

**2.81 ACRES – RETAIL DEVELOPMENT SITE**



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1	0 SR 37 – 540A EXECUTIVE SUMMARY	DATA
PARCELS:		1
0 South Florida Ave, Lakeland FL 33813		APN:23291300000044060
ACRES:		2.14
SQFT: 0		VACANT
FUTURE LAND USE/ZONING:		LCC
SUBMARKET MSA:		WINTER HAVEN - LAKELAND
PRICE:		\$650,000


2	6155 S. FLORIDA AVE / SR37 - 540A	DATA
PARCELS:		2
6155 South Florida Ave, Lakeland FL 33813		APN:23291300000044120
ACRES:		.67
SQFT:		7,005
FUTURE LAND USE/ZONING:		LCC
SUBMARKET MSA:		WINTER HAVEN - LAKELAND
PRICE:		\$1,650,000


S. FLORIDA AVE / SR37 - 540A EXECUTIVE SUMMARY	DATA
PARCELS:	2
0 South Florida Ave, Lakeland FL 33813 6155 South Florida Ave, Lakeland FL 33813	APN:23291300000044120 APN:23291300000044060
TOTAL ACRES:	2.81
TOTAL SQFT:	7,005
SUBMARKET MSA:	WINTER HAVEN - LAKELAND
PRICE:	\$2,300,000




 **Commercial Real Estate Opportunity on South Florida Avenue**  
 6155 S Florida Avenue, a prime commercial property located in South Lakeland, Florida. This property offers an excellent opportunity for investors and businesses alike. With its strategic location, generous acreage, and substantial square footage, this property is poised to elevate your commercial ventures.

 **Prominent Location:** Situated on South Florida Avenue in South Lakeland, this property benefits from high visibility and constant traffic flow.

 **Expansive Acreage:** Spanning 2.81 acres, this property provides ample space for development and customization.

 **Generous Square Footage:** Boasting 7,005 square feet of versatile space, including facilities and parking, this property offers endless possibilities for retail, office, or mixed-use ventures.

 **Strategic Corner Location:** Positioned at a signalized corner at 540A and SR37, this property enjoys unparalleled accessibility and convenience.

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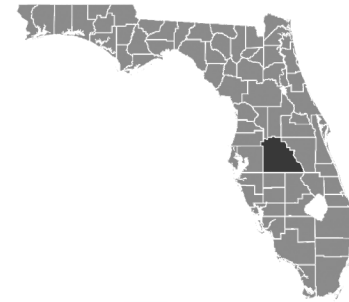
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SR 37 S - CR 540 A

- Labels Drawing
- Points Drawing
- Lines Drawing
- Polygons Drawing
- █ Selected Custom Parcels
- Streets OSM Hybrid
- County Boundaries
- Parcel Outlines



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1 Owner and Property Description	
Owner Name:	FLEMING LAMAR H
Mailing Address:	18819 ANNELIS DR LUTZ FL 33548
Site Address:	S FLORIDA AVE LAKELAND FL 33803
Subdivision:	
County:	POLK
Land Use Code:	4001
Land Use Desc:	Vacant Industrial
Land Use FDOR Code:	40
Land Use FDOR Desc:	Vacant Industrial
Zoning:	
Acres:	2.14
PIN:	<a href="#">23291300000044060</a>
PIN2:	
ALTKEY:	
Last Data Update:	11/03/2023



Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
12	NEILHURST SAND, 1 TO 5 PERCENT SLOPES	NEILHURST	90	NO	A	33.6	0.72
15	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	TAVARES	85	NO	A	5.6	0.12
59	ARENTS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	ARENTS	55	NO	A	13.5	0.29
99	WATER	WATER	100	UNRANKED		47.1	1.01
<b>TOTAL ACRES</b>							<b>2.14</b>

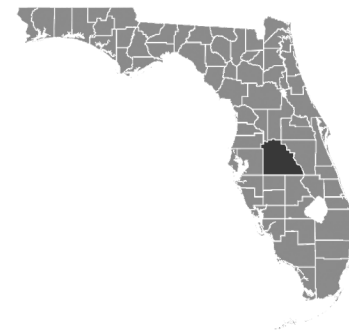
Land Cover 2019 (includes wetlands)					
LUCODE	Description	WMD	YEAR	Percent of Total	Acres
1100	Low Density, <2 dwelling units/acre	SWF	2017	2	0.05
1400	Commercial and Services	SWF	2017	50	1.08
6150	Stream and Lake Swamps (bottomland)	SWF	2017	4	0.09
6410	Freshwater Marshes	SWF	2017	43	0.92
<b>TOTAL ACRES</b>					<b>2.14</b>

Future Land Use					
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
LCC	Linear Commercial Corridor	UNINCORPORATED	POLK	98	2.1
<b>TOTAL ACRES</b>					<b>2.14</b>

**Legal Description (not official)**

SW1/4 RUN S 81 DEG 24 MIN 30 SEC E 39PT95 FT TO W R/W LINE OF ST RD 37 THENCE IN A SWLY DIRECTION ALONG R/W 200 FT N 81 DEG 24 MIN 30 SEC W 835 FT TO E R/W LINE OF ACL RR NELY ALONG RR TO A PT BEING N 81 DEG 24 MIN 30 SEC W OF BEG S 81 DEG 24

Building Summary		2023 Certified Values	
Actual Year Built:		Land:	\$75,609
Effect. Year Built:		Land Agricultural:	\$0
Living SqFt:		Building:	\$0
Total SqFt:		Misc:	\$0
Adjusted SqFt:		Just Value:	\$75,609
Beds:		Assessed Value:	\$14,885
Baths:			
Stories:			
Num. of Buildings:			



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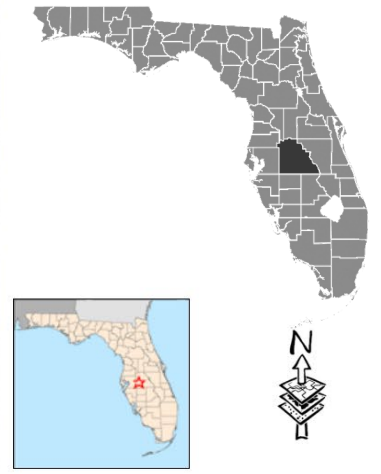
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- 6155 S Florida Ave - SR 37**
- Labels Drawing
  - Points Drawing
  - Lines Drawing
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2 Owner and Property Description	
Owner Name:	HENDERSON STEPHEN B
Mailing Address:	2524 CREWS LAKE HILLS LOOP N LAKELAND FL 33813
Site Address:	6155 FLORIDA AVE S LAKELAND FL 33813
Subdivision:	
County:	POLK
Land Use Code:	1723
Land Use Desc:	1 story 2 Star, Class C office Downtown Lakeland, South Lakeland
Land Use FDOR Code:	17
Land Use FDOR Desc:	One Story Office
Zoning:	
Acres:	0.67
PIN:	<a href="#">23291300000044120</a>
PIN2:	
ALTKEY:	
Last Data Update:	11/03/2023



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**Legal Description (not official)**

