

1.61 Acres Commercial – US 98 North Lakeland, FL

\$850,000



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US 98 Commercial Outparcel

Location

- Subject is located on east side of US Hwy 98 North ... a major north/south corridor in the Lakeland market
- Good traffic count volume ... 40,000 cars/day
- Over 23,000 people within a 2 mile radius
- Median Household Income of \$50,000 is 15% better than the Polk County average and 4% better than the State of Florida average

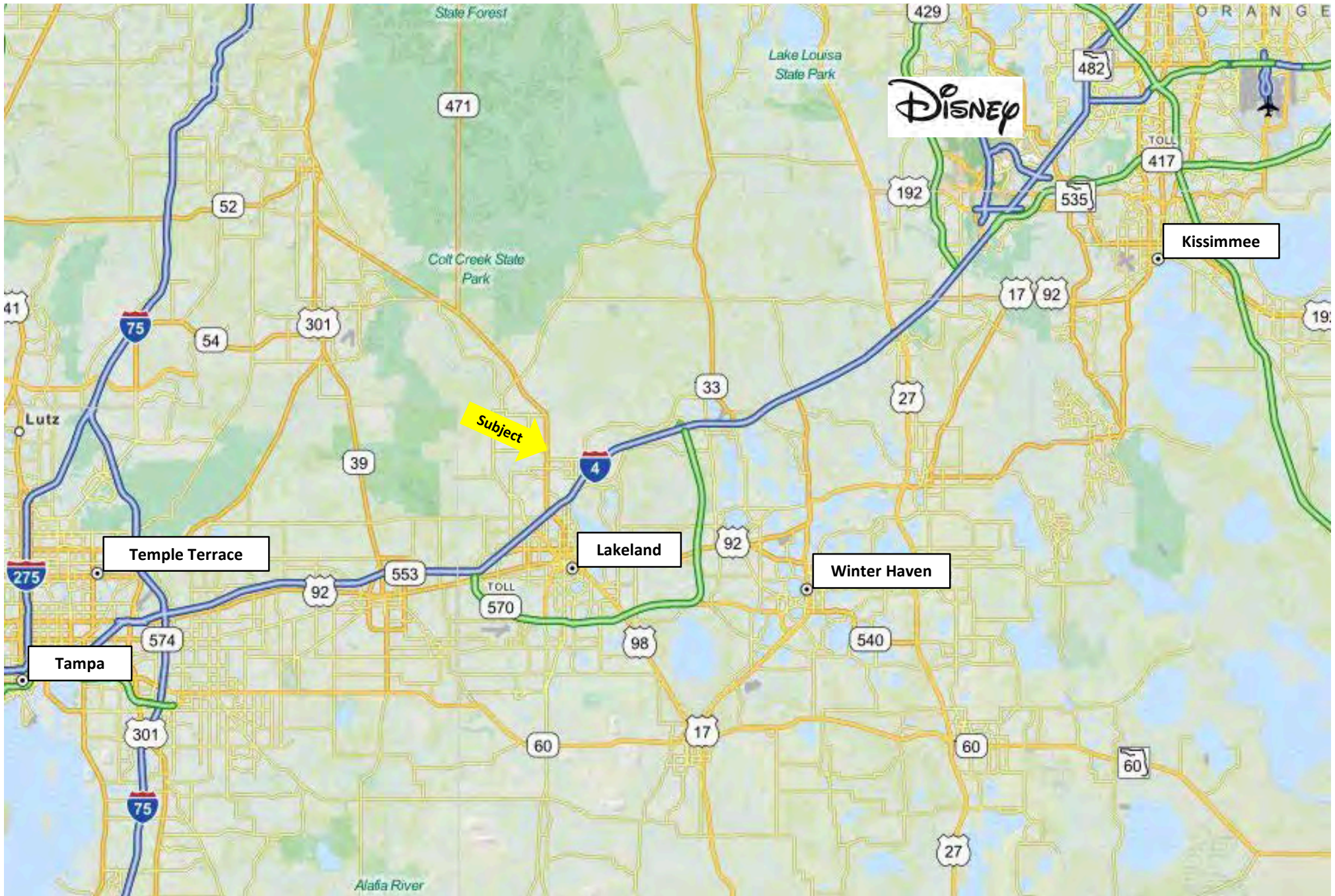
Site

- The property benefits from a recorded easement for access over and across the MidFlorida Credit Union branch property, allowing access to the traffic signal at Duff Rd.
- Subject has right-in, right-out access on US 98

