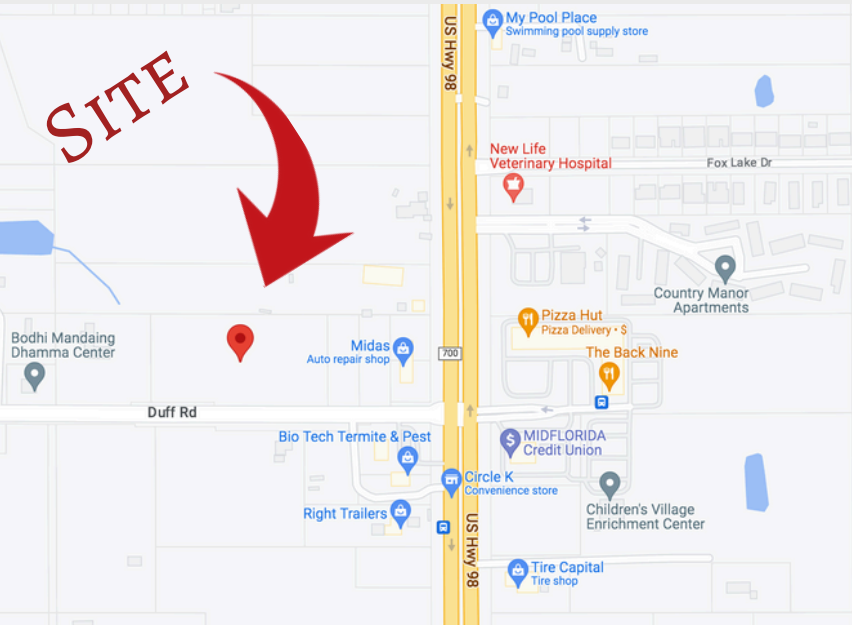


RESIDENTIAL & COMMERCIAL LAND

5.67 ACRES AVAILABLE

1301 Duff Rd., Lakeland, FL 33810



OFFERING SUMMARY

5.67 Acres

\$1,999,000

Property Highlights

- Polk County Parcel ID
- #1. 23-27-14-000000-012030
- #2. 23-27-14-000000-012050
- #3. 23-27-14-000000-012040
- Residential 4.17 Acres
- Commercial 1.5 Acres
- Zoned Residential/ Commercial
- Available Immediately
- Future land Use: Industrial, Commercial, Multifamily, and/or Residential
- Seller Very Motivated!!!

Demographics

2025 Summary

Radius	Population	Average HH Income
1 mile	7,876	\$ 84,439
3 miles	53,460	\$ 92,716
5 miles	98,108	\$ 90,008

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OFFERING SUMMARY

\$1,999,000

5.67 Acres

AADT

2022 SUMMARY

US 98/Brentwood Ln. 42,000
Marcum Rd/ East Rd. 19,500

Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day