

S FLORIDA AVE - HOME DEPOT OUTPARCEL

6241 S FLORIDA AVE
LAKELAND, FL 33813



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S Florida Ave

Ewell Rd





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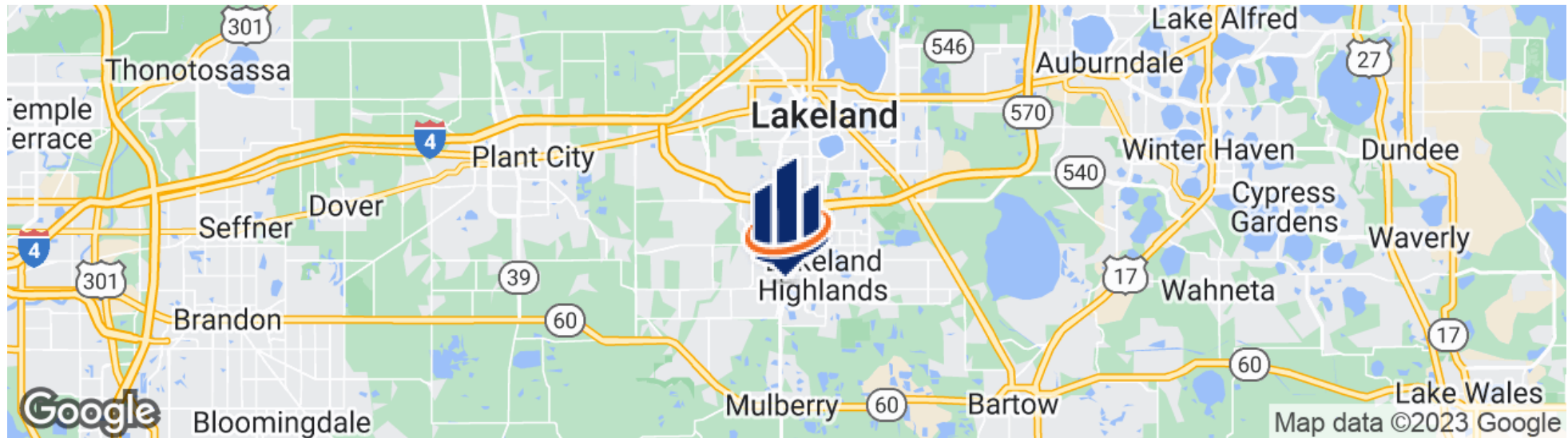


SUBJECT

1 PROPERTY INFORMATION

6241 S Florida Ave
Lakeland, FL 33813

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$85,000 per year [Ground]
Lot Size:	1 Acre
Zoning:	Linear Commercial Corridor [LCC]
Submarket:	South Lakeland
APN:	232924000000033050 & 232913000000044030
Traffic Count:	36,000 Cars/Day
Road Frontage:	235 ± FT [S Florida Ave] & 210 ± FT [Ewell Rd]
Zonina:	Linear Commercial Corridor [LCC]

