

Circle K | Lakeland, FL

3730 Airport Rd, Lakeland, Florida 33811

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SECTION 1

Tenant Overview & Property Information

TENANT PROFILE & OFFERING



Corporate Profile

Circle K, a subsidiary of Alimentation Couche-Tard, operates approximately 6,700 stores across the United States, contributing to Couche-Tard's global network of nearly 14,200 locations in 26 countries and territories. With its well-known Circle K and Couche-Tard banners, the company is one of the largest independent convenience store operators in the United States and a leader in convenience retail and fuel sales in Canada, Scandinavia, the Baltics, and Ireland. Couche-Tard also has a notable presence in Poland and Hong Kong SAR. The company employs approximately 124,000 people worldwide, with Circle K's U.S. headquarters located in Arizona.

Tenant Overview

Company:	Circle K
Company Type:	Subsidiary
Parent:	Alimentation Couche-Tard
US Locations:	6,700+
2024 Revenue:	\$69.3B
2024 Net Income:	\$2.73B
2024 Assets:	\$36.94B
Credit Rating:	S&P: BBB+
Headquarters:	Laval, Quebec
Website:	www.circlek.com

Offering Description

SALE PRICE:	\$2,750,000
Cap Rate:	5.8%
Property Address:	3730 Airport Rd, Lakeland, FL 33811
Rentable Area / Land Area:	3,600 SF / 2.62 Acres
Year Built:	1999
Lease Commencement:	1999
Lease Expiration:	August 31, 2029
Options:	Three 5-year
Lease Type:	NNN
Zoning:	PUD 5653

