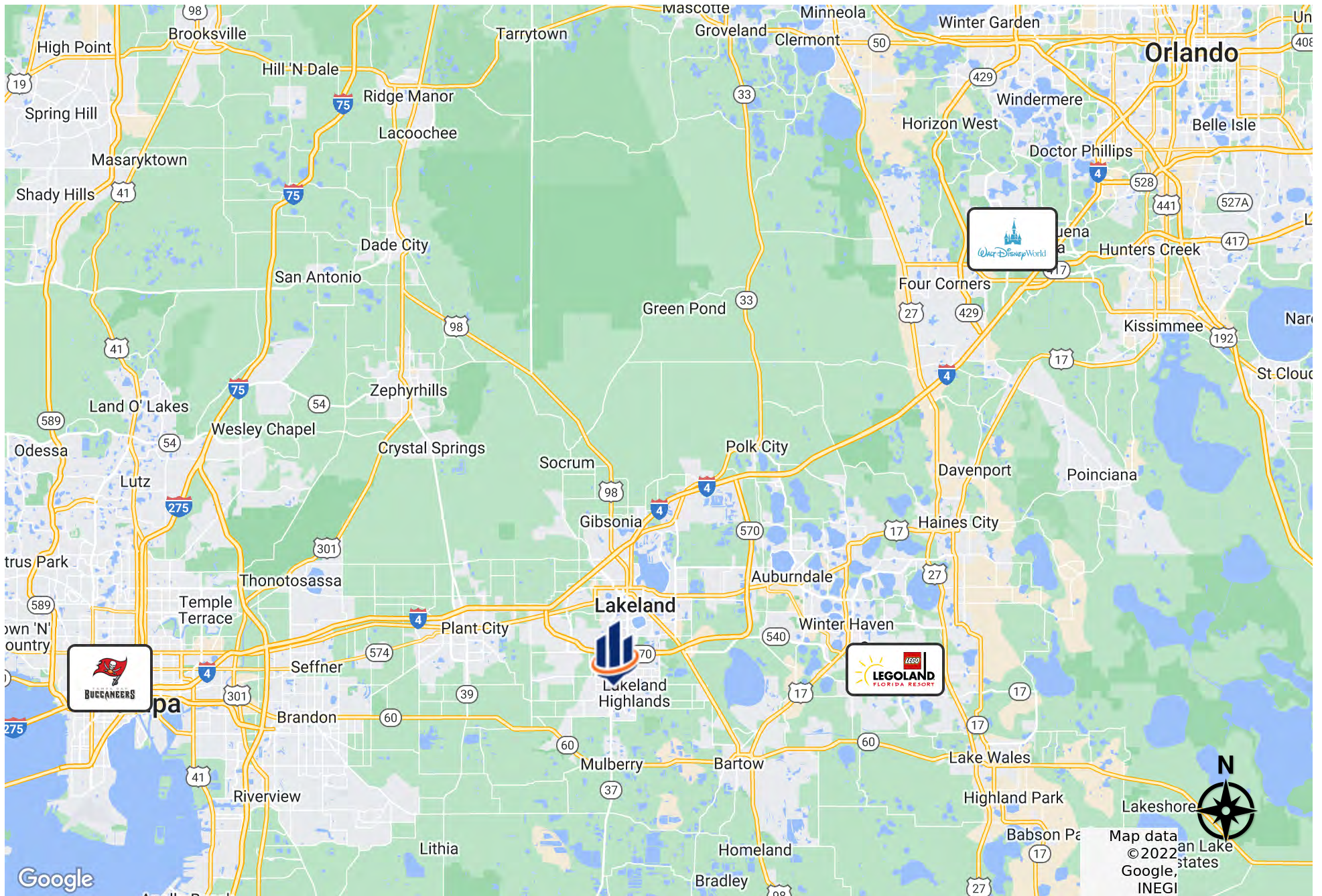


SECTION 2

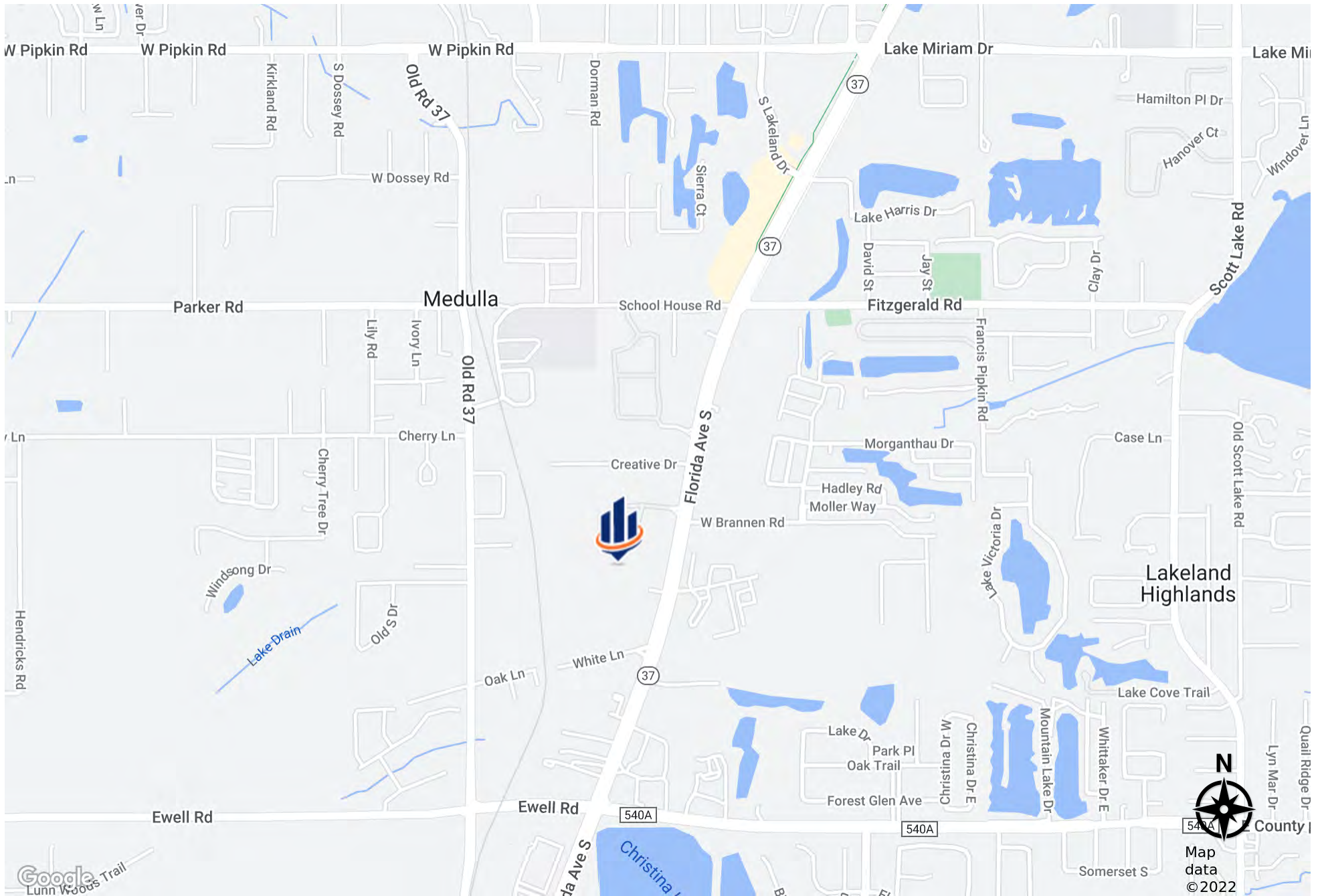
# LOCATION INFORMATION



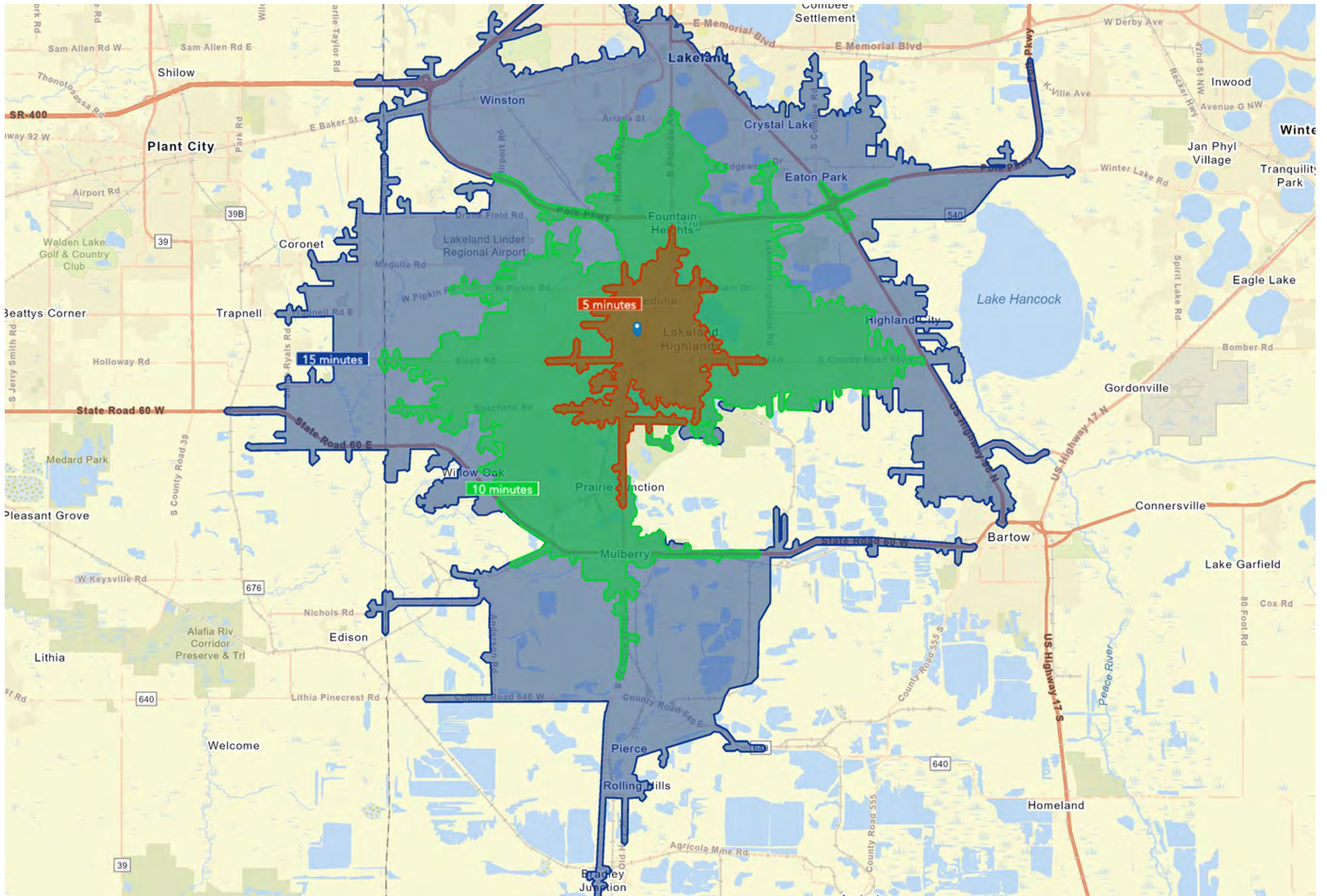














# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk	FL	US
Population	6,177	25,205	52,007	12,093	84,274	164,083	114,770	754,798	22,114,754	335,707,897
Households	2,297	9,704	20,307	4,696	32,530	62,388	46,530	283,648	8,760,977	128,657,669
Families	1,629	7,181	14,700	3,448	23,265	42,117	27,549	196,634	5,648,790	83,407,414
Average Household Size	2.69	2.60	2.56	2.58	2.59	2.55	2.33	2.61	2.47	2.55