PROPERTY OVERVIEW

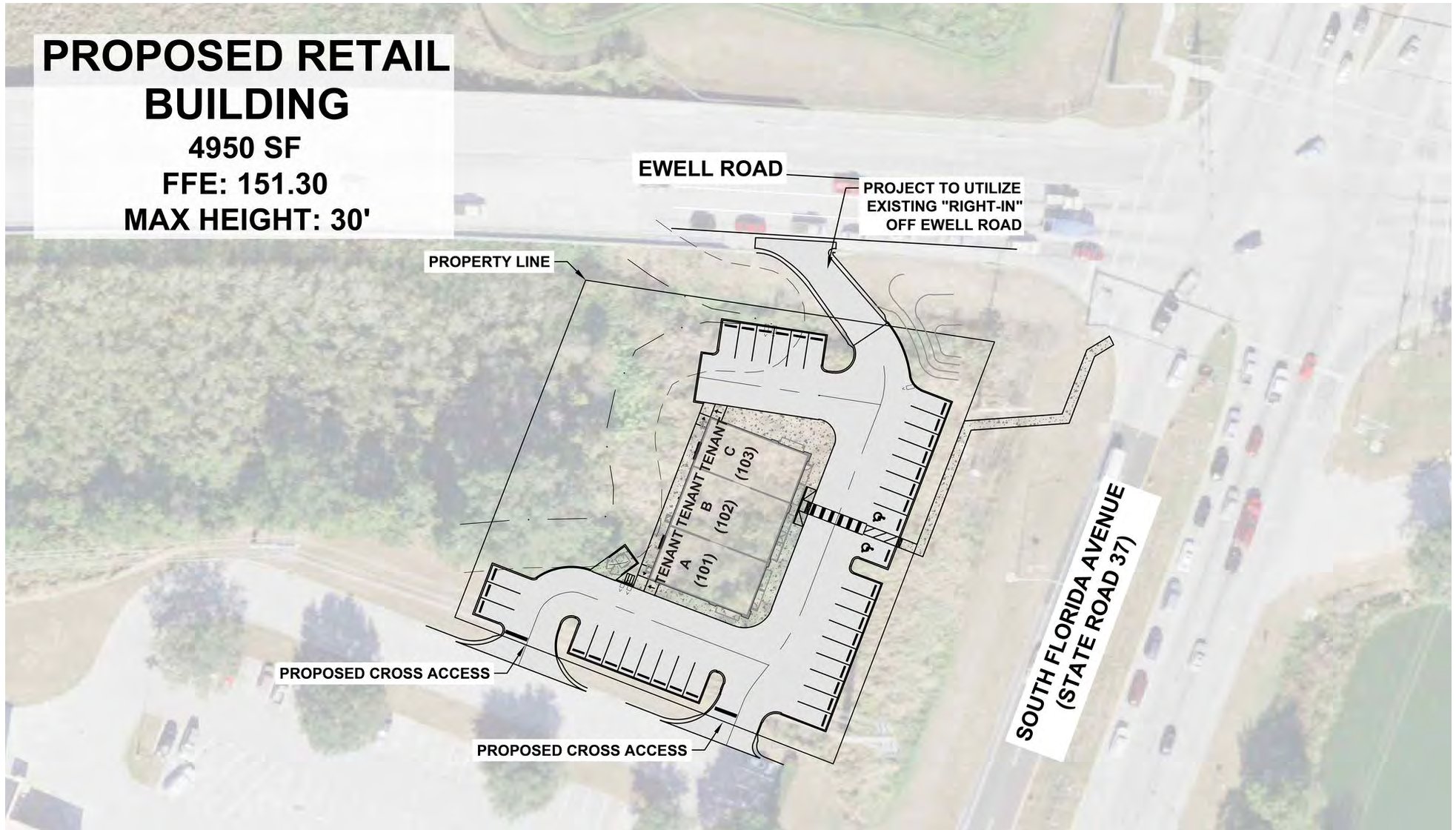
One [1] acre outparcel to Home Depot in South Lakeland. This site is zoned Linear Commercial Corridor and allowed uses include commercial, office, and institutional. This particular area of South Lakeland is one of the most sought after for retail development. Demographics in the area are strong demonstrating continued growth in the future.

Complete Highlights



PROPERTY HIGHLIGHTS

- Home Depot Outparcel
- Strong demographics
- Located along S Florida Ave
- Ready to develop
- Approved civil engineer plans available
- Approved architectural plans available
- Multiple points of ingress and egress
- Wetlands mitigated



HOME DEPOT SHOPPING CENTER SOUTH FLORIDA AVE & EWELL ROAD



EWELL RD

HWY 540A W

2 LOCATION INFORMATION

6241 S Florida Ave
Lakeland, FL 33813

Location Description



LOCATION DESCRIPTION

Located on the southwest corner of S Florida Ave and along Ewell RD, this site is an outparcel of Home Depot. Other major retailers and services that are within 1 mile of the site include Starbucks, MidFlorida Credit Union, Culvers, Suncoast Credit Union and Bob Evans. Downtown Lakeland is just 20 ± minutes north of the property while the Polk Parkway and I-4 are 10-15 ± minutes also north of the site.

One major development just across the subject site at the northeast corner of Hwy 540A and S Florida Ave is a Lakeland Regional Health Emergency Department. The new facility is part of the hospital's plan to expand healthcare options in Lakeland, adding significant value to the area. Not only will the facility broaden healthcare options but it will also bridge the gap between physicians and patients in the community. The proposed plans of the facility are a one-story 24,500 SF medical building.