PROPERTY DESCRIPTION & RENT ROLL



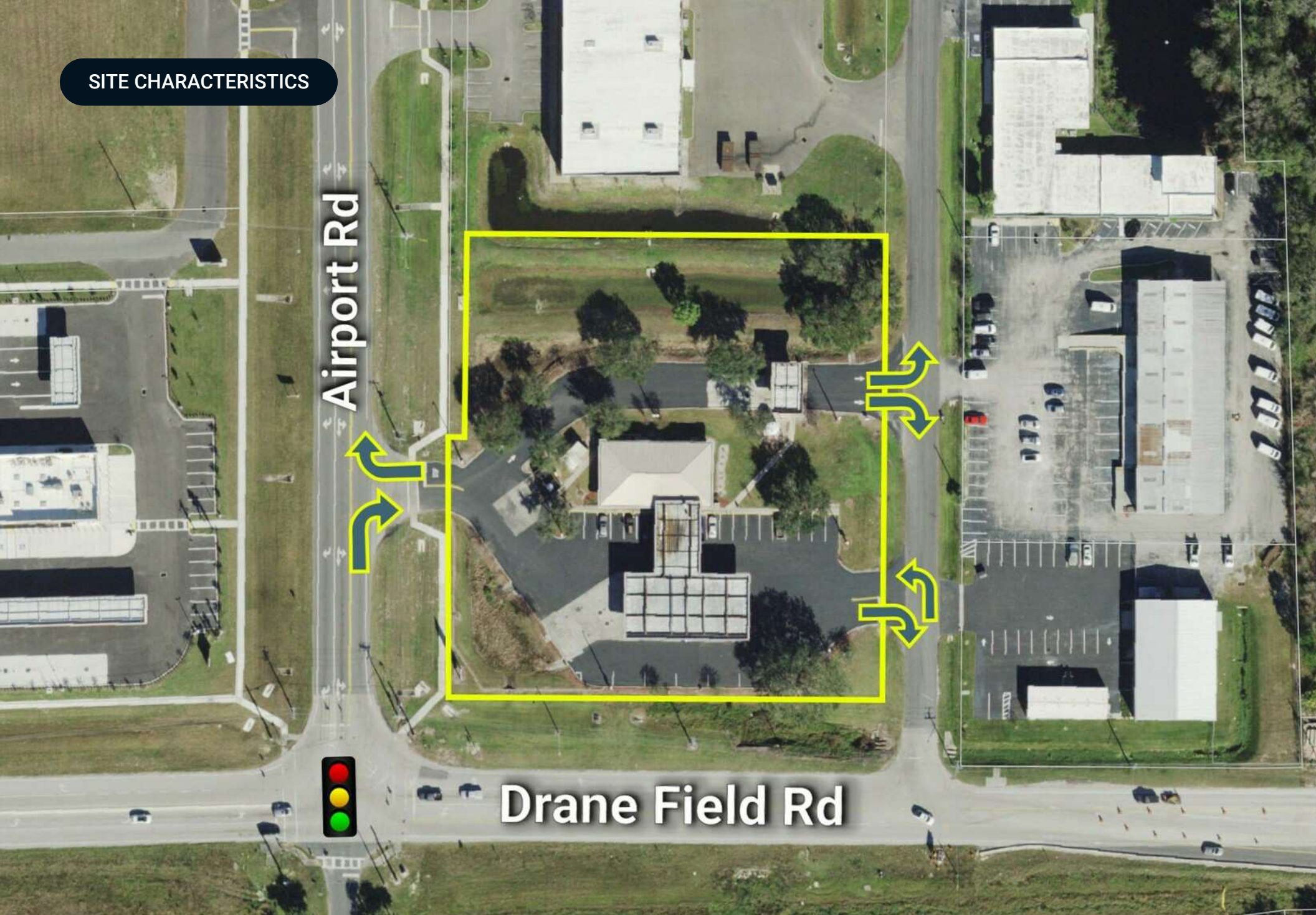
Property Description

This Circle K is positioned at a high-visibility, signalized hard corner at the intersection of Drane Field Rd. and Airport Rd. It sits directly across from Lakeland International Airport and is just two parcels west of Publix Super Markets Inc. Headquarters. The property offers convenient access, located approximately 3 miles south of Interstate 4 (146,000 VPD) and less than a mile from Polk Parkway (42,000 VPD).

Built in 1999, the site operated as a Shell Oil Products US station with a Circle K store until 2019, when Circle K took over full operations, including the pumps. The site features a 12-pump fueling station, including 4 diesel pumps, along with a dedicated diesel island equipped with 2 lanes and 4 additional pumps, accommodating both passenger vehicles and commercial trucks. The convenience store also includes an on-site Subway, offering a nationally recognized food option for customers.

Tenant	Square Feet	Lease Start	Lease End	Annual Rent	Monthly Rent	Options
Circle K	3,600	9/1/19	8/31/29	\$159,744.00	\$13,312.00	Three 5-Year
		9/1/29	8/31/34	\$167,731.20	\$13,977.60	
		9/1/34	8/31/39	\$176,117.76	\$14,676.48	
		9/1/39	8/31/44	\$184,923.64	\$15,410.30	

