



South Florida Ave



5955 SOUTH FLORIDA AVENUE DEVELOPMENT LAND

PRIME LOCATION ON HIGHLY ACTIVE COMMERCIAL CORRIDOR

11.82 ± Total Acres • Lakeland, Florida • Polk County



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South Florida Ave

SAUNDERS RALSTON DANTZLER



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Social Security
Office

MILLER'S
ALE-HOUSE

CITIZENS
Bank & Trust

SONNY'S
BBQ

406 ± FT

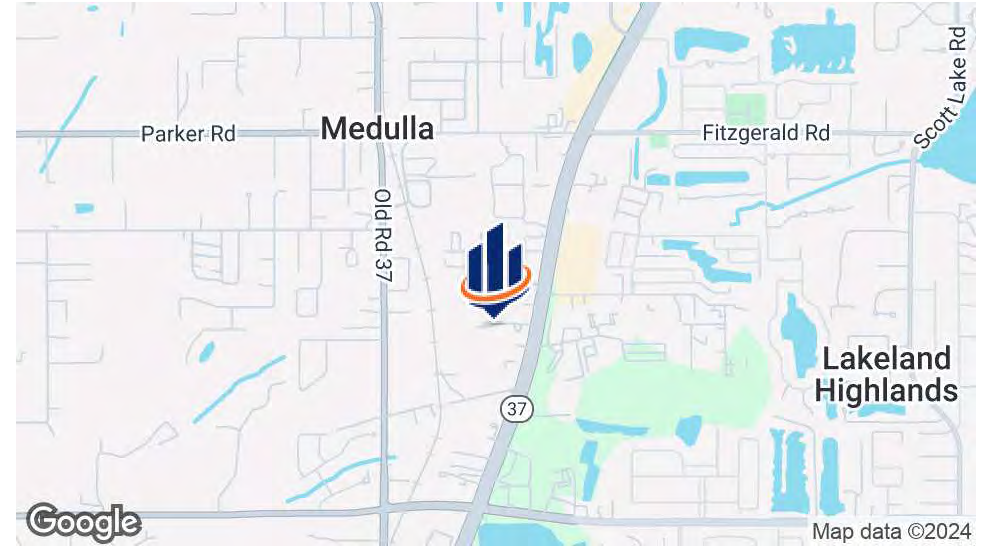
1,343 ± FT

1,230 ± FT

1 PROPERTY INFORMATION

5955 FLORIDA AVE S
Lakeland, FL 33813

Property Summary



Sale Price **\$4,950,000**

OFFERING SUMMARY

Total Acres:	11.82 ± Acres
Upland Acres:	10 ± Acres
Price / Upland Acre:	\$495,000
Zoning:	BPC-2
Utilities:	Water and Sewer
APN:	23-29-13-000000-032030