153.02 FT N 81 DEG 24 MIN 30 SEC W 13.23 FT TO W R/W SR 37 & POB CONT N 81 DEG 24 MIN 30 SEC W 150 FT S 21 DEG 06 MIN 30 SEC W 200 FT S 81 DEG 24 MIN 30 SEC E 150 FT TO SR 37 N 21 DEG 06 MIN 30 SEC E ALONG R/W 200 FT TO POB LESS R/W'S

Building Summary	
Actual Year Built:	1974
Effect. Year Built:	
Living SqFt:	7005
Total SqFt:	7005
Adjusted SqFt:	
Beds:	
Baths:	
Stories:	1
Num. of Buildings:	

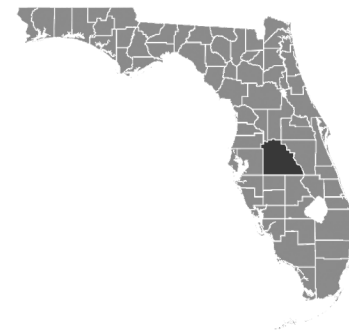
2023 Certified Values	
Land:	\$161,381
Land Agricultural:	\$0
Building:	\$565,421
Misc:	\$0
Just Value:	\$734,131
Assessed Value:	\$673,968

Soils							
MUID	Map Unit Name	Component Name	Component Pct	Hydric	Hydric Grp	Percent of Total	Acres
59	ARENTS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	ARENTS	55	NO	A	99.5	0.67
<b>TOTAL ACRES</b>							<b>0.67</b>

Land Cover 2019 (includes wetlands)					
LUCODE	Description	WMD	YEAR	Percent of Total	Acres
1400	Commercial and Services	SWF	2017	99	0.67
<b>TOTAL ACRES</b>					<b>0.67</b>

Future Land Use					
FLU Code	Description	Jurisdiction	County	Percent of Total	Acres
LCC	Linear Commercial Corridor	UNINCORPORATED	POLK	103.9	0.7
<b>TOTAL ACRES</b>					<b>0.67</b>

City Limits			
City name	County	Percent of Total	Acres
<b>TOTAL ACRES</b>			<b>0.67</b>



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2 6155 S Florida Ave – SR37  
Lakeland, FL 33813

Parcel ID: 232913000000044120

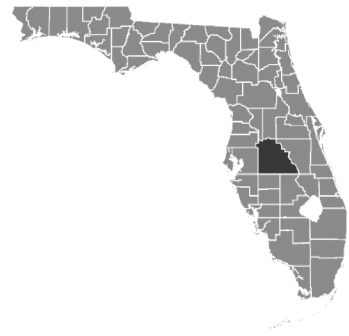
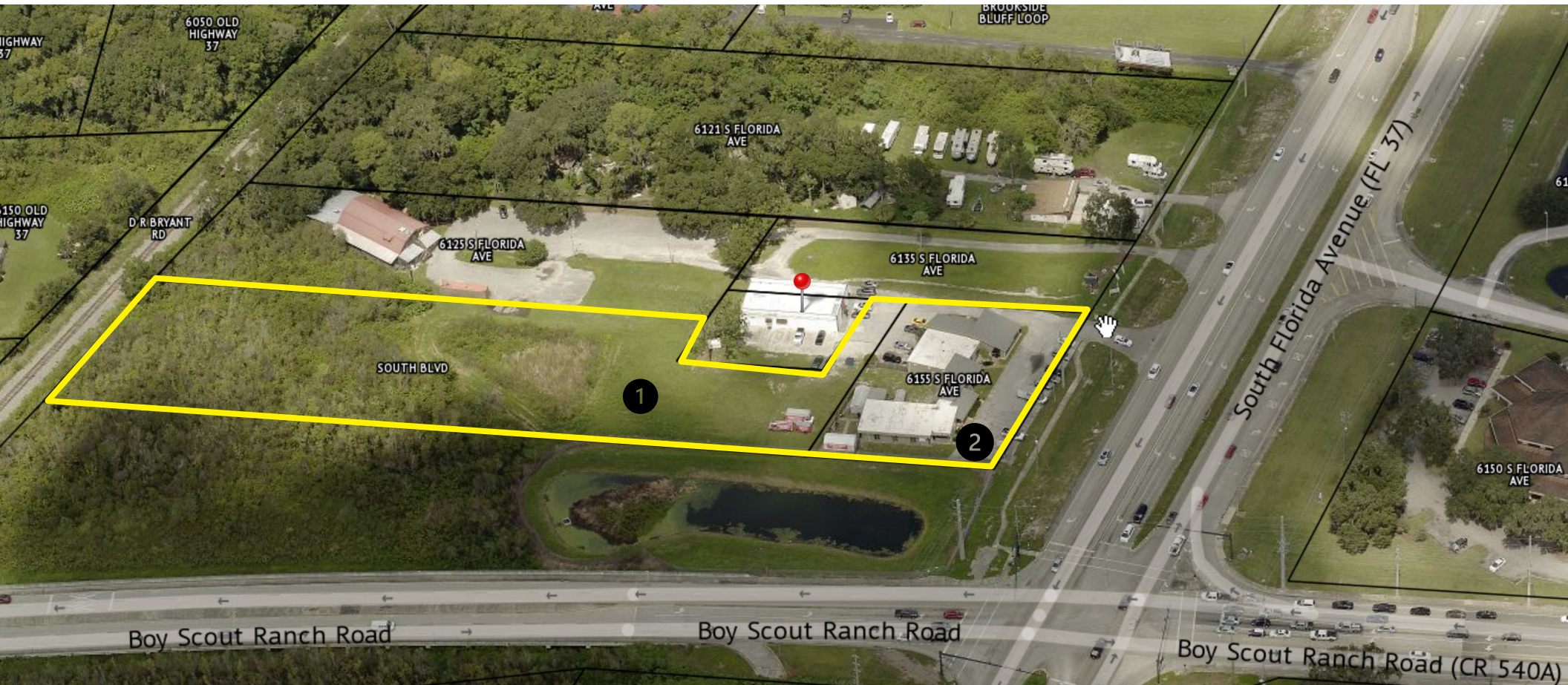
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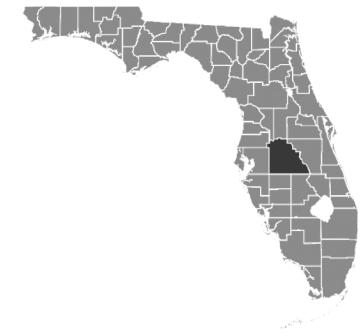
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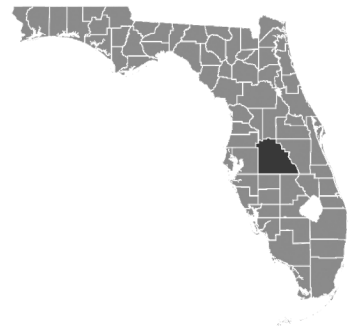


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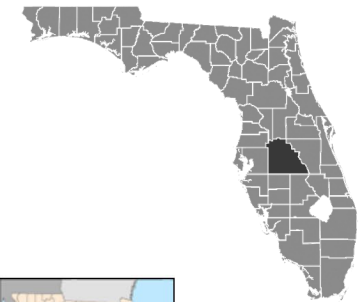
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WETLANDS MAP

