

# S FLORIDA AVE RETAIL BUILDING

5216 S FLORIDA AVE  
LAKELAND, FL 33813

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S Florida Ave





Subject

41,000  
Cars/Day

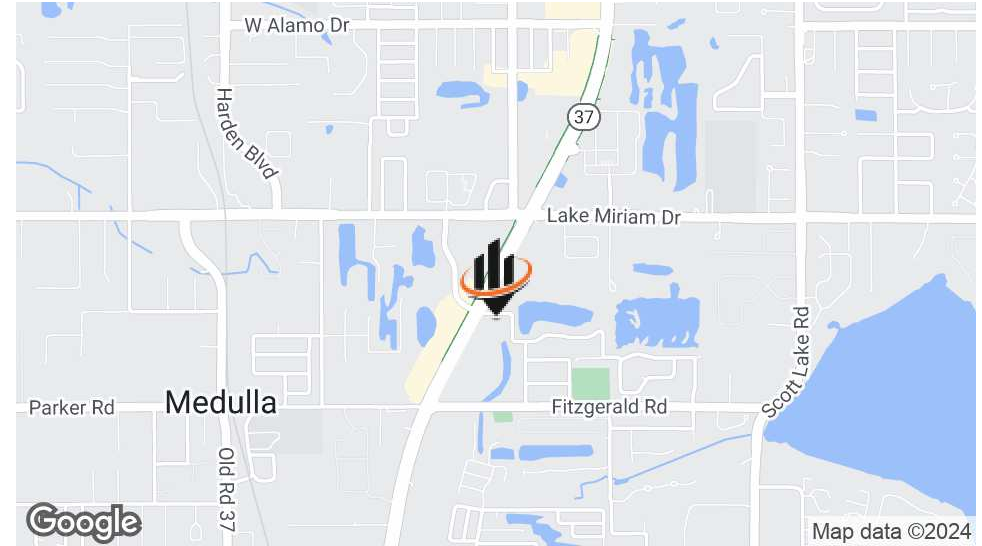
S Florida Ave

Fitzgerald Rd

Schoolhouse Rd



# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$45 SF/yr (NNN)</b>
Building Size:	3,870 SF
Available SF:	2,550 SF
Lot Size:	1.41 Acres
Year Built:	2023
Traffic Count:	41,000 Cars/Day
APN:	23-29-12-000000-024200
Primary/Secondary Use:	Medical/Retail

## 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
- 53 Parking spaces
- Brand new retail development
- Several points for entry and exit

