

# S FLORIDA AVE RETAIL BUILDING

5216 S FLORIDA AVE  
LAKELAND, FL 33813

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Subject

41,000  
Cars/Day

S Florida Ave

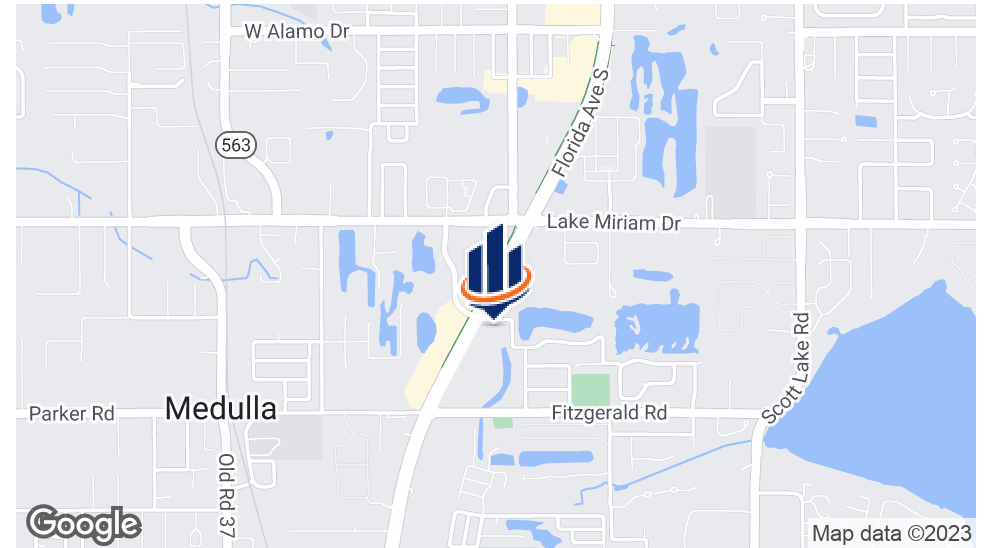
Fitzgerald Rd

Schoolhouse Rd





# Property Summary



## OFFERING SUMMARY

|                    |                        |
|--------------------|------------------------|
| <b>Lease Rate:</b> | <b>Negotiable</b>      |
| Building Size:     | 3,870 SF               |
| Available SF:      | 2,470 SF               |
| Lot Size:          | 1.41 Acres             |
| Year Built:        | 2023                   |
| Traffic Count:     | 41,000 Cars/Day        |
| APN:               | 23-29-12-000000-024200 |

## PROPERTY OVERVIEW

This brand new retail development will include a 1,400 SF drive thru only Digital Dunkin' Donuts. The initial phase will include an additional 2,470 SF of adjacent space available for a retail or office user. The second phase of construction will include another free standing building with 2,550 SF available. The shared parking lot will have a total of 53 parking spaces and several access points for entry and exit.

## PROPERTY HIGHLIGHTS

- 175 ± FT of road frontage along S Florida Ave
- Brand new retail development
- Several points for entry and exit