- Labels Drawing
- Points Drawing
- Lines Drawing
- Polygons Drawing
- Selected Custom Parcels
- Streets MapWise
- County Boundaries
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



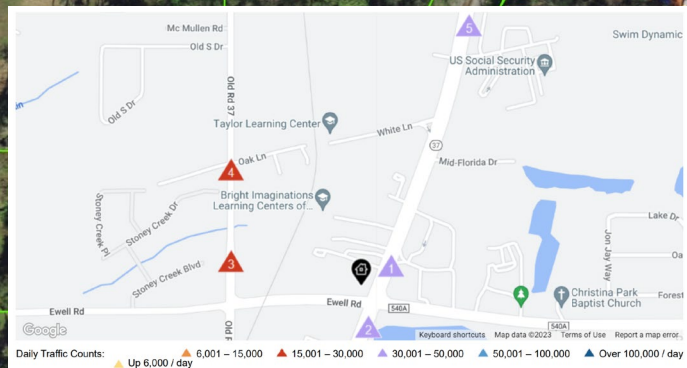
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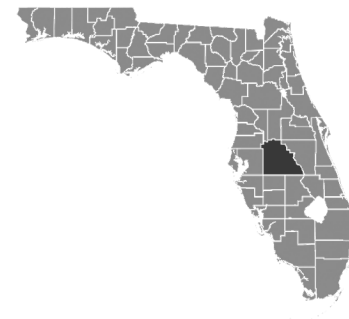


TRAFFIC COUNT MAP

- Labels Drawing
- Points Drawing
- Lines Drawing
- Polygons Drawing
- Selected Custom Parcels
- < 15000
- 15001 - 36000
- 36001 - 70000
- 70001 - 130000
- > 130001
- < 15000
- 15001 - 36000
- 36001 - 70000
- 70001 - 130000
- > 130001
- Streets MapWise
- County Boundaries
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<p><b>1</b></p> <p><b>38,738</b></p> <p>2022 Est. daily traffic counts</p> <p>Street: S Florida Ave Cross: Commerce Dr Cross Dir: N Dist: 0.02 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2005</td> <td>39,500</td> <td>AADT</td> </tr> <tr> <td>2003</td> <td>37,000</td> <td>ADT</td> </tr> <tr> <td>1998</td> <td>31,000</td> <td>AADT</td> </tr> <tr> <td>1997</td> <td>29,500</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2005	39,500	AADT	2003	37,000	ADT	1998	31,000	AADT	1997	29,500	AADT	<p><b>2</b></p> <p><b>33,975</b></p> <p>2022 Est. daily traffic counts</p> <p>Street: S Florida Ave Cross: W Christina Blvd Cross Dir: N Dist: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2005</td> <td>35,500</td> <td>AADT</td> </tr> <tr> <td>2003</td> <td>31,500</td> <td>ADT</td> </tr> <tr> <td>1998</td> <td>26,500</td> <td>AADT</td> </tr> <tr> <td>1997</td> <td>25,500</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2005	35,500	AADT	2003	31,500	ADT	1998	26,500	AADT	1997	25,500	AADT	<p><b>3</b></p> <p><b>22,439</b></p> <p>2022 Est. daily traffic counts</p> <p>Street: Old Rd 37 Cross: Ewell Rd Cross Dir: S Dist: 0.08 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>22,500</td> <td>AADT</td> </tr> <tr> <td>2019</td> <td>22,500</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>19,500</td> <td>AADT</td> </tr> <tr> <td>1997</td> <td>5,100</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2020	22,500	AADT	2019	22,500	AADT	2018	19,500	AADT	1997	5,100	AADT	<p><b>4</b></p> <p><b>23,500</b></p> <p>2021 Est. daily traffic counts</p> <p>Street: Old Road 37 Cross: Ewell Rd Cross Dir: S Dist: 0.08 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>43,000</td> <td>AADT</td> </tr> <tr> <td>2020</td> <td>42,500</td> <td>AADT</td> </tr> <tr> <td>2019</td> <td>43,500</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>40,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2021	43,000	AADT	2020	42,500	AADT	2019	43,500	AADT	2018	40,000	AADT	<p><b>5</b></p> <p><b>42,554</b></p> <p>2022 Est. daily traffic counts</p> <p>Street: South Florida Avenue Cross: Commerce Dr Cross Dir: S Dist: 0.06 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>43,000</td> <td>AADT</td> </tr> <tr> <td>2020</td> <td>42,500</td> <td>AADT</td> </tr> <tr> <td>2019</td> <td>43,500</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>40,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2021	43,000	AADT	2020	42,500	AADT	2019	43,500	AADT	2018	40,000	AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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Trade Area Report

Lakeland, FL 33813

Criteria Used for Analysis

<b>Median Household Income</b> <b>\$89,473</b>	<b>Median Age</b> <b>45.1</b>	<b>Total Population</b> <b>36,435</b>	<b>1st Dominant Segment</b> <b>Green Acres</b>
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Consumer Segmentation

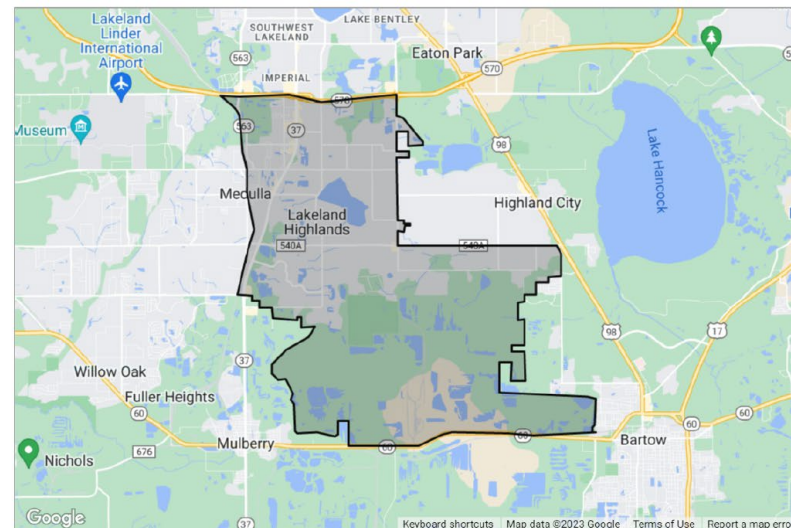
<b>Life Mode</b> <b>What are the people like that live in this area?</b>	<b>Cozy Country Living</b> Empty nesters in bucolic settings	<b>Urbanization</b> <b>Where do people like this usually live?</b>	<b>Rural</b> Country living featuring single-family homes with acreage, farms, and rural resort areas
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Top Tapestry Segments	Green Acres	Savvy Suburbanites	Exurbanites	Comfortable Empty Nesters	Workday Drive
% of Households	3,055 (22.4%)	2,111 (15.5%)	2,104 (15.5%)	1,874 (13.8%)	1,370 (10.1%)
% of Lakeland	261 (0.6%)	311 (0.7%)	423 (0.9%)	1,874 (4.0%)	1 (0.0%)
Lifestyle Group	Cozy Country Living	Affluent Estates	Affluent Estates	GenXurban	Family Landscapes
Urbanization Group	Rural	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.66	2.8	2.51	2.5	2.89
Median Age	44.8	45.8	52	49	37.4
Diversity Index	36.4	47.9	47.1	45.2	61.3
Median Household Income	\$94,600	\$128,200	\$120,800	\$89,300	\$108,300
Median Net Worth	\$347,000	\$699,800	\$748,400	\$363,500	\$360,800
Median Home Value	\$300,900	\$418,100	\$489,700	\$262,100	\$327,500
Homeownership	87.9 %	91.1 %	86.4 %	87.7 %	85.4 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Pursue physical fitness vigorously, . Active in communities and social organizations.	They like to cook and prefer natural or organic products. . Pursue a number of sports, from skiing to golf.	Gardening and home improvement are priorities . Active in their communities.	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.
Financial	Comfortable with debt, and investments.	Not afraid of debt	Rely on financial planners and extensive reading	Portfolio includes stocks, CODs, mutual funds and real estate	Well insured, invest in a range of funds, high debt
Media	Provided by satellite service, radio and television	Well-connected and use technology to stay current	Well-connected and use the internet to stay current	Listen to sports radio; watch sports on TV	Connected, with a host of wireless devices
Vehicle	Late model trucks SUVs, ATVs and motorcycles	Prefer late model, family-oriented vehicles:	Choose late-model luxury cars, SUVs	Own 1-2 vehicles	Own 2+ vehicles (minivans, SUVs)