Executive Summary

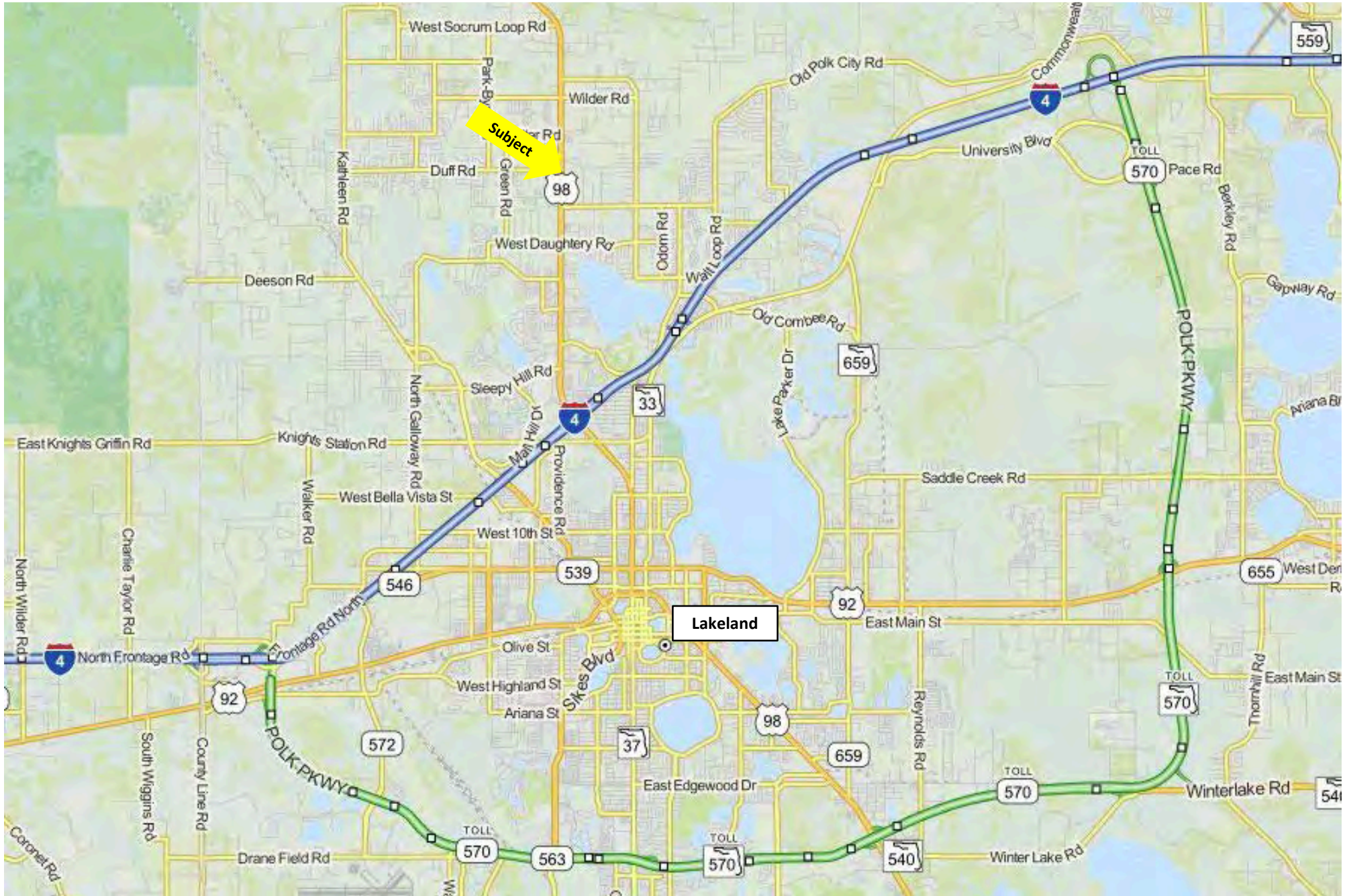
Site Address:	7221 US HIGHWAY 98 N LAKELAND FL 33809
County:	POLK
PIN (Property Identification Number):	232713000000043050
Land Size:	1.61 +/- acres
Property Use:	Vacant Commercial
Zoning:	LCC; Linear Commercial Corridor (Polk County)
Traffic Count:	40,000 cars/day on US Highway 98 N
Price:	\$850,000