# Location Description



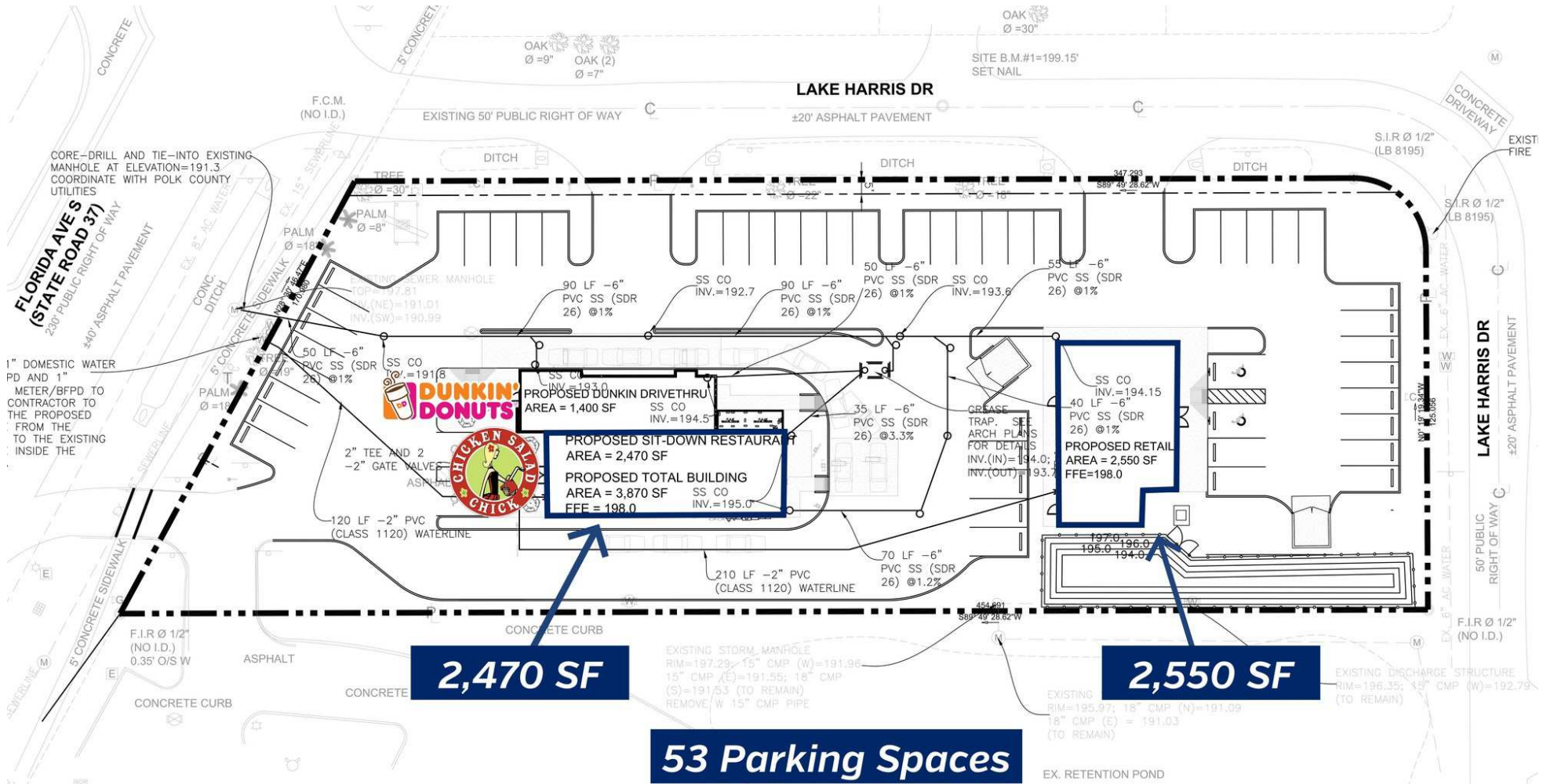
## LOCATION DESCRIPTION

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.

