



5955 South Florida Avenue Development Land

5955 FLORIDA AVE S, Lakeland, Florida 33813

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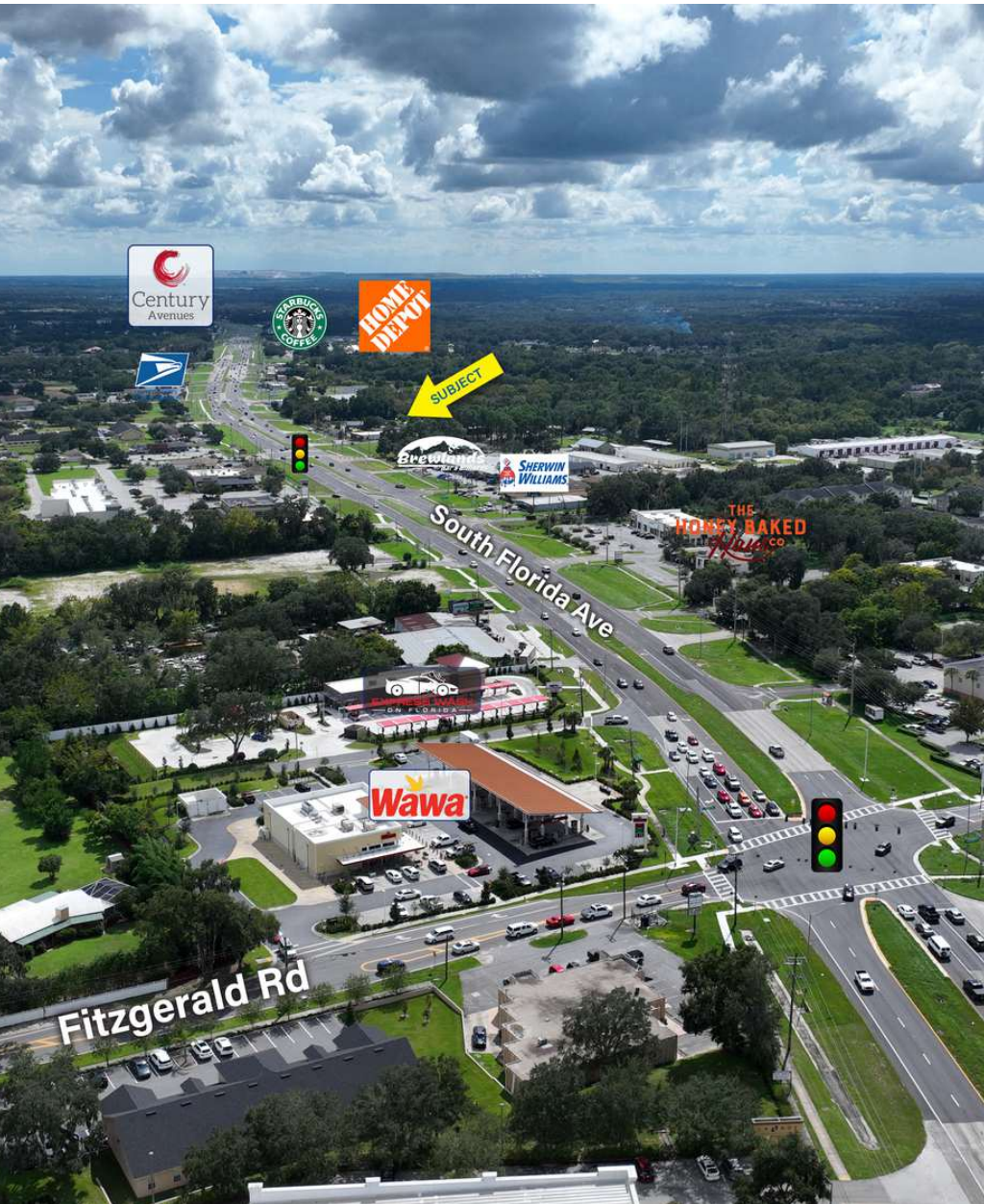
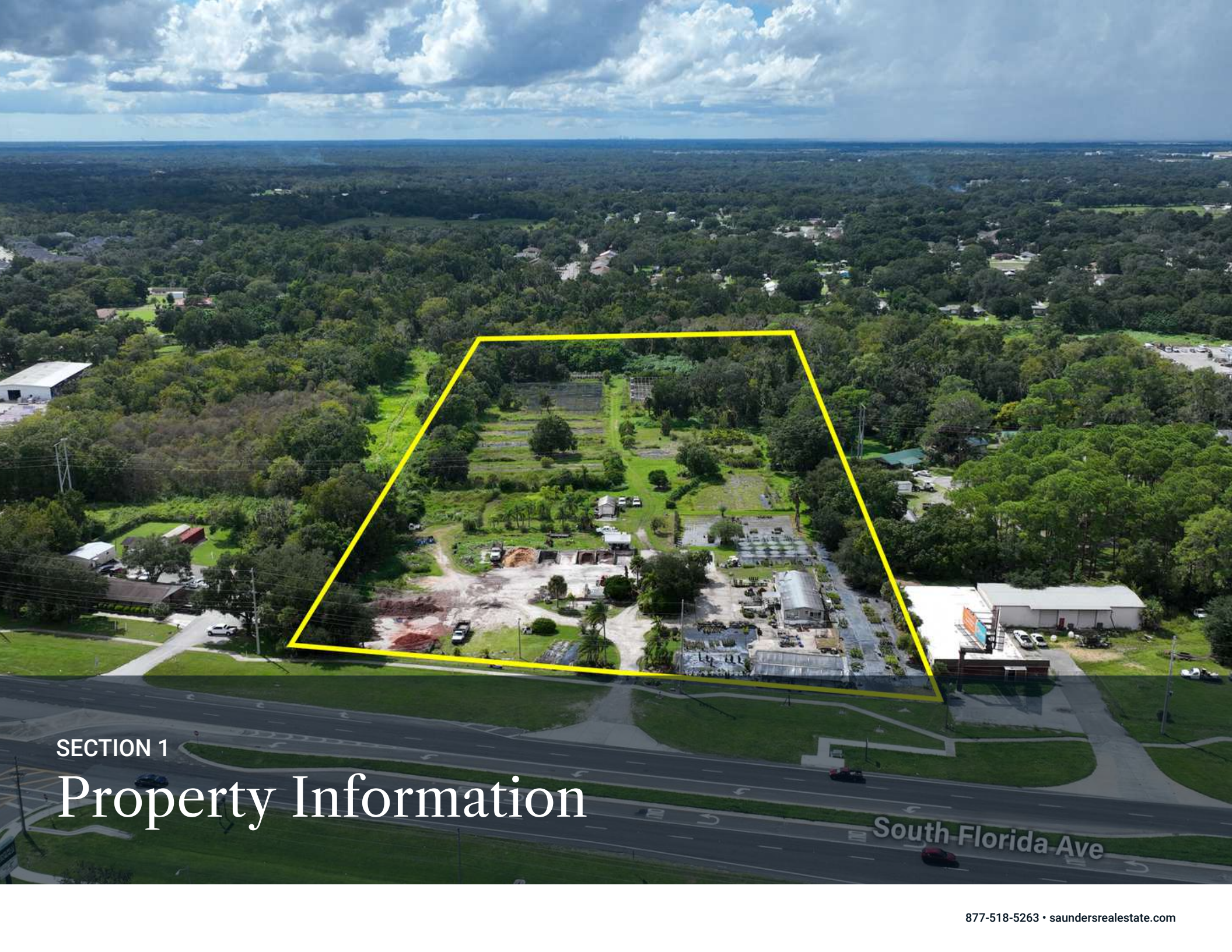