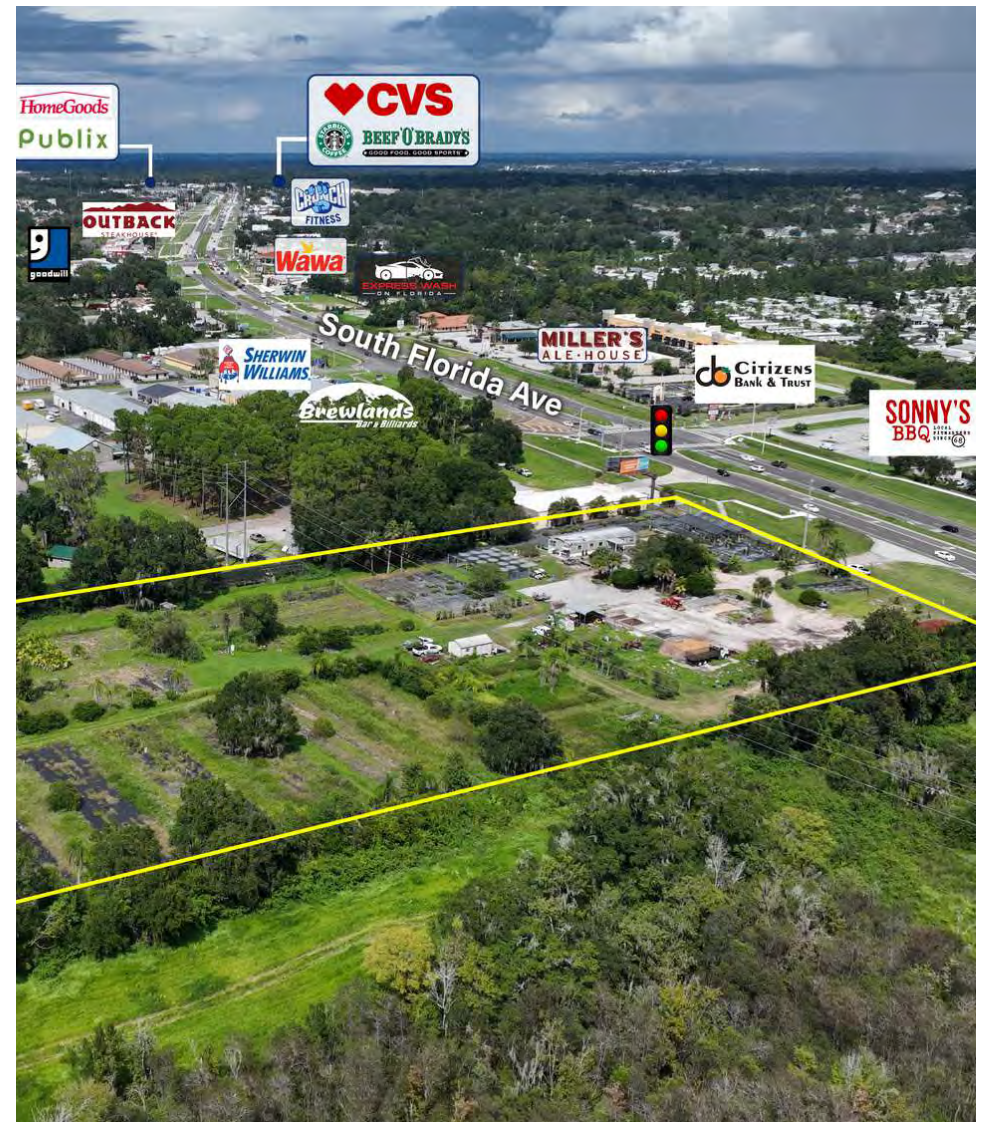
