

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

S. FLORIDA AVE. AT CHRISTINA., LAKELAND, FL 33813

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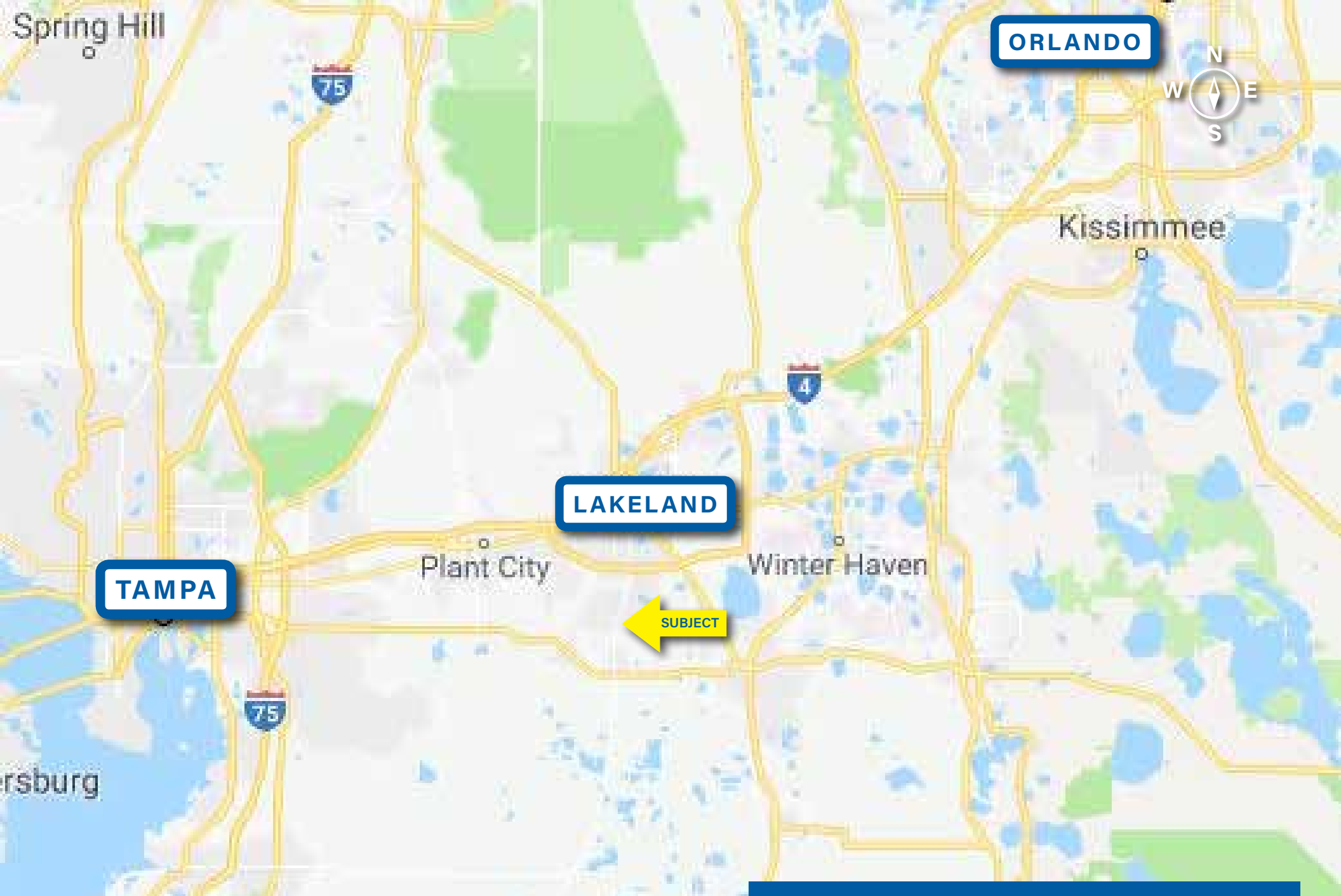
EXECUTIVE SUMMARY

S. FLORIDA AVE. AT CHRISTINA., LAKELAND, FL 33813

This 12.11 +/- acre property surrounds a newly constructed Race Trac gas station and convenience store, at the main entrance to one of the premier neighborhoods of Lakeland. The property is currently zoned under a PUD that allows a combination of retail and office.

