

Nearly 2 AC Commercial Site- Hotel, Retail, Restaurant

701 Union Drive, Lakeland, Florida 33809

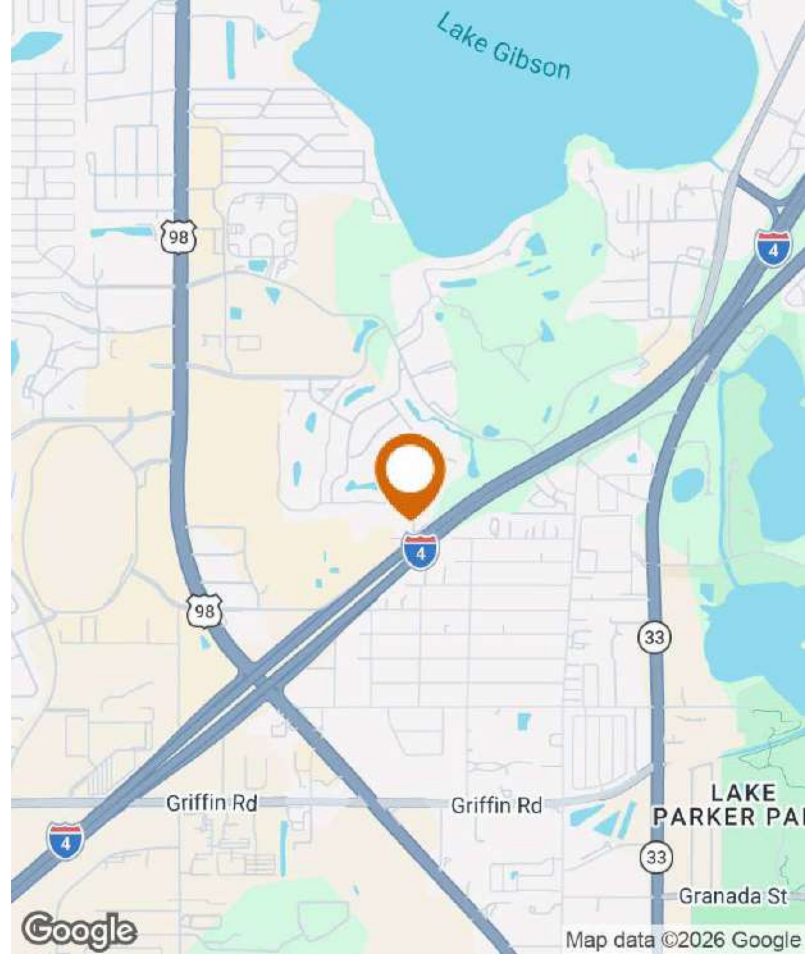
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105,500 ±
Cars/Day



PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$4,000.00 per month (MG)
Lot Size:	1.94 Acres
Building Size:	1,817 SF
Zoning:	C-5, City of Lakeland
Property Taxes:	\$6,563
Utilities:	Well Water & Septic
Traffic Count:	105,000 Vehicles Per Day I-4, 64,000 Per Day on US 98.

Property Overview

We are thrilled to present this nearly 2-acre property in North Lakeland, just north of Interstate 4 at Exit 32. This exit serves as a major Lakeland viaduct, providing easy access to Florida Avenue, the main thoroughfare connecting north and south within the city.

What makes this location truly special is that it's one of the last remaining development sites in the area. It's conveniently situated near Lakeland Park Center, which features major retailers like Dick's Sporting Goods, Ulta, Ross, Floor and Decor, as well as the Ford Garage restaurant and several hotels. Plus, Lakeland Square Mall is just across US 98.

Zoned C-5 by the City of Lakeland, this property offers a wide variety of potential uses, including: hotels, retail spaces, low and high-turnover restaurants, professional offices, personal service providers, veterinary clinics and daycare facilities.

The property is visible from Interstate 4, which averages traffic counts of 105,500 vehicles per day.

This is a fantastic opportunity to capitalize on a prime location in a thriving area.