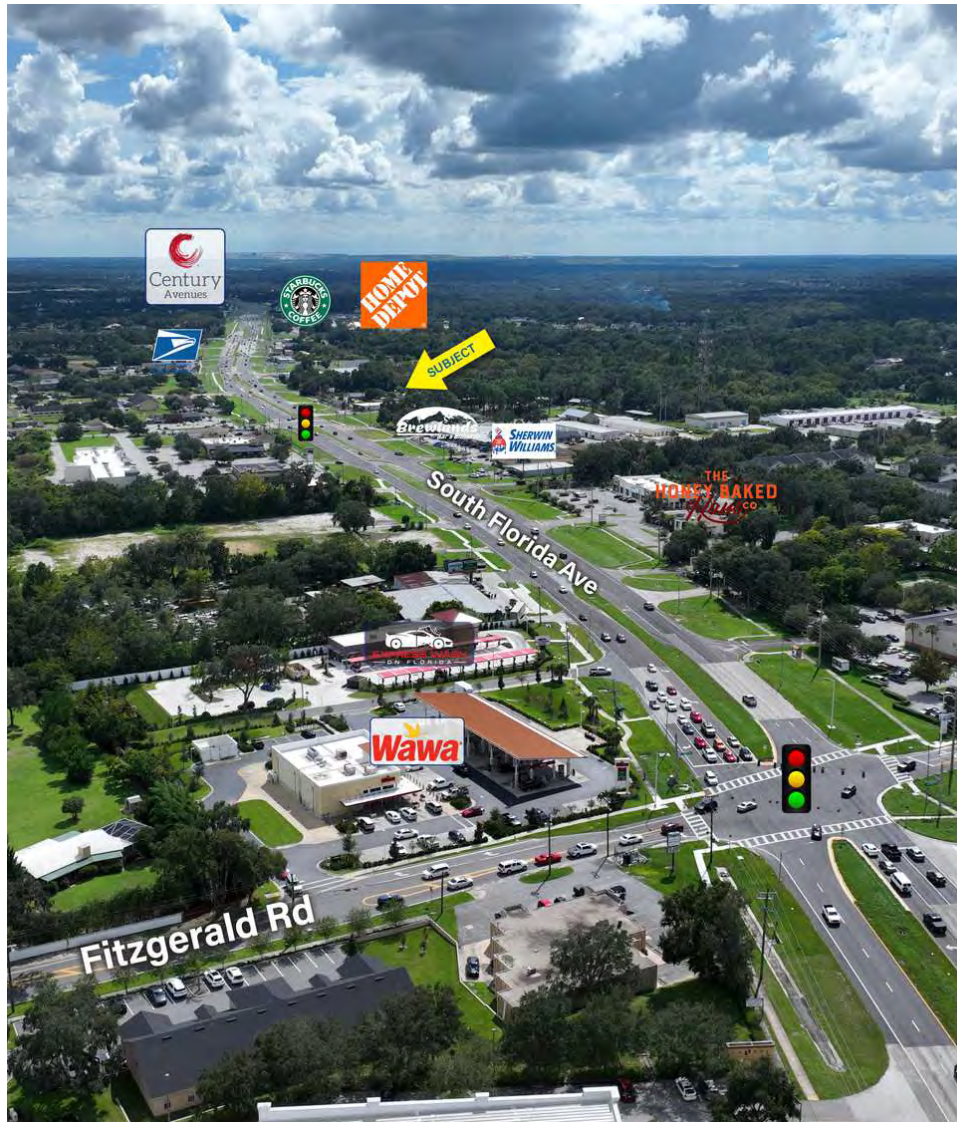
PROPERTY OVERVIEW

