

KATHLEEN RD LAND OPPORTUNITY

5355 KATHLEEN RD, Lakeland, FL 33810



SALE PRICE:	\$109,900
PRICE PER ACRE:	\$62,800
CAP RATE:	6.83%
LOT SIZE:	1.75 Acres
APN #:	23-27-28-000000-031050
ZONING:	RS - Residential
MARKET:	Central Florida
SUB MARKET:	Lakeland
TRAFFIC COUNT:	17,100

PROPERTY OVERVIEW

Opportunity to purchase an investment in the growing area of North Lakeland, this property currently has a 100% occupancy, rental price are below market values and provide cash flow and great potential in the future. Seller financing available.

Currently zoned RS with potential uses including school, bed & breakfast, daycare, church or veterinary with special approval or re-zoning to a commercial use.

Near major retailers on US 98 including Lakeland Square Mall and the new Lakeland Park Center. North Lakeland is surrounded by residential development including Bloomfield Hills, Terra Largo or Hampton Hills.

PROPERTY FEATURES

- Growing area in North Lakeland
- 500+ feet of frontage on Kathleen Rd
- 100% occupancy on current units
- Seller financing available

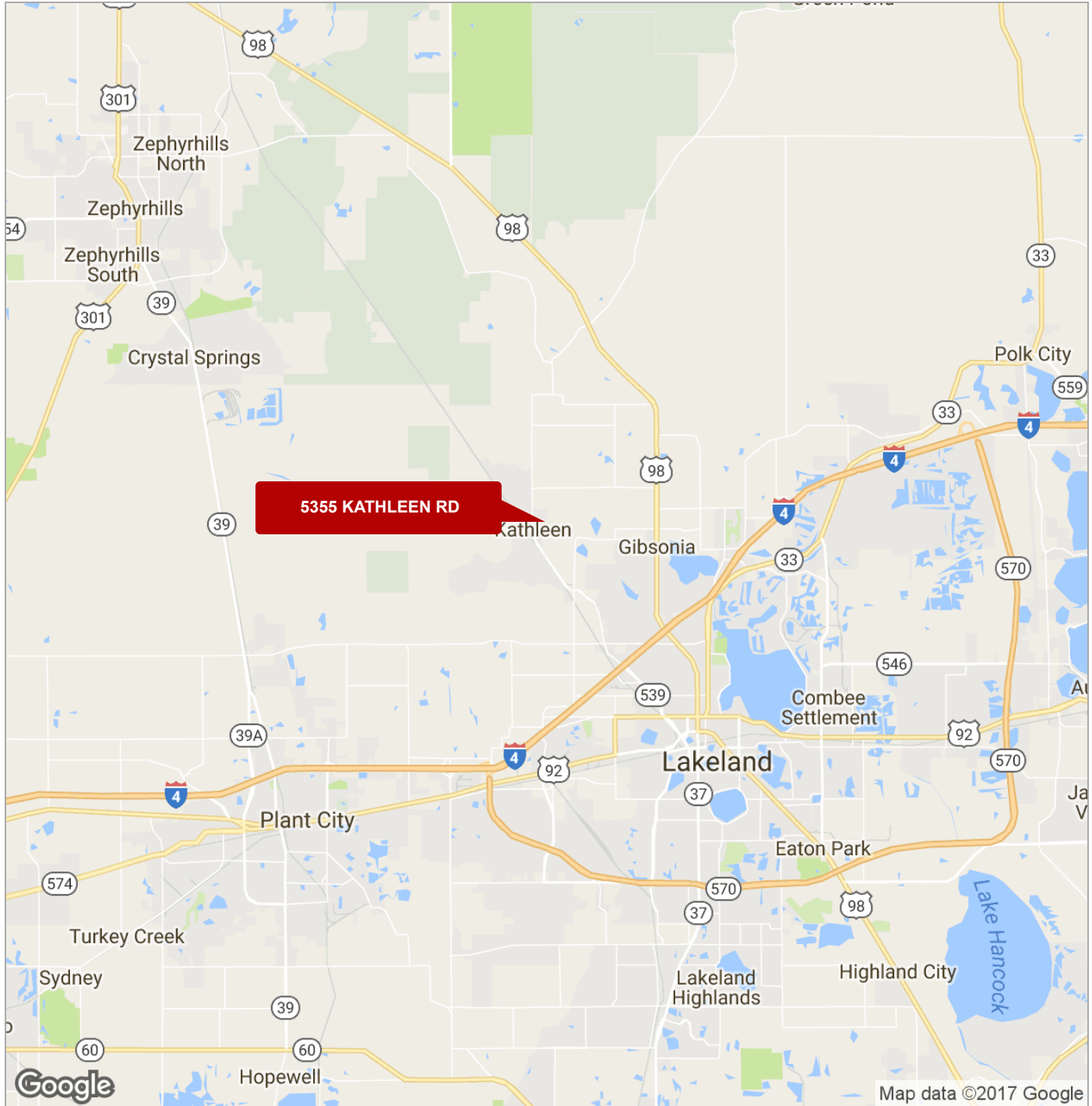
KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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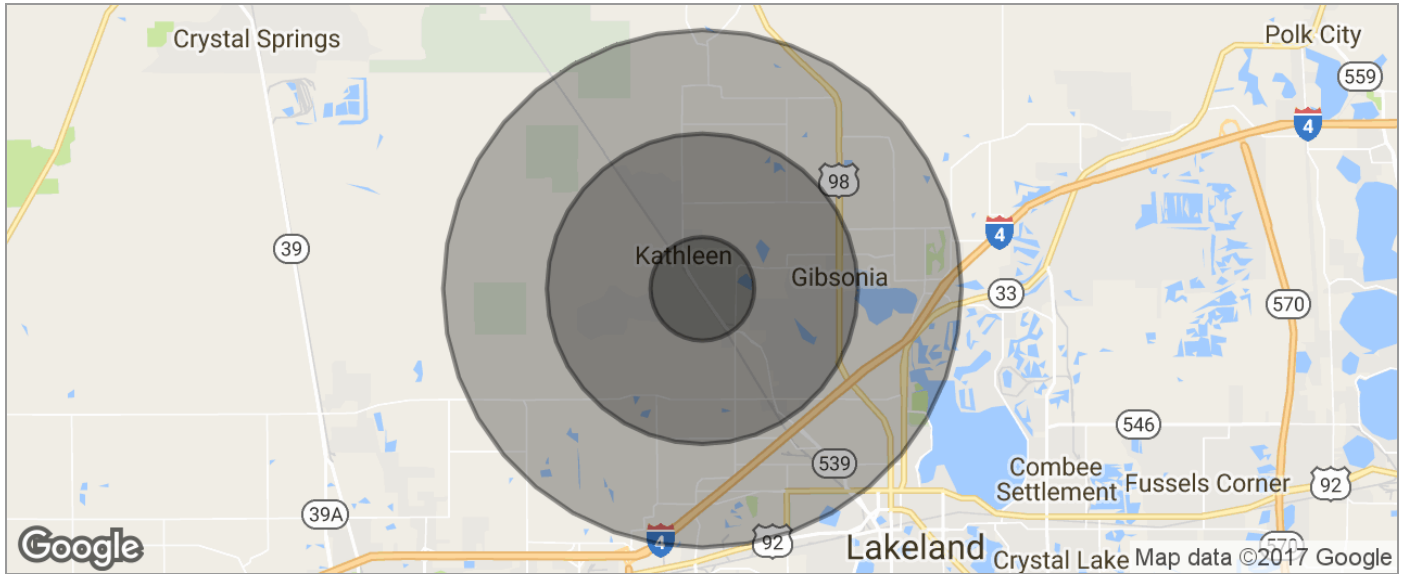
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,749	32,457	80,588
MEDIAN AGE	40.1	39.1	38.5
MEDIAN AGE (MALE)	38.4	37.5	36.4
MEDIAN AGE (FEMALE)	41.6	40.3	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,437	11,921	30,121
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$58,842	\$57,786	\$52,461
AVERAGE HOUSE VALUE	\$142,298	\$159,640	\$162,087
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.1%	81.6%	72.2%
% BLACK	7.5%	10.4%	18.8%
% ASIAN	2.9%	3.2%	2.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.2%	0.4%
% OTHER	1.2%	2.2%	3.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.3%	9.4%	11.4%

