

4.97 Acres/ Zoned NAC

FOR SALE

8365 US Hwy 98 N., Lakeland, FL 33809

**Contact us
863-683-3425**



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**100 S. Kentucky Avenue Suite 290
Lakeland, FL 33801**

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PROPERTY HIGHLIGHTS

- ADDT 42,000
- Site Level & Dry
- Adjacent to Hard Corner
- NAC Land Use
- 4.97 Acres
- 86,163 Population within 5 miles



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Property: This 4.97 acre site adjacent to hard corner, with NAC (Neighborhood Activity Center) land use. Permitted uses include, general and medical office, convenience stores, banks, gas stations, restaurants and retail. Level and with electric and sewer to perimeter of site. Water and sewer both along US 98, with additional water along wilder road. Sewer is existing force main that will require a lift station to be installed. Entire site is high and dry (flood zone X). Excellent site for development.

Sale Price: \$3,000,000

Parcel Details: 23-27-12-000899-000020



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Location: The site is located just five miles north of I-4 in a heavily populated residential area, with 46,000 people within a 10-minute drive time of the site. Site is located at the hard corner of Wilder/Duff Road and US 98 North. US 98 has 42,000 VPD on this main retail corridor.



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Area Information: Located conveniently off I-4 between Tampa and Orlando, Davenport has seen substantial economic growth and continues to flourish with small and large businesses alike. Centrally located in Polk County Davenport is popular thanks to its location convenient to big city amenities and Florida's world-class theme park attractions, as well as plenty to do close to home.



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Executive Summary

8365 US Highway 98 N, Lakeland, Florida, 33809
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.15137
 Longitude: -81.97353

	1 mile	3 miles	5 miles
Population			
2010 Population	3,570	35,988	71,776
2020 Population	4,329	40,166	83,411
2025 Population	4,656	42,396	87,293
2030 Population	5,300	46,545	96,082
2010-2020 Annual Rate	1.95%	1.10%	1.51%
2020-2025 Annual Rate	1.40%	1.03%	0.87%
2025-2030 Annual Rate	2.62%	1.88%	1.94%
2020 Male Population	48.7%	48.2%	48.2%
2020 Female Population	51.3%	51.8%	51.8%
2020 Median Age	35.9	44.4	42.6
2025 Male Population	49.0%	48.7%	48.7%
2025 Female Population	51.0%	51.3%	51.3%
2025 Median Age	36.7	44.6	43.1

In the identified area, the current year population is 87,293. In 2020, the Census count in the area was 83,411. The rate of change since 2020 was 0.87% annually. The five-year projection for the population in the area is 96,082 representing a change of 1.94% annually from 2025 to 2030. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	56.2%	64.1%	62.7%
2025 Black Alone	12.8%	12.2%	12.6%
2025 American Indian/Alaska Native Alone	0.8%	0.5%	0.5%
2025 Asian Alone	3.3%	2.2%	2.9%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Other Race	10.4%	7.3%	7.4%
2025 Two or More Races	16.4%	13.6%	13.7%
2025 Hispanic Origin (Any Race)	29.9%	23.3%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 19.7% 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 72.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	60	84	77
2010 Households	1,233	13,924	28,106
2020 Households	1,468	15,468	32,455
2025 Households	1,618	16,649	34,627
2030 Households	1,858	18,433	38,474
2010-2020 Annual Rate	1.76%	1.06%	1.45%
2020-2025 Annual Rate	1.87%	1.41%	1.24%
2025-2030 Annual Rate	2.80%	2.06%	2.13%
2025 Average Household Size	2.88	2.54	2.50