# Location Description



## LOCATION DESCRIPTION

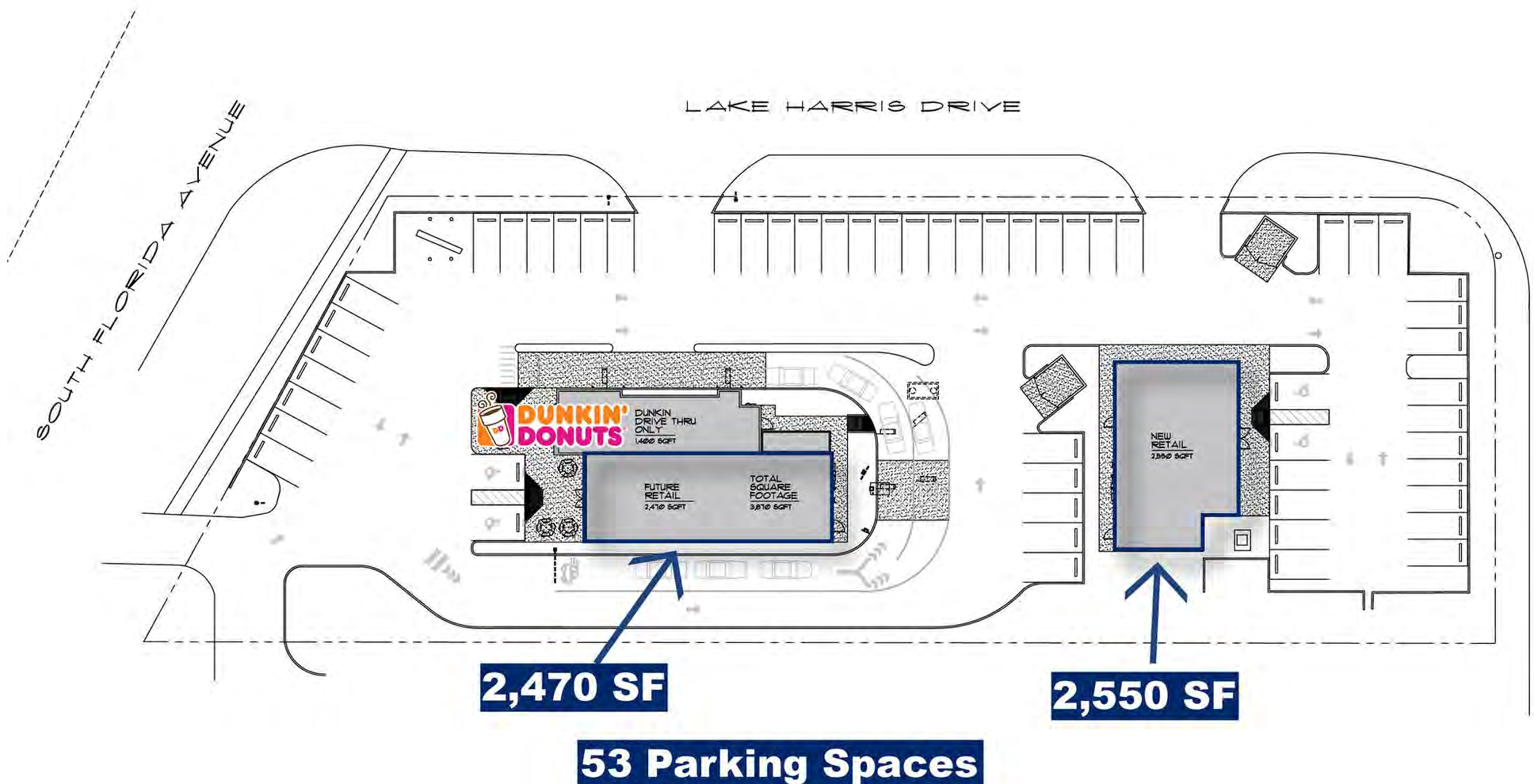
Located in brand new retail building along S Florida Ave in Lakeland, FL. The property is just 5 ± minutes south of the Polk Parkway which offers great transportation to other major thoroughfares such as I-4 and US 98.

South Florida Ave is known for its significant commercial activity, featuring a variety of businesses, including restaurants, shops, and other establishments. It runs in a north-south direction, starting from the downtown area and extending southward through the city. South Florida Avenue serves as a primary route for both local residents and visitors.

Major retailers in the area include Outback Steakhouse, CVS, Publix, Starbucks, and HomeGoods. This site also offers multiple points of ingress and egress that provide great access.