Regional Location Map



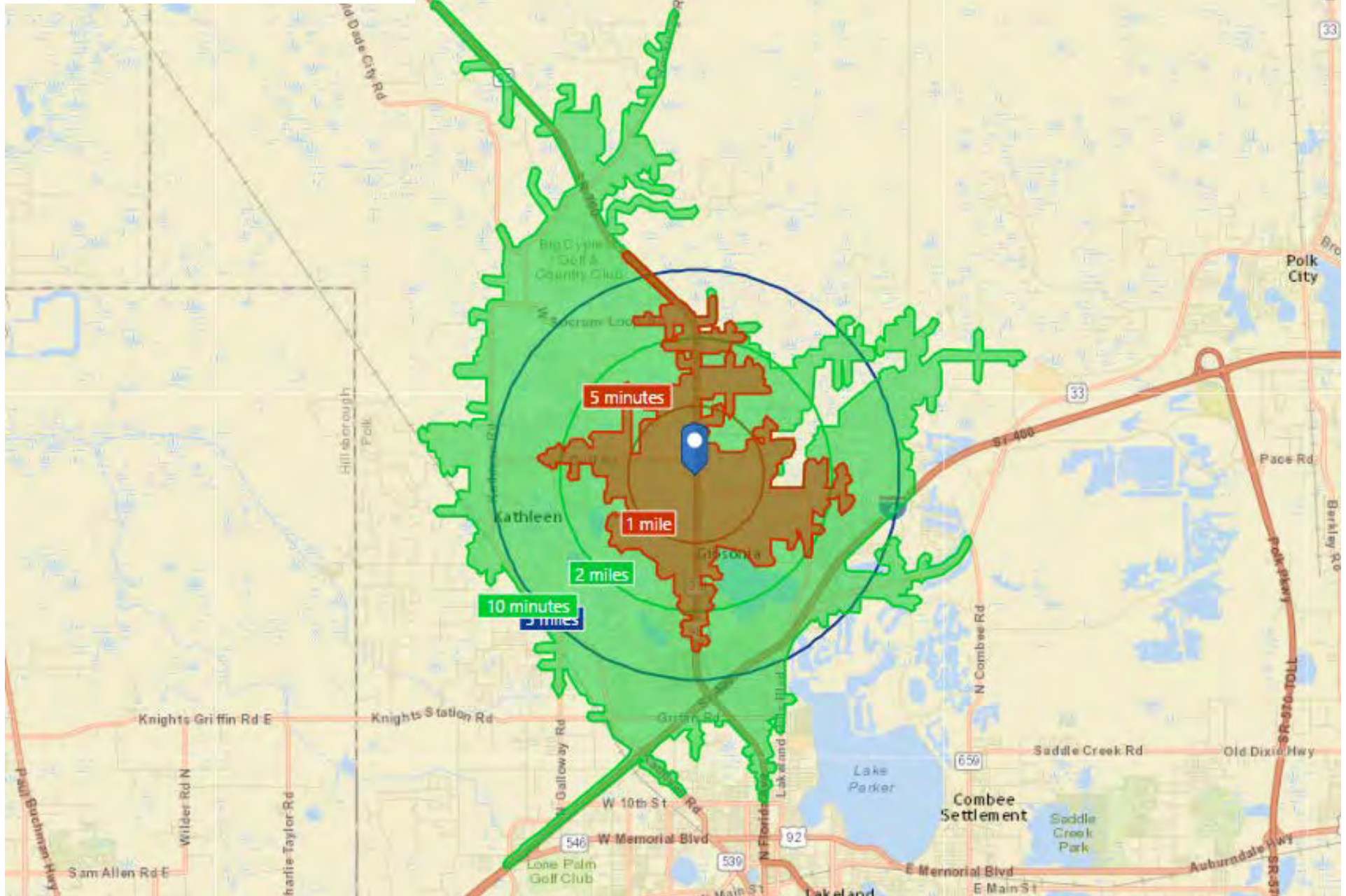
114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | SRDcommercial.com