The household count in this area has changed from 32,455 in 2020 to 34,627 in the current year, a change of 1.24% annually. The five-year projection of households is 38,474, a change of 2.13% annually from the current year total. Average household size is currently 2.50, compared to 2.55 in the year 2020. The number of families in the current year is 23,838 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 11, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	30.1%	28.5%	28.4%
Median Household Income			
2025 Median Household Income	\$72,416	\$72,929	\$72,858
2030 Median Household Income	\$85,182	\$82,108	\$81,140
2025-2030 Annual Rate	3.30%	2.40%	2.18%
Average Household Income			
2025 Average Household Income	\$88,455	\$93,886	\$93,406
2030 Average Household Income	\$100,712	\$104,507	\$103,351
2025-2030 Annual Rate	2.63%	2.17%	2.04%
Per Capita Income			
2025 Per Capita Income	\$30,556	\$36,677	\$37,077
2030 Per Capita Income	\$35,099	\$41,180	\$41,412
2025-2030 Annual Rate	2.81%	2.34%	2.24%
GINI Index			
2025 Gini Index	42.0	39.8	39.1
Households by Income			

Current median household income is \$72,858 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$81,140 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$93,406 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$103,351 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$37,077 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$41,412 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	78	81	81
2010 Total Housing Units	1,417	15,729	32,105
2010 Owner Occupied Housing Units	840	11,369	20,209
2010 Renter Occupied Housing Units	393	2,555	7,897
2010 Vacant Housing Units	184	1,805	3,999
2020 Total Housing Units	1,618	16,731	35,335
2020 Owner Occupied Housing Units	1,062	12,268	22,581
2020 Renter Occupied Housing Units	406	3,200	9,874
2020 Vacant Housing Units	144	1,261	2,867
2025 Total Housing Units	1,757	17,835	37,276
2025 Owner Occupied Housing Units	1,218	13,336	24,337
2025 Renter Occupied Housing Units	400	3,313	10,290
2025 Vacant Housing Units	139	1,186	2,649
2030 Total Housing Units	2,028	19,721	41,347
2030 Owner Occupied Housing Units	1,461	15,110	27,897
2030 Renter Occupied Housing Units	396	3,324	10,577
2030 Vacant Housing Units	170	1,288	2,873
Socioeconomic Status Index			
2025 Socioeconomic Status Index	43.5	48.9	49.0

Currently, 65.3% of the 37,276 housing units in the area are owner occupied; 27.6%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 35,335 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.02%. Median home value in the area is \$330,095, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.61% annually to \$394,226.