TRADE AREA REPORT

Lakeland, FL 33813



Presented by  
**J Kyle Vreeland | Associate Broker**  
Florida Real Estate License: 3233818

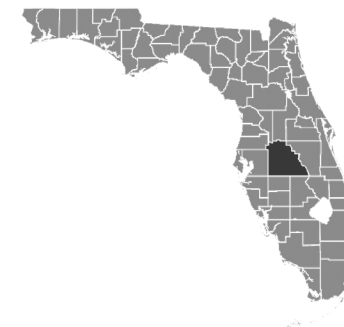


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RPR

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Trade Area Report

Lakeland, FL 33813

Lakeland, FL 33813: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Trade Area Report

Lakeland, FL 33813

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually







Trade Area Report

Lakeland, FL 33813

### Lakeland, FL 33813: Home Value Comparison

#### Median Estimated Home Value



This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

#### 12 mo. Change in Median Estimated Home Value



This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

#### Median Listing Price



This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

#### 12 mo. Change in Median Listing Price



This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly



Trade Area Report

Lakeland, FL 33813

### Lakeland, FL 33813: Economic Comparison

#### Average Household Income



This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)

#### Median Household Income



This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)

#### Per Capita Income



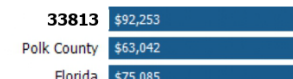
This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

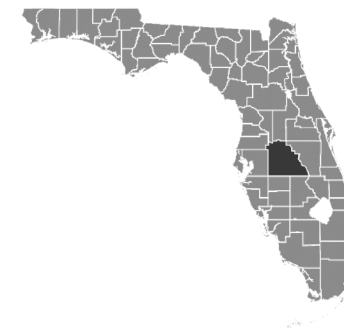
Update Frequency: Annually

■ 2022  
■ 2027 (Projected)

#### Average Disposable Income



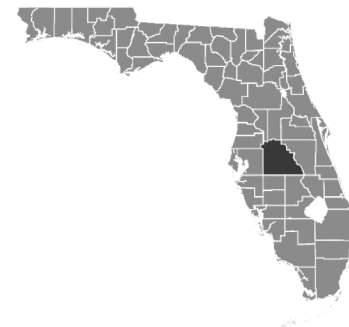
This chart shows the average disposable income in an area,



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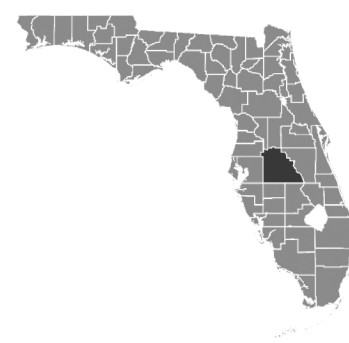
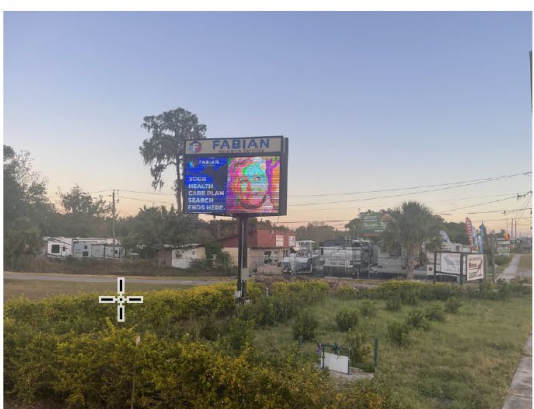
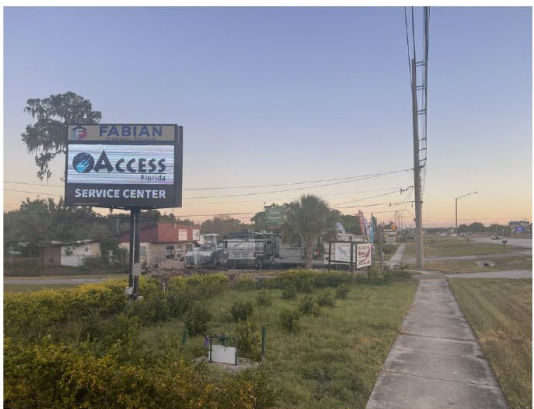
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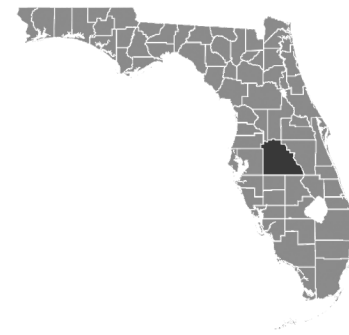
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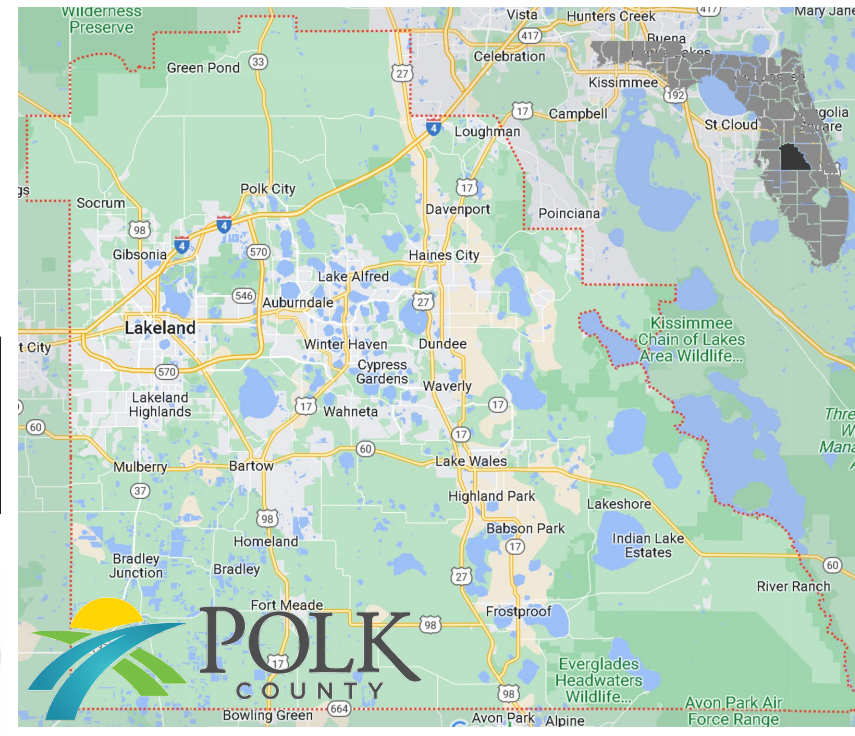