Location Map



114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | SRDcommercial.com

**1, 2, 3 mile radius
5 & 10 minute drive**



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Benchmark Demographics

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>	<u>5 minutes</u>	<u>10 minutes</u>	<u>Polk</u>	<u>FL</u>	<u>US</u>
Population	5,858	23,308	51,996	12,621	64,449	642,909	20,108,440	323,580,626
Households	2,084	9,247	20,388	4,812	25,512	240,058	7,858,449	121,786,233
Families	1,539	6,475	14,158	3,445	17,675	166,952	5,083,223	80,307,260
Average Household Size	2.81	2.51	2.52	2.62	2.50	2.63	2.50	2.59
Owner Occupied Housing Units	1,391	6,390	13,406	3,466	16,767	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	693	2,857	6,982	1,346	8,745	81,462	2,922,303	45,359,091
Median Age	38.4	43.2	41.9	42.3	42.4	41.0	41.9	38.0

Trends: 2015 - 2020 Annual Rate

Population	0.71%	0.77%	1.06%	0.82%	1.09%	1.18%	1.29%	0.84%
Households	0.61%	0.66%	0.94%	0.73%	0.96%	1.07%	1.21%	0.79%
Families	0.53%	0.58%	0.86%	0.66%	0.88%	1.00%	1.13%	0.72%
Owner HHs	0.57%	0.56%	0.78%	0.67%	0.80%	0.97%	1.09%	0.73%
Median Household Income	1.39%	1.55%	1.92%	1.48%	1.75%	2.79%	2.52%	1.89%

Households by Income

<\$15,000	11.18%	10.17%	10.28%	9.87%	11.16%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	9.84%	11.00%	10.95%	9.93%	11.01%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	12.67%	11.42%	10.89%	10.37%	10.97%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	17.90%	16.87%	16.43%	17.14%	16.33%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	22.79%	22.87%	22.09%	24.79%	22.72%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	13.87%	12.97%	14.27%	13.30%	13.32%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	7.15%	10.09%	10.51%	10.25%	10.15%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	3.55%	3.35%	3.09%	2.97%	2.91%	2.40%	3.99%	5.29%
\$200,000+	1.01%	1.28%	1.49%	1.37%	1.43%	2.16%	4.08%	5.36%
Median Household Income	\$48,182	\$50,371	\$51,045	\$51,693	\$50,363	\$43,856	\$48,377	\$54,149
Average Household Income	\$59,166	\$61,701	\$62,747	\$62,643	\$61,453	\$59,091	\$69,330	\$77,008
Per Capita Income	\$21,709	\$24,407	\$25,021	\$24,137	\$24,538	\$22,615	\$27,618	\$29,472

Population by Age

0 - 4	6.50%	5.58%	5.69%	5.79%	5.82%	6.12%	5.40%	6.19%
5 - 9	6.62%	5.68%	5.73%	5.94%	5.79%	6.11%	5.53%	6.33%
10 - 14	6.86%	6.02%	5.84%	6.36%	5.82%	6.23%	5.69%	6.46%
15 - 19	6.42%	5.86%	5.67%	6.07%	5.57%	6.09%	5.85%	6.55%
20 - 24	6.40%	5.84%	6.01%	5.78%	5.85%	6.17%	6.56%	7.09%
25 - 34	13.01%	11.53%	12.79%	11.35%	12.47%	12.37%	12.83%	13.64%
35 - 44	12.48%	11.66%	12.09%	12.02%	11.76%	11.56%	11.93%	12.62%
45 - 54	13.31%	12.62%	12.54%	12.74%	12.06%	12.23%	13.34%	13.27%
55 - 64	12.68%	12.93%	12.58%	13.02%	12.50%	13.00%	13.37%	12.82%
65 - 74	9.69%	11.84%	11.14%	11.32%	11.86%	11.61%	10.90%	8.76%
75 - 84	4.63%	6.98%	6.69%	6.51%	7.15%	6.21%	6.03%	4.35%
85+	1.40%	3.46%	3.22%	3.11%	3.35%	2.30%	2.59%	1.92%