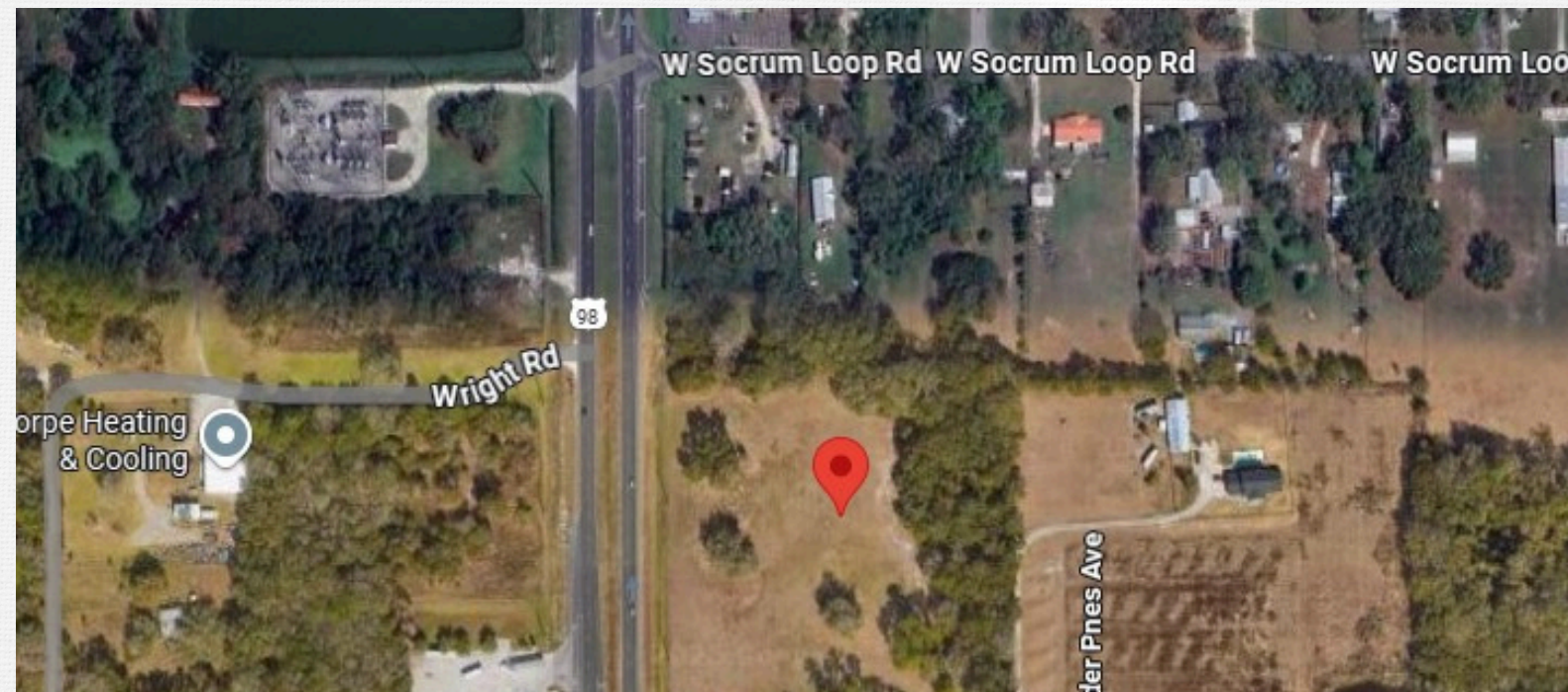
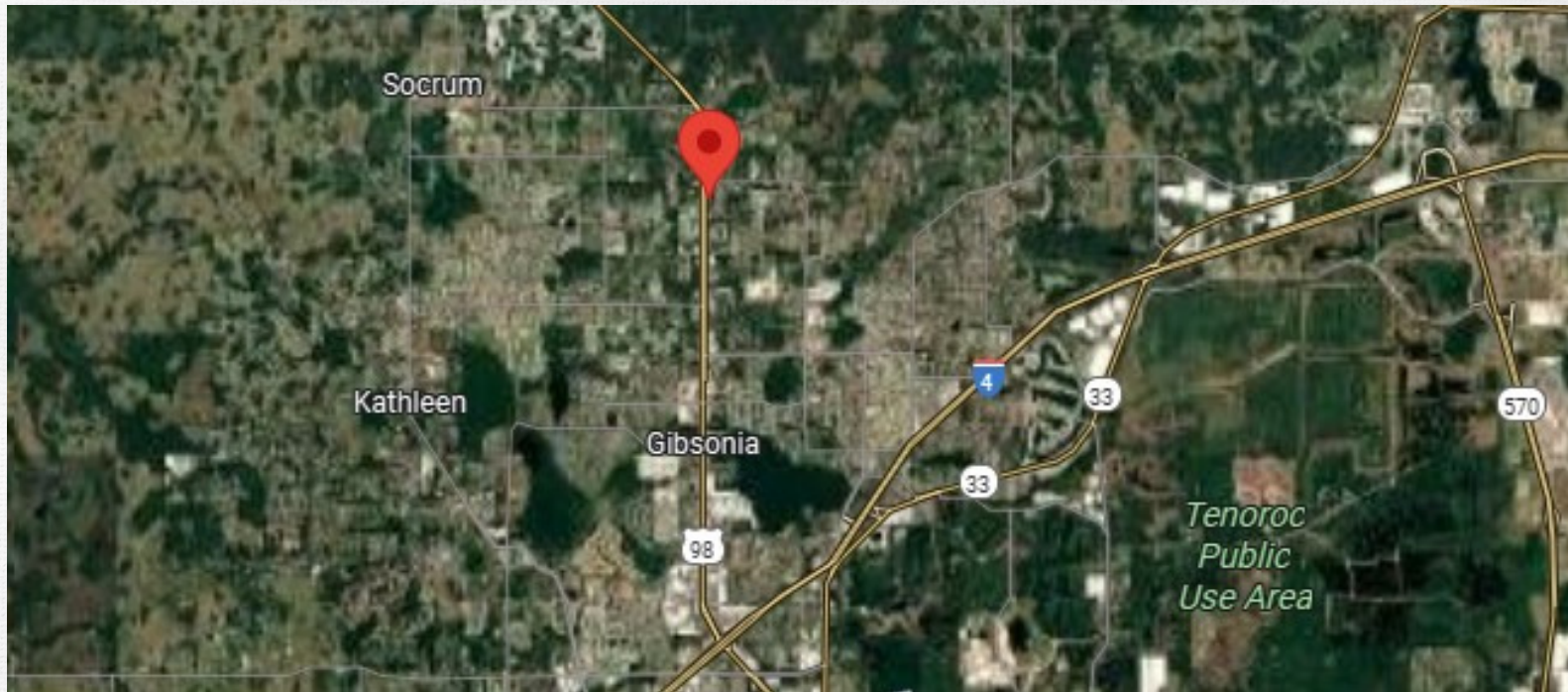
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Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Maps