# Proposed Site Plan

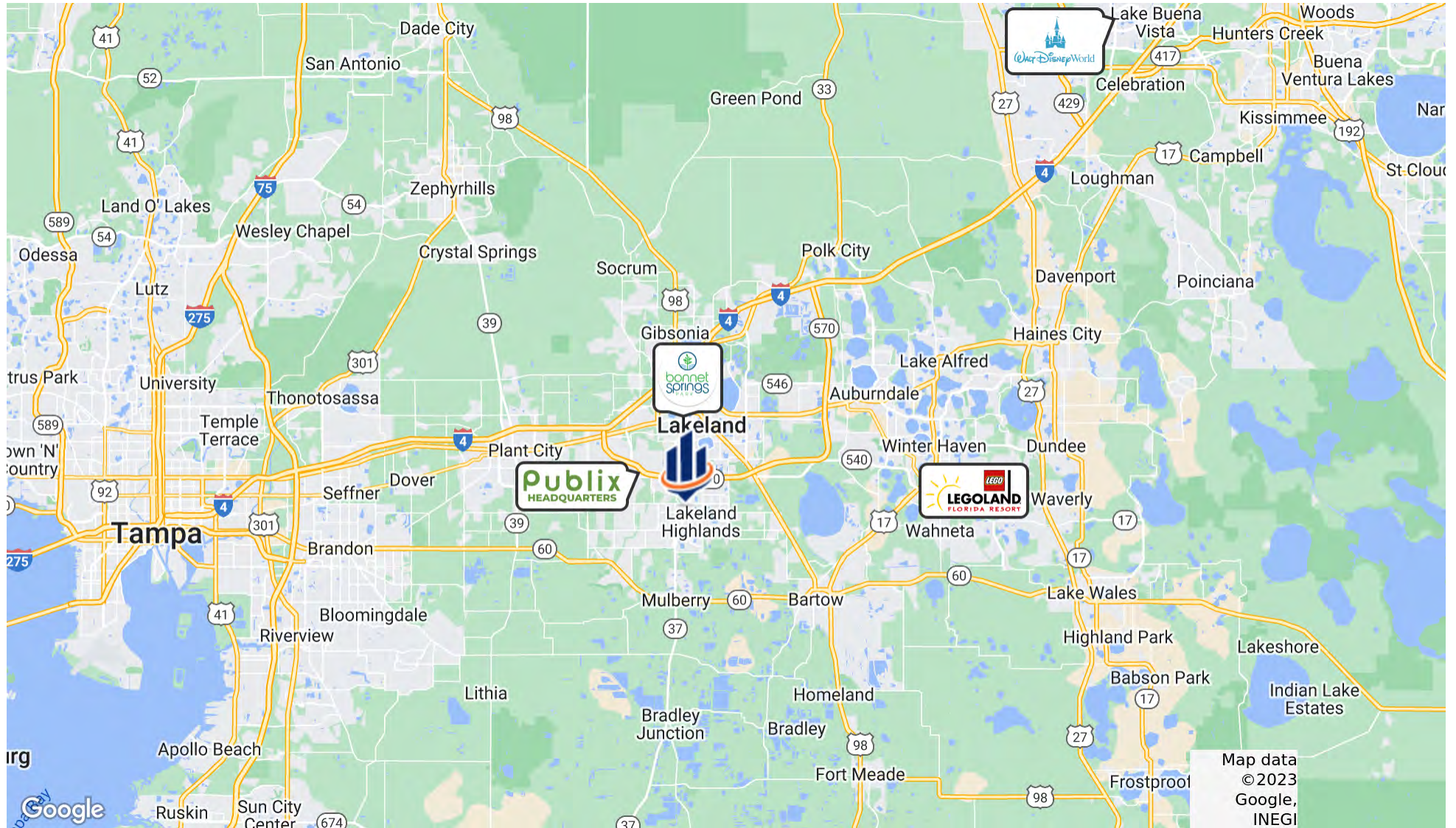


# New Freestanding Dunkin Retail Tenant

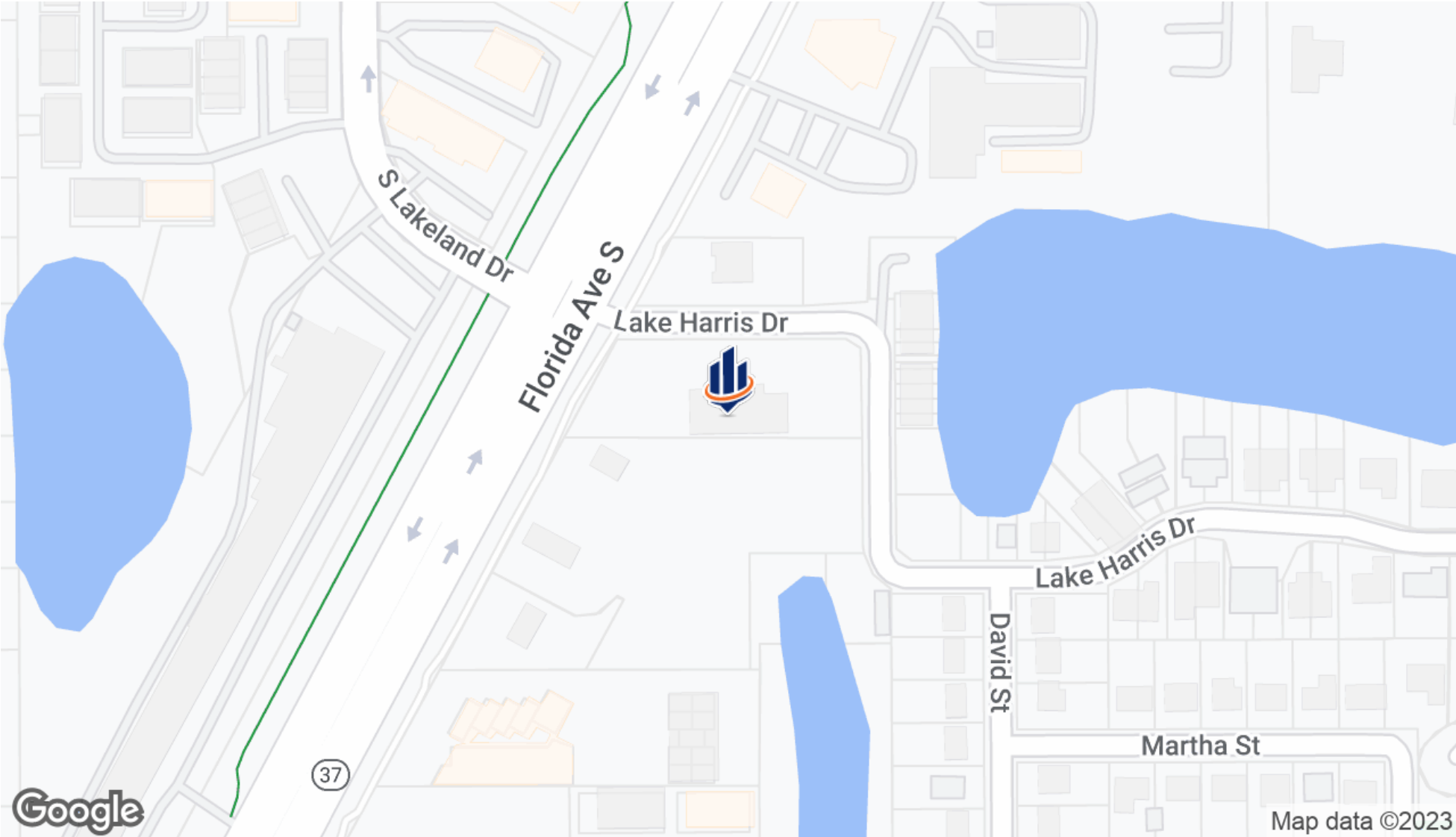




# Regional Map

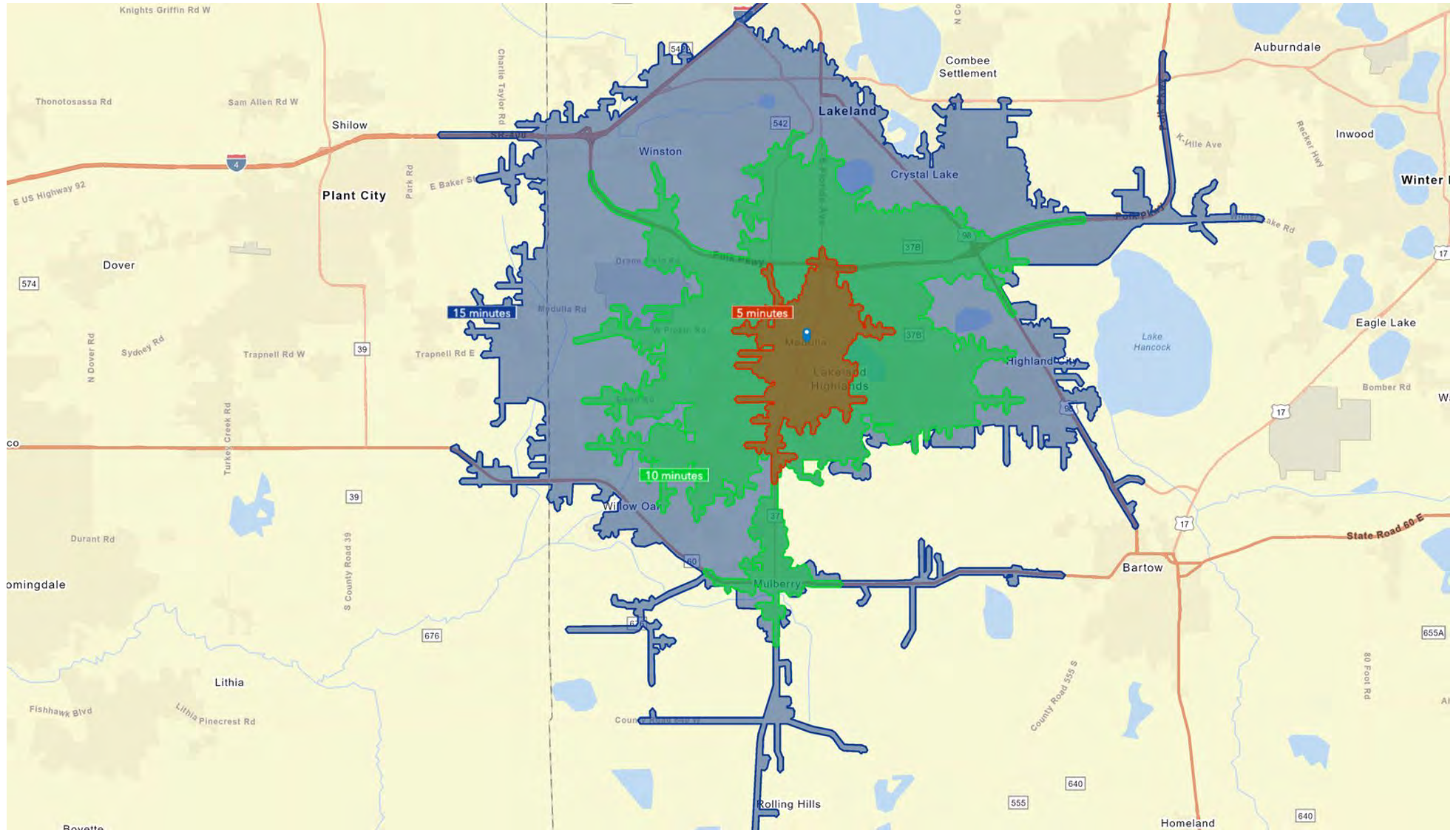


# Location Map





# Drive Times





# Benchmark Demographics



|   | 1 Mile   | 3 Miles   | 5 Miles  | 5 Mins    | 10 Mins   | 15 Mins  | Lakeland | Polk County | FL         | US          |
|---|----------|-----------|----------|-----------|-----------|----------|----------|-------------|------------|-------------|
| Population                                    | 7,171    | 55,976    | 138,740  | 11,225    | 88,630    | 184,838  | 117,606  | 775,084     | 22,381,338 | 337,470,185 |
| Households                                    | 2,785    | 22,211    | 53,043   | 4,240     | 35,148    | 70,044   | 47,508   | 290,783     | 8,909,543  | 129,917,449 |
| Families                                      | 1,952    | 15,754    | 35,816   | 3,050     | 24,223    | 46,912   | 27,768   | 201,187     | 5,732,103  | 83,890,180  |
| Average Household Size                        | 2.57     | 2.51      | 2.52     | 2.65      | 2.51      | 2.56     | 2.32     | 2.61        | 2.46       | 2.53        |
