

# 25 ACRES FOR MULTI-USE DEVELOPMENT

AIRPORT RD  
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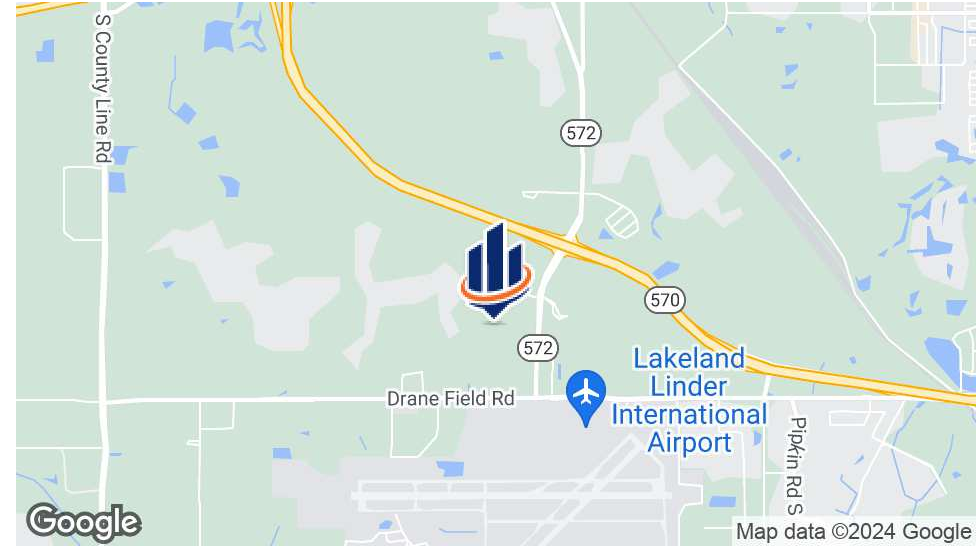
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# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$7,250,000</b>
Lot Size:	24.93 Acres
Price / Acre:	\$290,814
Zoning:	BP-Business Park
Road Frontage	805 ± FT
APN:	23-28-33-000000-043010