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- Situated centrally in the heart of the **Sunshine State, Lakeland, Florida**, is a compelling destination that marries the charm of a small town with the vibrant energy of a growing city. Surrounded by numerous freshwater lakes and splendid natural beauty, Lakeland is a picturesque locale attracting individuals and businesses alike with its unique blend of offerings.
- Geographically, Lakeland enjoys a strategic location on Florida's peninsula, serving as a midpoint between the bustling cities of Tampa and Orlando. This prime location provides businesses with easy access to two major markets, enabling them to tap into a larger consumer base without sacrificing the benefits of a smaller city living.
- Lakeland's economic landscape is as diverse as it is robust. The city hosts an array of industries, including healthcare, education, logistics, and advanced manufacturing, creating a resilient economy less prone to sector-specific downturns. With several established corporations and small enterprises thriving here, Lakeland is a fertile ground for business growth and innovation.
- Lakeland has an intricate infrastructure network that supports its status as a logistic hub. It houses the largest Publix distribution center and a colossal Amazon fulfillment center. Its well-connected roads, proximity to international airports, and access to ports make it a logistical paradise for businesses seeking streamlined distribution and supply chain processes.

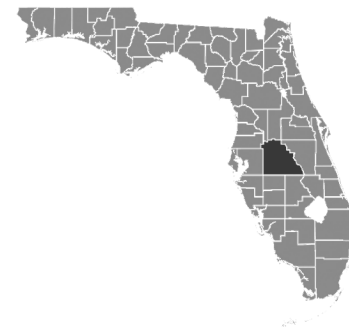
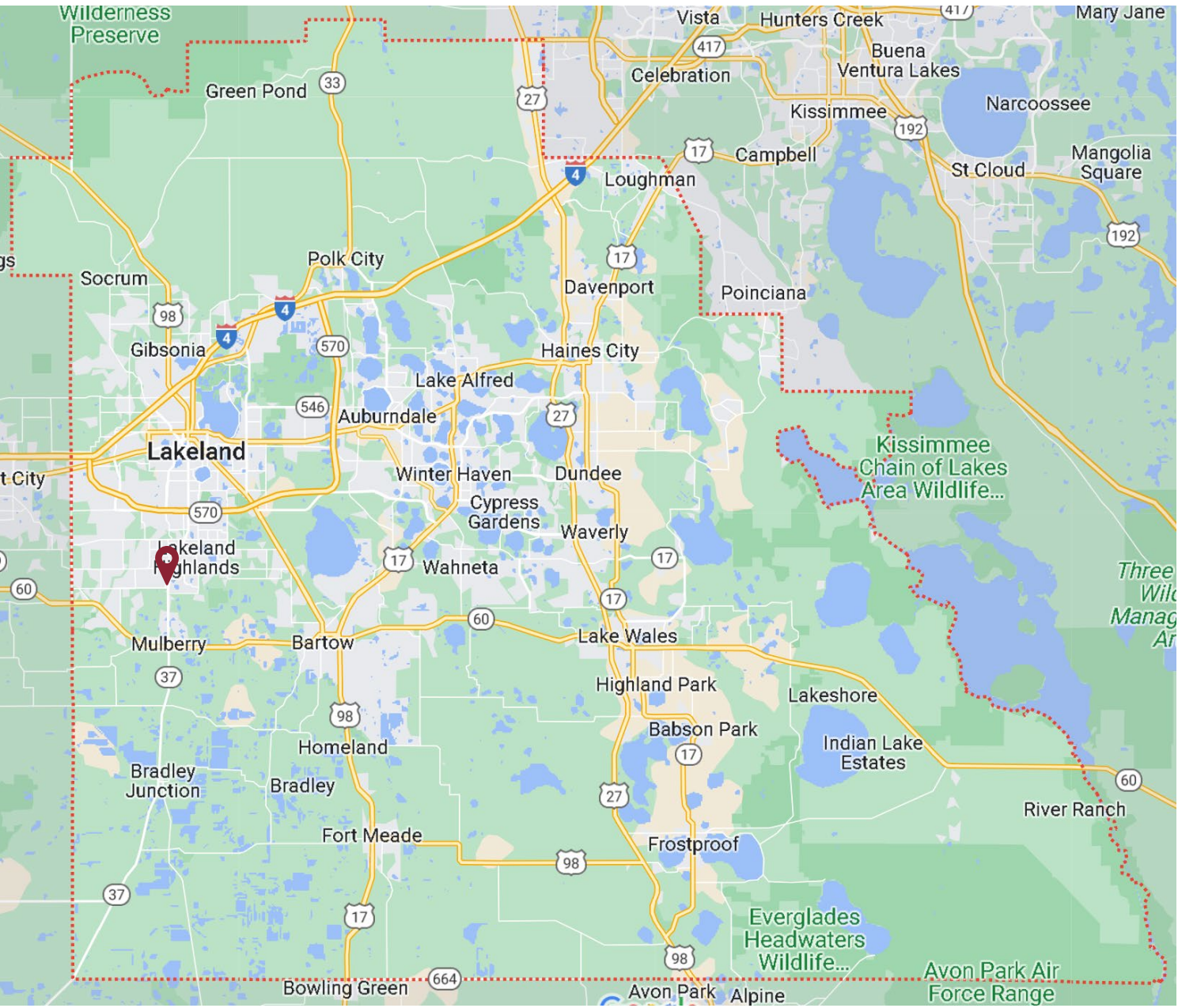


- Yet, Lakeland isn't all about work. The city provides an excellent quality of life, offering a cost of living significantly lower than the national average, making it an attractive location for workforce retention and recruitment. The city is home to Florida Southern College, which features the world's largest collection of Frank Lloyd Wright architecture, adding a unique cultural flavor to the city.
- The city takes pride in its recreational offerings with lakes that are ideal for boating and fishing, beautiful parks, walking trails, and award-winning golf courses. The thriving downtown area, sprinkled with art installations, locally owned boutiques, and eclectic restaurants, inspires a sense of community and livability that residents relish.
- Moreover, Lakeland has maintained its reputation for safety, fostering a family-friendly environment. Its healthcare facilities are top-notch, including the Lakeland Regional Health Medical Center, which is among the state's best.
- Investing in Lakeland also means investing in its future. The city is committed to sustainable development, with initiatives aimed at preserving its environmental richness. It's encouraging clean energy use and working on infrastructure improvements to ensure continued prosperity.
- Finally, Lakeland is a city that welcomes with open arms. It supports new and relocating businesses with various resources, including the Lakeland Economic Development Council, which actively works to provide assistance and foster a business-friendly environment.
- From a marketing perspective, Lakeland, Florida, presents a compelling case as a business location. The city's strategic location, robust economy, vibrant lifestyle, commitment to sustainability, and pro-business environment make it a standout choice. Coupled with the city's charm and natural beauty, these features position Lakeland as not just a place to do business, but a place to build a future.