COMPLETE HIGHLIGHTS

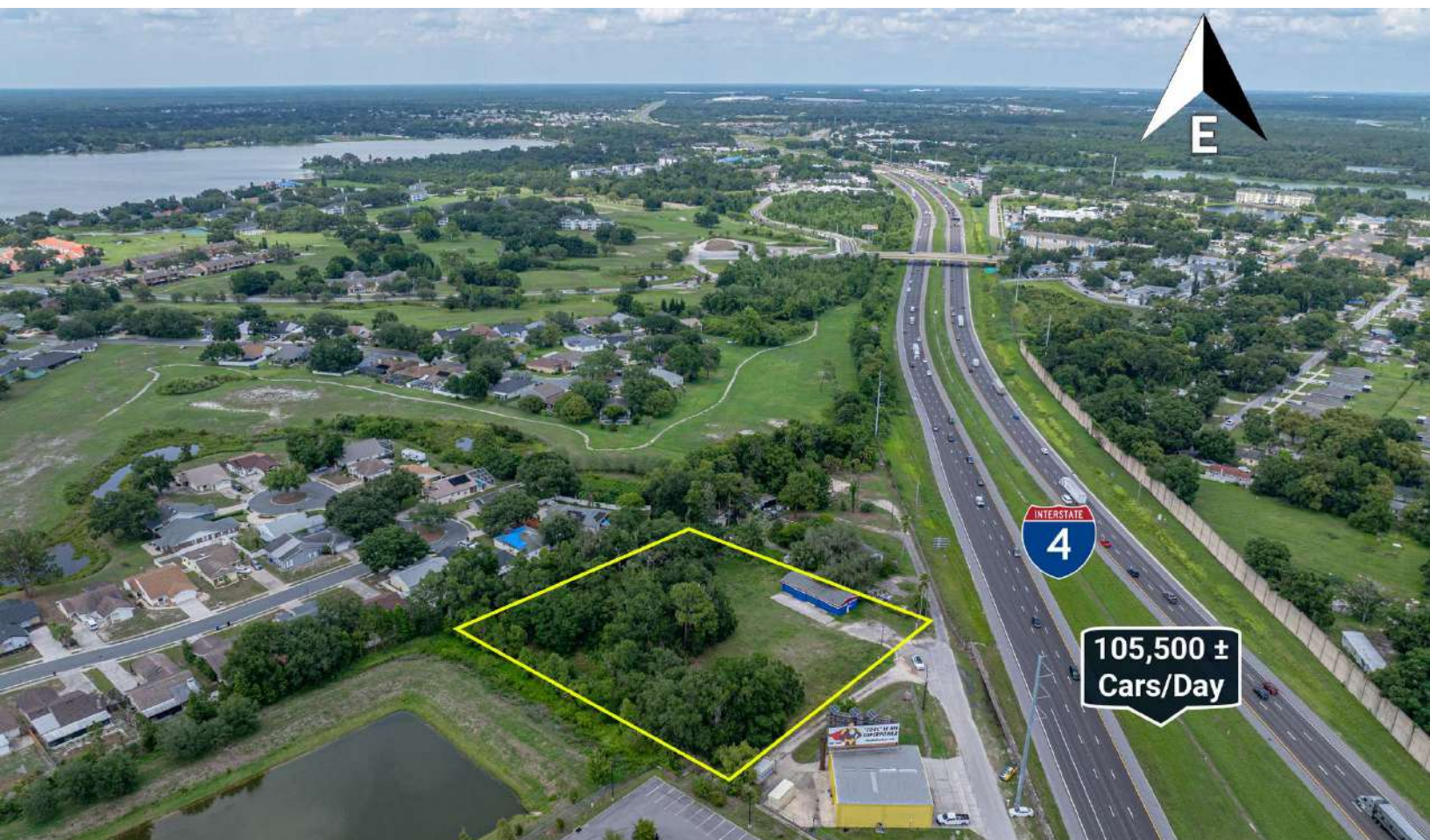


Property Highlights

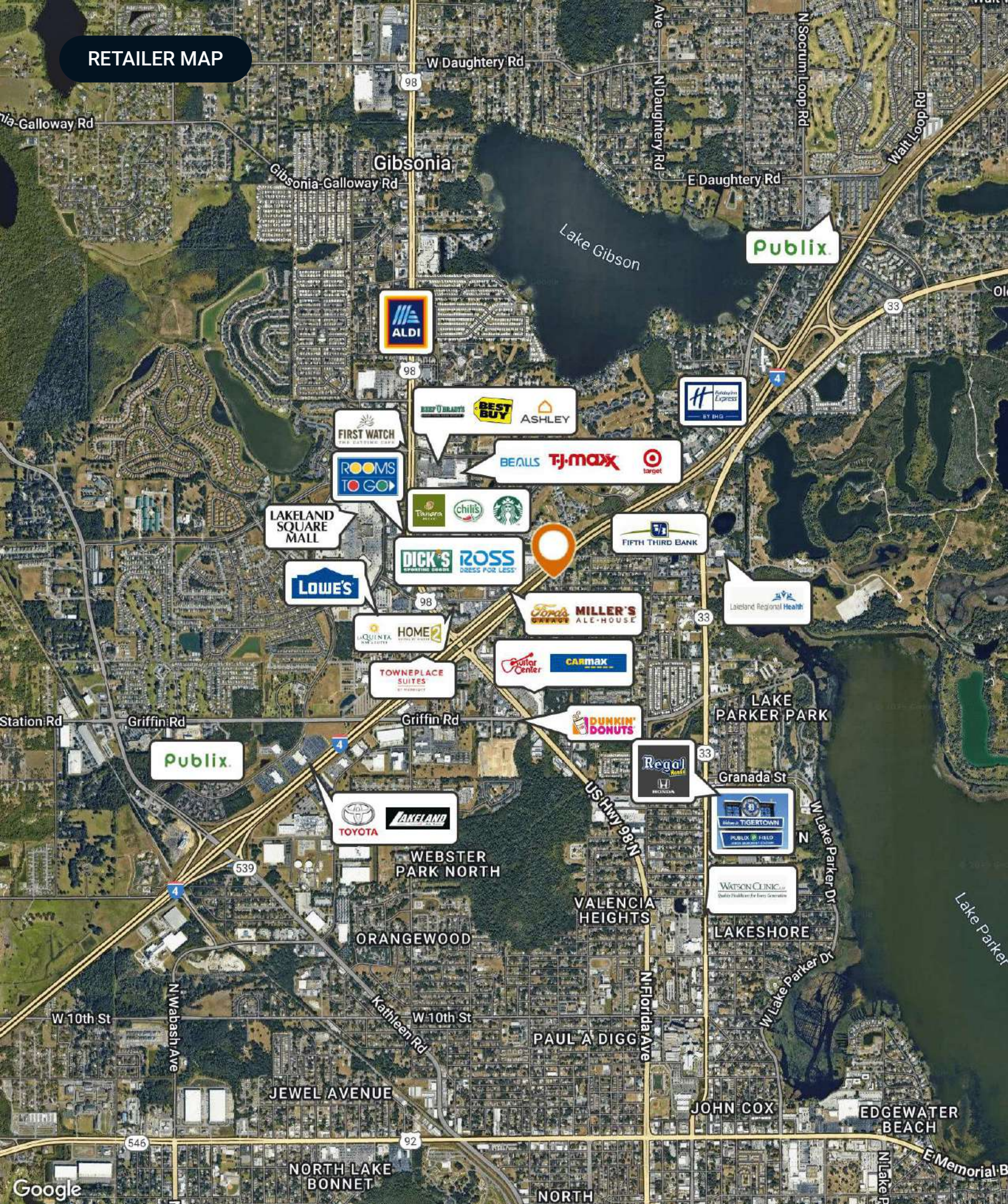
- 1.94 Acres in North Lakeland close to I-4 at Exit 32.
- Zoned C-5, City of Lakeland. Several uses are applicable within this zoning classification including hotels, retail spaces, low and high-turnover restaurants, professional offices, personal service providers, veterinary clinics and daycare facilities.
- There is one freestanding block structure on the site with three roll up doors. This can be used for storage, and many other flex uses.
- Incredible location next to the Lakeland Park Center retail area with several large big box stores, including Dick's Sporting Goods, Old Navy, Floor and Decor, Target, TJ Maxx and other. Lakeland Square Mall, large chain restaurants, and hotels are all nearby.
- The previous Wedgewood Golf Course is being redeveloped and plans are in place for a combination of 1,400 additional single family, townhomes and apartments. The master plan rendering is below for reference, and contains the development breakdown.
- The neighboring properties at 623 & 625 Union Drive were recently purchased by the City of Lakeland to provide general access and utility access for the new development.
- The property is currently on City water and septic. Future sewer access may be possible in a couple of different scenarios, as Ford's Garage, a nearby restaurant is on City water and sewer, per the City. Additionally, as the Wedgewood development abuts the subject property, water and sewer access may also exist here in the future.
- Survey available.
- Clean 2020 Phase 1 available.