The property benefits from cross access to the traffic signal and shares access from South Florida Ave. The highest and best use of the property would be a combination of big/medium box retail, outparcels, and office development.

Site Address:	South Florida Ave. at Christina Blvd. W.
County:	Polk
PIN (Property Identification Number):	232924000000034010 and 232924000000032040
Land Size:	Parcel 1: 0.91 acres Parcel 2: 11.20 acres Total: 12.11 acres
Property Use:	Vacant Commercial
Utilities:	On Site - Polk County
Zoning:	PUD - Polk County 3.57 acres / Office (24,000 SF) 8.66 acres / Commercial (64,672 SF)
Taxes:	\$16,440.51
Traffic Count:	31,500 cars/day on South Florida Ave.
Asking Price:	\$2,650,000



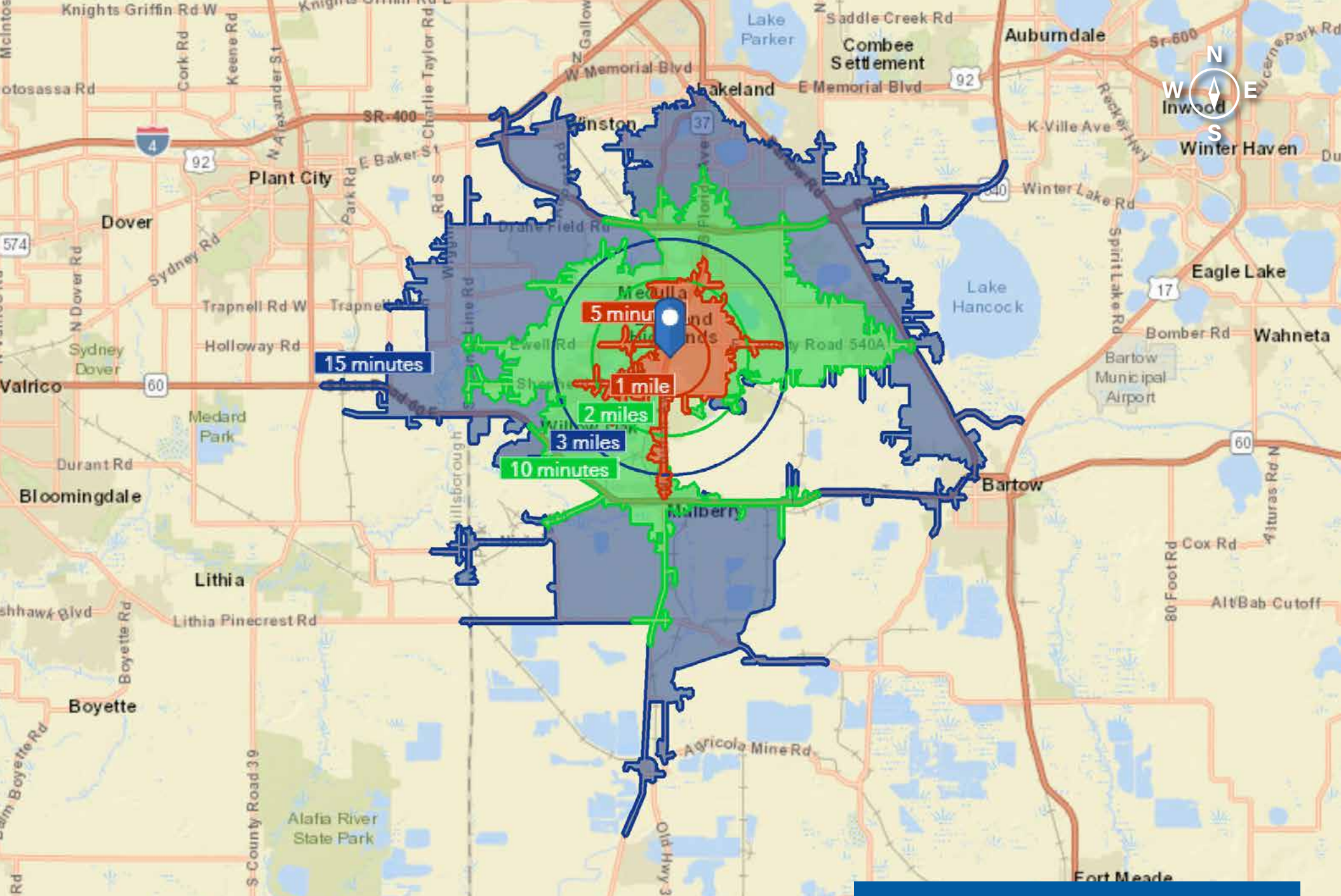
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Subject property is located at the corner of S. Florida ave and Christina Blvd., in affluent South Lakeland.