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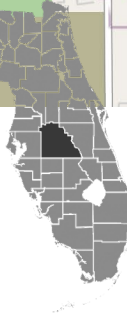
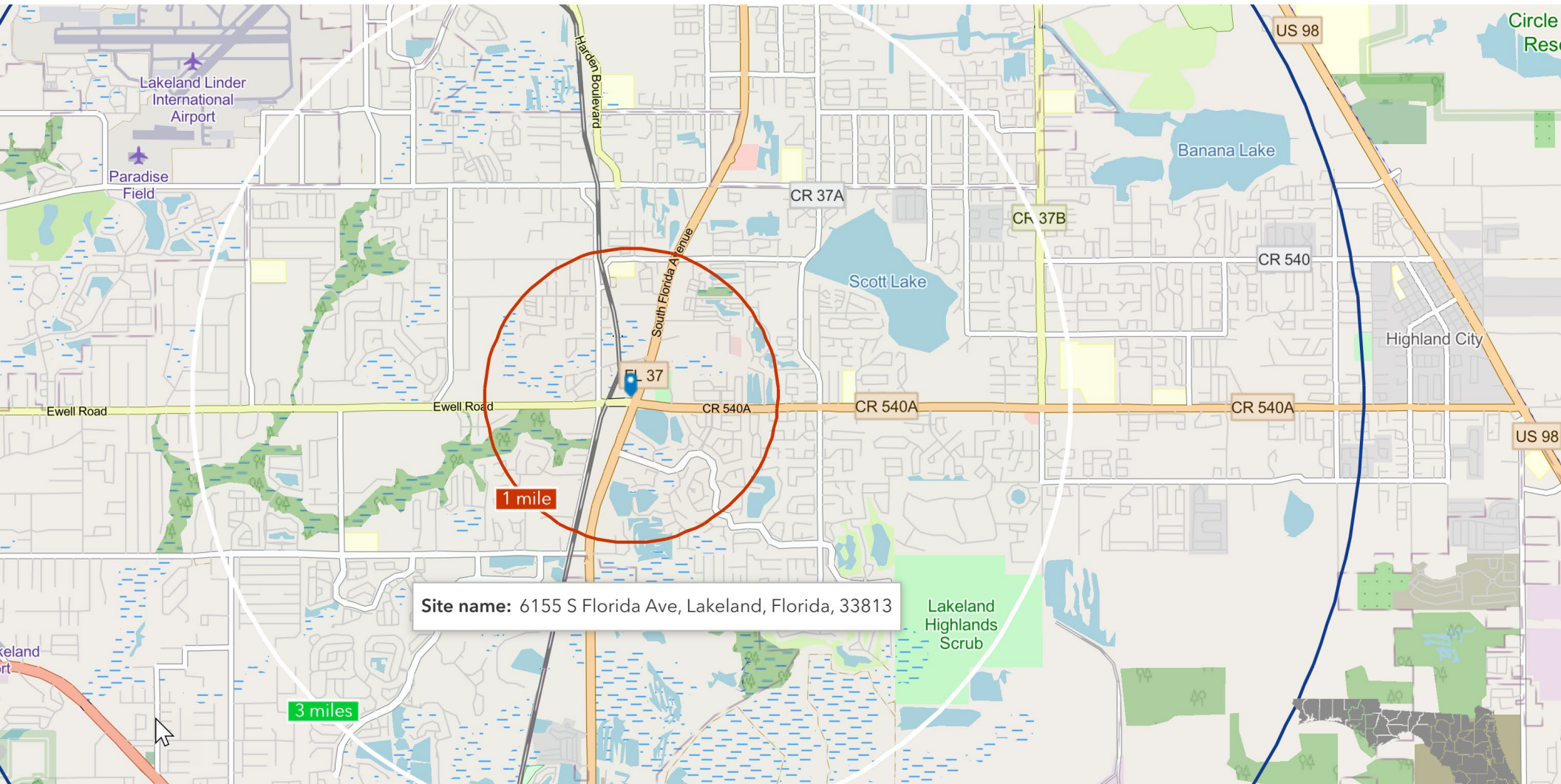
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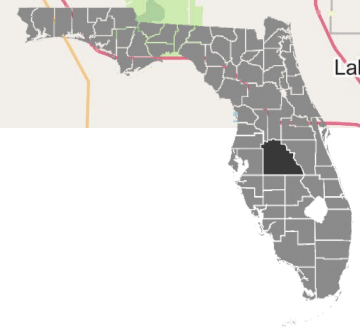
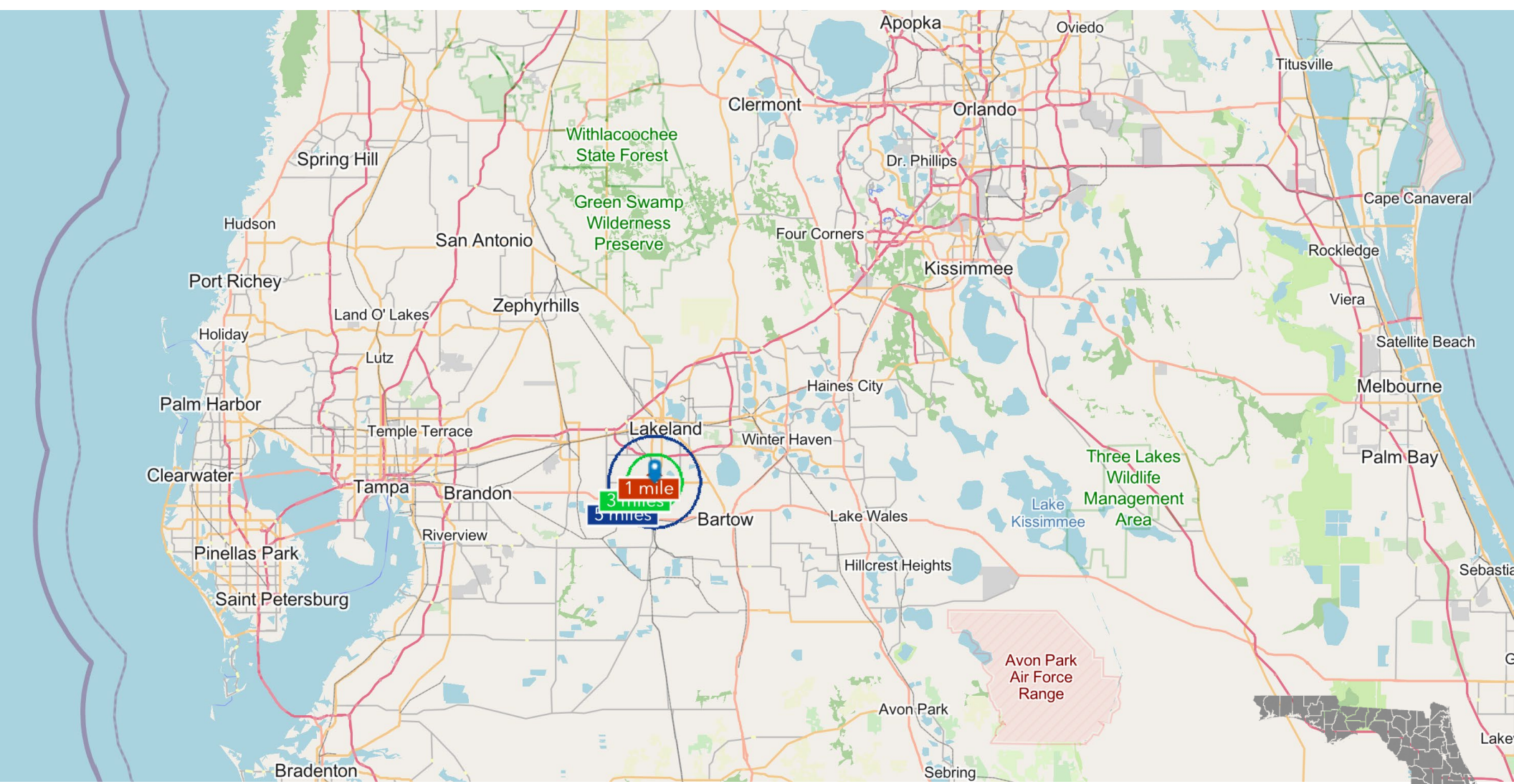
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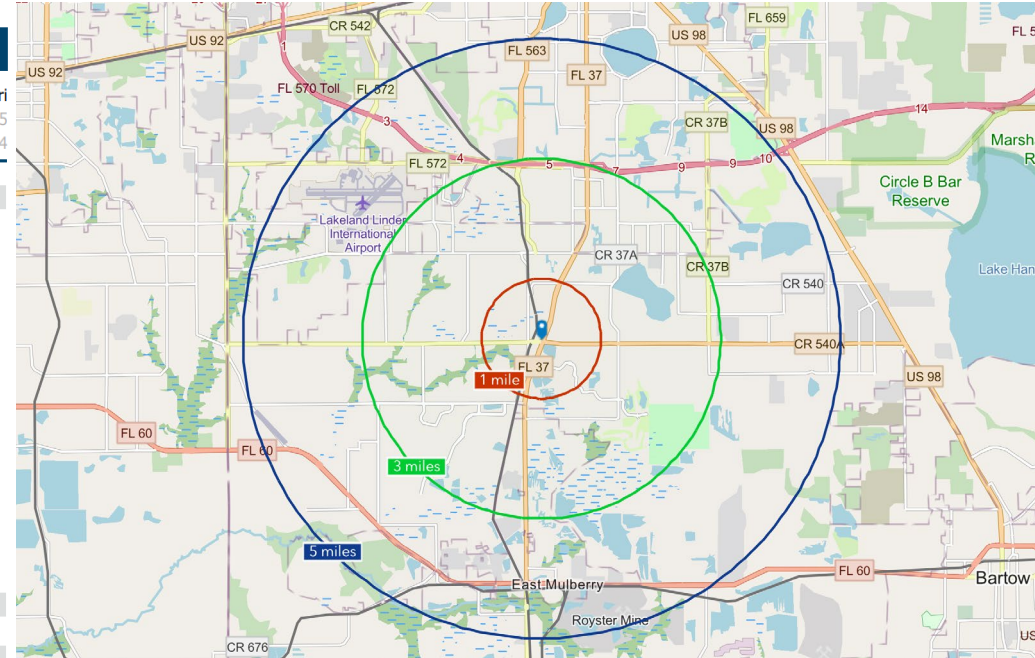