Owner Occupied Housing Units	1,627	7,673	15,511	3,731	24,591	43,343	26,636	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	671	2,031	4,795	965	7,940	19,045	19,894	84,419	2,966,624	45,512,259
Median Age	40.8	43.8	42.9	44.6	41.8	39.80	40.5	41.9	42.8	38.9
Housing Unit/Household Ratio	1.18	1.12	1.10	1.14	1.14	1.18	1.20	1.25	1.21	1.13
Adjusted Population	6,428	25,012	50,414	12,224	84,855	170,494	121,674	832,521	23,565,713	
<b>Income</b>										
Median Household Income	\$63,949	\$78,523	\$78,063	\$80,672	\$75,470	\$64,113	\$53,162	\$57,063	\$65,438	\$72,414
Average Household Income	\$91,152	\$105,973	\$105,008	\$109,400	\$101,065	\$89,819	\$75,181	\$78,175	\$96,086	\$105,029
Per Capita Income	\$34,750	\$41,116	\$40,688	\$42,496	\$39,101	\$34,248	\$30,647	\$29,438	\$38,149	\$40,363
<b>Trends: 2022 - 2027 Annual Growth Rate</b>										
Population	1.06%	0.66%	0.85%	0.59%	1.04%	1.11%	0.78%	1.23%	0.61%	0.25%
Households	1.17%	0.71%	0.88%	0.65%	1.03%	1.13%	0.83%	1.23%	0.62%	0.31%
Families	1.10%	0.61%	0.82%	0.58%	0.99%	1.08%	0.74%	1.19%	0.59%	0.28%
Owner HHs	1.40%	0.73%	1.03%	0.68%	1.23%	1.39%	1.09%	1.43%	0.83%	0.53%
Median Household Income	2.69%	2.27%	2.14%	1.74%	2.24%	3.51%	3.18%	3.27%	3.75%	3.12%

Over 164,000 people with a median age of 39.80 within a 15-minute drive from the property.