LOCATION MAP



1, 2, 3 mile radius
5, 10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	8,067	21,519	48,043	17,355	81,123	138,152	662,431	20,619,313	327,514,334
Households	3,040	7,977	18,210	6,585	29,912	52,336	247,585	8,064,657	123,158,887
Families	2,251	6,004	13,486	4,867	22,248	36,368	172,355	5,223,357	81,106,685
Average Household Size	2.65	2.70	2.64	2.64	2.71	2.61	2.62	2.50	2.59
Owner Occupied Housing Units	2,373	5,901	13,452	4,886	21,870	35,019	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	668	2,076	4,758	1,699	8,043	17,317	83,821	2,992,867	45,951,844
Median Age	45.5	41.4	41.5	43.0	40.2	39.8	41.3	42.2	38.2
Income									
Median Household Income	\$67,128	\$64,342	\$61,341	\$62,794	\$61,519	\$55,291	\$45,704	\$50,606	\$56,124
Average Household Income	\$100,711	\$91,276	\$84,235	\$91,216	\$83,477	\$76,650	\$61,763	\$72,632	\$80,675
Per Capita Income	\$38,258	\$33,880	\$31,758	\$34,579	\$30,685	\$29,300	\$23,623	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate									
Population	1.39%	1.54%	1.34%	1.51%	1.21%	1.23%	1.28%	1.36%	0.83%
Households	1.29%	1.45%	1.24%	1.42%	1.12%	1.14%	1.19%	1.30%	0.79%
Families	1.21%	1.36%	1.18%	1.32%	1.05%	1.08%	1.13%	1.25%	0.71%
Owner HHs	1.26%	1.39%	1.21%	1.33%	1.03%	1.00%	1.09%	1.19%	0.72%
Median Household Income	2.98%	2.83%	2.61%	3.10%	2.61%	2.28%	2.46%	2.13%	2.12%

Strong population density of more than 20,000 people within a 2 mile radius, and more than 80,000 within a 10 minute drive time.

Median household income within 2 miles is 41% greater than Polk County and 27% greater than the State of Florida.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Within a 2 mile radius, 29.4% of Households have an income of \$100,000+ compared to Polk County at 14.4%.