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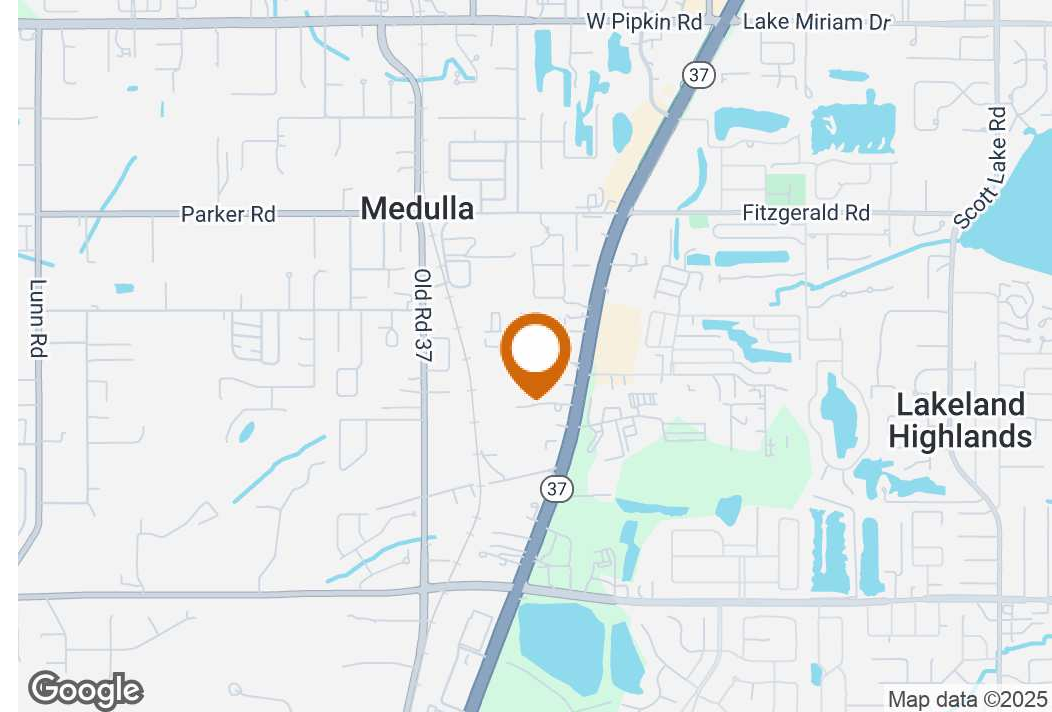
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SECTION 1