Downtown
Lakeland
20 ± Minutes

Old Hwy 37
23,500
Cars/Day

Ewell Rd
9,400
Cars/Day

43,000
Cars/Day

Hwy 540A
23,000
Cars/Day

SUBJECT

Christina
Lake

36,000
Cars/Day

S Florida Ave



charles SCHWAB



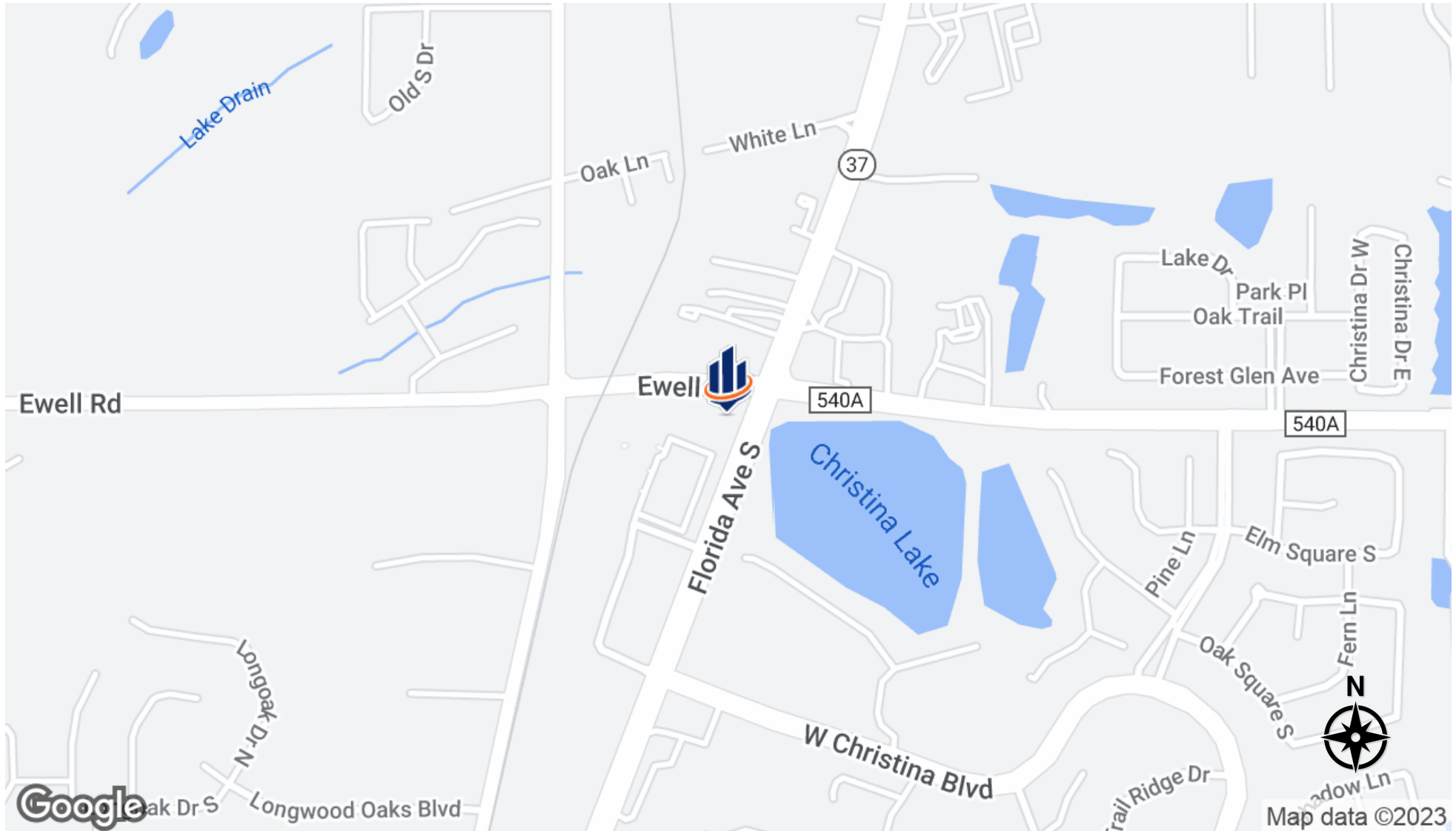
Bob Evans



Culver's



Location Map



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	5,240	25,184	51,131	16,309	97,805	172,433	117,606	775,084	22,381,338	337,470,185
Households	2,009	9,731	19,799	6,299	36,853	65,364	47,508	290,783	8,909,543	129,917,449
Families	1,444	7,212	14,533	4,612	26,899	44,123	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.61	2.59	2.58	2.59	2.65	2.57	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,504	7,509	15,422	4,886	28,333	45,303	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	505	2,222	4,377	1,413	8,520	20,061	20,195	85,323	2,991,741	45,630,951
Median Age	42.8	43.4	42.7	44.2	41.1	40.00	40.5	42.0	42.9	39.1
Income										
Median Household Income	\$70,040	\$81,166	\$79,381	\$77,645	\$77,611	\$66,339	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$106,893	\$112,203	\$109,057	\$110,758	\$105,779	\$94,354	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$40,521	\$43,269	\$41,888	\$42,799	\$39,836	\$35,933	\$32,292	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	0.25%	-0.10%	0.07%	0.03%	0.55%	0.43%	0.36%	0.85%	0.63%	0.30%
Households	0.30%	-0.12%	0.04%	0.02%	0.46%	0.38%	0.32%	0.81%	0.77%	0.49%
Families	0.19%	-0.22%	-0.04%	-0.07%	0.43%	0.32%	0.28%	0.76%	0.74%	0.44%
Owner HHs	0.57%	0.12%	0.33%	0.24%	0.85%	0.84%	0.63%	1.02%	0.93%	0.66%
Median Household Income	2.36%	2.48%	2.22%	2.25%	2.37%	2.91%	2.51%	2.77%	3.34%	2.57%

Over 172,000 people with a median age of 40.00 within a 15-minute drive from the property.

Median household income of over \$81,000 within a 2-mile radius from the property.

Benchmark Demographics



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

Households by Income