Households by Income

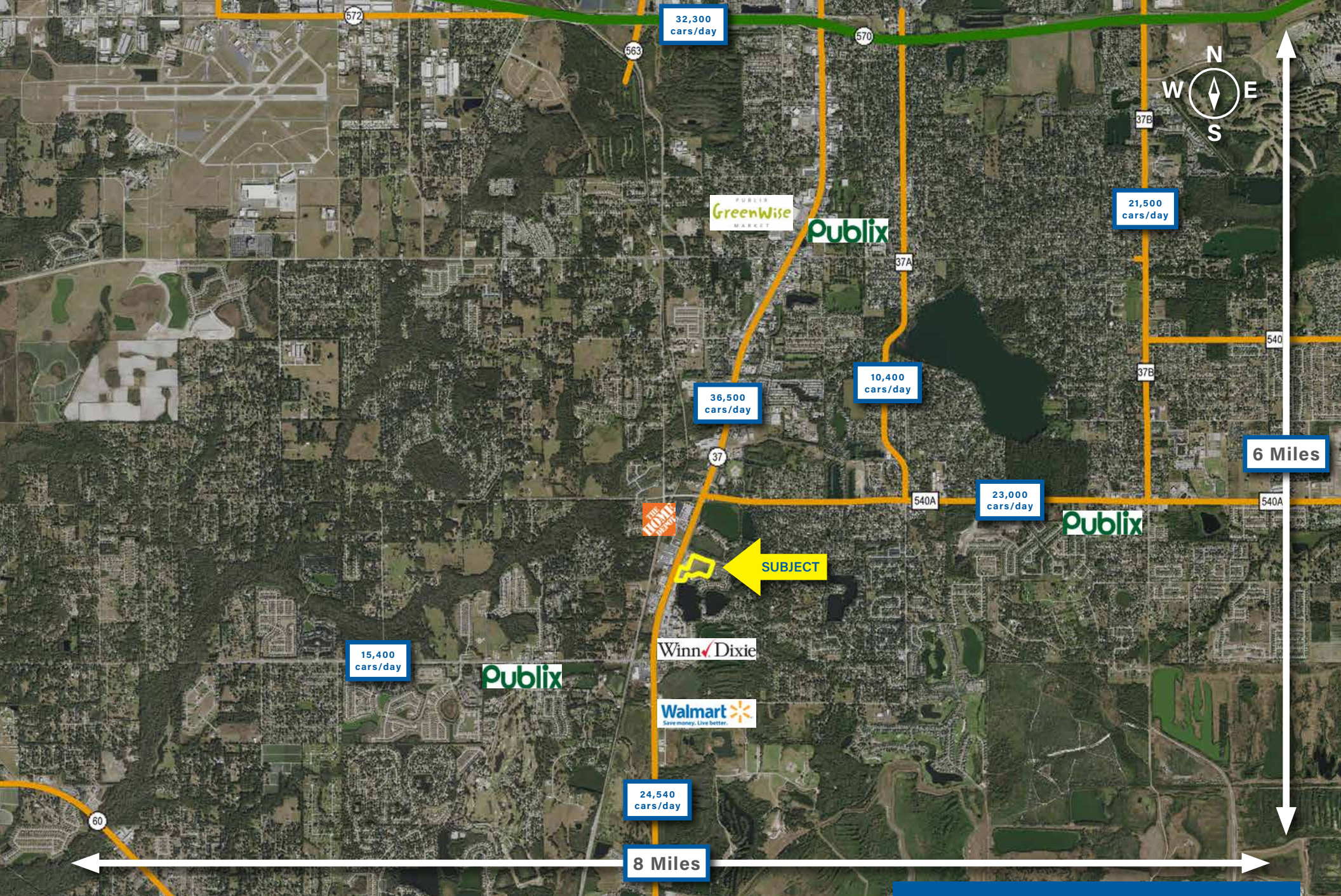
<\$15,000	5.90%	6.40%	6.50%	7.10%	6.50%	8.60%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	6.90%	6.70%	8.00%	7.00%	8.40%	10.10%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	10.90%	9.70%	9.70%	10.10%	9.80%	10.70%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	15.20%	14.90%	14.70%	15.50%	14.30%	14.80%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	14.70%	18.50%	20.10%	17.10%	19.60%	20.00%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	13.10%	14.30%	15.30%	13.70%	15.10%	13.60%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	15.30%	15.40%	14.00%	15.20%	14.90%	12.70%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	6.90%	6.40%	6.20%	6.30%	6.10%	4.80%	2.70%	4.30%	5.70%
\$200,000+	11.10%	7.60%	5.50%	8.00%	5.30%	4.70%	2.50%	4.60%	6.10%