Property Information

South Florida Ave



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.

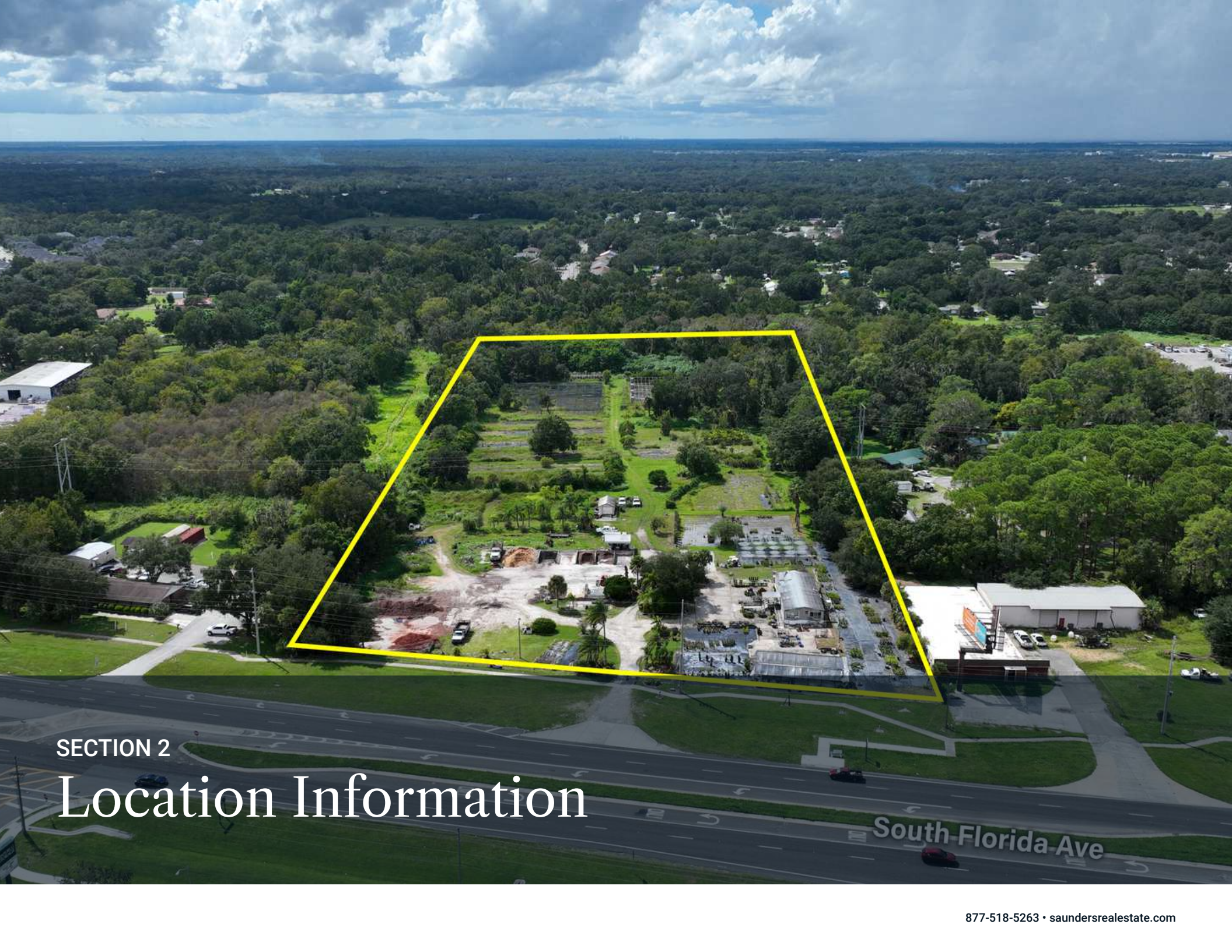
Construction of a new 12,000 ± SF BayCare Emergency Department will begin in 2025 at 5501 S. Florida Ave, just 0.3 ± miles north of the subject property. The new facility will focus on providing emergency care for children and will house 12 emergency care beds, plus three “fast-track” rooms for patients who require less-acute care.