The last undeveloped large tract fronting South Florida Ave North of CR-540A and South of the Polk Parkway in the City of Lakeland. The future land use is BPC-2 which allows for a variety of commercial [C1, C2, C3] or business park uses, including self-storage, automobile sales, and leasing, as well as warehousing and light manufacturing, among others. In addition, the property is located less than 3,000 FT North of the highly active South Florida Ave and CR-540A intersection. The immediate market of South Lakeland delivers one of the most economically affluent demographics in the city, which has been a growth driver in recent years.

PROPERTY HIGHLIGHTS

- 400 ± FT Frontage on S FL Ave
- 36,500 Cars/ Day Traffic

Aerial Photos



South Florida Ave

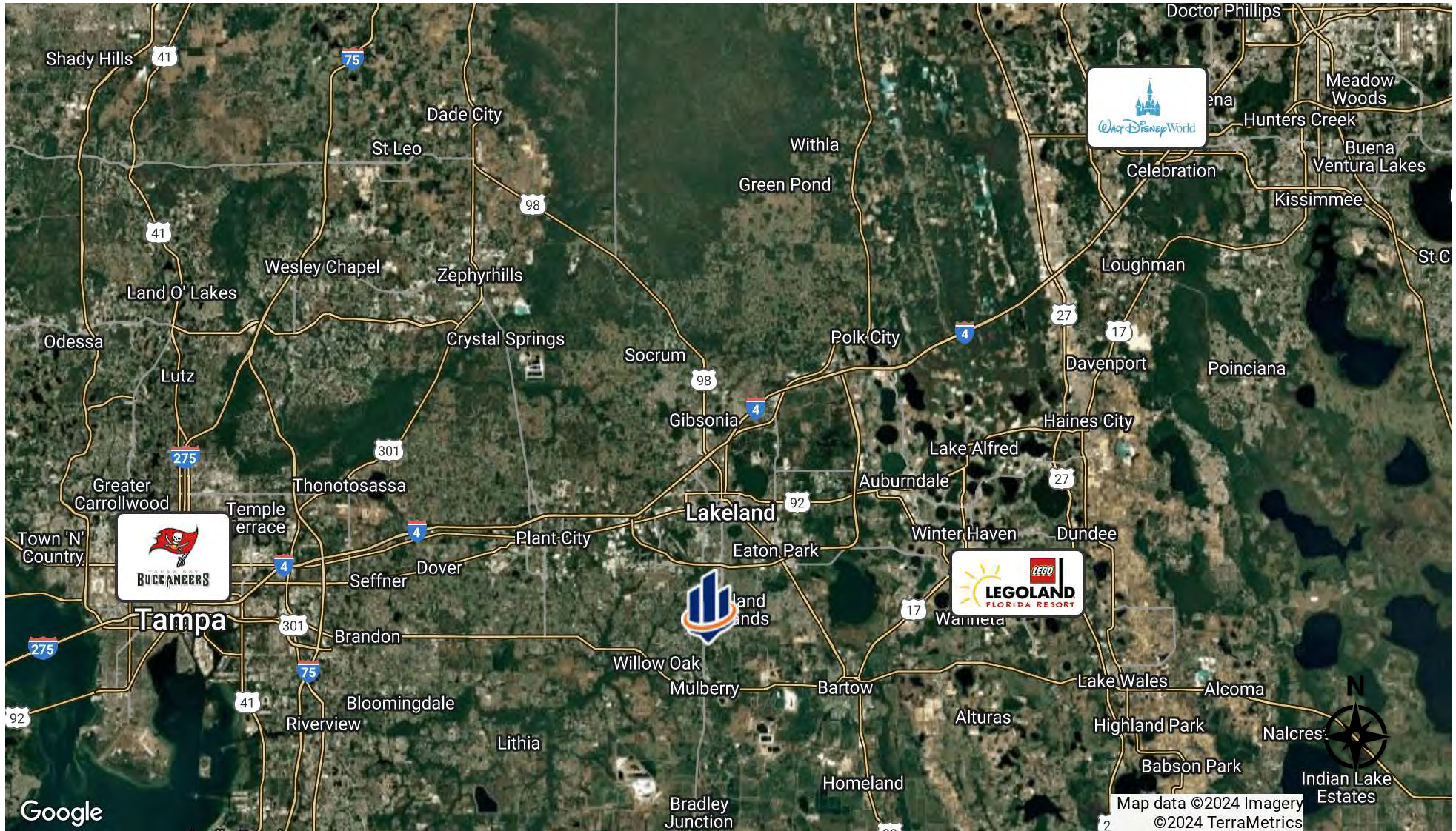
36,500 ±
Cars/Day

406 ± FT

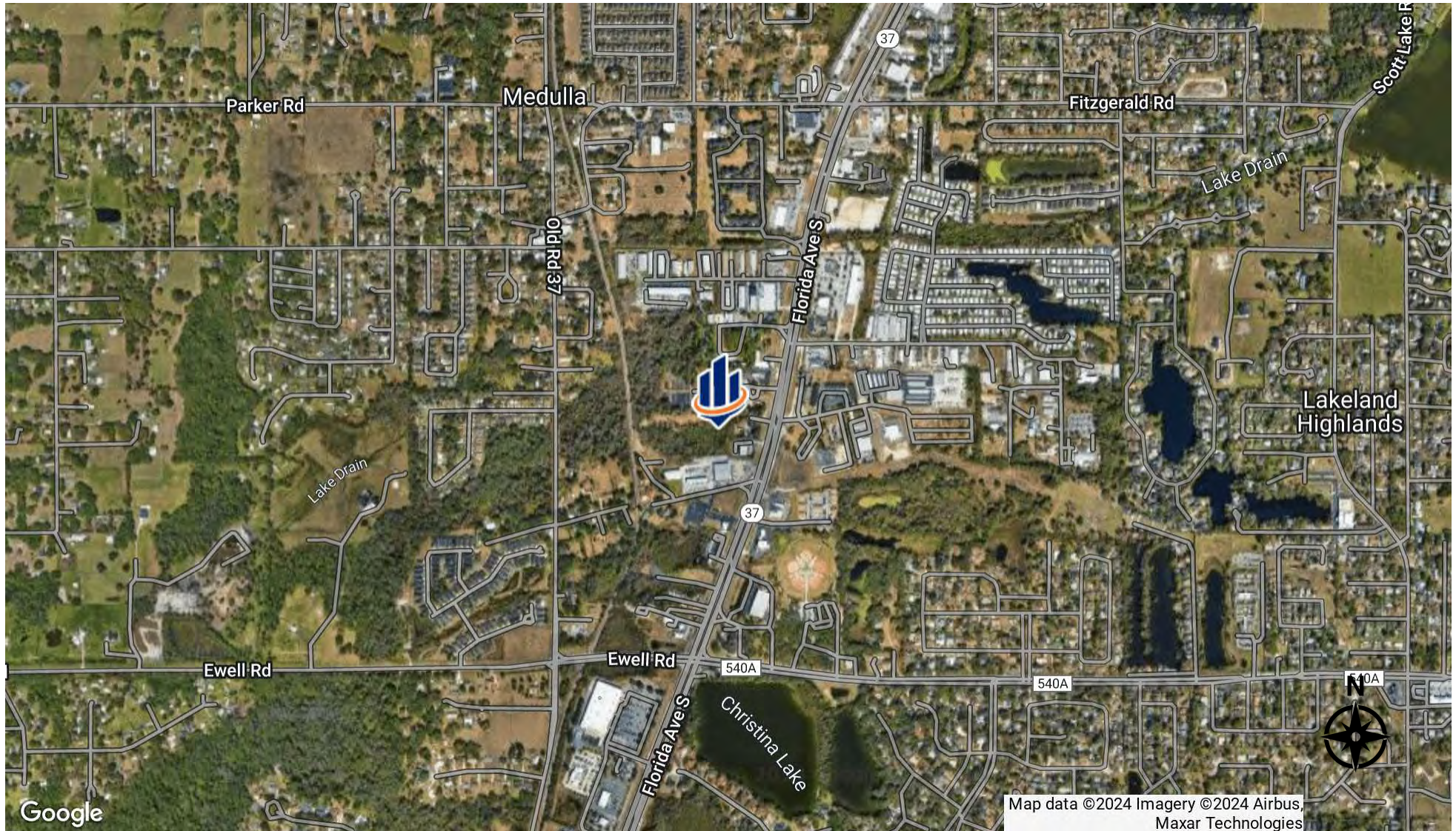
2 LOCATION INFORMATION

5955 FLORIDA AVE S
Lakeland, FL 33813

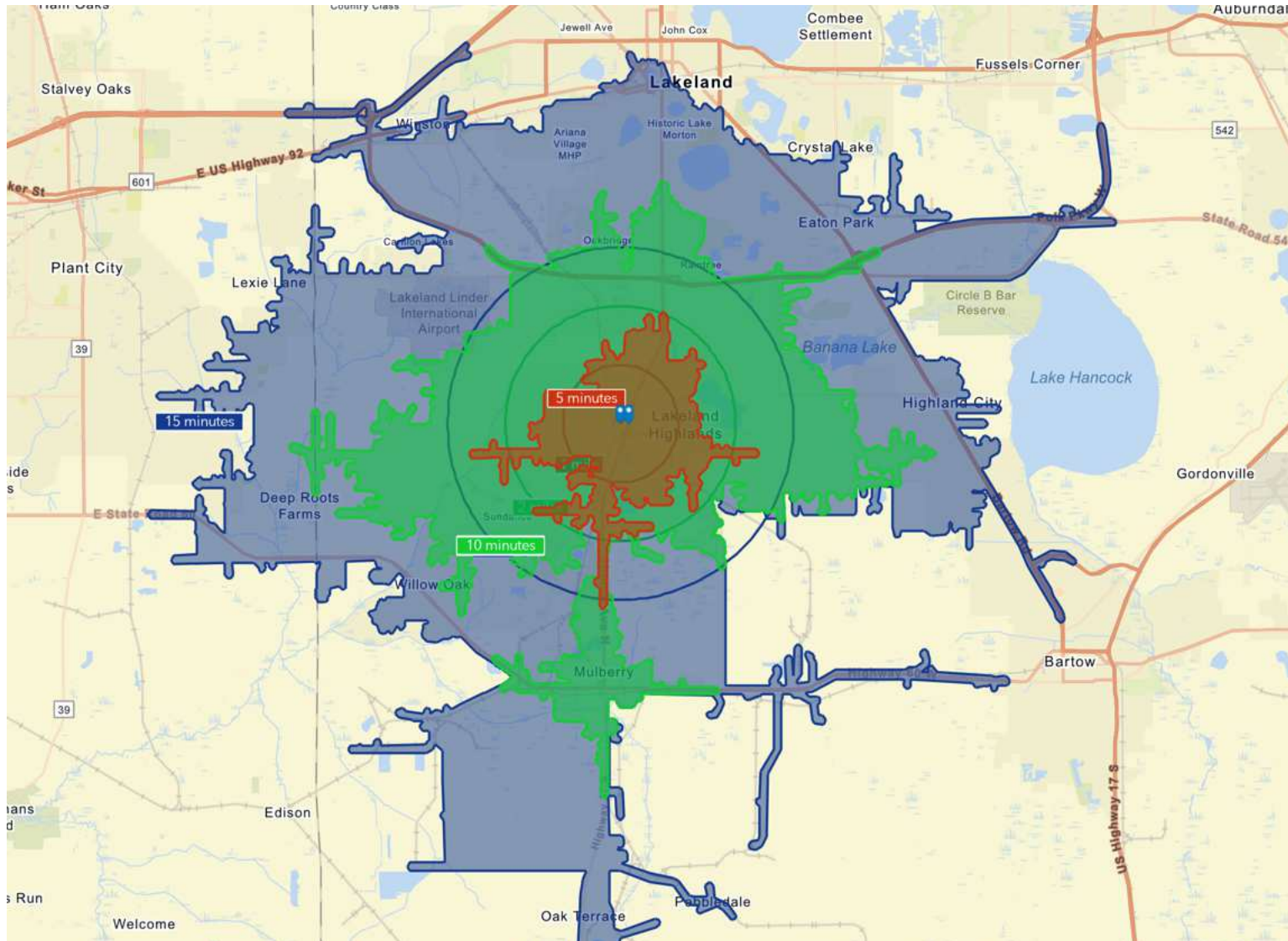