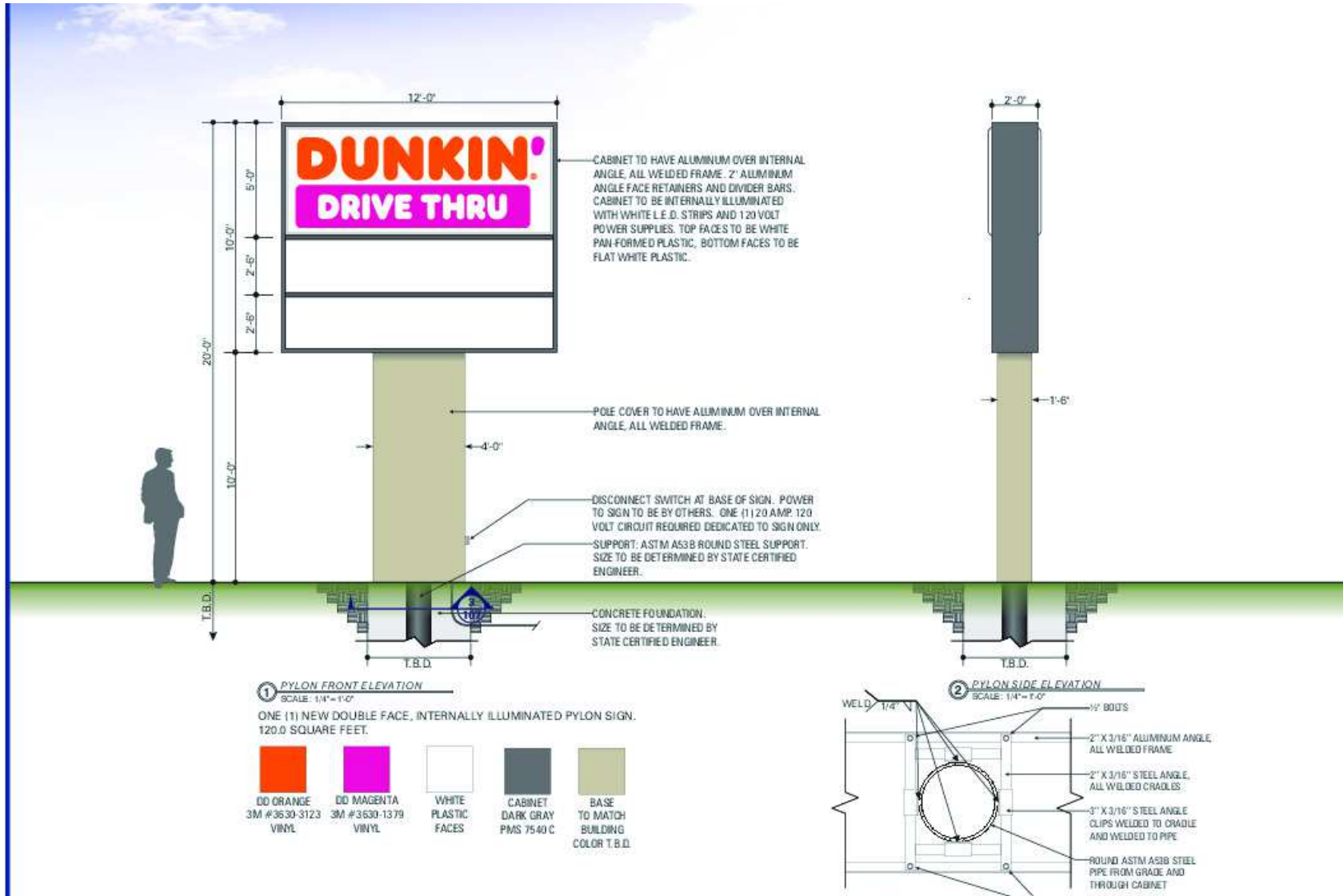
# Site Plan



# New Freestanding Dunkin Retail Tenant



# Road Signage Rendering



**INTERNATIONAL Sign**  
SAUNDERS RALSTON DANTZLER

10831 Canal Street  
Seminole, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

**Client:**  
DUNKIN'  
5216 SOUTH FLORIDA AVE  
LAKELAND, FL

**Date:**  
JANUARY 26, 2024

**Drawing Number:**  
A24141-50-LAKELAND