Property Highlights

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

AERIAL PHOTOS

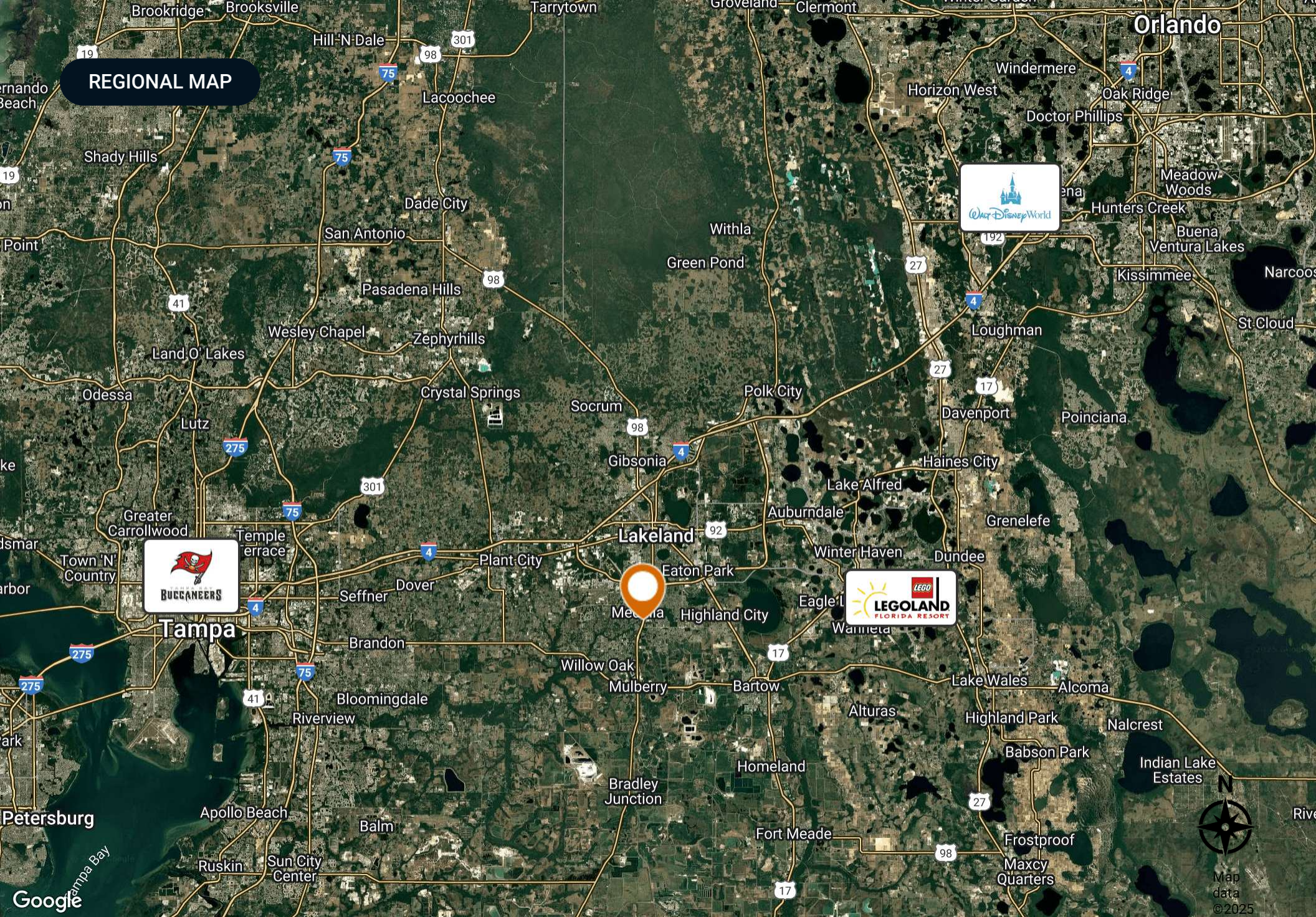




SECTION 2

Location Information

South Florida Ave

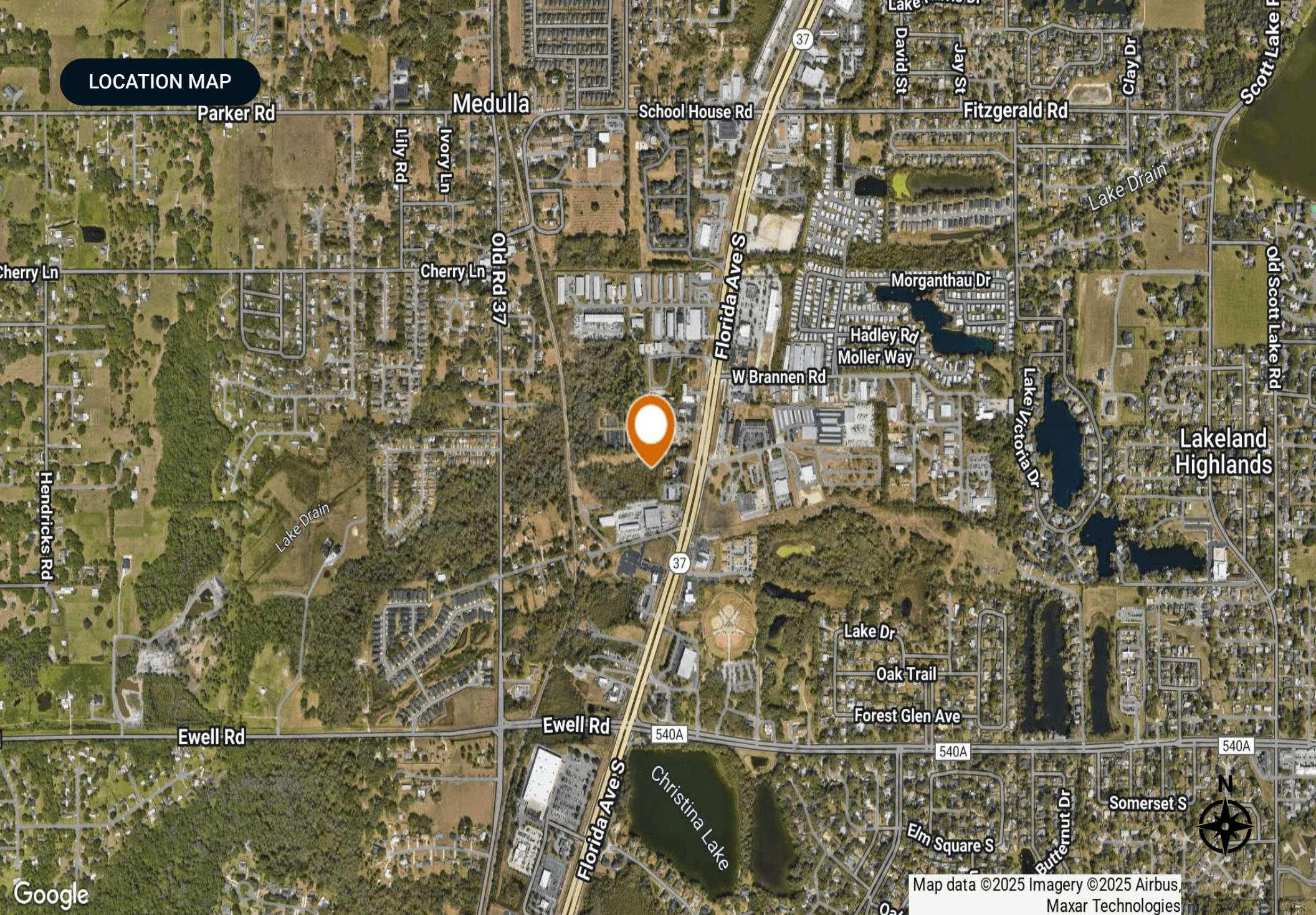


REGIONAL MAP



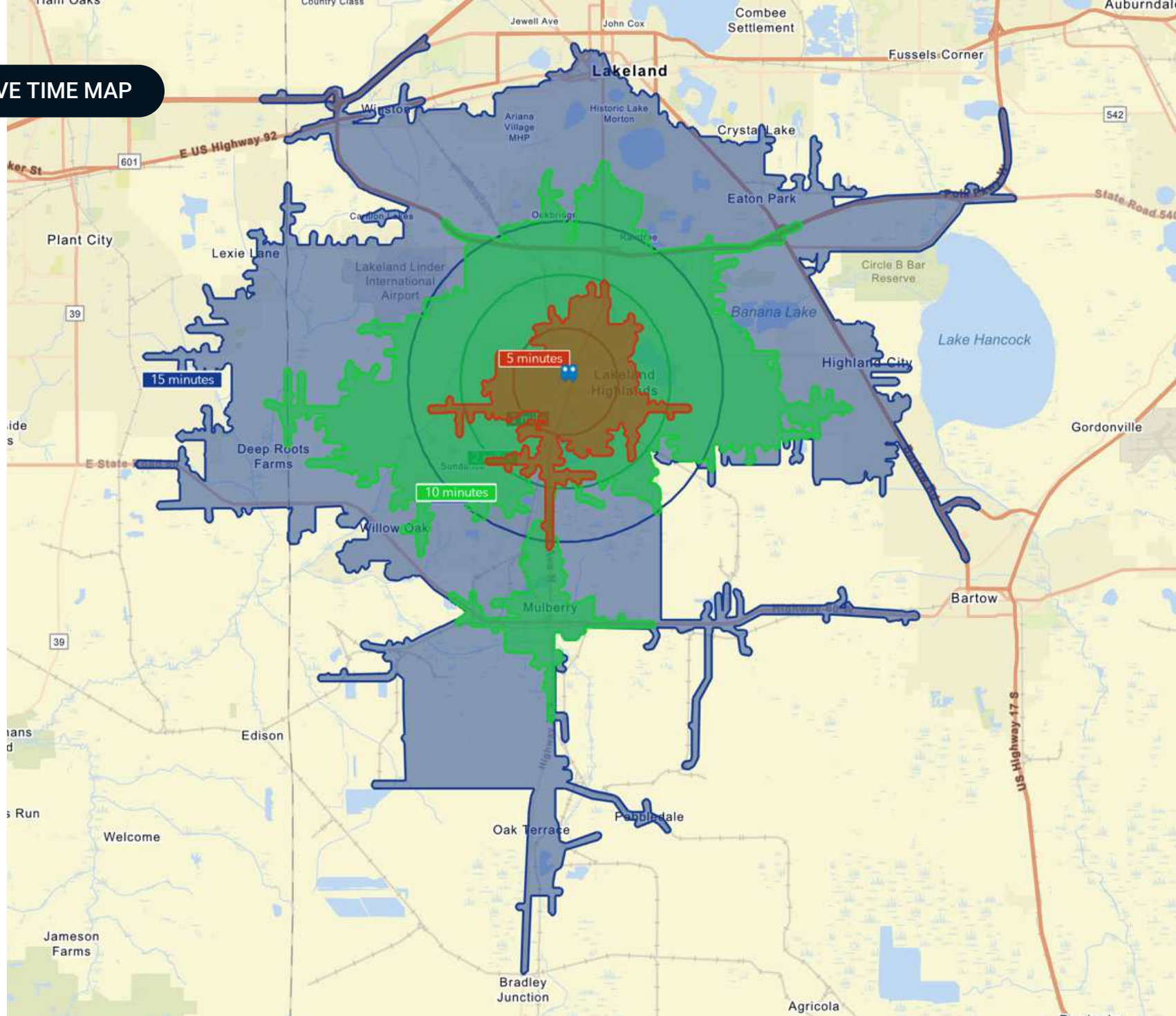
Map data
©2025

LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

DRIVE TIME MAP



	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.

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

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.



SECTION 3

Maps And Photos

South Florida Ave





RETAILER MAP



DEVELOPMENTS MAP

BayCare Emergency Department
(12,000 ± SF)

Ethos Coffee
(2,140 ± SF)

Lakeland Regional ER
(24,500 ± SF)

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



SECTION 4

Agent And Company Info

South Florida Ave

ADVISOR BIOGRAPHY



David Goffe, CCIM

Senior Advisor

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FL #SL578607

Professional Background

David A. Goffe, CCIM is a Senior Advisor at Saunders Real Estate.

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

ADVISOR BIOGRAPHY



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 at Saunders Real Estate.

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.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



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LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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