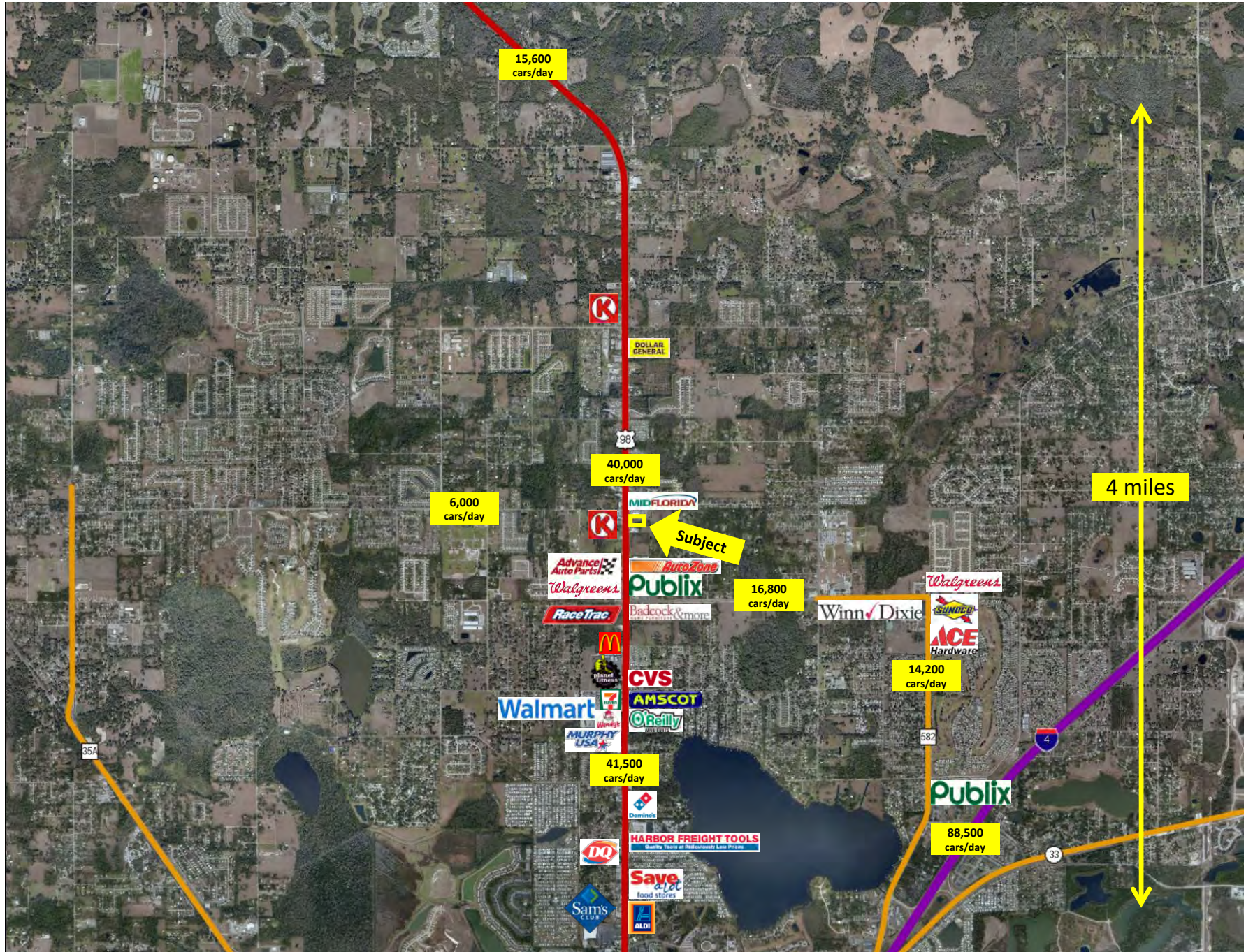
Race and Ethnicity

White Alone	77.10%	78.79%	78.78%	78.66%	76.18%	72.91%	73.36%	70.52%
Black Alone	12.19%	11.21%	11.37%	11.32%	13.68%	15.39%	16.38%	12.79%
American Indian Alone	0.43%	0.45%	0.43%	0.45%	0.40%	0.46%	0.40%	0.97%
Asian Alone	2.29%	2.51%	2.73%	2.58%	2.73%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.05%	0.07%	0.05%	0.06%	0.07%	0.07%	0.07%	0.19%
Some Other Race Alone	4.45%	4.13%	3.70%	4.22%	3.98%	6.46%	4.12%	6.76%
Two or More Races	3.50%	2.84%	2.93%	2.71%	2.96%	2.88%	2.90%	3.32%