**Revisions:**

DATE	DESCRIPTION
1 00-00	RR
2 00-00	RR
3 00-00	RR
4 00-00	RR
5 00-00	RR
6 00-00	RR
7 00-00	RR
8 00-00	RR

**Sales Person:**  
JOE RUSSELL

**Scale:**  
AS NOTED

**Drawn by:**  
O. BARNITZ

**CLIENT/LANDLORD APPROVAL**

APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

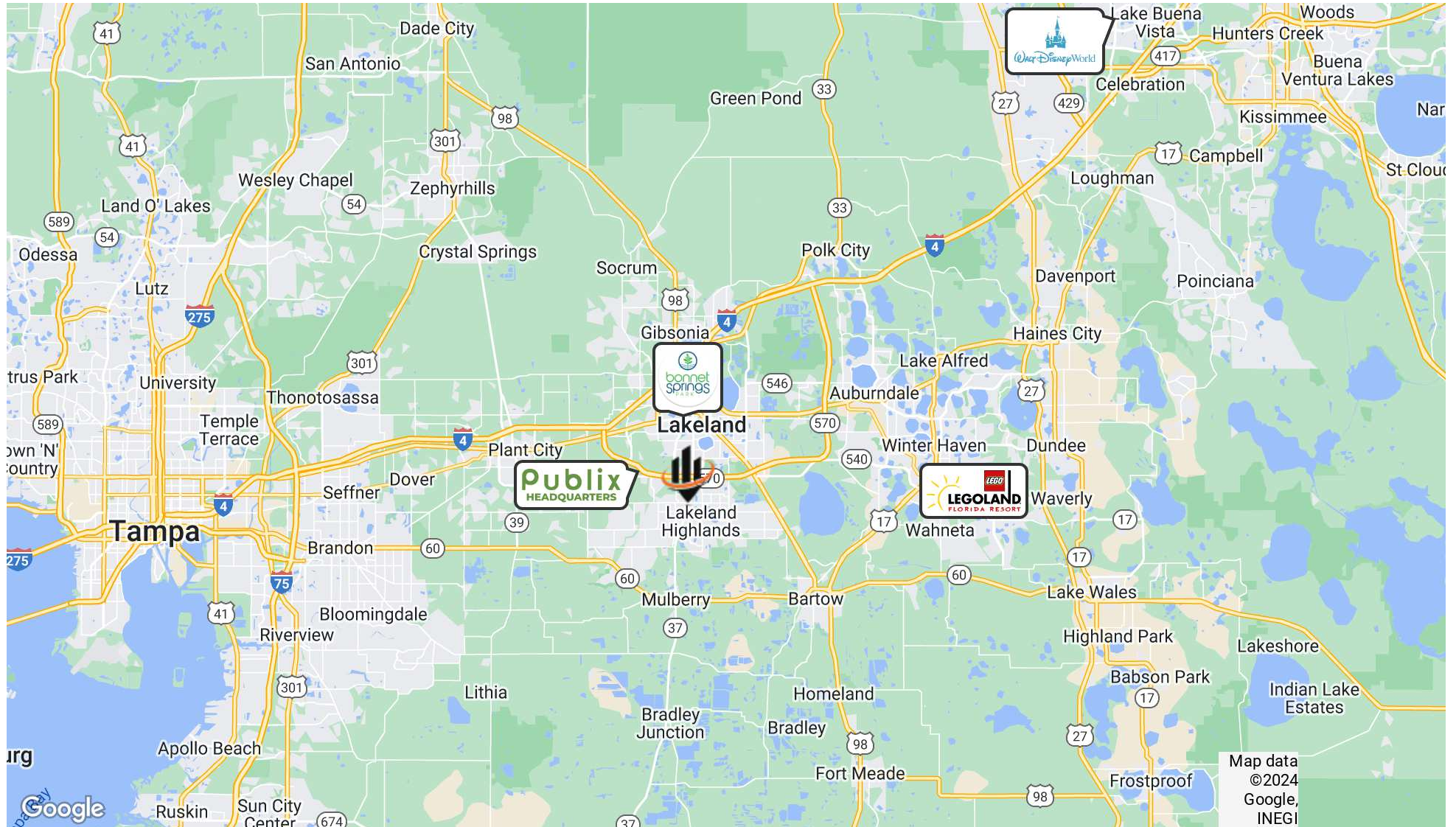
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.**