Median household income of over \$80,000 within a 5-minute drive from the property.



# Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Lakeland Polk FL US

## Households by Income

<\$15,000	3.70%	3.40%	3.80%	3.10%	4.50%	7.40%	10.70%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	7.30%	5.30%	5.20%	5.60%	5.90%	8.10%	11.20%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	12.20%	9.30%	7.50%	9.80%	8.10%	8.90%	10.80%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	14.50%	11.60%	11.80%	10.50%	11.90%	12.70%	13.60%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	18.90%	17.50%	18.80%	16.20%	19.20%	19.60%	20.00%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	14.50%	16.10%	17.10%	16.70%	16.20%	15.80%	13.30%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	15.90%	19.50%	19.10%	19.20%	19.00%	15.50%	12.10%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	6.70%	8.80%	8.10%	9.50%	7.20%	5.50%	4.00%	4.50%	6.70%	8.40%
\$200,000+	6.20%	8.60%	8.50%	9.40%	8.00%	6.50%	4.20%	4.00%	7.90%	9.90%

## Population by Age

0 - 4	6.00%	5.20%	5.20%	5.00%	5.50%	5.70%	5.50%	5.70%	5.10%	5.80%
5 - 9	6.00%	5.60%	5.70%	5.40%	5.90%	5.90%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.50%	6.10%	6.20%	6.00%	6.20%	5.90%	5.20%	5.90%	5.50%	6.20%
15 - 19	6.60%	6.20%	6.10%	6.40%	6.00%	6.90%	7.10%	5.90%	5.50%	6.30%
20 - 24	5.70%	5.10%	5.10%	5.20%	5.30%	6.40%	7.10%	5.60%	5.90%	6.50%
25 - 34	12.00%	11.20%	11.70%	10.90%	12.60%	13.20%	13.30%	12.90%	13.30%	14.00%
35 - 44	12.40%	12.00%	12.50%	11.50%	12.50%	12.00%	11.00%	11.60%	11.90%	12.80%
45 - 54	12.10%	13.00%	12.70%	12.70%	12.50%	11.60%	10.30%	11.20%	11.90%	12.00%
55 - 64	14.00%	15.40%	14.60%	15.50%	13.90%	13.00%	11.80%	12.80%	13.40%	12.80%
65 - 74	11.40%	12.30%	12.10%	12.70%	11.50%	11.00%	11.60%	12.60%	12.20%	10.20%
75 - 84	5.70%	6.10%	6.10%	6.70%	6.00%	6.00%	7.80%	7.40%	7.10%	5.20%
85+	1.70%	1.90%	2.10%	1.90%	2.10%	2.30%	3.90%	2.50%	2.80%	2.10%

## Race and Ethnicity

White Alone	64.10%	71.20%	71.70%	70.90%	70.90%	66.20%	59.10%	59.50%	56.70%	61.00%
Black Alone	12.10%	8.80%	8.10%	8.50%	8.20%	10.40%	18.50%	14.60%	14.90%	12.40%
American Indian Alone	0.40%	0.30%	0.30%	0.30%	0.30%	0.50%	0.50%	0.50%	0.40%	1.10%
Asian Alone	1.40%	2.40%	2.70%	2.50%	3.00%	2.40%	2.10%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.60%	4.90%	4.70%	4.90%	5.10%	7.40%	7.60%	9.80%	7.50%	8.60%
Two or More Races	14.40%	12.40%	12.50%	12.80%	12.40%	13.10%	12.10%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	23.70%	17.50%	16.90%	18.20%	17.60%	21.60%	20.90%	26.70%	27.10%	19.00%





## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.





**LAKELAND**  
POLK COUNTY

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

**FOUNDED**

1885

**POPULATION**

110,516 (2018)

**AREA**

74.4 sq mi

**WEBSITE**

[lakelandgov.net](http://lakelandgov.net)

**MAJOR EMPLOYERS**

- Publix Supermarkets
- Saddle Creek Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne

