

The Shoppes of Sleepy Hill

FOR SALE



SW Corner of Sleepy Hill & Mall Hill Drive

Property Highlights

- 2.3 acres
- Hard Corner
- 130,000 people in a 5-mile radius
- 13,200 VPD
- Many permitted office and retail use



SW Corner of Sleepy Hill Road & Mall Hill Drive



SW Corner of Sleepy Hill Road & Mall Hill Drive

Property: This is a spectacular 2.3 acre parcel located at the hard corner of Sleepy Hill Road and Mall Hill Drive in north Lakeland. This area is surrounded by dense residential population and just $\frac{3}{4}$ mile west of US98 N, tucked behind the Lakeland Square Mall and the old Sears where the Miami-based firm, Flacks Group, plans to demolish the former Sears store and convert it into 320 apartments. The current PUD allows for Neighborhood shopping center uses in accordance with C-3 zoning district regulations and the FLU is CC (Convenience Center). Site is in the city limits of Lakeland and serviced by Lakeland Utilities for water, sewer, and electric. Teco natural gas nearby. Permitted uses include - medical office; general office; hotel; motel; C-store; motor vehicle sales service/repair; banks; barber; day spas; gyms; veterinary clinics; dollar stores; drug store; gun range firearm sales; grocery; liquor stores; restaurants from low turn to high turn over; QSR's and more.

Sale Price: \$1,590,000



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

SW Corner of Sleepy Hill Road & Mall Hill Drive



Location: Project will be located at the hard corner of Sleepy Hill and Mall Hill Roads in north Lakeland, directly across from Terra Largo subdivision and in front of Hampton Hills Subdivision – surrounded by homes! Site is just off US98 North and joins area retailers such as Chic-fil-A, Outback, Olive Garden, Beef O' Brady's Ollies, Hobby Lobby, Chili's and tons more. 13,000 VPD pass this site.