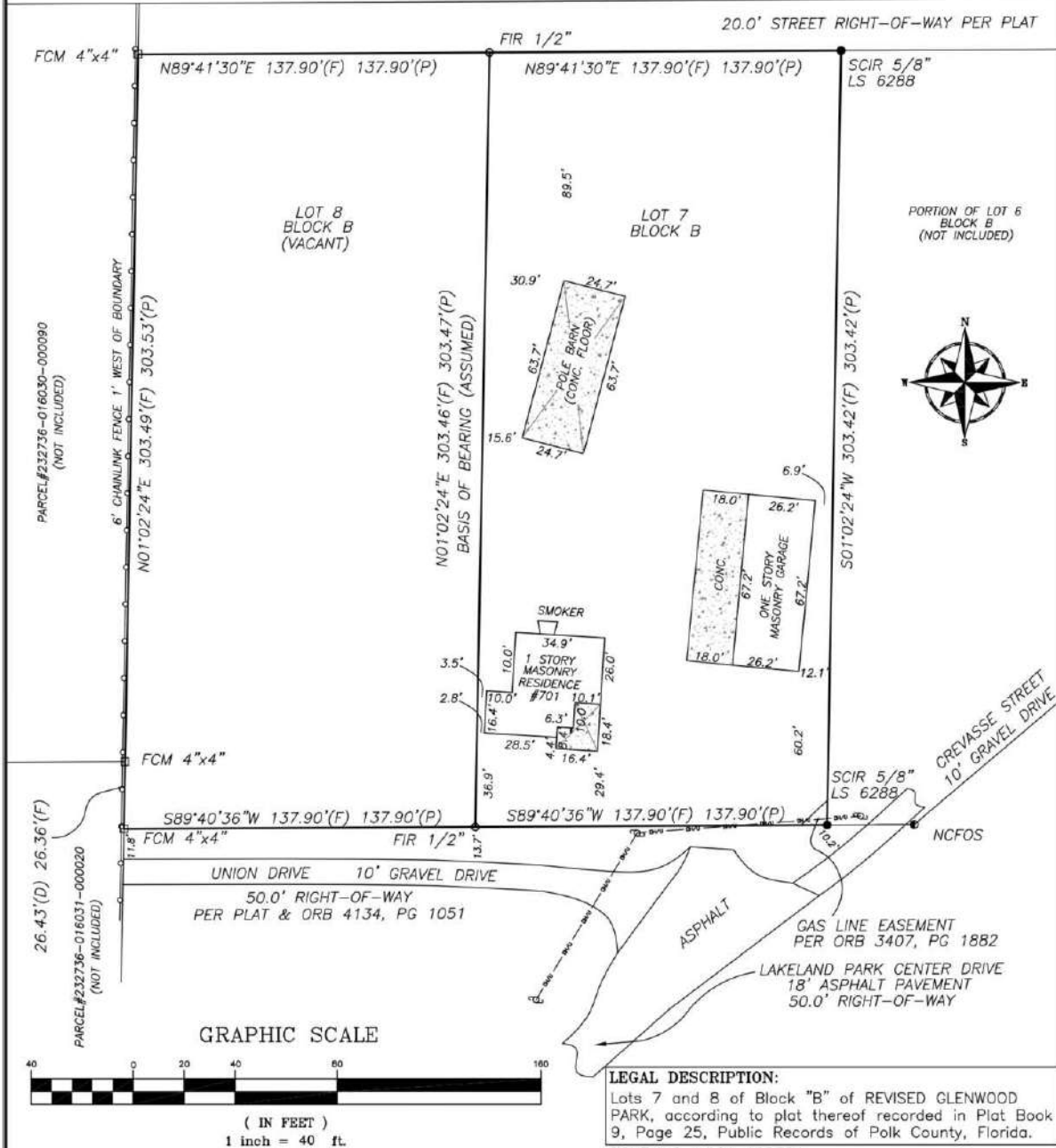
AERIAL PHOTOS



RETAILER MAP



**MAP OF BOUNDARY SURVEY
LOT 7, BLOCK B, GLENWOOD PARK
POLK COUNTY, FLORIDA**



LEGAL DESCRIPTION:
Lots 7 and 8 of Block "B" of REVISED GLENWOOD PARK, according to plat thereof recorded in Plat Book 9, Page 25, Public Records of Polk County, Florida.

CONTAINS 1.921 ACRES±

701 UNION DRIVE, LAKELAND, FLORIDA

ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS PROVIDED BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL IN FLOOD ZONE X, PER MAP #12105C0304 G, DATED 12/22/16

MICHAEL J. LEWIS, PSM
303 TYLER STREET
LAKE WALES, FLORIDA 33859
PHONE 863-902-3892 Asmlakeland@aol.com

	NAME	DATE
DRAWN BY:	MJL	9/12/20
CHECKED BY:	MJL	9/13/20

SURVEYOR'S NOTES:

- No underground installations or improvements have been located except as shown.
- No Instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
- Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
- Bearings shown hereon are based on an assumed bearing of S01°02'24"W being the East Boundary line as shown on drawing.
- No Elevations are shown hereon.
- This map does not determine or reflect ownership.

I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth under the Division of Consumer Services, Agriculture division pursuant to Florida Administrative Code, SJ-17.052.