| Owner Occupied Housing Units                  | 1,988    | 16,611    | 37,417   | 3,252     | 25,865    | 47,316   | 27,313   | 205,460     | 5,917,802  | 84,286,498  |
| Renter Occupied Housing Units                 | 797      | 5,600     | 15,626   | 988       | 9,283     | 22,728   | 20,195   | 85,323      | 2,991,741  | 45,630,951  |
| Median Age                                    | 41.8     | 43.9      | 40.0     | 44.0      | 42.4      | 39.60    | 40.5     | 42.0        | 42.9       | 39.1        |
| Housing Unit/Household Ratio                  | 1.15     | 1.09      | 1.16     | 1.13      | 1.14      | 1.17     | 1.19     | 1.23        | 1.20       | 1.13        |
| Adjusted Population                           | 7,296    | 54,331    | 143,029  | 11,295    | 89,805    | 192,684  | 124,511  | 847,125     | 23,791,915 |             |
| <b>Income</b>                                 |          |           |          |           |           |          |          |             |            |             |
| Median Household Income                       | \$66,607 | \$79,208  | \$68,793 | \$76,715  | \$73,450  | \$62,058 | \$54,488 | \$57,572    | \$65,081   | \$72,603    |
| Average Household Income                      | \$90,886 | \$110,186 | \$97,462 | \$104,269 | \$102,378 | \$89,990 | \$79,367 | \$81,989    | \$97,191   | \$107,008   |