<\$15,000	5.60%	5.30%	5.80%	5.70%	5.90%	9.30%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	5.30%	5.20%	5.10%	5.70%	5.30%	7.10%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	8.90%	7.30%	6.30%	8.00%	6.70%	8.30%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	13.20%	10.60%	10.70%	10.50%	11.00%	11.70%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	19.90%	17.50%	18.80%	18.30%	19.20%	18.50%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	12.60%	13.30%	14.70%	13.20%	14.30%	13.70%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	15.90%	20.90%	20.50%	19.30%	21.00%	17.60%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	7.60%	9.30%	8.20%	8.40%	7.30%	6.20%	4.30%	5.20%	7.00%	8.60%
\$200,000+	11.00%	10.50%	9.90%	10.80%	9.30%	7.60%	5.30%	5.00%	8.40%	10.60%

Population by Age

0 - 4	5.50%	5.20%	5.20%	5.10%	5.50%	5.60%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.80%	5.70%	5.90%	5.60%	6.10%	6.00%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.60%	6.40%	6.50%	6.40%	6.50%	6.10%	5.30%	5.90%	5.50%	6.30%
15 - 19	6.80%	6.50%	6.30%	6.60%	6.30%	7.00%	7.20%	6.00%	5.60%	6.30%
20 - 24	5.20%	5.00%	5.00%	4.90%	5.30%	6.30%	7.30%	5.60%	5.90%	6.40%
25 - 34	10.70%	10.70%	11.10%	10.30%	12.40%	12.80%	12.90%	12.60%	13.10%	13.70%
35 - 44	12.30%	12.60%	13.00%	12.20%	13.00%	12.30%	11.30%	11.90%	12.10%	13.10%
45 - 54	12.10%	13.10%	12.70%	12.70%	12.50%	11.60%	9.90%	11.10%	11.70%	11.90%
55 - 64	14.70%	15.00%	14.30%	15.00%	13.70%	12.90%	11.80%	12.70%	13.30%	12.70%
65 - 74	12.20%	12.50%	12.30%	12.90%	11.40%	11.40%	12.00%	12.90%	12.60%	10.60%
75 - 84	6.50%	5.80%	6.00%	6.70%	5.60%	6.00%	8.00%	7.40%	7.30%	5.30%
85+	1.60%	1.50%	1.70%	1.80%	1.70%	2.00%	3.60%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	67.00%	70.80%	71.80%	70.60%	70.50%	66.30%	59.40%	59.60%	57.10%	60.60%
Black Alone	10.50%	9.00%	8.20%	8.80%	8.00%	10.80%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.40%	0.20%	0.30%	0.30%	0.40%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.60%	2.90%	2.60%	2.90%	3.10%	2.50%	2.20%	2.00%	3.10%	6.20%
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	7.00%	5.00%	5.00%	5.20%	5.70%	7.30%	7.50%	9.90%	7.60%	8.70%
Two or More Races	13.50%	12.00%	12.00%	12.10%	12.30%	12.50%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	22.10%	17.50%	17.30%	18.30%	18.70%	21.20%	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	lakelandgov.net
Major Employers	<ul style="list-style-type: none"> Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

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.