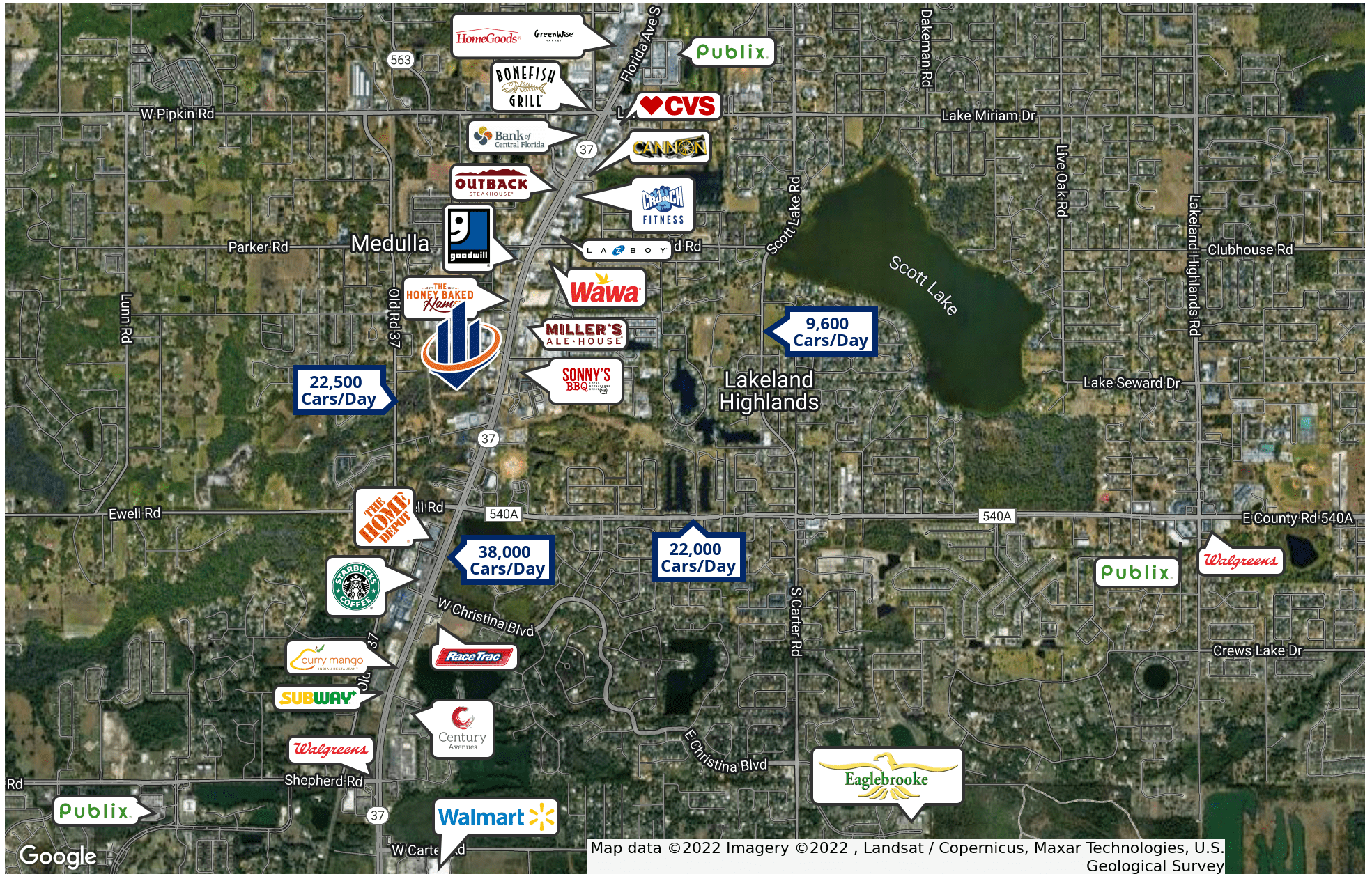


SECTION 3

MAPS AND  
PHOTOS

















SECTION 4

AGENT AND  
COMPANY  
INFO







## DAVID A. GOFFE, CCIM

Advisor

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## PROFESSIONAL BACKGROUND

David A. Goffe, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee [CCIM]. He also holds the Short Sale Resource certification [SFR] and the Certified Distressed Property Expert [CDPE] professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in "user seeking site" [site selection] as well as "site seeking use" [lease marketing for property owners/landlords] transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection

## MEMBERSHIPS

- Central Florida Commercial Association of Realtors® [CFCAR]
- Florida Realtors®
- National Association of Realtors® [NAR]
- International Council of Shopping Centers [ICSC]
- CCIM Institute.





## GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

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### PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors. He is also a member of the Urban Land Institute (ULI), a member of the International Council of Shopping Centers (ICSC), and an instructor for the ICSC RECon Academy.

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (www.hoyt.org) in 2001. Later, he became a member of the Regional Economic Information Network of the Jacksonville Branch at the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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