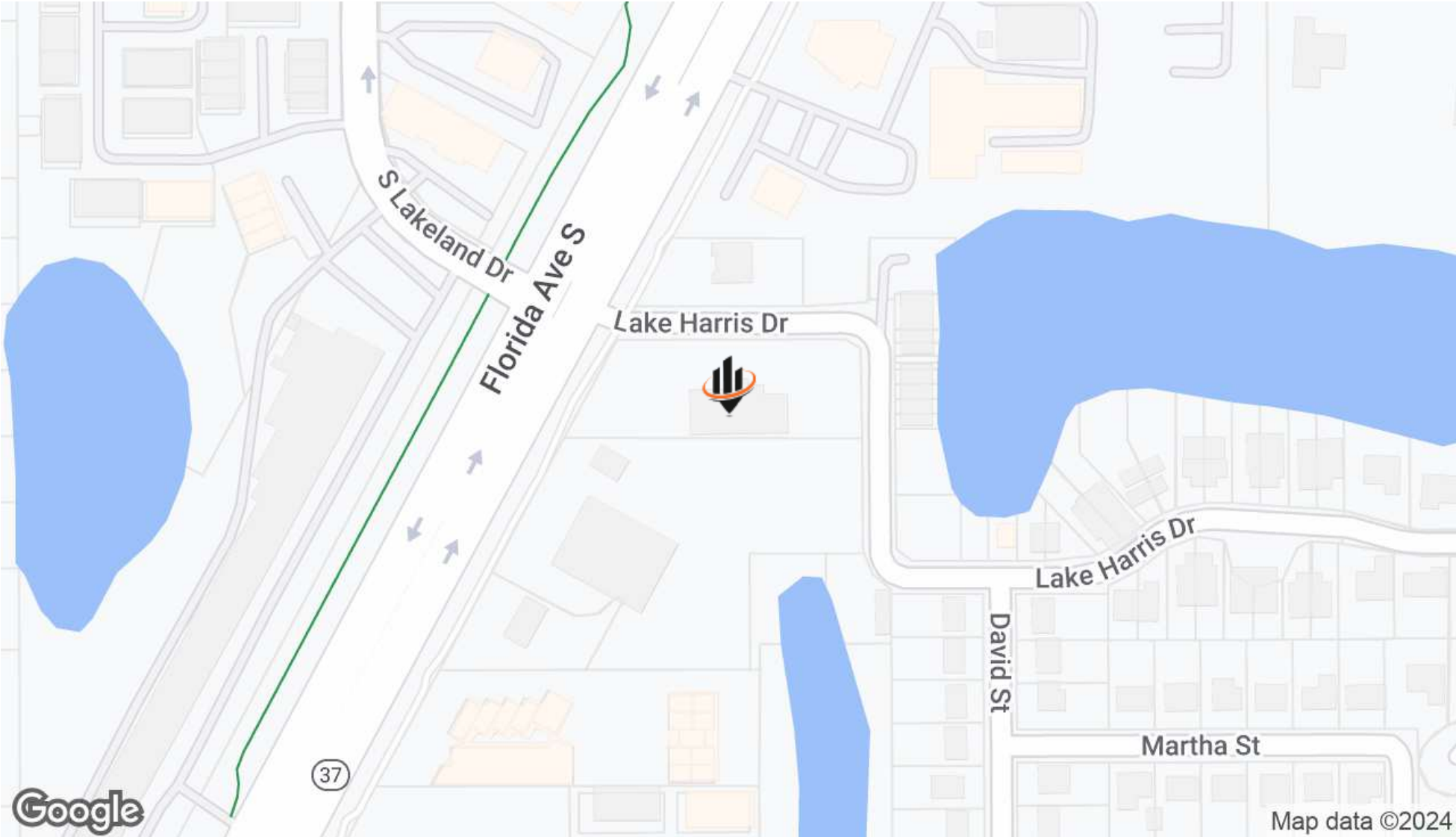
ALL ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 80 OF THE NATIONAL ELECTRIC CODE.