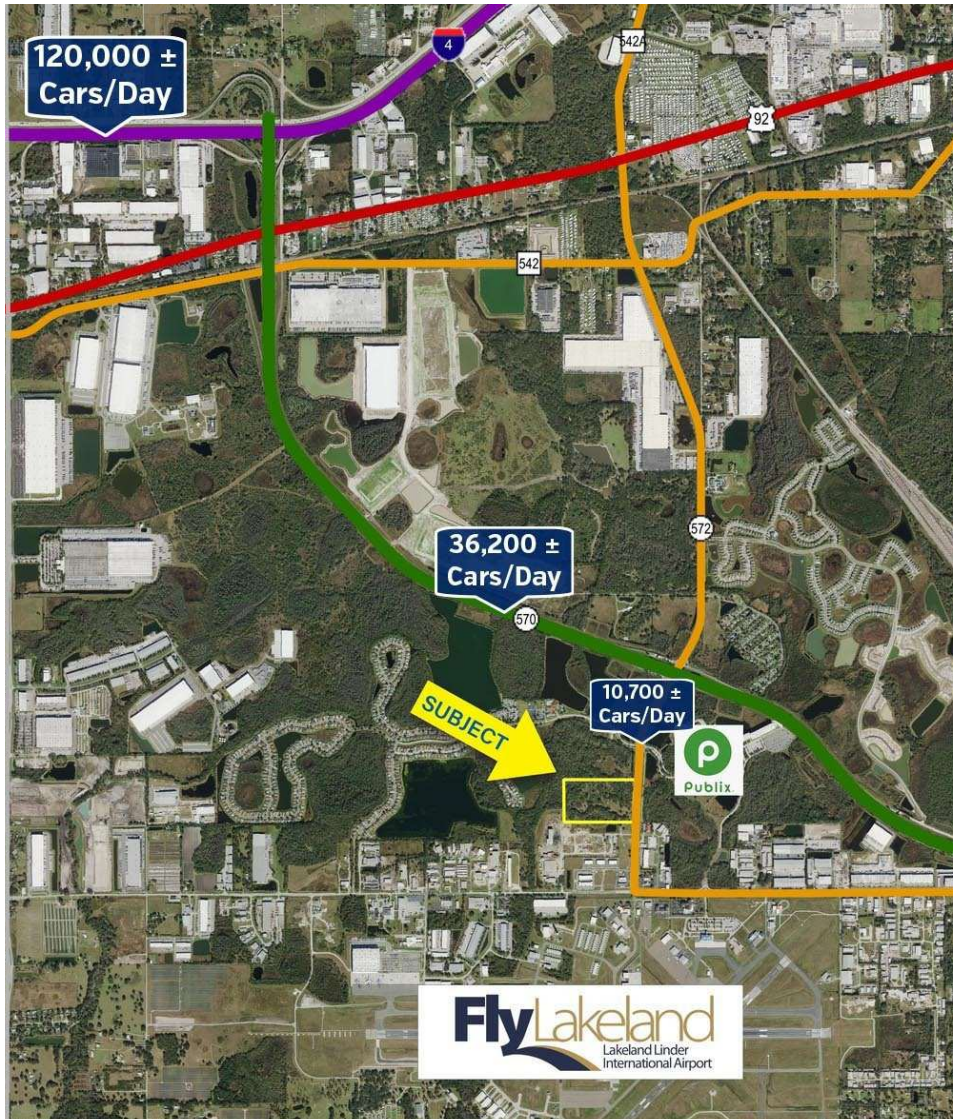
## PROPERTY OVERVIEW

Prime multi-use development opportunity off of Airport Road in Lakeland. This 24.93 ± acre lot is right across the street from the Publix Corporate Headquarters and only 1.4 ± miles from the Lakeland Linder International Airport. It also enjoys a little over 800 feet of road frontage on Airport Road.

## PROPERTY HIGHLIGHTS

- Almost 25 acres available for multi-use development
- Polk Parkway is 0.6 ± miles away
- Across the street from the Publix corporate headquarters
- 1.4 ± miles from the Lakeland Linder Airport
- Traffic counts: Airport Road [10,700 ± Cars/Day], Drane Field Road [15,800 ± Cars/Day], Polk Parkway [36,200 ± Cars/Day]