Michael J. Lewis P.L.S. No. 6288
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ● SCR Set Capped Iron Rod ● FCR Found Capped Iron Rod ● FIR Found Iron Rod ● HCP Found Capped Iron Pipe ● FIP Found Iron Pipe ● FPP Found Pinned Iron Pipe ● SCM Set Concrete Monument (4"x4") ● FCM Found Concrete Monument ● SPKN&D Set PK Nail & Disk ● PRN&D Found PK Nail & Disk ● FRBS Found Railroad Spike ● BLM Benchmark ● NCFOS No Corner Found or Set ● PRM Permanent Reference Monument ● CCR Certified Corner Record ● R/W Right-of-Way ● CONC Concrete ● DI Drainage Inlet ● WDF Wood Fence ● SS Sanitary Sewer ● ST Stormdrain Line | <ul style="list-style-type: none"> (F) Field Meas. or Observ (F-C) Field Calculation (P) Plot or Plan (D) Dead (TOS) Top of Bank (TOS) Top of Slope (OHU) Overhead Utilities (U) Underground Utilities (FTE) Finished Floor Elevation (EL) Elevation (POB) Point of Beginning (POC) Point of Commencement (PMB) Plat Back/Map Book (OR) Official Records Book (CAN) Cable Television (P) Pole (RCP) Reinforced Concrete Pipe (CMP) Corrugated Metal Pipe (CL) Chain Link Fence (EOP) Edge of Pavement (IN) Invert Elevation | <ul style="list-style-type: none"> ● WUP Wood Utility Pole ● CUP Concrete Utility Pole ● LIP Light Pole ● WY Way Anchor ● EBW Electric Box/Wiser ● TFP Telephone Pullbox/Fiber ● CTS Cable TV Box/Riser ● BOLL Bollard ● PTF Power Transformer ● C/O Clean Out ● SSM Sanitary/Sewer Manhole ● SDM Storm Drain Manhole ● WV Water Valve ● WM Water Meter ● W (size as indicated) ● FPH Fire Hydrant ● BFP Backflow Preventer ● SIG Sign ● TSB Traffic Signal Box ● TSP Traffic Signal Pole ● A/C Air Conditioner |
|--|--|--|

SCALE: 1" = 40'