Population by Age

0 - 4	4.90%	5.70%	5.70%	5.40%	5.90%	5.90%	6.00%	5.30%	6.10%
5 - 9	5.50%	6.20%	6.10%	5.90%	6.40%	6.10%	6.10%	5.50%	6.30%
10 - 14	6.40%	6.80%	6.60%	6.60%	6.80%	6.40%	6.10%	5.60%	6.30%
15 - 19	6.60%	6.70%	6.20%	6.60%	6.40%	6.40%	5.90%	5.70%	6.40%
20 - 24	4.90%	5.30%	5.30%	5.10%	5.60%	6.30%	6.00%	6.40%	7.00%
25 - 34	10.10%	11.10%	11.90%	10.70%	12.30%	12.90%	12.60%	13.10%	13.80%
35 - 44	11.10%	12.50%	12.60%	12.00%	12.60%	12.10%	11.40%	11.80%	12.50%
45 - 54	14.60%	14.20%	13.70%	13.90%	13.60%	12.80%	12.00%	13.00%	13.00%
55 - 64	16.40%	14.90%	14.40%	15.10%	14.00%	13.30%	13.10%	13.50%	12.90%
65 - 74	12.10%	10.60%	10.80%	11.60%	10.20%	10.40%	12.00%	11.30%	9.20%
75 - 84	5.80%	4.50%	5.00%	5.30%	4.60%	5.10%	6.40%	6.20%	4.40%
85+	1.70%	1.40%	1.70%	1.60%	1.70%	2.20%	2.40%	2.70%	2.00%