| Per Capita Income                             | \$35,395 | \$43,461  | \$37,325 | \$40,332  | \$40,532  | \$34,301 | \$32,292 | \$30,811    | \$38,778   | \$41,310    |
| <b>Trends: 2023 - 2028 Annual Growth Rate</b> |          |           |          |           |           |          |          |             |            |             |
| Population                                    | -0.08%   | 0.18%     | 0.43%    | -0.16%    | 0.34%     | 0.45%    | 0.36%    | 0.85%       | 0.63%      | 0.30%       |
| Households                                    | -0.04%   | 0.17%     | 0.37%    | -0.11%    | 0.28%     | 0.41%    | 0.32%    | 0.81%       | 0.77%      | 0.49%       |
| Families                                      | -0.12%   | 0.09%     | 0.33%    | -0.20%    | 0.23%     | 0.35%    | 0.28%    | 0.76%       | 0.74%      | 0.44%       |
| Owner HHs                                     | 0.12%    | 0.53%     | 0.81%    | 0.02%     | 0.69%     | 0.80%    | 0.63%    | 1.02%       | 0.93%      | 0.66%       |
| Median Household Income                       | 2.88%    | 2.35%     | 2.70%    | 2.06%     | 2.35%     | 2.93%    | 2.51%    | 2.77%       | 3.34%      | 2.57%       |