# Regional Map

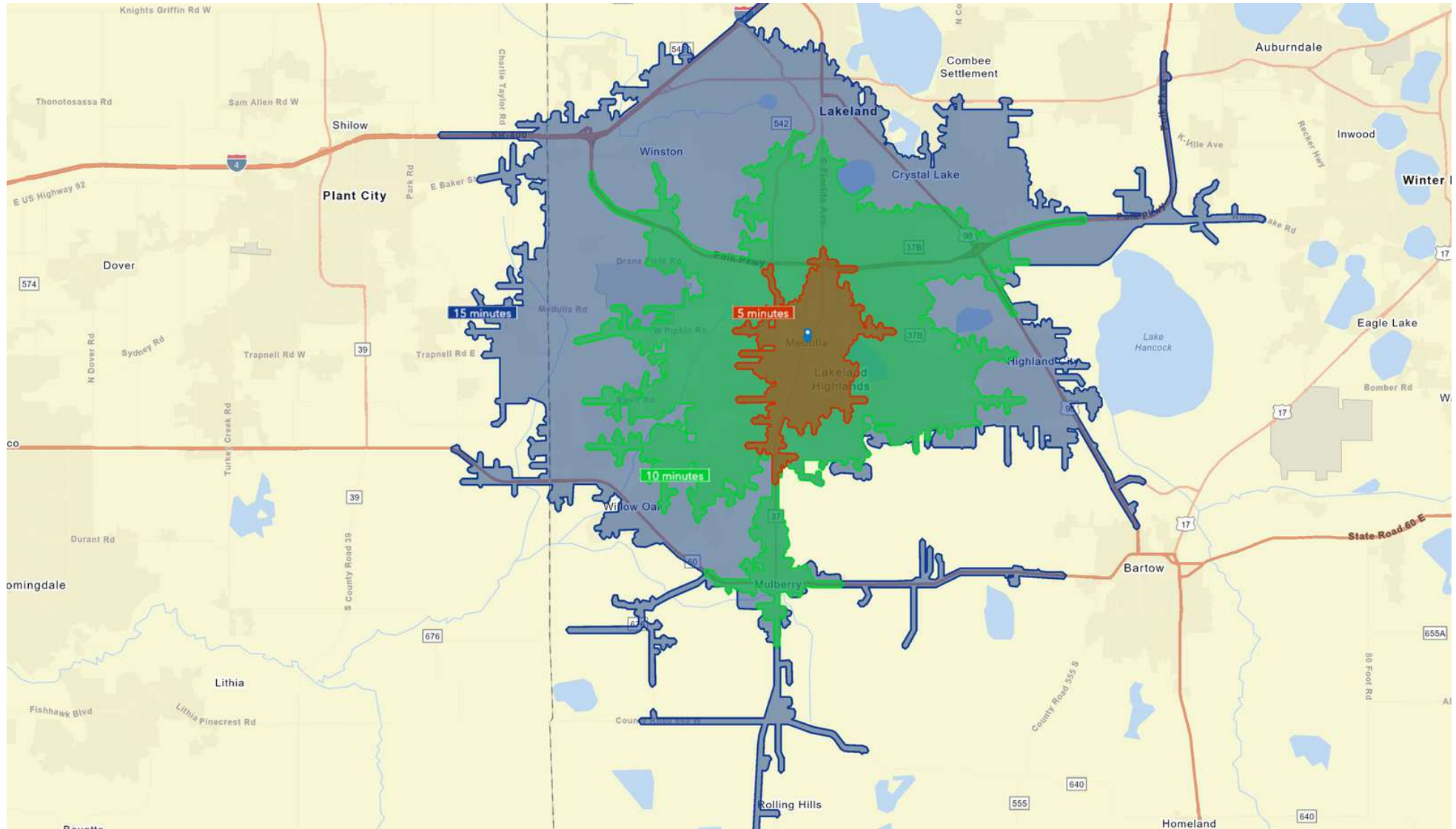




# Location Map



# 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

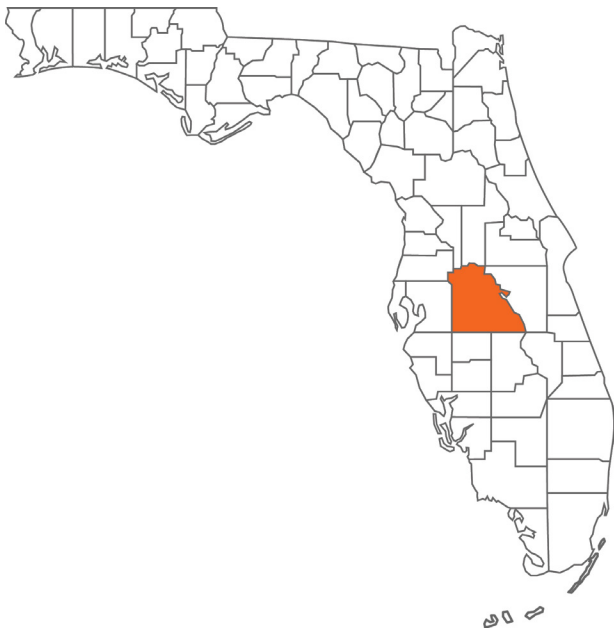
	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
<\$15,000	4.80%	5.40%	8.30%	4.30%	6.70%	10.60%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	8.30%	5.10%	6.50%	6.80%	6.00%	8.00%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	9.30%	6.60%	7.90%	7.90%	7.30%	8.90%	10.80%	9.70%	8.40%	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	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net