# Location Description



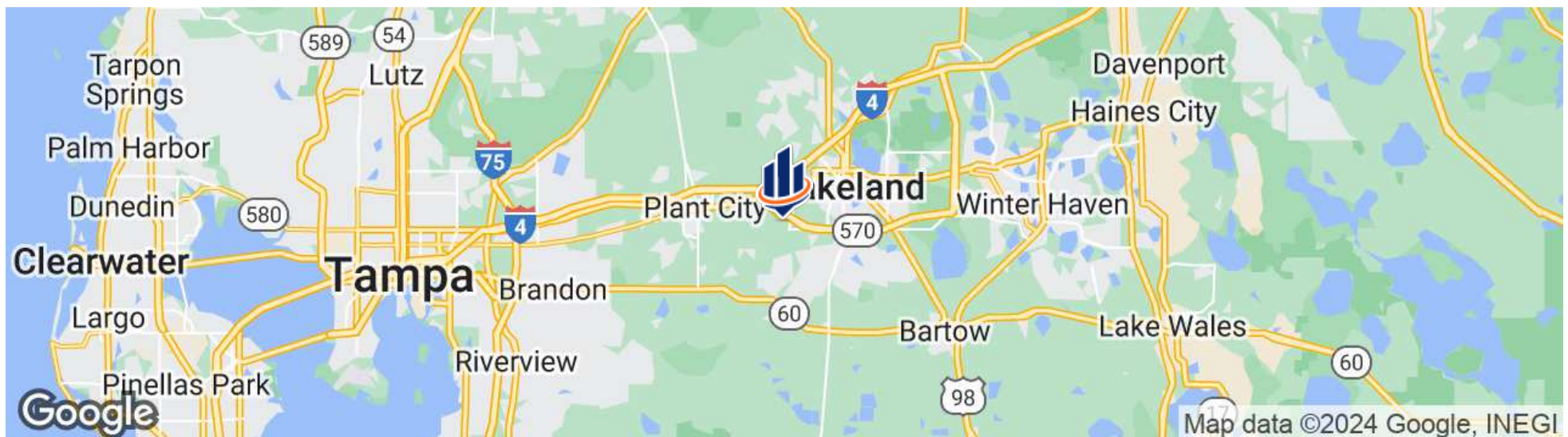
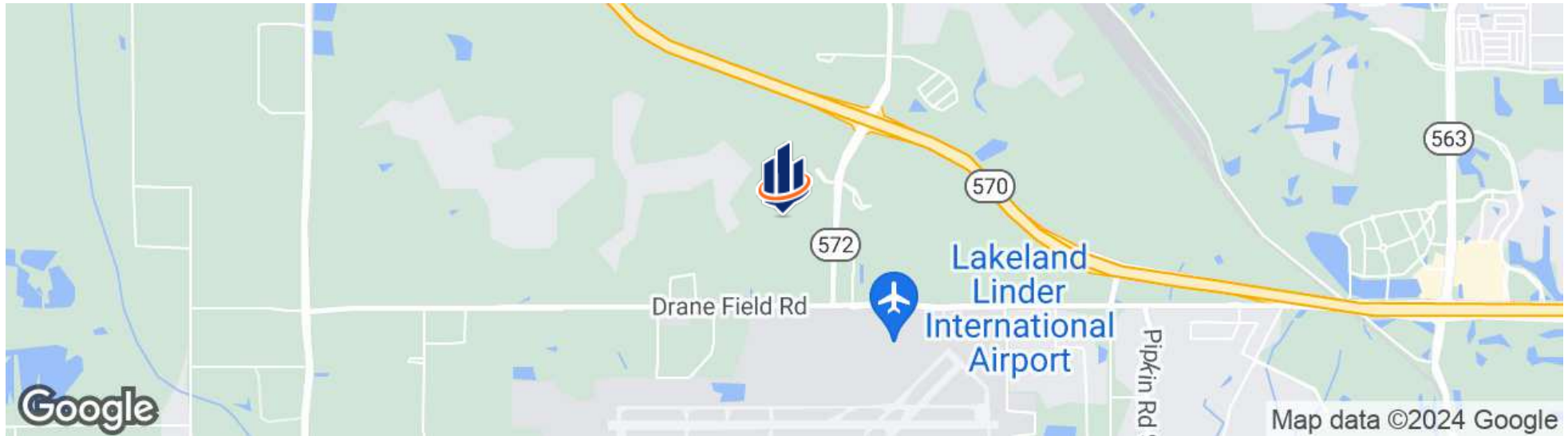
## LOCATION DESCRIPTION

This property is nestled in a prime location situated off of Airport Road, which sees 10,700 ± cars per day and is right across the street from the Publix Corporate Headquarters. It enjoys the Polk Parkway being 0.6 ± miles from the property and the Lakeland Linder International Airport is just 1.4 ± miles away. I-4 is 3.8 ± miles from the property as well, and sees approximately 120,000 ± cars per day.

This location offers a wide variety of surrounding businesses including Rooms to Go Distribution Center, Maurice's Auto Repair & Towing, Fire Pros Commercial Services, Amazon Air Gateway, Publix Super Markets Corporate Office, and the Lakeland Linder International Airport.