**O**ver 184,000 people with a median age of 39.60 within a 15-minute drive from the property.

**M**edian household income of over \$79,000 within a 3-mile radius from the property.



# Benchmark Demographics



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

## Households by Income

|                       | 1 Mile | 3 Miles | 5 Miles | 5 Mins | 10 Mins | 15 Mins | Lakeland | Polk County | FL     | US     |
|-----------------------|--------|---------|---------|--------|---------|---------|----------|-------------|--------|--------|
| <\$15,000             | 4.80%  | 5.40%   | 8.30%   | 4.30%  | 6.70%   | 10.60%  | 12.60%   | 10.60%      | 9.70%  | 9.50%  |
| \$15,000 - \$24,999   | 8.30%  | 5.10%   | 6.50%   | 6.80%  | 6.00%   | 8.00%   | 9.30%    | 8.70%       | 7.80%  | 7.10%  |
| \$25,000 - \$34,999   | 9.30%  | 6.60%   | 7.90%   | 7.90%  | 7.30%   | 8.90%   | 10.80%   | 9.70%       | 8.40%  | 7.40%  |
| \$35,000 - \$49,999   | 12.90% | 10.90%  | 11.70%  | 11.60% | 11.50%  | 12.00%  | 12.50%   | 13.20%      | 11.80% | 10.80% |
| \$50,000 - \$74,999   | 19.90% | 19.00%  | 19.10%  | 18.00% | 19.40%  | 18.30%  | 19.10%   | 19.60%      | 17.80% | 16.50% |
| \$75,000 - \$99,999   | 15.00% | 14.00%  | 13.90%  | 14.90% | 13.90%  | 13.10%  | 12.30%   | 13.20%      | 13.10% | 12.80% |
| \$100,000 - \$149,999 | 17.30% | 20.30%  | 18.10%  | 19.90% | 19.30%  | 16.40%  | 13.80%   | 14.70%      | 15.90% | 16.90% |
| \$150,000 - \$199,999 | 7.10%  | 8.50%   | 6.30%   | 7.70%  | 7.20%   | 5.70%   | 4.30%    | 5.20%       | 7.00%  | 8.60%  |
| \$200,000+            | 5.50%  | 10.20%  | 8.20%   | 8.80%  | 8.80%   | 7.00%   | 5.30%    | 5.00%       | 8.40%  | 10.60% |