Future
Lakeland Regional Health
Free-standing ER

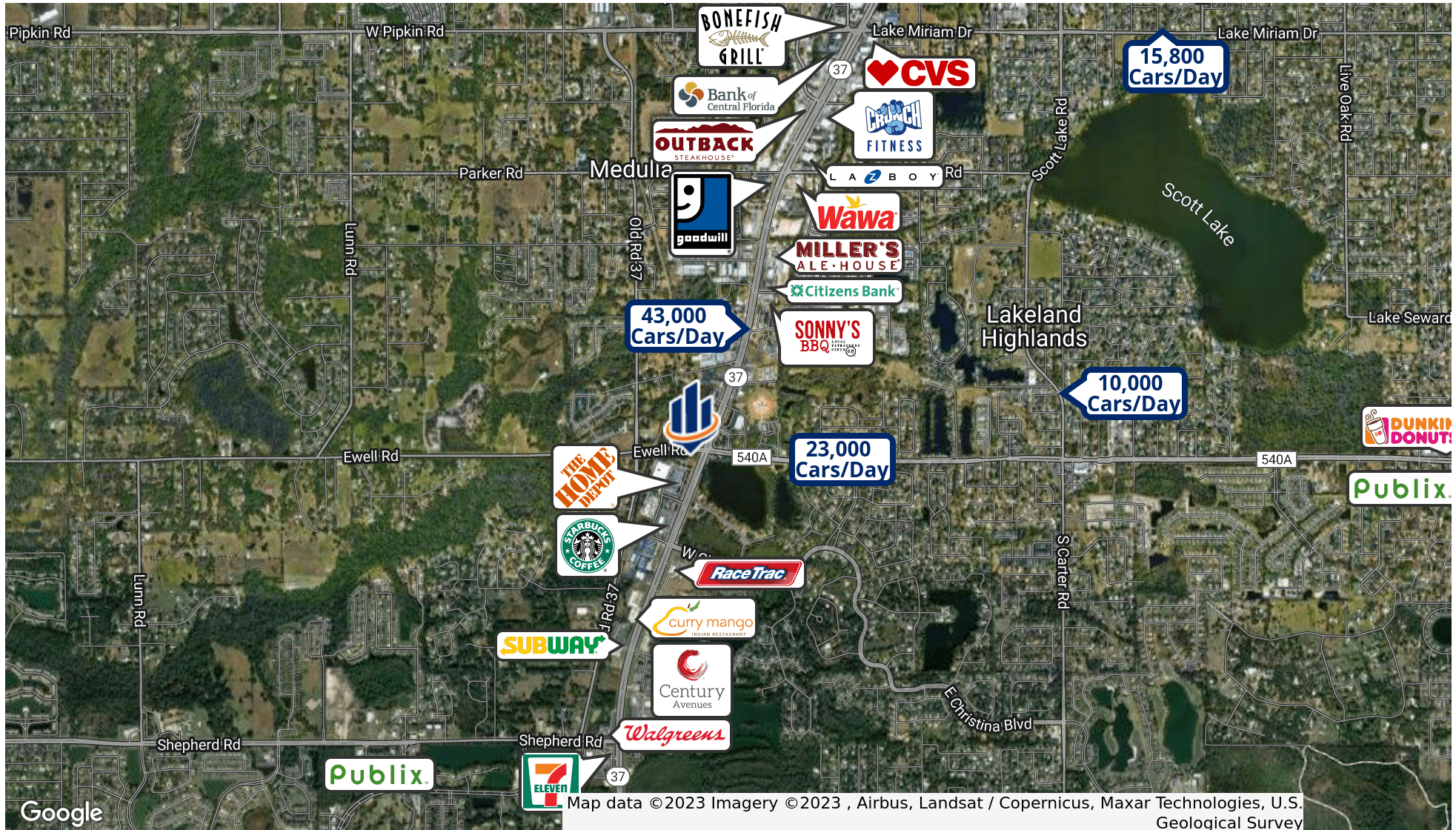
Ewell Rd

3 MAPS AND
PHOTOS

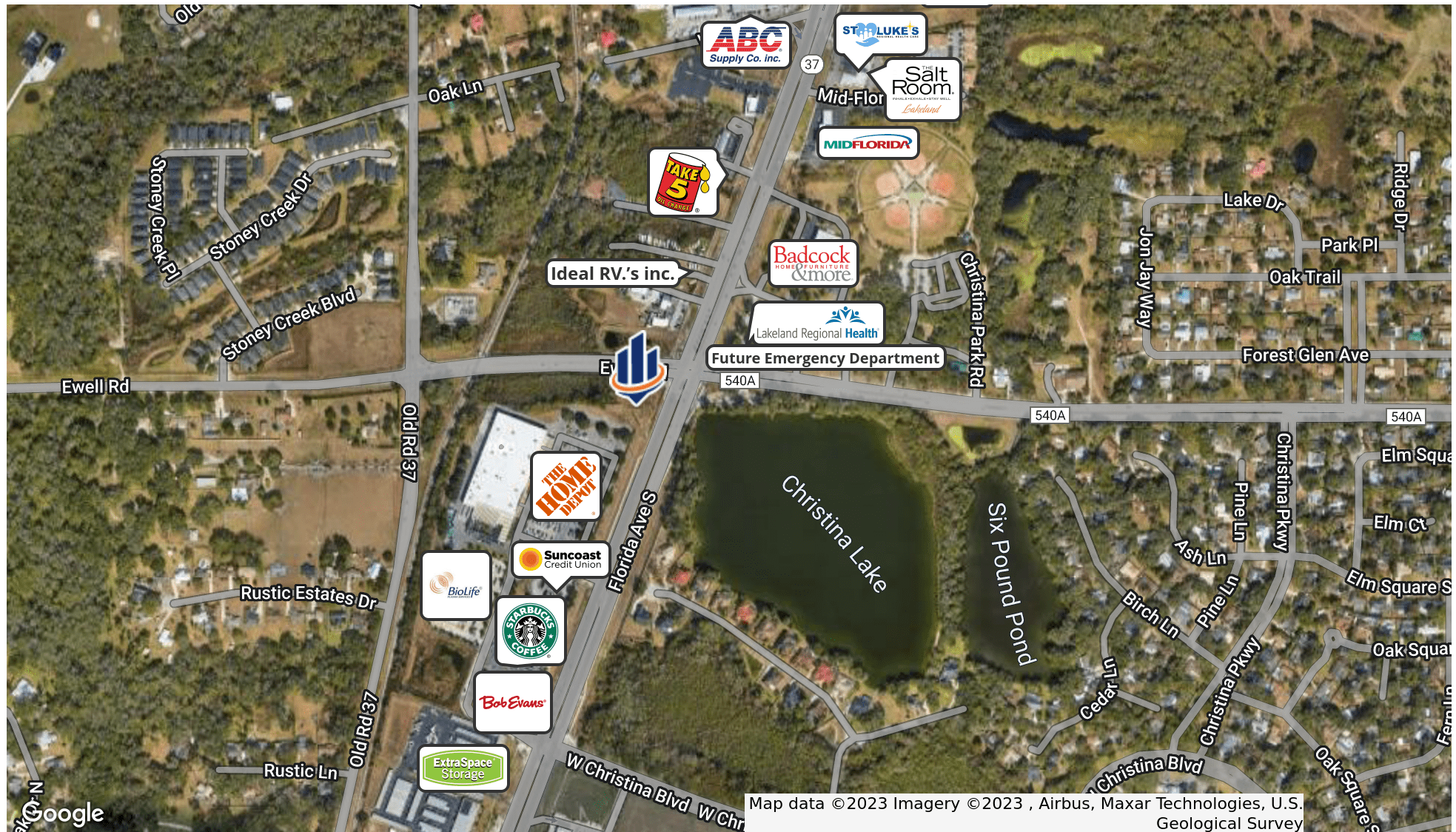
6241 S Florida Ave
Lakeland, FL 33813

S Florida Ave

Market Area Map



Neighborhood Area Map



Lot Dimensions



Additional Photos





4 AGENT AND COMPANY INFO

6241 S Florida Ave
Lakeland, FL 33813

S Florida Ave



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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner 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 (FRICS). 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 of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

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 (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of 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
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



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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 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

One of America's **BEST BROKERAGES**



One of America's
Best Brokerages



**APEX Top
National Producer**
Dean Saunders,
ALC, CCIM



**Most Influential
Business Leaders**
Dean Saunders,
ALC, CCIM



**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**



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.

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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 NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

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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 www.SVNsaunders.com

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