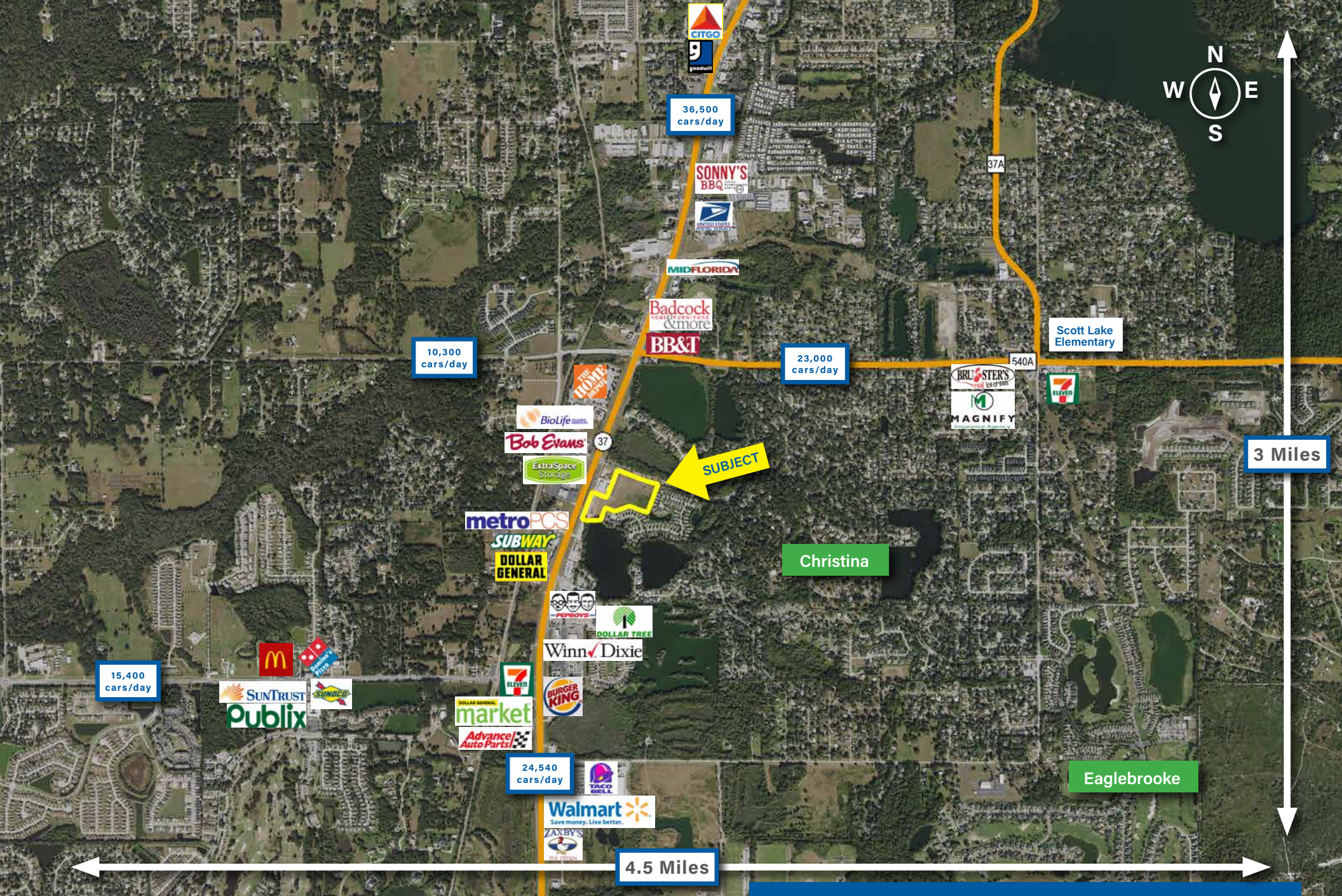
Race and Ethnicity

White Alone	85.20%	82.00%	83.00%	83.60%	81.20%	79.4%	72.60%	73.10%	70.20%
Black Alone	7.90%	9.30%	8.30%	7.90%	7.90%	9.7%	15.30%	16.40%	12.80%
American Indian Alone	0.10%	0.30%	0.30%	0.30%	0.30%	0.4%	0.50%	0.40%	1.00%
Asian Alone	1.80%	2.50%	2.30%	2.60%	3.00%	2.6%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.00%	0.10%	0.10%	0.1%	0.10%	0.10%	0.20%
Some Other Race Alone	2.30%	2.90%	3.20%	2.60%	4.70%	5.0%	6.80%	4.20%	6.80%
Two or More Races	2.60%	3.00%	2.80%	2.90%	2.70%	2.9%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	13.40%	15.40%	15.90%	14.80%	17.90%	18.0%	22.00%	25.50%	18.10%