## Population by Age

|         | 1 Mile | 3 Miles | 5 Miles | 5 Mins | 10 Mins | 15 Mins | Lakeland | Polk County | FL     | US     |
|---------|--------|---------|---------|--------|---------|---------|----------|-------------|--------|--------|
| 0 - 4   | 5.40%  | 4.80%   | 5.30%   | 5.00%  | 5.20%   | 5.70%   | 5.40%    | 5.60%       | 5.00%  | 5.70%  |
| 5 - 9   | 5.50%  | 5.50%   | 5.70%   | 5.30%  | 5.70%   | 6.10%   | 5.40%    | 5.90%       | 5.30%  | 6.10%  |
| 10 - 14 | 6.10%  | 6.10%   | 6.00%   | 6.00%  | 6.10%   | 6.20%   | 5.30%    | 5.90%       | 5.50%  | 6.30%  |
| 15 - 19 | 6.60%  | 6.10%   | 7.50%   | 6.50%  | 6.00%   | 7.10%   | 7.20%    | 6.00%       | 5.60%  | 6.30%  |
| 20 - 24 | 5.70%  | 5.00%   | 6.70%   | 5.20%  | 5.30%   | 6.40%   | 7.30%    | 5.60%       | 5.90%  | 6.40%  |
| 25 - 34 | 12.10% | 11.60%  | 12.60%  | 11.20% | 12.20%  | 12.70%  | 12.90%   | 12.60%      | 13.10% | 13.70% |
| 35 - 44 | 12.40% | 12.30%  | 12.30%  | 11.80% | 12.60%  | 12.20%  | 11.30%   | 11.90%      | 12.10% | 13.10% |
| 45 - 54 | 12.30% | 12.50%  | 11.50%  | 12.30% | 12.20%  | 11.30%  | 9.90%    | 11.10%      | 11.70% | 11.90% |
| 55 - 64 | 13.90% | 14.80%  | 13.00%  | 14.70% | 13.90%  | 12.80%  | 11.80%   | 12.70%      | 13.30% | 12.70% |
| 65 - 74 | 12.20% | 12.70%  | 11.40%  | 13.00% | 12.20%  | 11.30%  | 12.00%   | 12.90%      | 12.60% | 10.60% |
| 75 - 84 | 6.00%  | 6.40%   | 6.00%   | 6.90%  | 6.40%   | 6.00%   | 8.00%    | 7.40%       | 7.30%  | 5.30%  |
| 85+     | 1.80%  | 2.20%   | 2.10%   | 2.10%  | 2.20%   | 2.00%   | 3.60%    | 2.30%       | 2.70%  | 1.90%  |

## Race and Ethnicity

|                            | 1 Mile | 3 Miles | 5 Miles | 5 Mins | 10 Mins | 15 Mins | Lakeland | Polk County | FL     | US     |
|----------------------------|--------|---------|---------|--------|---------|---------|----------|-------------|--------|--------|
| White Alone                | 67.00% | 72.90%  | 68.40%  | 70.20% | 71.10%  | 64.10%  | 59.40%   | 59.60%      | 57.10% | 60.60% |
| Black Alone                | 11.20% | 7.70%   | 9.70%   | 9.20%  | 8.50%   | 13.00%  | 18.60%   | 14.60%      | 15.00% | 12.50% |
| American Indian Alone      | 0.40%  | 0.30%   | 0.40%   | 0.30%  | 0.30%   | 0.50%   | 0.50%    | 0.60%       | 0.50%  | 1.10%  |
| Asian Alone                | 1.90%  | 3.00%   | 2.80%   | 1.90%  | 3.10%   | 2.30%   | 2.20%    | 2.00%       | 3.10%  | 6.20%  |
| Pacific Islander Alone     | 0.00%  | 0.00%   | 0.10%   | 0.00%  | 0.10%   | 0.10%   | 0.10%    | 0.10%       | 0.10%  | 0.20%  |
| Some Other Race Alone      | 6.10%  | 4.30%   | 6.60%   | 5.30%  | 5.00%   | 7.60%   | 7.50%    | 9.90%       | 7.60%  | 8.70%  |
| Two or More Races          | 13.40% | 11.80%  | 12.10%  | 13.00% | 11.90%  | 12.40%  | 11.70%   | 13.20%      | 16.70% | 10.60% |
| Hispanic Origin (Any Race) | 20.90% | 15.80%  | 19.50%  | 18.80% | 17.30%  | 21.70%  | 20.70%   | 26.80%      | 27.00% | 19.40% |





## 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

|            |  |
|------------|--|
| Founded    | 1885   |
| Population | 110,516 (2018)                                       |
| Area       | 74.4 sq mi   |
| Website    | <a href="http://lakelandgov.net">lakelandgov.net</a> |

|                 |                        |
|-----------------|------------------------|
| Major Employers | Publix Supermarkets    |
|                 | Saddle Creek Logistics |
|                 | Geico Insurance        |
|                 | Amazon                 |
|                 | Rooms to Go            |
|                 | Welldyne               |
|                 | Advance Auto Parts     |