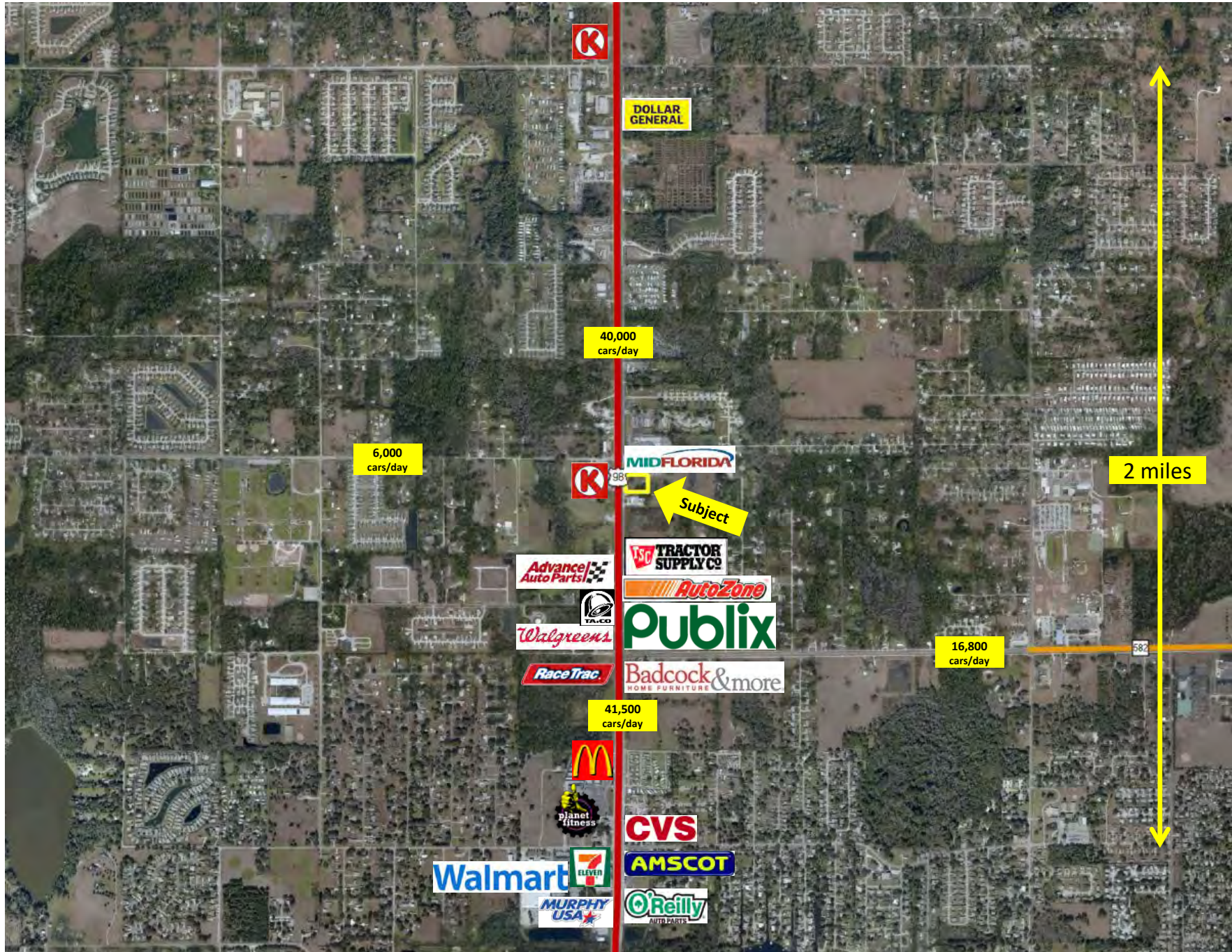
Hispanic Origin (Any Race)

18.37%	16.30%	15.89%	17.01%	16.21%	21.08%	25.07%	17.92%
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Market Area