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Water Lines



County Map
Polk County IT/GIS

Water Lines



Printed: Aug 09, 2016



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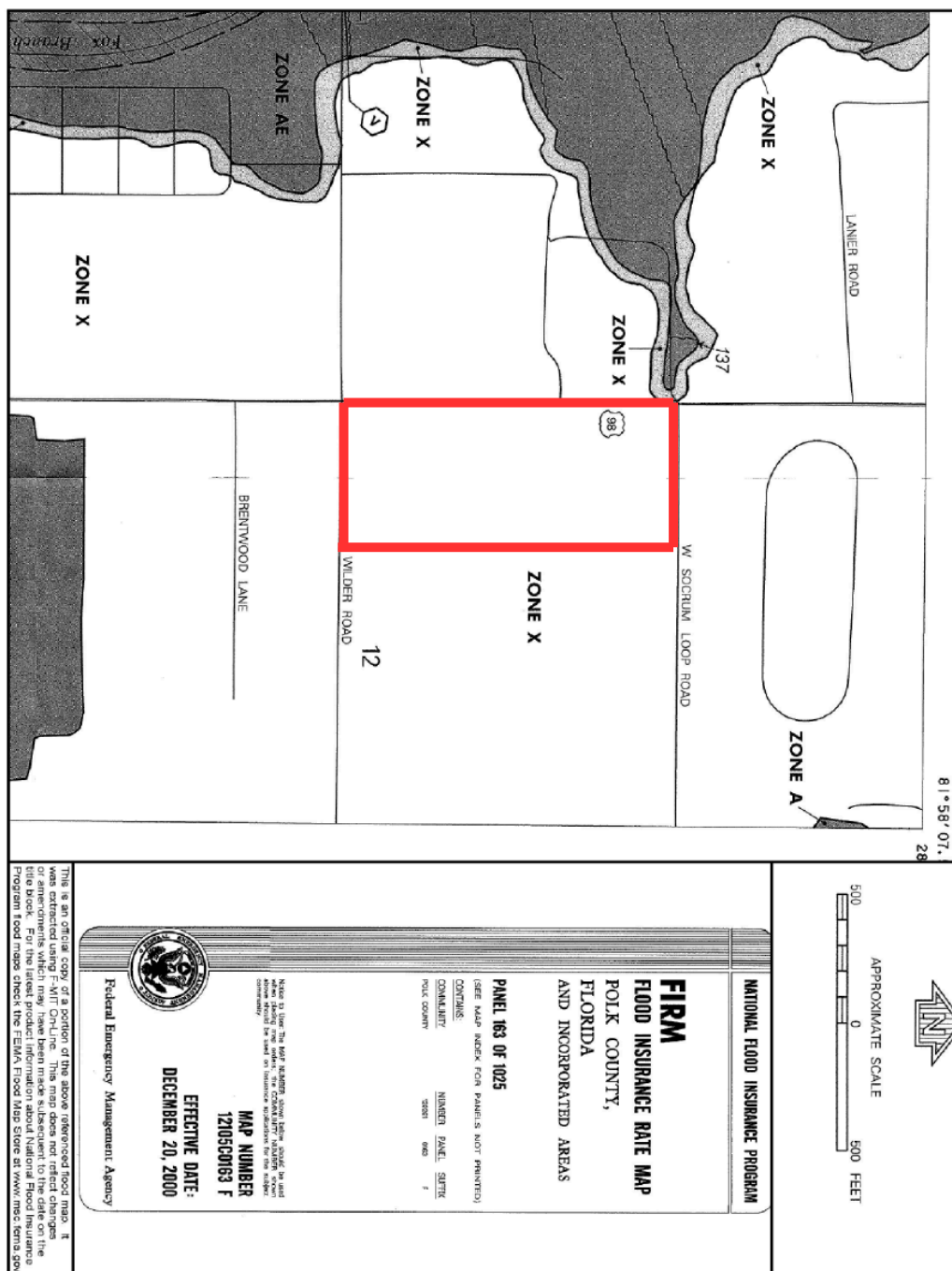
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Flood Map