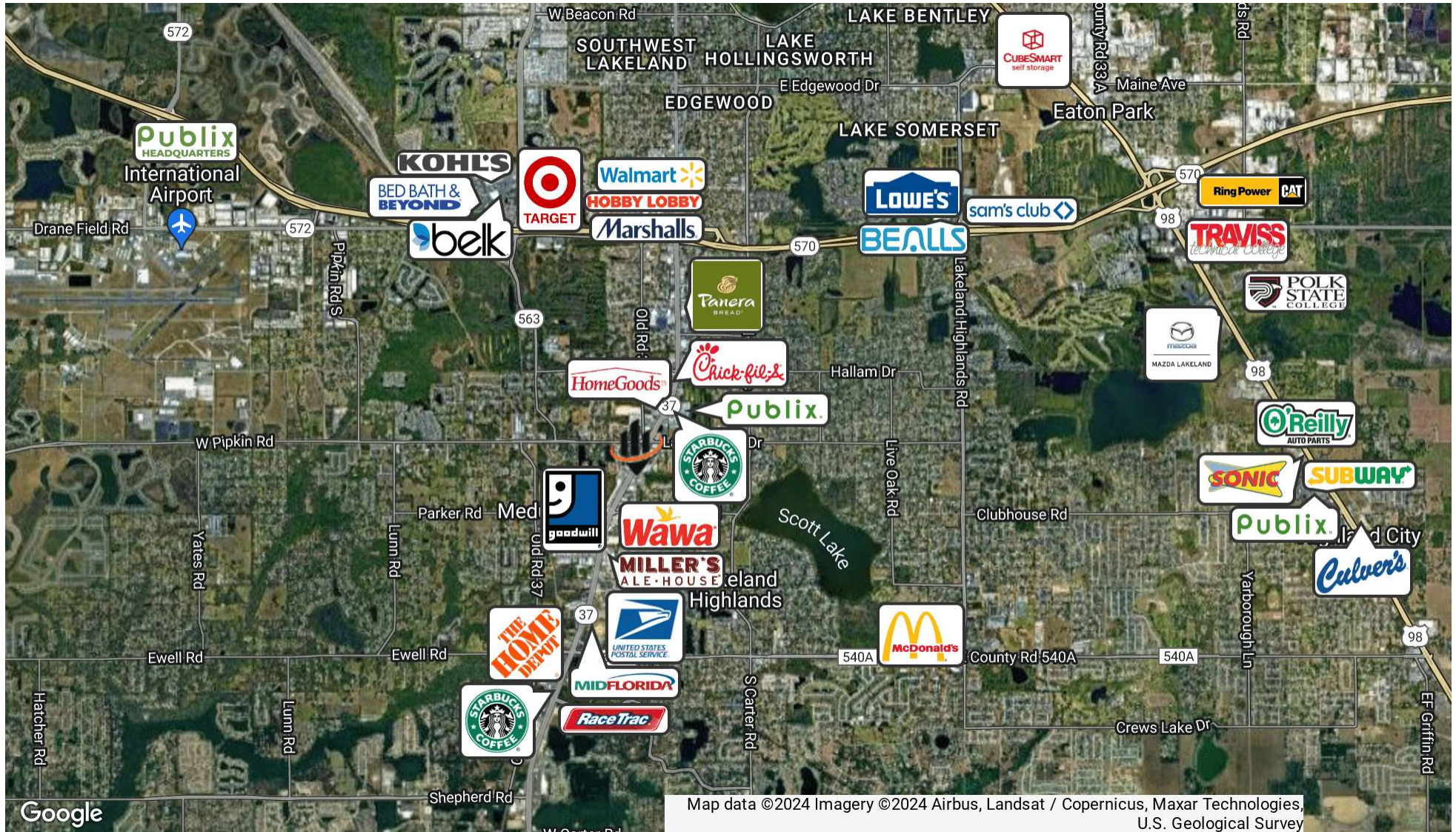
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