Trade Area



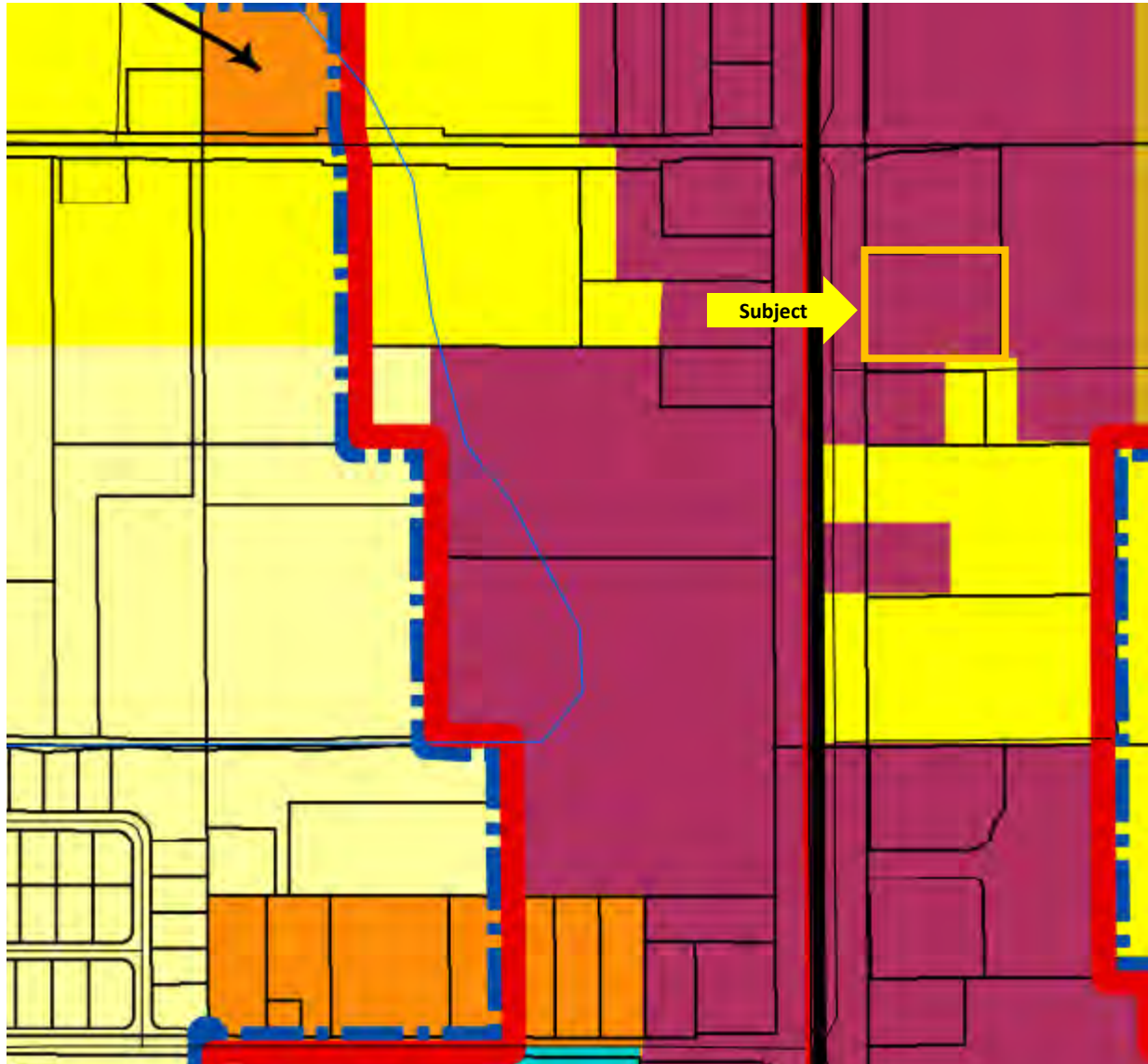
Neighborhood Aerial



Site Aerial and Site Characteristics



Zoning



LAND USE LEGEND

- CC - Convenience Center
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- TC - Town Center
- RAC - Regional Activity Center
- HIC - High-Impact Commercial Center
- TCC - Tourism Commercial Center
- LCC - Linear Commercial Corridor**
- CE - Commercial Enclave
- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center-1
- BPC-2 - Business Park Center-2
- IND - Industrial
- PM - Phosphate Mining
- LR - Leisure Recreation
- PI - Professional Institutional
- INST-1 - Institutional-1
- INST-2 - Institutional-2
- IAC - Interchange Activity Center
- ROS - Recreation and Open Space
- PRESV - Preservation
- CORE - Conservation Core
- MU - Mixed Use
- RCC - Rural Cluster Center (Non-Residential)
- RCC-R - RCC - Rural Cluster Center (Residential)
- RS - Residential-Suburban
- RL-1 - Residential Low-1
- RL-2 - Residential Low-2
- RL-3 - Residential Low-3
- RL-4 - Residential Low-4
- RM - Residential Medium
- RH - Residential High
- A/RR - Agriculture/Residential-Rural
- PRE-DRI & DRI - Development of Regional Impact
- SAP - Selected Area Plan
- Southeast SAP Village Center Core
- Southeast SAP Village Center

1. **Linear Commercial Corridor (LCC):** The purpose of the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.