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Permitted & Conditional Uses

Permitted Uses:

- Grocery Stores
- Gas Station
- Restaurant
- Sit-down/Take-out
- Retail, 10,000 - 34,999 sq. ft
- Retail, 35,000 - 64,999 sq. ft
- Transit, Facility
- Vehicle Service
- Mechanical, Childcare center
- Clinics Medical Office
- Farming General
- Financial Institution
- Government Facility
- Medical Marijuana Dispensaries
- Nurseries
- Retail
- Nurseries and Greenhouses
- Retail less than 10,000 sq. ft.
- Utilities, Class I
- Utilities, Class II
- Veterinary Service

Neighborhood Activity Center (NAC): The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.

Conditional Uses:

- Multi-family
- Planned Development
- Transitional Area Development
- Alcohol Package Sales
- Bars
- Lounges, and Taverns
- Car Wash
- Commercial Vehicle Parking
- Communication Tower
- Monopole
- Community Center
- Cultural Facility
- Financial Institution
- Drive Through
- Office
- Printing & Publishing
- Recreation, Passive
- Recreation & Amusement General
- Religious Institution
- Restaurant
- Drive-thru/Drive-in
- Retail
- More than 65,000 sq. ft.
- School
- Leisure/Special Interest
- School Technical/Vocational/Trade & Training
- School, University/College
- Self-storage Facility
- Transitional Area Development
- Utilities, Class III



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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- #1 Cities to buy a home (Business Insider)
- #1 Fastest growing city (Bloomberg)
- #1 most philanthropic city (Philanthropy)
- #6 safest places to live
- #6 mid-sized metro job growth (Business facilities)
- #17 best cities for new graduates (Good Call)
- #7 Best Places to move (US News & World Report)

LAKELAND BENEFITS

- North & South Highways: I-75, I-95, Hwy 27
- East & West Highways: I-4, Hwy 60, Hwy 92
- 32 Miles from Tampa, 54 Miles from Orlando
- CSX Rail Access
- 2 Major Airports less than 1 hour away
- Over 10 Million People within 100 Miles
- Largest Municipality in Polk County
- City of Lakeland population: 107,552
- Average annual wages: \$56,376
- Unemployment rate: 3.4%
- Florida's 4th Best City in business tax climate index