# Regional & Location Map





# Aerial Map





# Surrounding Businesses





# Publix Corporate Headquarters



## **PUBLIX CORPORATE HEADQUARTERS**

Publix Supermarkets, one of the largest regional grocery chains in the United States, boasts a rich history that began in 1930, when George W. Jenkins opened the first Publix Food Store in Winter Haven, Florida. Over the decades, Publix continued to grow, expanding beyond Florida to states like Alabama, Georgia, Tennessee, and the Carolinas. Today, Publix operates over a thousand stores and remains a symbol of power in the supermarket industry. The Publix Corporate Headquarters is located right off Airport Road, approximately 0.5 ± miles from the subject property. The headquarters building was completed in 2002. It's situated on approximately 196 ± acres and is a total of 520,000 ± square feet. Having these headquarters nearby allow for many potential benefits, which include networking opportunities, high foot traffic, collaboration opportunities, and massive potential for business growth.



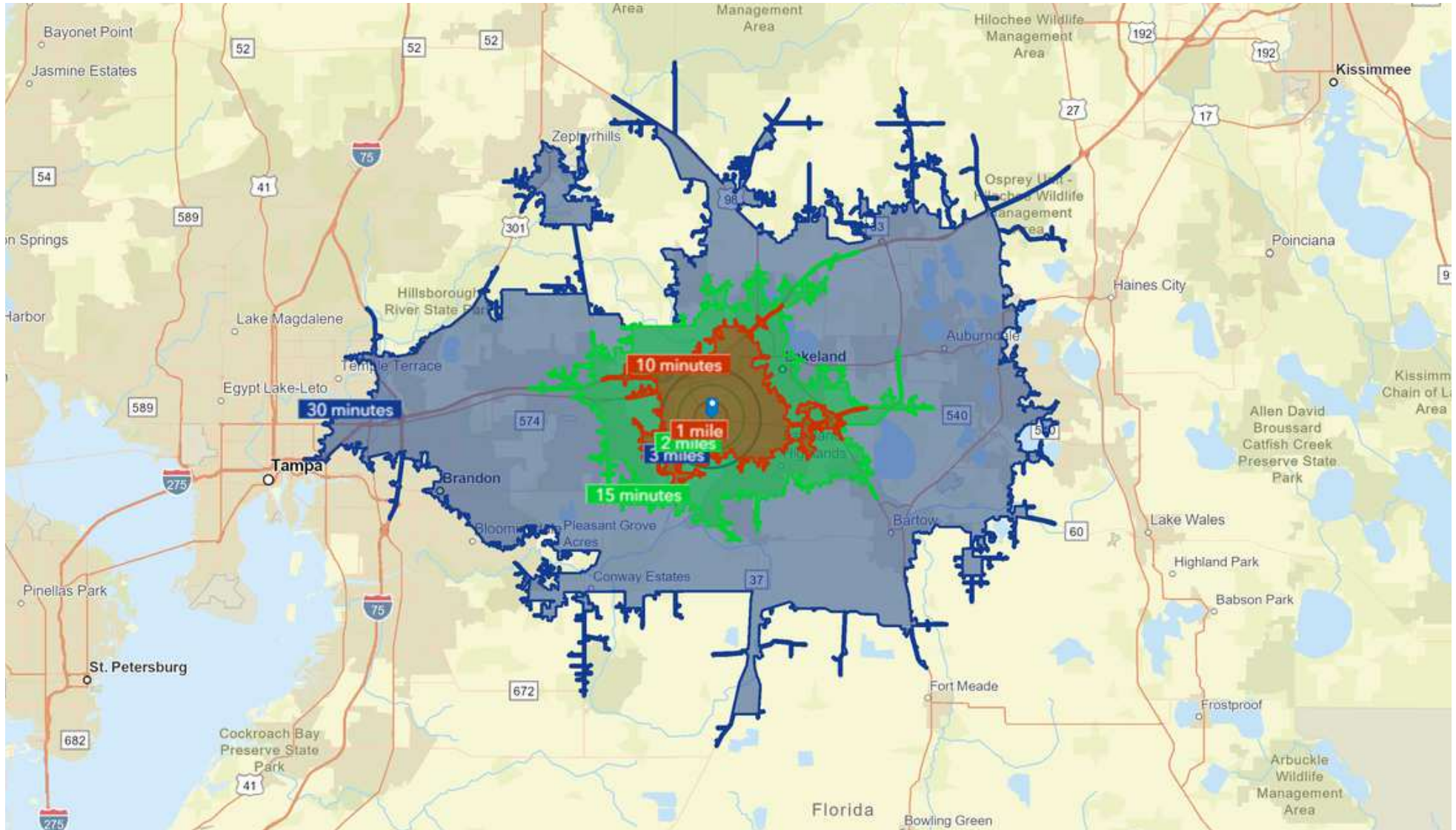
# Retailer Map



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



# 1,2,3 Mile Radius & 10,15,30 Minute Drive Times





# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	10 Mins	15 Mins	30 Mins	Lakeland	Polk County	FL	US
Population	655	4,255	23,439	68,051	236,904	692,108	117,606	775,084	22,381,338	337,470,185
Households	272	1,709	9,536	27,587	89,934	257,378	47,508	290,783	8,909,543	129,917,449
Families	196	1,235	6,339	17,389	59,426	177,875	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.41	2.49	2.45	2.45	2.56	2.64	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	205	1,385	7,484	18,133	57,587	178,172	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	67	324	2,052	9,454	32,347	79,206	20,195	85,323	2,991,741	45,630,951
Median Age	42.1	40.6	44.7	41.9	39.4	40.2	40.5	42.0	42.9	39.1