**Executive Summary**

6155 S Florida Ave, Lakeland, Florida, 33813  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 27.95415  
Longitude: -81.96944



	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,658	44,802	97,413
2020 Population	5,348	51,600	109,209
2023 Population	5,380	51,691	113,714
2028 Population	5,448	52,028	117,129
2010-2020 Annual Rate	1.39%	1.42%	1.15%
2020-2023 Annual Rate	0.18%	0.05%	1.25%
2023-2028 Annual Rate	0.25%	0.13%	0.59%
2020 Male Population	48.0%	48.3%	48.4%
2020 Female Population	52.0%	51.7%	51.6%
2020 Median Age	41.0	41.1	40.9
2023 Male Population	48.3%	48.8%	48.8%
2023 Female Population	51.7%	51.2%	51.2%
2023 Median Age	42.6	42.7	41.5

In the identified area, the current year population is 113,714. In 2020, the Census count in the area was 109,209. The rate of change since 2020 was 1.25% annually. The five-year projection for the population in the area is 117,129 representing a change of 0.59% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

**Median Age**

The median age in this area is 41.5, compared to U.S. median age of 39.1.

**Race and Ethnicity**

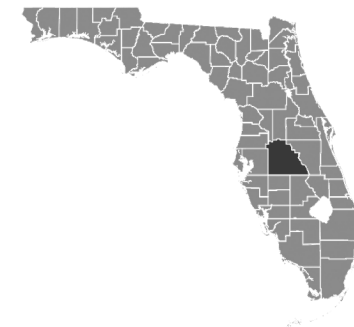
	1 mile	3 miles	5 miles
2023 White Alone	66.7%	71.9%	70.4%
2023 Black Alone	10.6%	8.2%	7.9%
2023 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2023 Asian Alone	1.6%	2.7%	3.0%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	7.1%	5.0%	5.9%
2023 Two or More Races	13.6%	12.0%	12.4%
2023 Hispanic Origin (Any Race)	22.3%	17.2%	19.1%

Persons of Hispanic origin represent 19.1% of the population in the identified area compared to 19.4% 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 64.0 in the identified area, compared to 72.1 for the U.S. as a whole.

**Households**

	1 mile	3 miles	5 miles
2023 Wealth Index	124	120	109
2010 Households	1,733	17,228	37,483
2020 Households	2,007	19,885	42,009
2023 Households	2,042	19,984	43,726
2028 Households	2,073	20,101	44,856
2010-2020 Annual Rate	1.48%	1.44%	1.15%
2020-2023 Annual Rate	0.53%	0.15%	1.24%
2023-2028 Annual Rate	0.30%	0.12%	0.51%
2023 Average Household Size	2.63	2.59	2.60

The household count in this area has changed from 42,009 in 2020 to 43,726 in the current year, a change of 1.24% annually. The five-year projection of households is 44,856, a change of 0.51% annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2020. The number of families in the current year is 31,071 in the specified area.