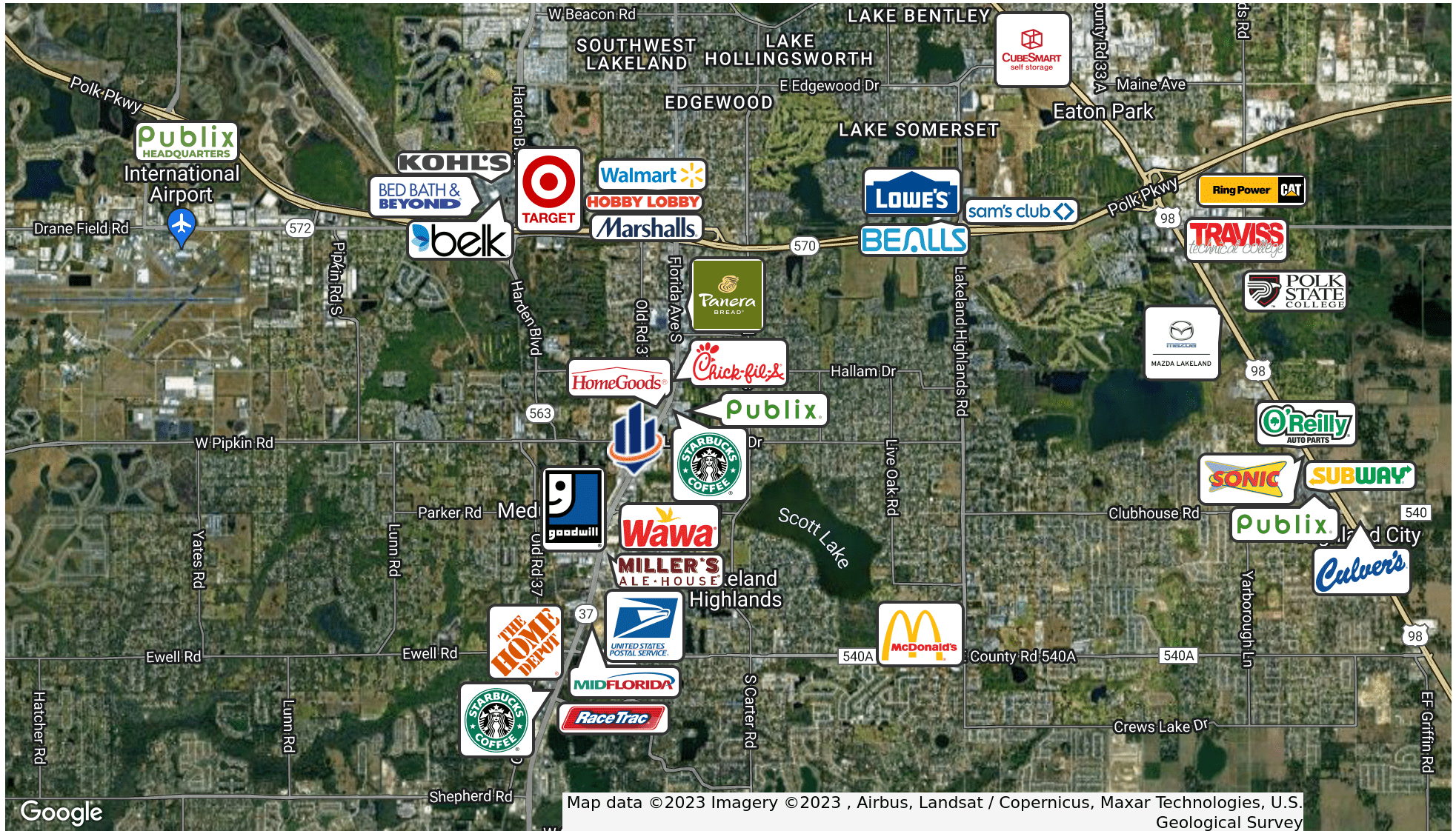
Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic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



# Market Area Map





# Neighborhood Area Map





# Downtown Lakeland

15 ± Minutes



Subject





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## PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is a Property Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over ten years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). In 2021, Lauren earned her Certified Commercial Investment Member (CCIM) designation.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

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