SITE CHARACTERISTICS



Airport Rd

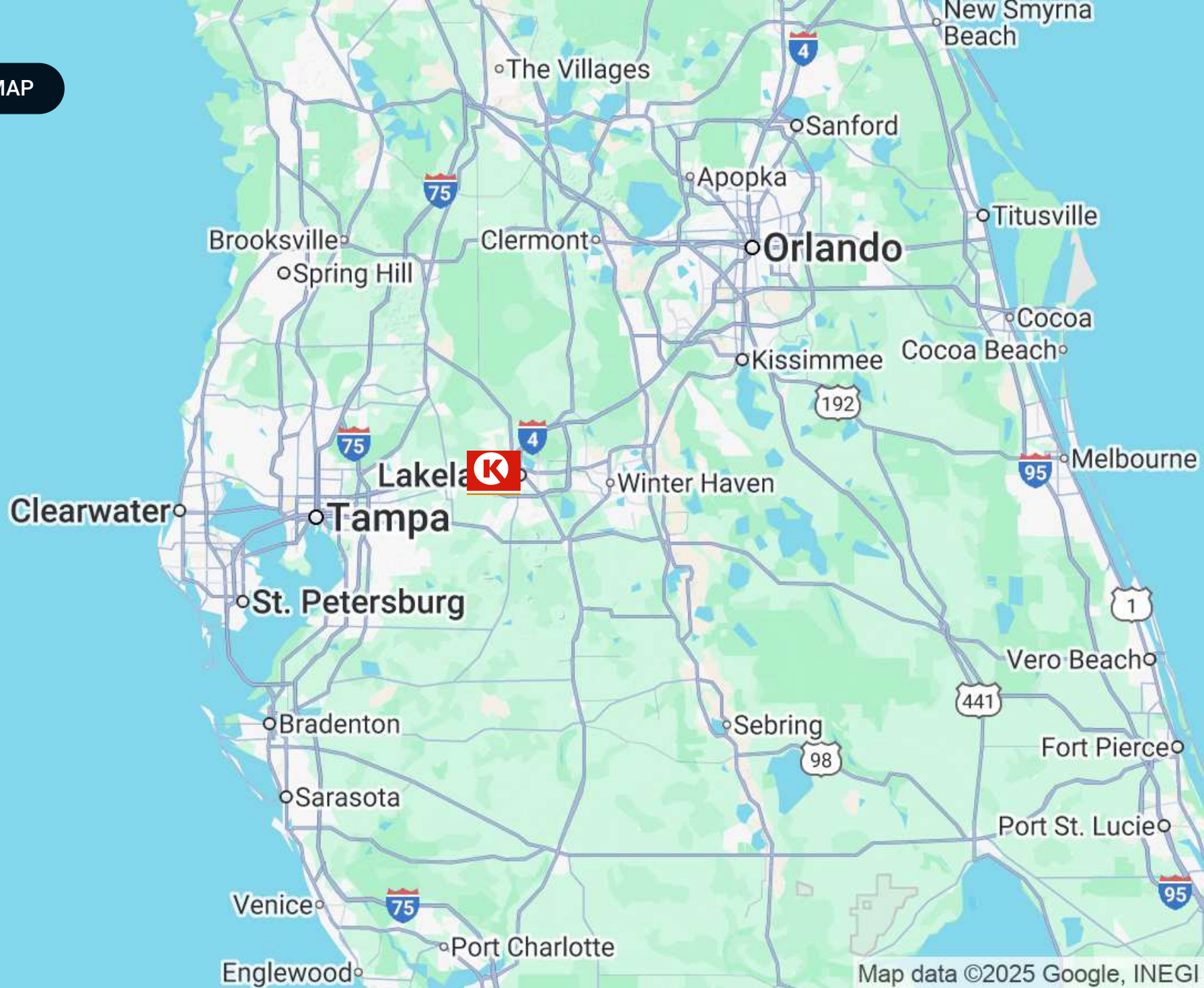
Drane Field Rd



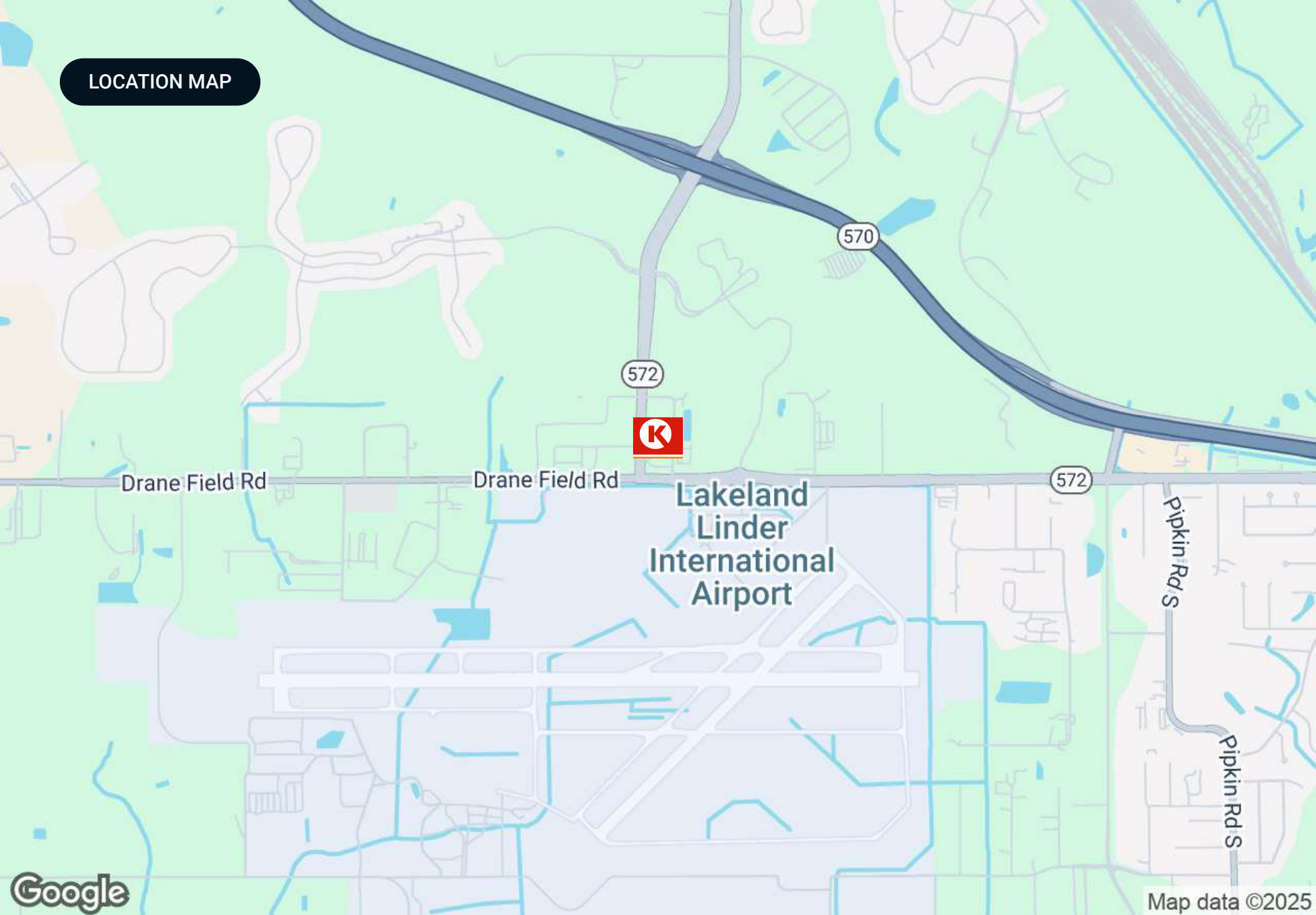
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP