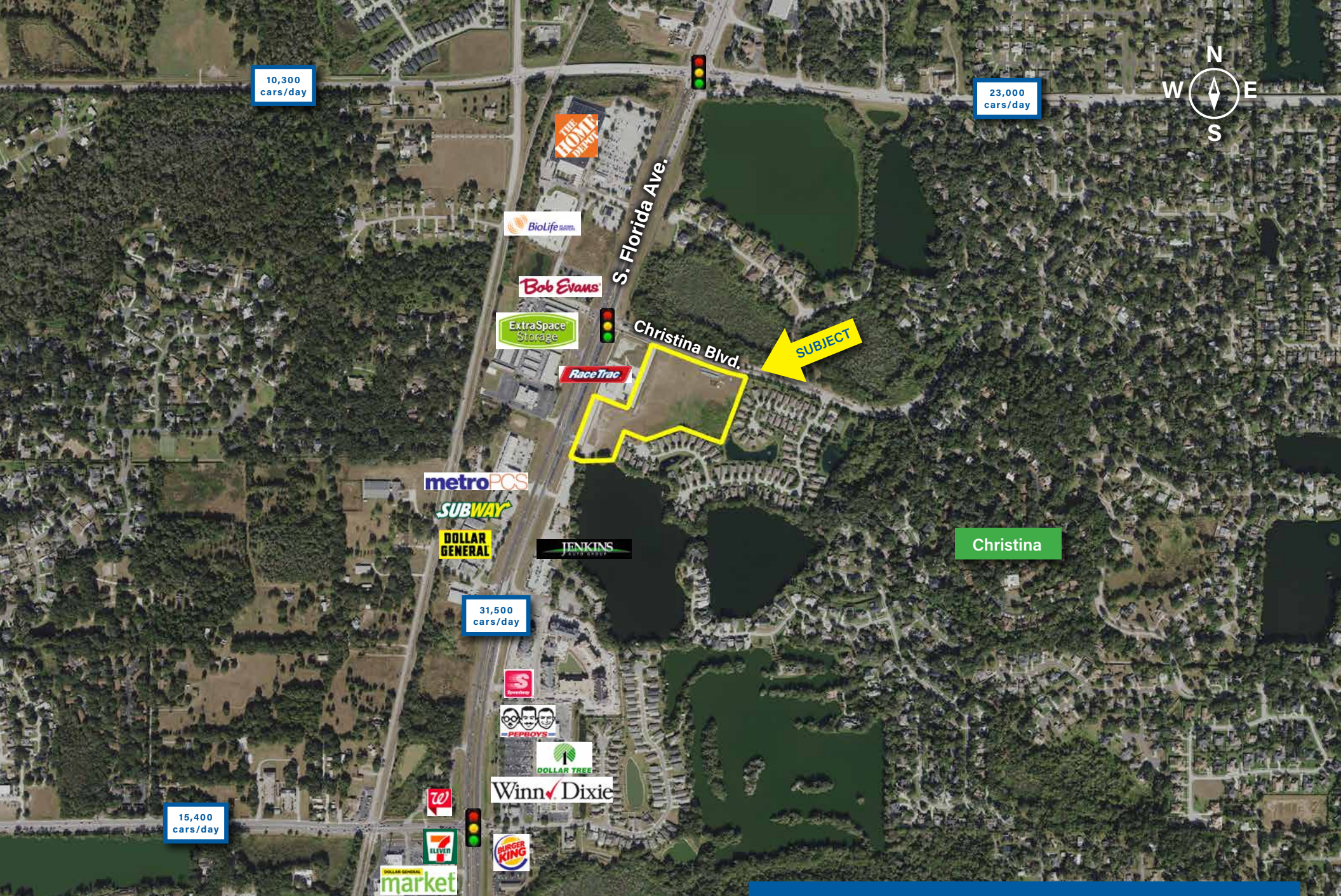
Subject property is located in close proximity to Walmart, Publix and The Home Depot.

MARKET AREA MAP



Advantageous location near two of Lakeland's premier neighborhoods - Christina and Eaglebrooke.

TRADE AREA MAP



Highly visible from S. Florida Ave. which boasts a traffic count of 31,500 cars/day

NEIGHBORHOOD AERIAL



Subject property is located off the corner of S. Florida Ave. and Christnia Blvd.