Regional Map



Location Map



Drive Time Map



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Lakeland	Lakeland Zips	Polk County	FL	US
Population	6,052	25,989	51,885	12,665	74,895	158,072	38,229	121,710	282,366	812,640	22,779,514	338,440,954
Households	2,290	10,186	20,161	4,765	28,792	59,310	14,238	48,929	108,580	303,601	9,084,882	130,716,571
Families	1,589	7,151	14,275	3,411	20,340	40,105	10,723	28,708	71,809	207,373	5,826,884	83,629,781
Average Household Size	2.64	2.55	2.57	2.66	2.60	2.59	2.68	2.33	2.53	2.62	2.45	2.53
Owner Occupied Housing Units	1,516	7,592	15,313	3,409	21,854	42,186	11,703	27,969	72,897	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	774	2,594	4,848	1,356	6,938	17,124	2,535	20,960	35,683	87,510	3,054,947	46,583,487
Median Age	39.9	42.1	41.8	40.6	41.6	39.6	42.6	40.0	40.6	41.2	43.5	39.3
Income												
Median Household Income	\$67,228	\$85,618	\$88,329	\$82,739	\$86,787	\$79,388	\$101,294	\$59,505	\$67,603	\$63,515	\$74,715	\$79,068
Average Household Income	\$90,642	\$104,350	\$109,110	\$103,993	\$105,731	\$97,409	\$122,687	\$80,863	\$87,140	\$83,346	\$105,305	\$113,185
Per Capita Income	\$34,640	\$40,851	\$42,186	\$39,432	\$40,536	\$36,693	\$45,698	\$32,709	\$33,593	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate												
Population	1.39%	0.99%	1.16%	1.05%	1.35%	1.36%	1.09%	1.32%	1.44%	1.93%	0.93%	0.38%
Households	1.35%	0.93%	1.11%	1.00%	1.26%	1.31%	1.03%	1.33%	1.40%	1.84%	1.15%	0.64%
Families	1.28%	0.81%	1.02%	0.92%	1.20%	1.25%	1.00%	1.27%	1.31%	1.80%	1.12%	0.56%
Owner HHs	2.69%	1.83%	1.93%	2.09%	2.09%	2.15%	1.45%	2.24%	2.16%	2.37%	1.66%	0.97%
Median Household Income	3.70%	3.37%	2.86%	3.53%	3.03%	2.92%	1.95%	4.15%	3.66%	4.27%	3.25%	2.95%

- Over 158,000 people with a median age of 39.6 within a 15-minute drive from the property.
- Median household income of over \$88,000 within a 3-mile radius from the property.