* Demographic data derived from 2010 US Census

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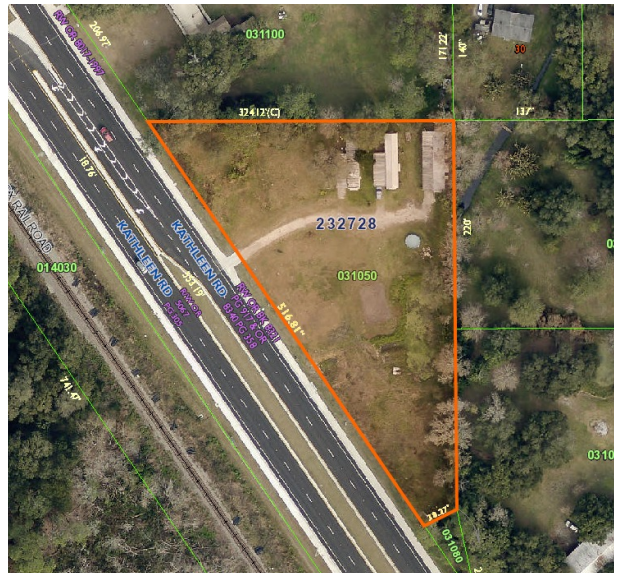
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INVESTMENT & LAND FOR SALE

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LAKELAND, FL

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PRESENTED BY:

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