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

SW Corner of Sleepy Hill Road & Mall Hill Drive Map

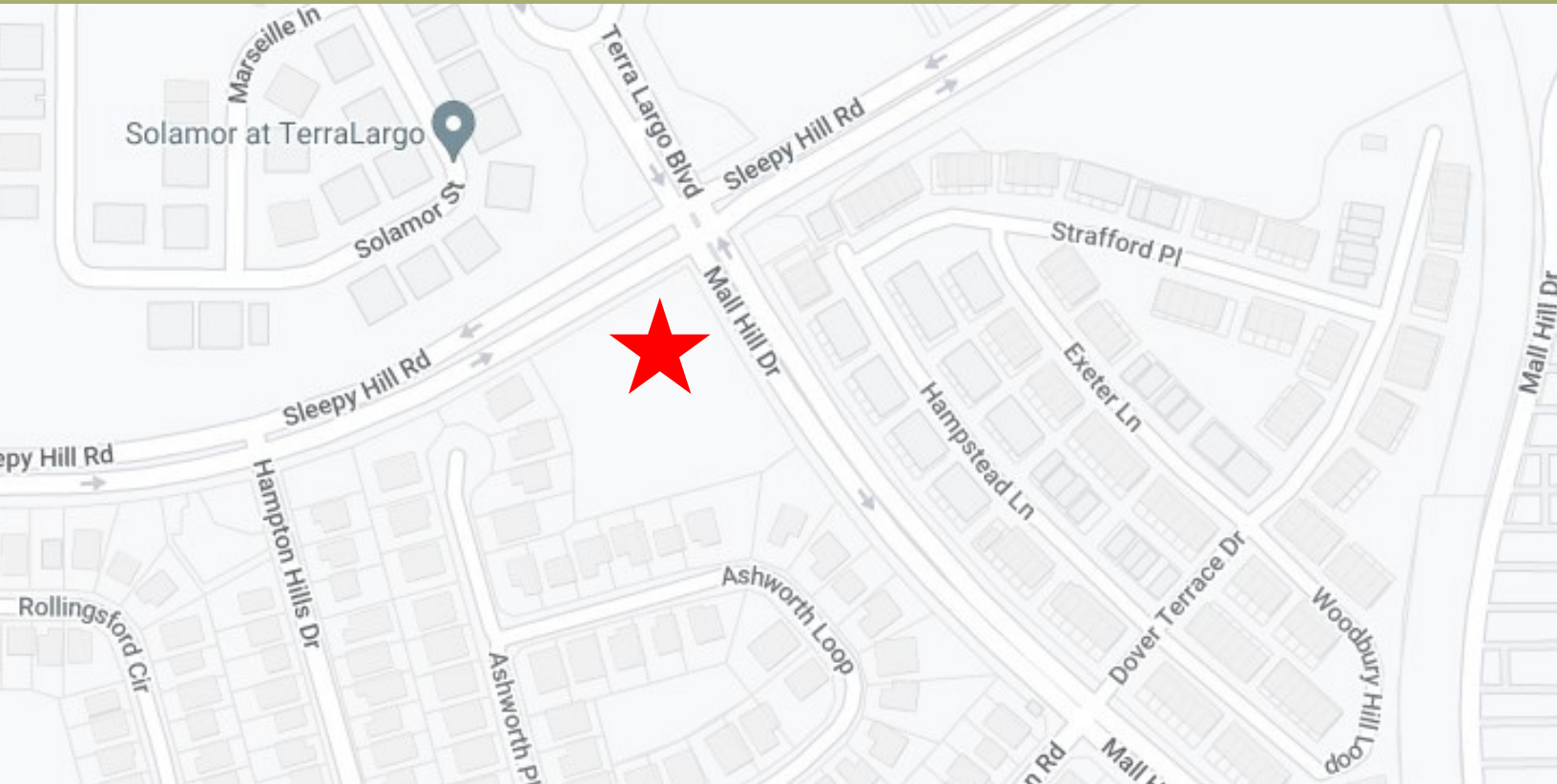
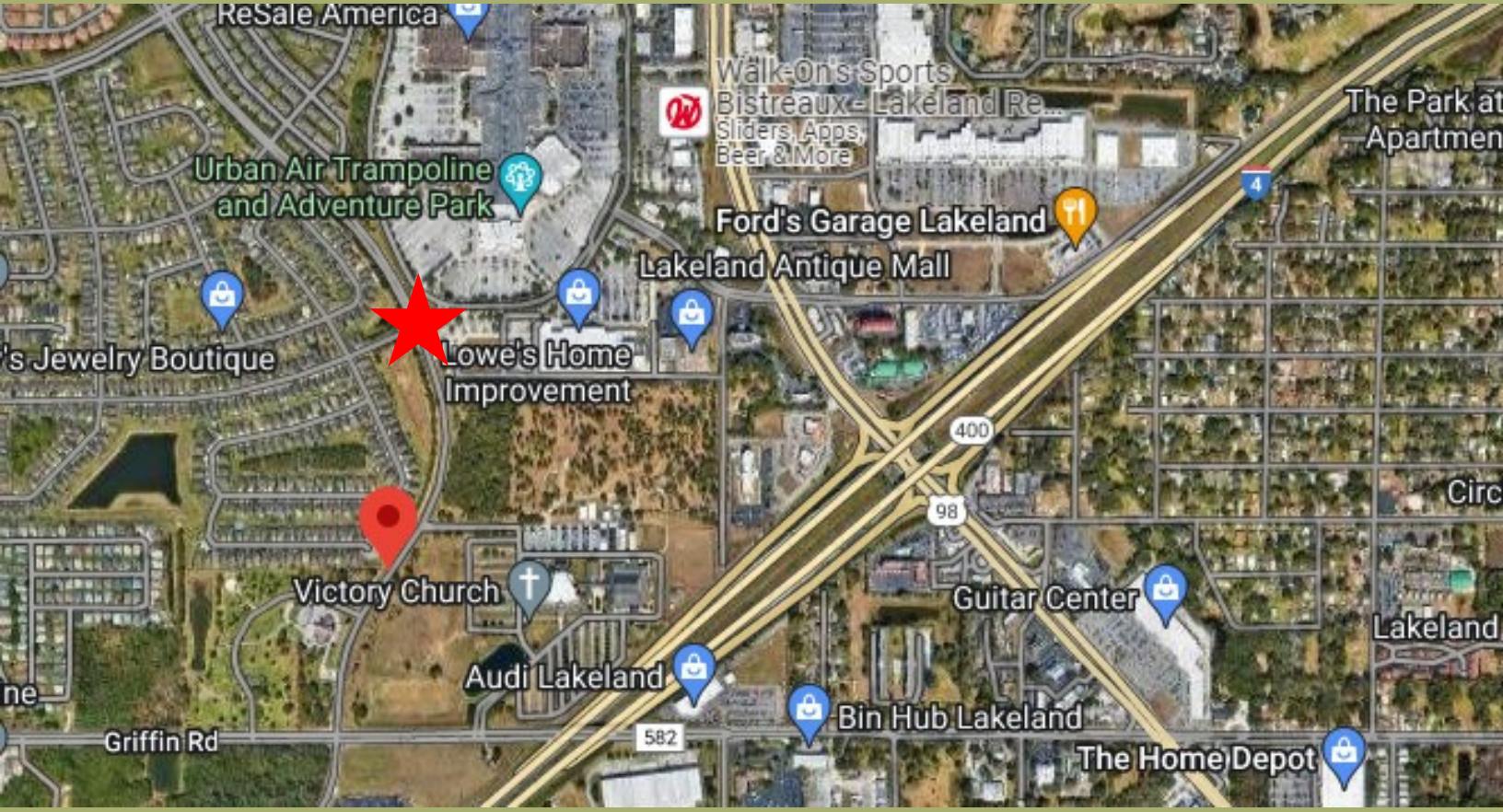


Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

SW Corner of Sleepy Hill Road & Mall Hill Drive LOCATION MAP



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



Executive Summary

1778-1804 Sleepy Hill Rd
1778-1804 Sleepy Hill Rd, Lakeland, Florida, 33810
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.09210
Longitude: -81.98460

	1 mile	3 miles	5 miles
Population			
2010 Population	6,371	49,927	111,730
2020 Population	9,275	56,927	128,046
2022 Population	9,434	57,234	129,881
2027 Population	9,949	59,334	135,318
2010-2020 Annual Rate	3.83%	1.32%	1.37%
2020-2022 Annual Rate	0.76%	0.24%	0.63%
2022-2027 Annual Rate	1.07%	0.72%	0.82%
2022 Male Population	47.6%	47.6%	48.3%
2022 Female Population	52.4%	52.4%	51.7%
2022 Median Age	40.4	40.2	39.8

In the identified area, the current year population is 129,881. In 2020, the Census count in the area was 128,046. The rate of change since 2020 was 0.63% annually. The five-year projection for the population in the area is 135,318 representing a change of 0.82% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 39.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	51.3%	50.6%	57.1%
2022 Black Alone	15.8%	25.4%	19.1%
2022 American Indian/Alaska Native Alone	0.3%	0.5%	0.6%
2022 Asian Alone	8.0%	2.5%	1.9%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	8.7%	8.2%	8.6%
2022 Two or More Races	15.9%	12.8%	12.6%
2022 Hispanic Origin (Any Race)	25.8%	23.4%	23.4%

Persons of Hispanic origin represent 23.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	66	49	54
2010 Households	2,620	19,657	43,484
2020 Households	3,561	22,385	49,012
2022 Households	3,614	22,516	49,747
2027 Households	3,815	23,328	51,895
2010-2020 Annual Rate	3.12%	1.31%	1.20%
2020-2022 Annual Rate	0.66%	0.26%	0.66%
2022-2027 Annual Rate	1.09%	0.71%	0.85%
2022 Average Household Size	2.55	2.50	2.51

The household count in this area has changed from 49,012 in 2020 to 49,747 in the current year, a change of 0.66% annually. The five-year projection of households is 51,895, a change of 0.85% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2020. The number of families in the current year is 31,978 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**