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## Executive Summary

6155 S Florida Ave, Lakeland, Florida, 33813  
 Rings: 1, 3, 5 mile radii  
 Prepared by Esri  
 Latitude: 27.95415  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	25.1%	21.9%	21.8%
<b>Median Household Income</b>			
2023 Median Household Income	\$69,410	\$79,626	\$75,206
2028 Median Household Income	\$78,278	\$88,777	\$84,330
2023-2028 Annual Rate	2.43%	2.20%	2.32%
<b>Average Household Income</b>			
2023 Average Household Income	\$106,056	\$109,292	\$104,329
2028 Average Household Income	\$120,599	\$124,546	\$119,147
2023-2028 Annual Rate	2.60%	2.65%	2.69%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$40,081	\$41,967	\$40,059
2028 Per Capita Income	\$45,673	\$47,764	\$45,562
2023-2028 Annual Rate	2.65%	2.62%	2.61%
<b>GINI Index</b>			
2023 Gini Index	40.1	37.6	38.7

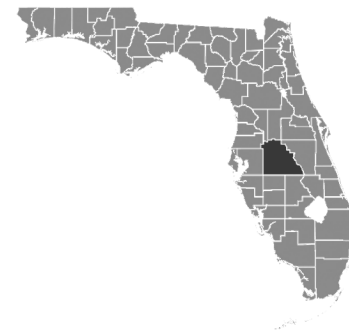
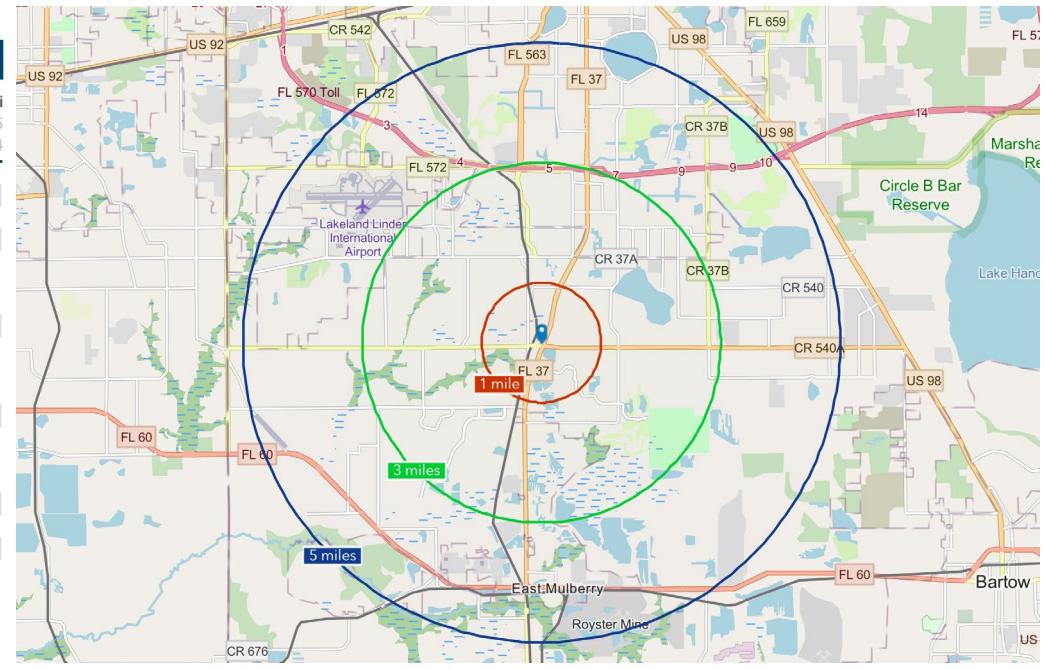
**Households by Income**  
 Current median household income is \$75,206 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$84,330 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$104,329 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$119,147 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,059 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,562 in five years, compared to \$47,525 for all U.S. households

	1 mile	3 miles	5 miles
<b>Housing</b>			
2023 Housing Affordability Index	99	113	114
2010 Total Housing Units	1,947	18,820	41,876
2010 Owner Occupied Housing Units	1,281	13,440	27,988
2010 Renter Occupied Housing Units	451	3,784	9,495
2010 Vacant Housing Units	214	1,592	4,393
2020 Total Housing Units	2,177	20,986	45,452
2020 Owner Occupied Housing Units	1,388	15,104	30,831
2020 Renter Occupied Housing Units	619	4,781	11,178
2020 Vacant Housing Units	138	1,101	3,449
2023 Total Housing Units	2,179	20,834	46,746
2023 Owner Occupied Housing Units	1,524	15,581	33,042
2023 Renter Occupied Housing Units	518	4,403	10,684
2023 Vacant Housing Units	137	850	3,020
2028 Total Housing Units	2,187	21,214	48,169
2028 Owner Occupied Housing Units	1,567	15,916	34,621
2028 Renter Occupied Housing Units	506	4,185	10,235
2028 Vacant Housing Units	114	1,113	3,313
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	52.2	53.6	51.0

Currently, 70.7% of the 46,746 housing units in the area are owner occupied; 22.9%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 45,452 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.87%. Median home value in the area is \$272,258, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.52% annually to \$279,451.



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**Jim Steinbauer, SIOR**  
Vice President - Broker

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 3,400 have qualified for this designation. For over 37 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and three grandsons.



**J. Kyle Vreeland**  
Associate - Broker

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle’s focus is on commercial development, construction, and sales. His experience spans over \$550M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

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NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.



The SOCIETY OF INDUSTRIAL AND OFFICE REALTORS® is the leading global professional office and industrial real estate association. With 3,700 members in 45 countries and 722 cities, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.

## What the SIOR Professional Can Do For You

As members of The Society of Industrial and Office Realtors James J. Steinbauer, John R. Steinbauer and J.R. Steinbauer, Jr. hold the designation of Specialist in Industrial and Office Real Estate (SIOR). This is an organization which specializes in handling and coordinating all phases of Industrial and Commercial real estate activity. With more than 3,000 members in virtually every State, Canada, Puerto Rico, Europe, Asia and South Africa, members of the Society have the unique capability of providing local, national, and international cooperative transactions.

SIOR members work effectively with over 1,000 cooperating offices in more than 580 cities worldwide. What does this mean to you? It means that the SIOR member with whom you work in your local area can locate a facility or site to meet your precise specifications in your home area or anywhere in North America and abroad. While you attend to other responsibilities at home, your SIOR contact assembles a list of properties meeting your requirements.

- Hello and welcome to Steinbauer CRE, your go-to source for commercial real estate in Florida!
- We are excited to help you find, sell or lease commercial property for your business needs, whether you're looking for an office space, a retail location, or an industrial property.
- Our team of experienced and knowledgeable real estate professionals is here to guide you through every step of the process, from searching for the right property to negotiating the best deal.
- Marketing your property for sale brings forward our extensive network, through out the state and nation, lead by our state of art marketing team.
- Florida is a thriving business hub, with a diverse economy and a growing population. Our state offers endless opportunities for businesses of all sizes, and we're proud to help our clients find the perfect property in the Sunshine State.
- At Steinbauer CRE, we believe in providing personalized service to each and every one of our clients. We understand that each business is unique, and we work hard to understand your specific needs and goals. Our goal is to help you find the perfect property that meets your business needs and fits within your budget.
- We invite you to explore our website and learn more about our available properties and services. You can also contact us directly to speak with one of our experienced real estate professionals. We look forward to working with you and helping you achieve your business goals in Florida.
- Thank you for choosing Steinbauer CRE as your commercial real estate partner. We look forward to serving you!

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