Benchmark Demographics



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

Households by Income

<\$15,000	7.40%	6.10%	5.10%	6.00%	5.50%	7.40%	4.80%	10.80%	9.00%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	6.80%	5.20%	5.20%	6.30%	5.10%	6.10%	4.00%	8.40%	7.50%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	9.20%	7.40%	6.00%	8.10%	6.30%	8.00%	5.20%	11.40%	9.80%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	13.90%	10.40%	10.30%	10.80%	10.60%	10.80%	7.70%	12.40%	12.20%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	16.60%	13.80%	14.10%	13.50%	14.10%	14.30%	11.50%	15.20%	14.90%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	15.20%	14.50%	15.40%	14.20%	15.30%	15.00%	15.70%	13.50%	13.90%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	16.70%	24.50%	24.00%	22.30%	24.60%	22.60%	24.80%	18.00%	20.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	7.50%	10.00%	10.60%	9.90%	10.10%	8.70%	14.00%	5.70%	7.40%	6.70%	8.60%	9.50%
\$200,000+	6.60%	8.20%	9.30%	8.90%	8.40%	7.10%	12.30%	4.70%	5.30%	4.60%	10.40%	12.60%

Population by Age

0 - 4	5.50%	5.10%	5.20%	5.30%	5.20%	5.40%	5.00%	5.10%	5.30%	5.40%	4.70%	5.50%
5 - 9	5.90%	5.70%	5.80%	6.00%	5.80%	5.80%	5.90%	5.20%	5.70%	5.70%	5.10%	5.80%
10 - 14	7.10%	6.40%	6.40%	6.90%	6.40%	6.30%	6.80%	5.50%	6.00%	6.20%	5.40%	6.00%
15 - 19	7.00%	6.40%	6.30%	6.70%	6.30%	6.50%	6.60%	6.10%	6.40%	6.30%	5.80%	6.40%
20 - 24	6.10%	5.50%	5.60%	5.80%	5.70%	7.50%	5.50%	8.50%	7.00%	6.30%	6.10%	6.80%
25 - 34	11.70%	11.30%	11.40%	11.40%	11.70%	12.40%	9.80%	13.50%	12.60%	12.40%	12.30%	13.50%
35 - 44	13.30%	13.50%	13.70%	13.70%	13.40%	13.00%	13.80%	11.60%	12.20%	12.40%	12.50%	13.30%
45 - 54	12.60%	12.30%	12.40%	12.50%	12.60%	12.00%	13.00%	10.60%	11.60%	11.60%	12.10%	12.10%
55 - 64	12.70%	13.00%	12.50%	12.90%	12.70%	12.10%	12.90%	11.70%	12.40%	12.30%	13.30%	12.30%
65 - 74	10.20%	11.60%	11.40%	10.80%	11.30%	10.60%	11.70%	11.50%	11.50%	11.90%	12.30%	10.40%
75 - 84	6.00%	7.20%	7.10%	6.10%	6.80%	6.30%	7.00%	7.70%	7.00%	7.40%	7.70%	5.70%
85+	1.80%	2.00%	2.10%	1.80%	2.00%	2.10%	2.10%	3.00%	2.30%	2.20%	2.70%	2.00%

Race and Ethnicity

White Alone	60.40%	69.00%	69.50%	65.80%	69.10%	65.10%	71.40%	57.00%	61.70%	57.00%	56.50%	60.30%
Black Alone	13.70%	9.50%	8.50%	10.70%	8.60%	10.00%	7.10%	19.10%	14.30%	15.00%	15.00%	12.50%
American Indian Alone	0.40%	0.30%	0.30%	0.40%	0.40%	0.50%	0.30%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.40%	2.30%	2.80%	2.00%	3.30%	2.70%	4.10%	2.20%	2.50%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.60%	5.60%	5.20%	6.70%	5.40%	7.80%	4.00%	8.20%	7.70%	10.70%	7.60%	8.80%
Two or More Races	15.40%	13.40%	13.60%	14.50%	13.30%	13.90%	13.00%	12.90%	13.20%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	27.10%	20.00%	19.30%	22.90%	19.50%	23.60%	17.00%	23.20%	23.00%	29.80%	27.60%	19.60%



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.

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GOOD FOOD. GOOD SPORTS.