PROJ. NO. ASM UNION

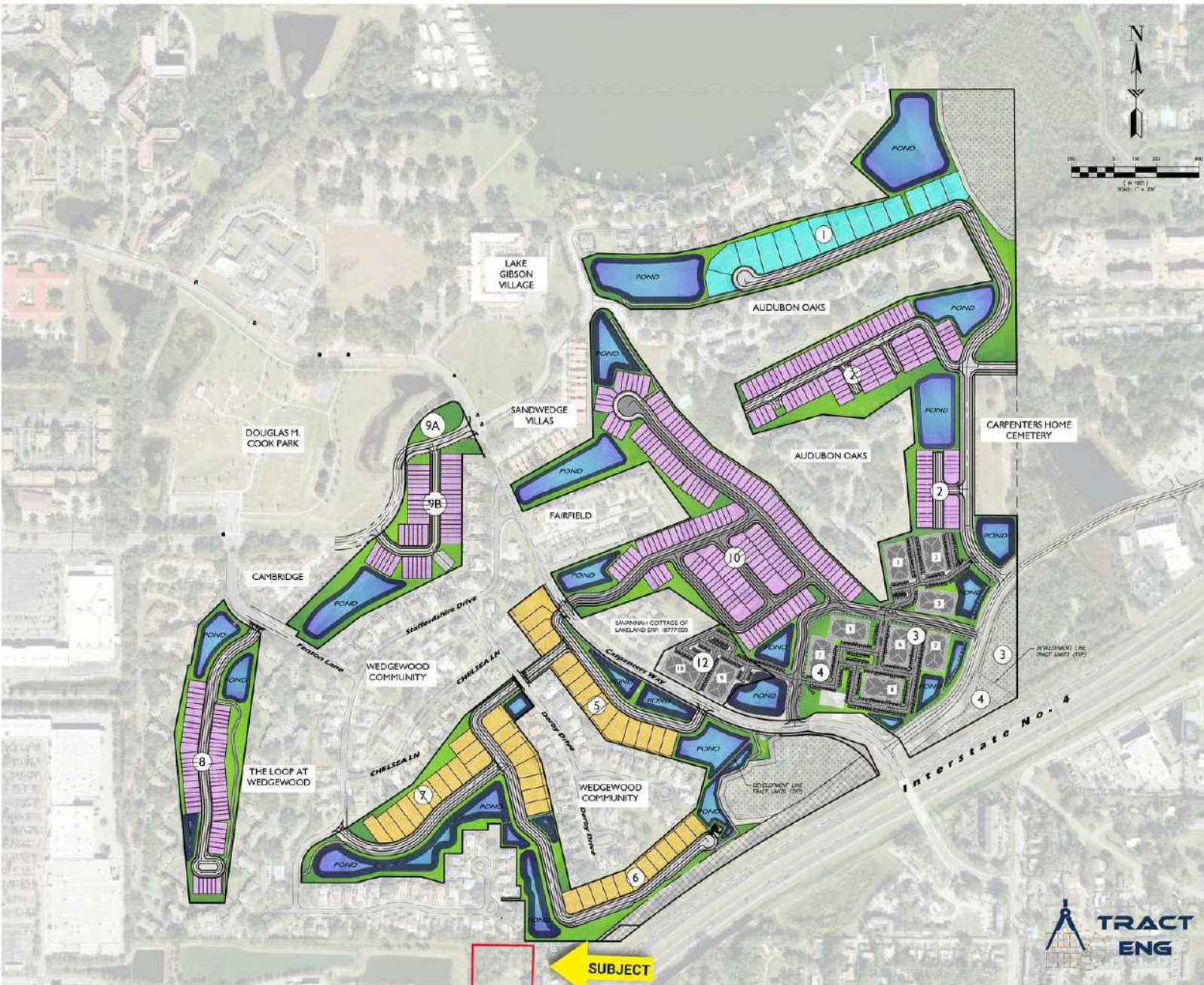
FILE NAME UNION 2020

SHEET NO. 1 OF 1