<b>Income</b>										
Median Household Income	\$83,394	\$75,283	\$56,158	\$56,158	\$58,721	\$59,758	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$121,980	\$105,171	\$81,755	\$81,755	\$84,349	\$85,628	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$49,623	\$41,351	\$33,337	\$33,337	\$32,210	\$31,926	\$32,292	\$30,811	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>										
Population	0.36%	2.52%	1.96%	0.47%	0.47%	0.52%	0.36%	0.85%	0.63%	0.30%
Households	0.15%	2.40%	1.68%	0.41%	0.48%	0.54%	0.32%	0.81%	0.77%	0.49%
Families	0.00%	2.27%	1.81%	0.32%	0.40%	0.47%	0.28%	0.76%	0.74%	0.44%
Owner HHs	0.48%	3.08%	2.37%	0.80%	0.93%	0.97%	0.63%	1.02%	0.93%	0.66%
Median Household Income	3.13%	1.79%	3.33%	2.58%	2.84%	3.05%	2.51%	2.77%	3.34%	2.57%

**O**ver 236,000 people with a median age of 39.4 within a 15-minute drive from the property.

**M**edian household income of over \$83,000 within 1-mile from the property.



# Benchmark Demographics



1 Mile 2 Miles 3 Miles 10 Mins 15 Mins 30 Mins Lakeland Polk County FL US

## Households by Income

<\$15,000	4.40%	8.50%	8.27%	11.20%	11.40%	10.90%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	3.70%	4.40%	6.45%	9.50%	8.40%	8.30%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	3.30%	3.90%	5.91%	9.80%	9.60%	9.30%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	13.60%	11.50%	11.18%	13.10%	12.50%	12.40%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	19.90%	21.40%	17.64%	19.30%	18.50%	18.70%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	12.90%	16.60%	13.00%	12.80%	12.80%	13.00%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	18.00%	16.30%	14.64%	14.20%	15.70%	15.30%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	9.90%	7.40%	5.36%	4.60%	5.50%	6.40%	4.30%	5.20%	7.00%	8.60%
\$200,000+	14.30%	9.90%	8.45%	5.50%	5.70%	5.70%	5.30%	5.00%	8.40%	10.60%