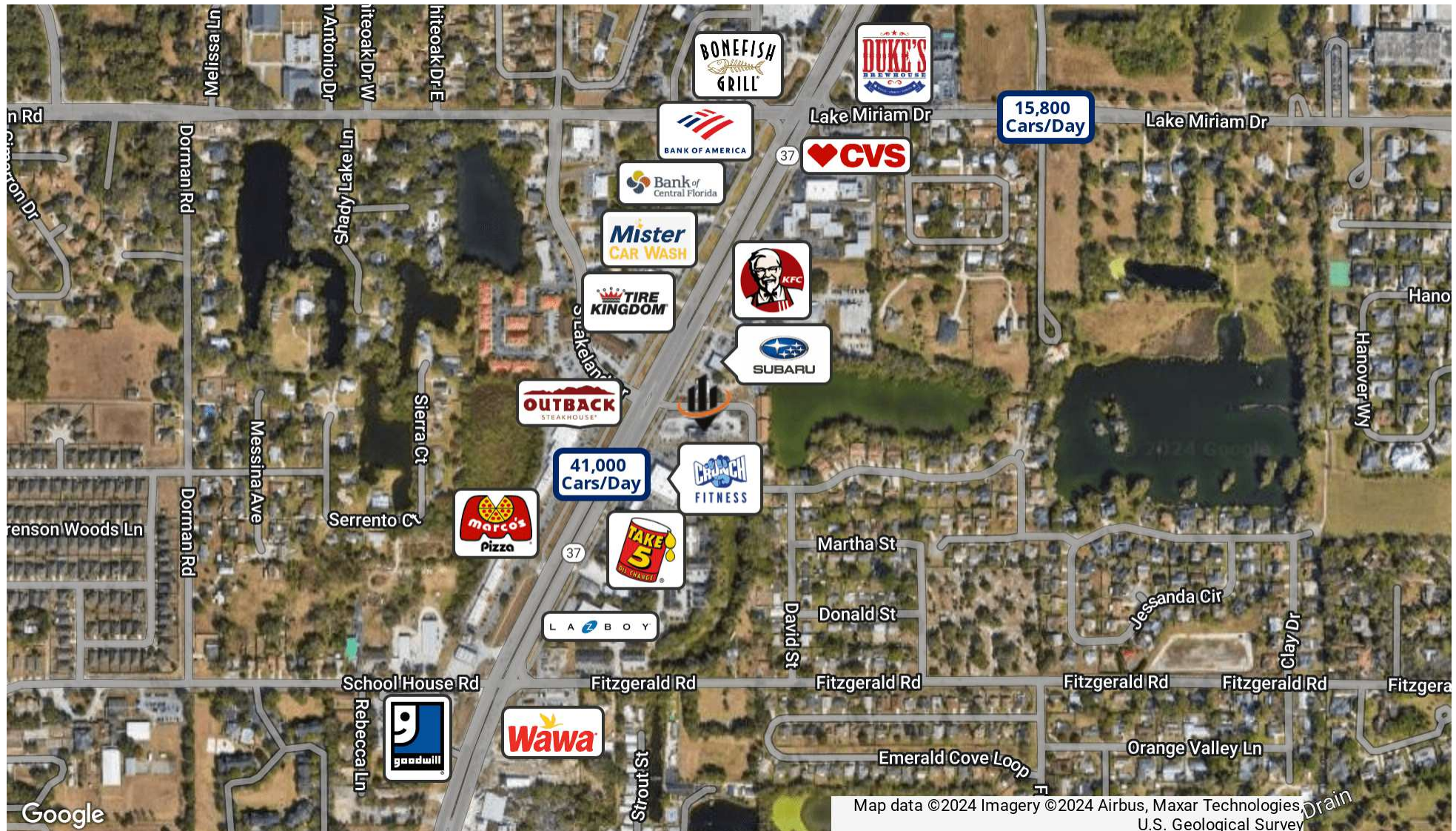
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

# Market Area Map



# Neighborhood Area Map





Downtown Lakeland  
15 ± Minutes





**LAUREN SMITH, CCIM, CPM**

Senior Advisor

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FL #SL3235233

## PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a 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 15 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). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and 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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**HEADQUARTERS**

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Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

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