9
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OUTBACK
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CRUNCH
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Wawa

EXPRESS WASH
ON FLORIDA

SHERWIN
WILLIAMS

Brewlands
Bar & Billiards

South Florida Ave

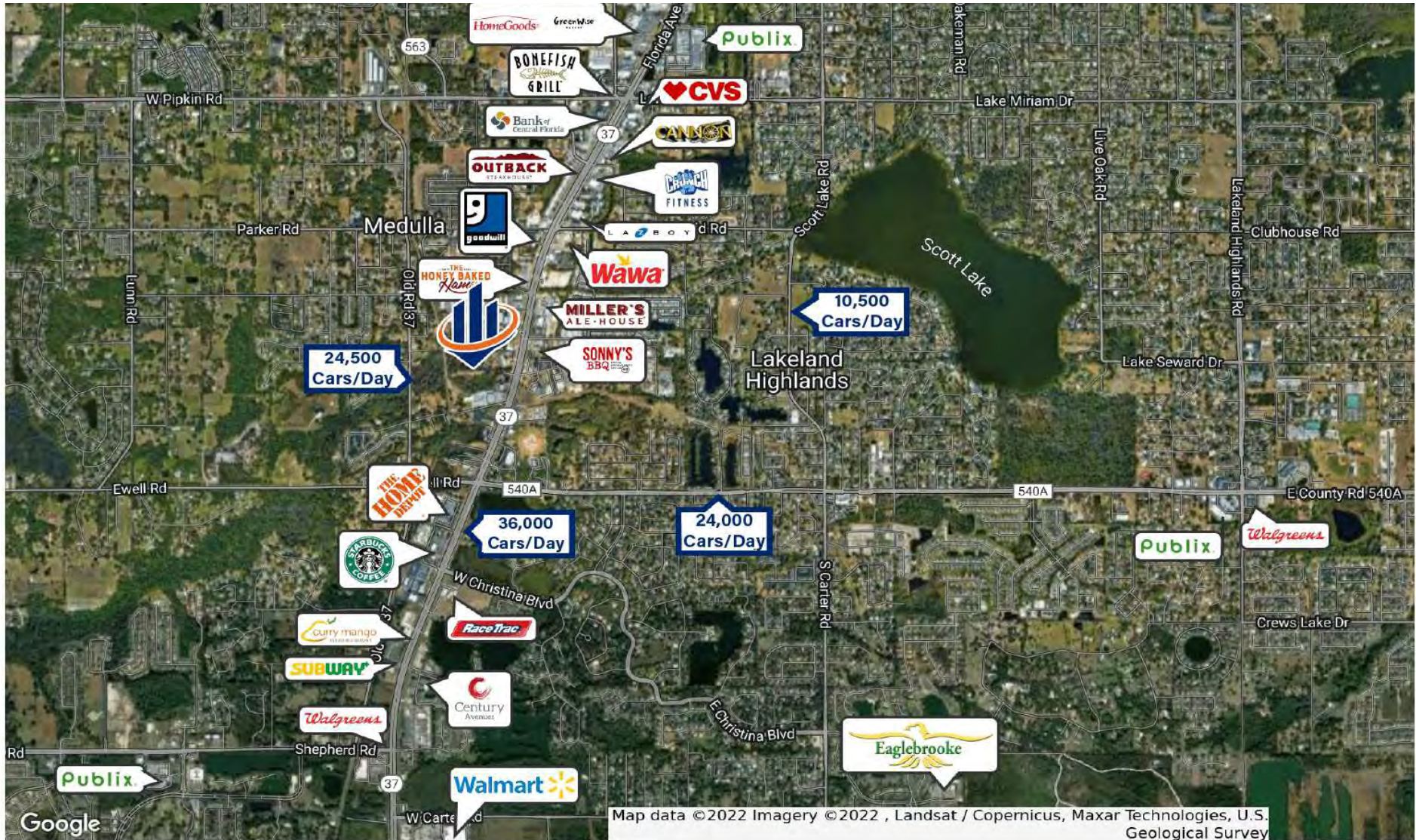
MILLER'S
ALE HOUSE

db
CITIZENS
Bank & Trust

3 MAPS AND PHOTOS

5955 FLORIDA AVE S
Lakeland, FL 33813

Market Retailer Map



Trade Area Map



Retailer Map



Developments Map





South Florida Ave



4 AGENT AND COMPANY INFO

5955 FLORIDA AVE S
Lakeland, FL 33813



Fitzgerald Rd





DAVID GOFFE, CCIM

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FL #SL578607

PROFESSIONAL BACKGROUND

David A. Goffe, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee [CCIM]. He also holds the Short Sale Resource certification [SFR] and the Certified Distressed Property Expert [CDPE] professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” [site selection] as well as “site seeking use” [lease marketing for property owners/landlords] transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection



GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

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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.



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.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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 SVNsaunders.com

HEADQUARTERS

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