SITE AERIAL

Site aerial facing west

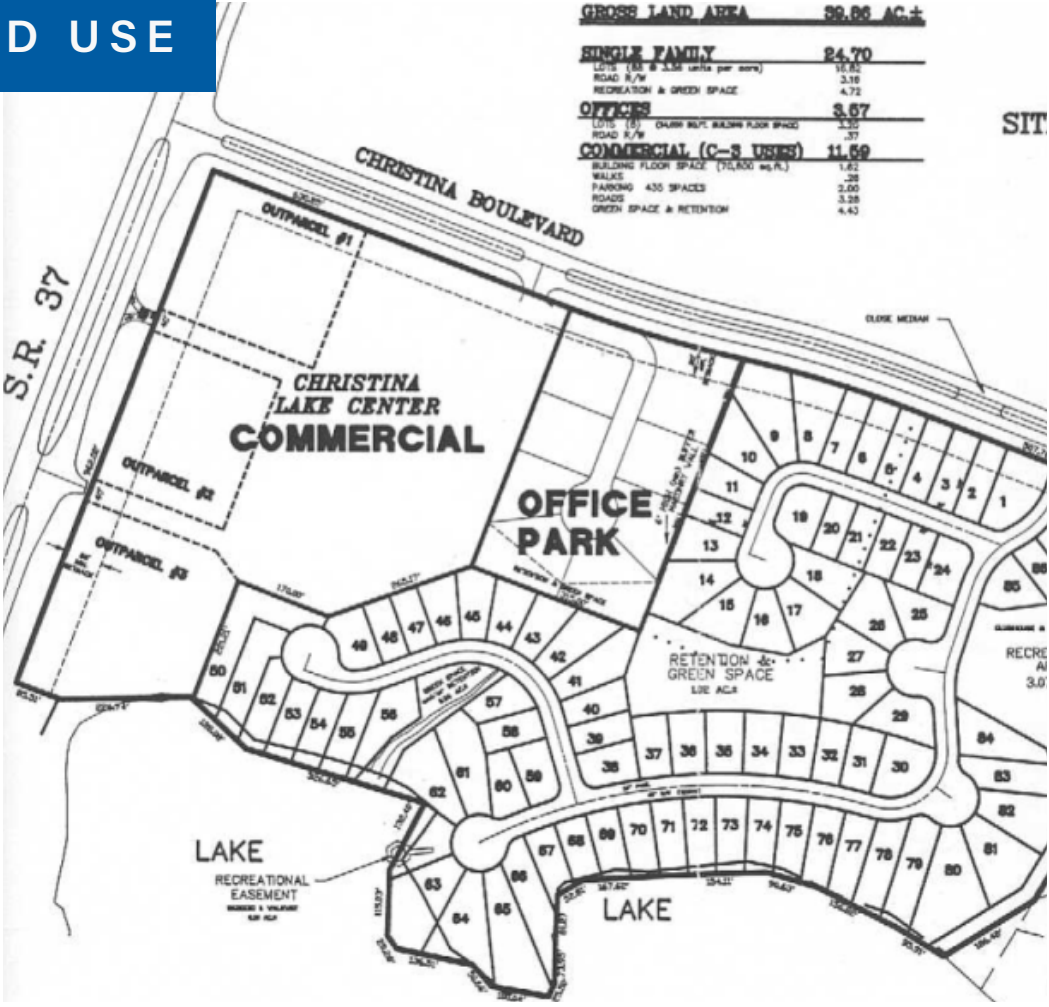


PARCEL INFORMATION



Map	PIN	Acres
1	232924000000034010	0.91
2	232924000000032040	11.20
Total:		12.11

LAND USE



Planned Development (PD)

Currently there is a PD on the property. This particular PD allows the following:

- 3.57 acre office park allowing 24,000 SF of office.
- 2.93 acre RaceTrac with 5,928 SF
- 8.66 acres with C-3 zoning allowing approximately additional 64,672 SF of retail space.
- Changes outside of these limitations would require a modification to the PD.

VILLAGE ON THE AVENUE



- 259 NEW Housing Units
- 488 Parking Spaces
- New complex is only 1,400 FT from subject property



GROWTH TO THE SOUTH



1. Village on the Avenue: 259 new luxury apartments that were constructed in early 2017.
2. Property sold in 2016. Owner has plans for residential and retail development.
3. T. Mims Corp is developing Bridgeport Lakes – a new community with 700 + homes in the \$200,000+ price range.



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