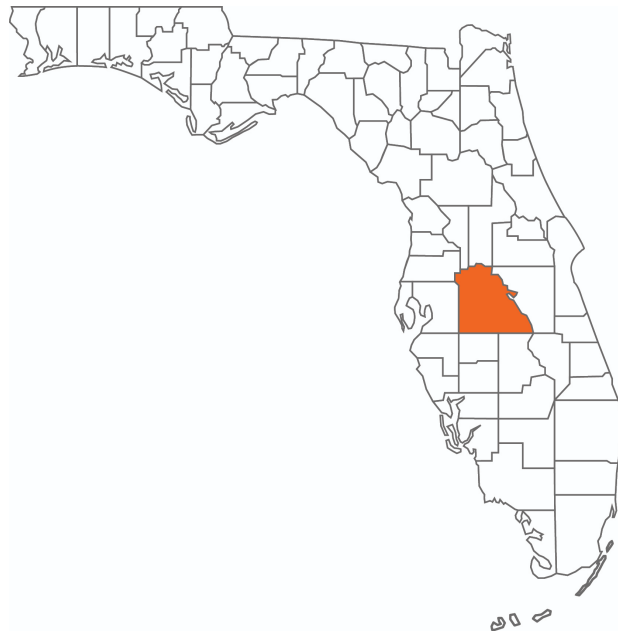
## Population by Age

0 - 4	6.40%	6.30%	5.40%	5.90%	5.90%	5.80%	5.40%	5.60%	5.00%	5.70%
5 - 9	6.70%	6.60%	5.60%	6.00%	6.10%	6.10%	5.40%	5.90%	5.30%	6.10%
10 - 14	7.00%	6.70%	5.60%	6.00%	6.20%	6.20%	5.30%	5.90%	5.50%	6.30%
15 - 19	4.70%	5.20%	5.00%	5.60%	6.80%	6.30%	7.20%	6.00%	5.60%	6.30%
20 - 24	4.40%	4.90%	4.70%	5.40%	6.40%	5.90%	7.30%	5.60%	5.90%	6.40%
25 - 34	11.30%	12.50%	11.90%	12.60%	13.20%	13.20%	12.90%	12.60%	13.10%	13.70%
35 - 44	12.80%	13.20%	12.20%	12.00%	12.10%	12.20%	11.30%	11.90%	12.10%	13.10%
45 - 54	10.80%	11.50%	11.10%	10.80%	11.00%	11.50%	9.90%	11.10%	11.70%	11.90%
55 - 64	12.50%	12.50%	13.40%	12.70%	12.30%	12.80%	11.80%	12.70%	13.30%	12.70%
65 - 74	13.40%	12.00%	14.10%	12.60%	11.20%	11.50%	12.00%	12.90%	12.60%	10.60%
75 - 84	8.20%	6.70%	8.30%	7.60%	6.40%	6.30%	8.00%	7.40%	7.30%	5.30%
85+	1.50%	1.70%	2.80%	2.70%	2.50%	2.10%	3.60%	2.30%	2.70%	1.90%

## Race and Ethnicity

White Alone	68.90%	61.30%	69.30%	61.30%	61.10%	61.30%	59.40%	59.60%	57.10%	60.60%
Black Alone	7.80%	14.80%	6.60%	14.80%	14.80%	14.00%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.60%	0.60%	0.60%	0.60%	0.50%	0.70%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.80%	1.60%	1.60%	1.60%	2.10%	2.50%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.70%	8.30%	7.80%	8.30%	8.40%	8.50%	7.50%	9.90%	7.60%	8.70%
Two or More Races	12.20%	13.30%	13.90%	13.30%	12.90%	13.00%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	21.80%	24.00%	23.20%	24.00%	23.60%	24.10%	20.70%	26.80%	27.00%	19.40%





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





## LAKELAND

### POLK COUNTY

Founded	1885
Population	117,606 [2023]
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

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.





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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.





**LAUREN SMITH, CCIM, CPM**

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## 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





## CARLY POWELL

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### PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member [CCIM] candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development





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