MARKET AREA MAP



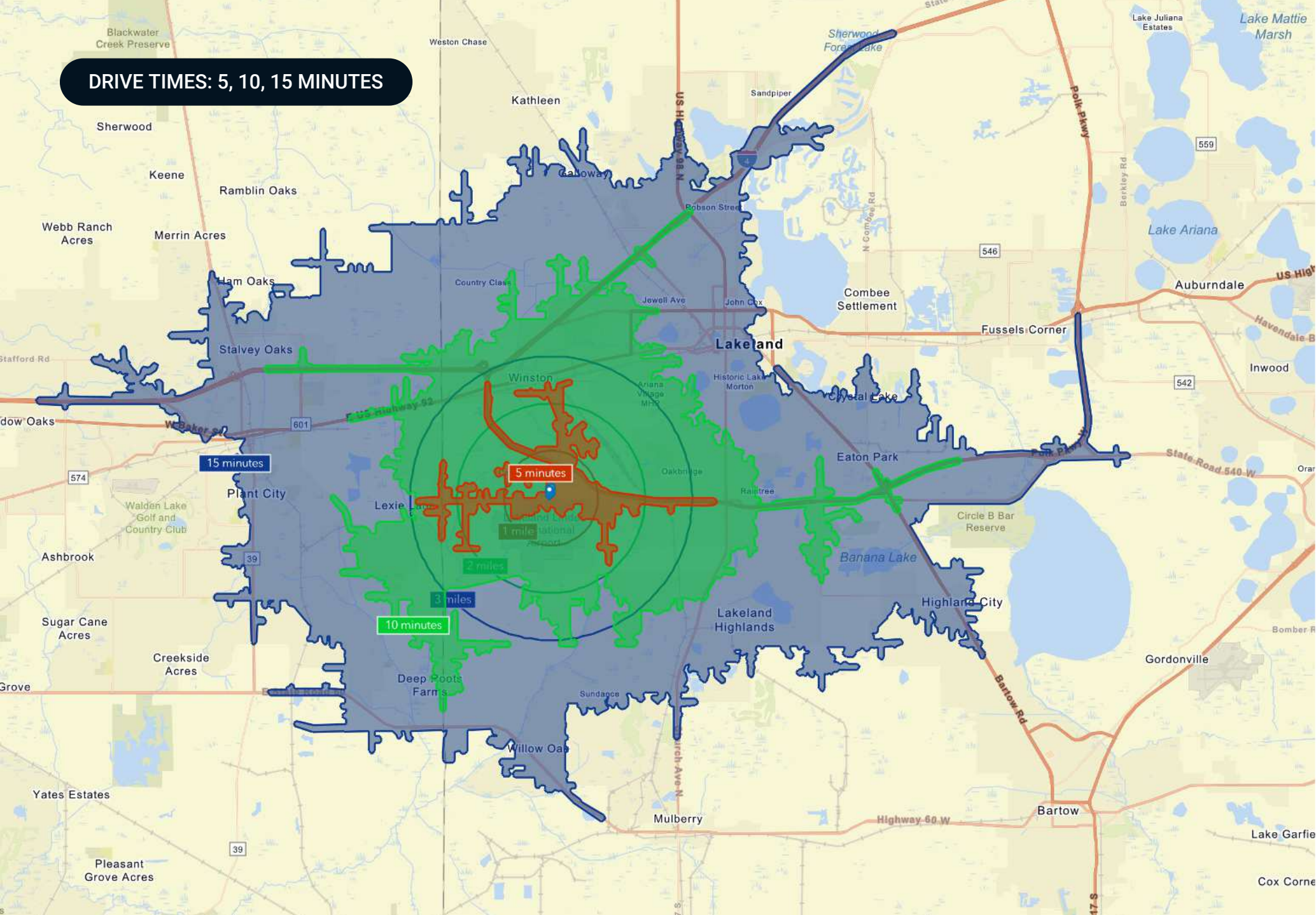
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Maxar Technologies

NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus,
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DRIVE TIMES: 5, 10, 15 MINUTES



BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Lakeland	City Zips	Polk County	FL	US
Population	493	5,862	26,486	2,058	50,206	208,286	28,900	121,710	282,366	812,640	22,779,514	338,440,954
Households	220	2,288	10,720	815	20,556	78,646	11,041	48,929	108,580	303,601	9,084,882	130,716,571
Families	154	1,676	7,039	575	12,730	51,020	7,880	28,708	71,809	207,373	5,826,884	83,629,781
Average Household Size	2.24	2.56	2.46	2.52	2.43	2.56	2.62	2.33	2.53	2.62	2.45	2.53
Owner Occupied Housing Units	177	1,924	8,426	615	14,038	49,800	8,503	27,969	72,897	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	43	364	2,294	200	6,518	28,846	2,538	20,960	35,683	87,510	3,054,947	46,583,487
Median Age	49.8	41.5	44.0	37.3	42.5	38.7	40.3	40.0	40.6	41.2	43.5	39.3
Housing Unit/Household Ratio	1.11	1.08	1.17	1.10	1.18	1.15	1.09	1.18	1.15	1.21	1.19	1.12
Adjusted Population	489	5,671	27,652	2,012	52,656	213,244	28,189	127,925	290,856	878,319	24,122,879	
Income												
Median Household Income	\$104,177	\$91,682	\$80,373	\$83,024	\$63,091	\$65,811	\$85,051	\$59,505	\$67,603	\$63,515	\$74,715	\$79,068
Average Household Income	\$134,250	\$113,445	\$100,929	\$103,706	\$84,153	\$85,550	\$100,455	\$80,863	\$87,140	\$83,346	\$105,305	\$113,185
Per Capita Income	\$54,848	\$43,368	\$40,715	\$36,994	\$34,665	\$32,458	\$38,378	\$32,709	\$33,593	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate												
Population	0.76%	3.20%	2.08%	1.84%	1.46%	1.72%	1.94%	1.32%	1.44%	1.93%	0.93%	0.38%
Households	0.63%	3.14%	1.97%	1.73%	1.40%	1.78%	1.85%	1.33%	1.40%	1.84%	1.15%	0.64%
Families	0.89%	3.14%	1.93%	1.75%	1.33%	1.70%	1.79%	1.27%	1.31%	1.80%	1.12%	0.56%
Owner HHs	1.11%	3.80%	2.47%	2.30%	2.37%	2.97%	2.63%	2.24%	2.16%	2.37%	1.66%	0.97%
Median Household Income	1.15%	1.93%	2.56%	1.63%	3.98%	3.90%	3.27%	4.15%	3.66%	4.27%	3.25%	2.95%

- Over 50,000 people with a median age of 42.5 within a 10-minute drive from the property.
- Median household income of over \$104,000 within a 1-mile radius from the property.