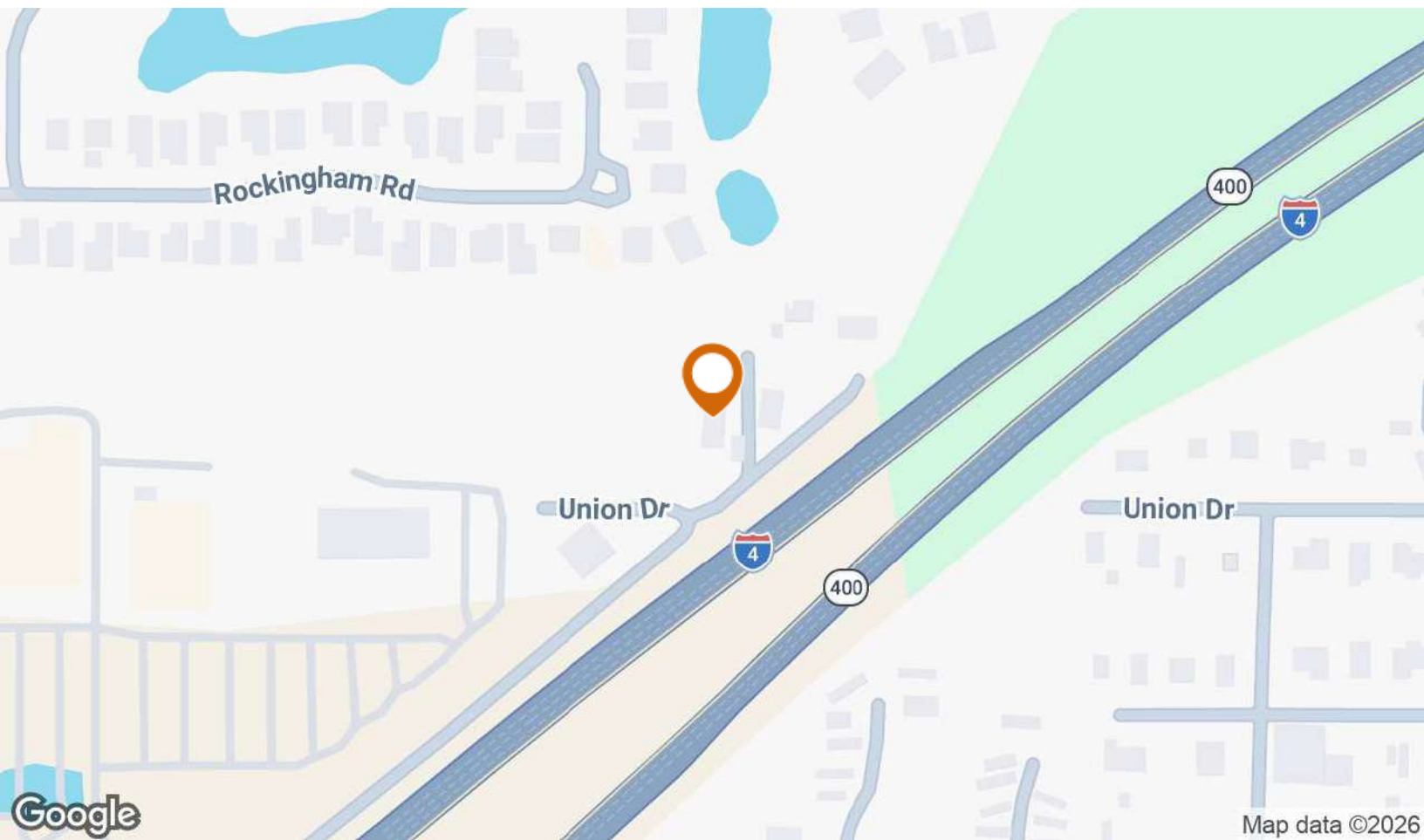
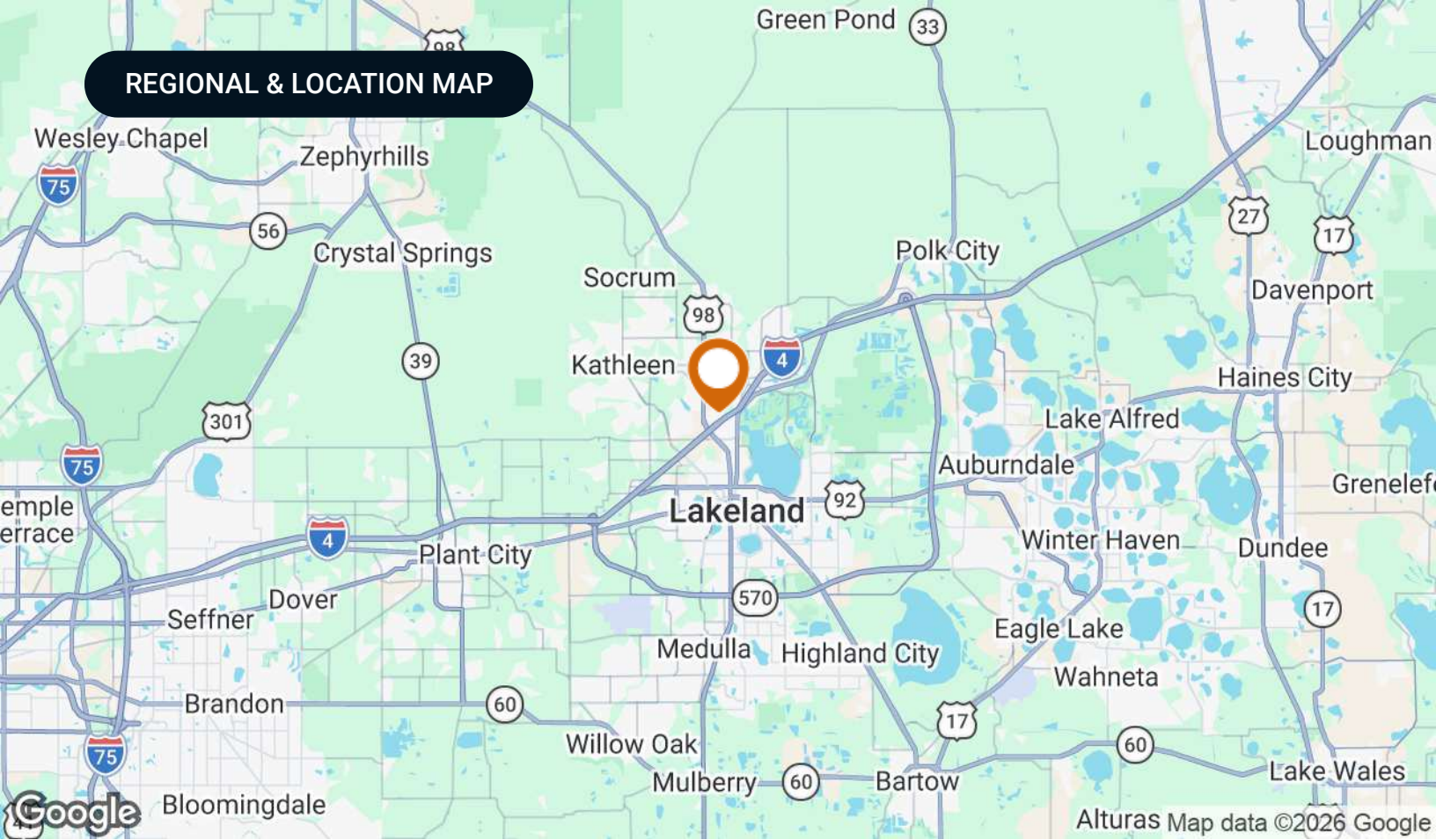
CERTIFY TO:

PECULIARS, LLC
TROIANO & ROBERTS, P.A.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
BANK OF CENTRAL FLORIDA

ADJACENT DEVELOPMENT



REGIONAL & LOCATION MAP



BENCHMARK DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
Population	8,428	34,426	59,439	640	47,459	129,718	121,710	812,640	22,779,514	338,440,954
Households	3,613	13,834	23,798	161	18,571	50,381	48,929	303,601	9,084,882	130,716,571
Families	1,956	8,225	14,532	98	11,374	31,511	28,708	207,373	5,826,884	83,629,781
Average Household Size	2.24	2.41	2.44	3.87	2.49	2.49	2.33	2.62	2.45	2.53
Owner Occupied Housing Units	1,319	6,416	12,391	70	9,127	29,880	27,969	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	2,294	7,418	11,407	91	9,444	20,501	20,960	87,510	3,054,947	46,583,487
Median Age	38.5	39.3	40.6	35.9	39.2	40.0	40.0	41.2	43.5	39.3
Housing Unit/Household Ratio	1.11	1.08	1.17	1.10	1.18	1.15	1.18	1.21	1.19	1.12
Adjusted Population	8,354	33,302	62,055	626	49,775	132,806	127,925	878,319	24,122,879	
INCOME										
Median Household Income	\$48,180	\$55,516	\$53,944	\$50,000	\$55,139	\$56,690	\$59,505	\$63,515	\$74,715	\$79,068
Average Household Income	\$69,577	\$73,861	\$72,113	\$70,982	\$72,784	\$75,685	\$80,863	\$83,346	\$105,305	\$113,185
Per Capita Income	\$30,136	\$29,706	\$28,909	\$28,957	\$28,613	\$29,418	\$32,709	\$31,188	\$42,078	\$43,829
TRENDS: 2024 - 2029 ANNUAL GROWTH RATE										
Population	1.48%	1.44%	1.81%	1.69%	1.64%	1.80%	1.32%	1.93%	0.93%	0.38%
Households	1.43%	1.39%	1.76%	1.68%	1.55%	1.77%	1.33%	1.84%	1.15%	0.64%
Owner HHs	2.71%	2.62%	2.56%	2.96%	2.62%	2.61%	2.24%	2.37%	1.66%	0.97%
Median Household Income	2.73%	3.13%	3.26%	4.00%	3.42%	4.17%	4.15%	4.27%	3.25%	2.95%

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BENCHMARK DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME										
<\$15,000	12.00%	11.20%	11.60%	11.80%	12.30%	11.00%	10.80%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	8.00%	8.60%	8.90%	8.70%	8.70%	9.10%	8.40%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	14.00%	11.60%	12.60%	13.70%	11.60%	11.90%	11.40%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	17.50%	13.60%	13.40%	16.10%	13.00%	12.70%	12.40%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	14.90%	17.20%	16.10%	14.90%	16.20%	15.40%	15.20%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	11.20%	12.70%	12.80%	13.00%	12.80%	12.90%	13.50%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	15.30%	17.80%	17.40%	14.30%	18.10%	17.60%	18.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	4.10%	4.10%	4.40%	5.00%	4.40%	6.30%	5.70%	6.70%	8.60%	9.50%
\$200,000+	2.90%	3.20%	2.80%	3.10%	2.80%	3.10%	4.70%	4.60%	10.40%	12.60%
POPULATION BY AGE										
0 - 4	5.90%	5.90%	5.70%	6.20%	5.90%	5.60%	5.10%	5.40%	4.70%	5.50%
5 - 9	5.70%	5.70%	5.70%	6.20%	5.90%	5.70%	5.20%	5.70%	5.10%	5.80%
10 - 14	5.50%	5.90%	6.00%	6.70%	6.20%	6.00%	5.50%	6.20%	5.40%	6.00%
15 - 19	5.10%	5.70%	5.90%	5.80%	6.10%	6.10%	6.10%	6.30%	5.80%	6.40%
20 - 24	6.50%	6.40%	6.10%	6.10%	6.30%	7.00%	8.50%	6.30%	6.10%	6.80%
25 - 34	17.10%	15.20%	13.90%	17.80%	14.40%	13.20%	13.50%	12.40%	12.30%	13.50%
35 - 44	11.00%	11.50%	11.70%	13.20%	11.90%	12.00%	11.60%	12.40%	12.50%	13.30%
45 - 54	10.00%	10.60%	10.90%	11.80%	11.00%	11.00%	10.60%	11.60%	12.10%	12.10%
55 - 64	10.80%	10.80%	11.50%	10.30%	11.10%	11.90%	11.70%	12.30%	13.30%	12.30%
65 - 74	10.30%	10.80%	11.50%	8.90%	10.80%	11.40%	11.50%	11.90%	12.30%	10.40%
75 - 84	7.70%	7.70%	7.80%	4.80%	7.20%	7.20%	7.70%	7.40%	7.70%	5.70%
85+	4.70%	3.70%	3.20%	2.20%	3.10%	2.70%	3.00%	2.20%	2.70%	2.00%
RACE AND ETHNICITY										
White Alone	51.40%	46.80%	47.20%	47.30%	44.70%	53.80%	57.00%	57.00%	56.50%	60.30%
Black Alone	22.00%	27.00%	27.70%	18.30%	29.80%	20.30%	19.10%	15.00%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.50%	0.50%	0.50%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	2.50%	3.30%	2.70%	5.20%	2.80%	2.00%	2.20%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.10%	8.40%	8.50%	12.20%	8.60%	9.30%	8.20%	10.70%	7.60%	8.80%
Two or More Races	14.60%	14.00%	13.30%	16.50%	13.60%	13.80%	12.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	28.00%	25.70%	25.30%	34.40%	25.60%	26.60%	23.20%	29.80%	27.60%	19.60%

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



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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