April 2025

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	1.80%	5.20%	6.80%	7.50%	8.80%	9.80%	5.60%	10.80%	9.00%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	1.40%	3.70%	6.20%	4.40%	8.80%	7.70%	4.90%	8.40%	7.50%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	3.20%	4.50%	7.30%	4.50%	9.70%	9.30%	6.60%	11.40%	9.80%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	11.80%	8.10%	11.00%	9.70%	13.00%	12.10%	10.70%	12.40%	12.20%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	13.20%	14.30%	14.30%	15.70%	15.90%	15.60%	14.20%	15.20%	14.90%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	14.50%	19.20%	16.00%	20.20%	13.80%	13.90%	16.70%	13.50%	13.90%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	30.50%	26.00%	22.30%	23.10%	19.20%	19.60%	25.80%	18.00%	20.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	9.50%	9.20%	8.00%	6.30%	5.80%	6.80%	9.00%	5.70%	7.40%	6.70%	8.60%	9.50%
\$200,000+	14.50%	9.70%	8.00%	8.60%	5.00%	5.20%	6.50%	4.70%	5.30%	4.60%	10.40%	12.60%

Population by Age

0 - 4	4.50%	5.60%	5.20%	6.70%	5.40%	5.70%	5.50%	5.10%	5.30%	5.40%	4.70%	5.50%
5 - 9	5.30%	6.30%	5.60%	7.00%	5.60%	5.90%	6.00%	5.20%	5.70%	5.70%	5.10%	5.80%
10 - 14	6.30%	6.70%	6.00%	7.70%	6.00%	6.30%	6.40%	5.50%	6.00%	6.20%	5.40%	6.00%
15 - 19	5.50%	6.30%	5.60%	7.60%	5.70%	6.50%	6.30%	6.10%	6.40%	6.30%	5.80%	6.40%
20 - 24	4.50%	5.40%	5.30%	6.40%	5.70%	7.50%	5.50%	8.50%	7.00%	6.30%	6.10%	6.80%
25 - 34	8.10%	11.40%	11.30%	11.90%	12.30%	13.20%	13.10%	13.50%	12.60%	12.40%	12.30%	13.50%
35 - 44	10.50%	12.80%	12.10%	12.50%	12.10%	12.50%	13.40%	11.60%	12.20%	12.40%	12.50%	13.30%
45 - 54	11.70%	12.30%	11.90%	11.90%	11.40%	11.50%	12.70%	10.60%	11.60%	11.60%	12.10%	12.10%
55 - 64	15.00%	13.10%	13.10%	12.30%	12.70%	11.90%	12.60%	11.70%	12.40%	12.30%	13.30%	12.30%
65 - 74	16.00%	11.60%	13.00%	9.80%	12.40%	10.50%	10.80%	11.50%	11.50%	11.90%	12.30%	10.40%
75 - 84	10.50%	6.70%	8.30%	5.10%	8.10%	6.30%	6.10%	7.70%	7.00%	7.40%	7.70%	5.70%
85+	2.20%	1.70%	2.50%	1.30%	2.60%	2.20%	1.50%	3.00%	2.30%	2.20%	2.70%	2.00%

Race and Ethnicity

White Alone	67.70%	66.40%	67.30%	53.40%	61.60%	58.10%	67.90%	57.00%	61.70%	57.00%	56.50%	60.30%
Black Alone	7.90%	7.20%	7.40%	9.40%	12.00%	15.80%	8.90%	19.10%	14.30%	15.00%	15.00%	12.50%
American Indian Alone	0.60%	0.80%	0.60%	1.40%	0.60%	0.50%	0.40%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	2.00%	1.70%	1.70%	1.20%	1.60%	2.10%	1.50%	2.20%	2.50%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.90%	8.40%	8.00%	15.20%	8.80%	9.10%	7.20%	8.20%	7.70%	10.70%	7.60%	8.80%
Two or More Races	12.80%	15.40%	15.00%	19.30%	15.20%	14.20%	14.10%	12.90%	13.20%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	22.90%	25.30%	24.60%	38.90%	27.00%	26.30%	22.60%	23.20%	23.00%	29.80%	27.60%	19.60%



SECTION 3

Agent And Company Info

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

ADVISOR BIOGRAPHY



Vinh Dawkins

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Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at Saunders Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate

Memberships

CCIM Candidate



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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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