



PROPERTY FOR SALE

COUNTY ROAD 540A, LAKELAND, FL, 33813

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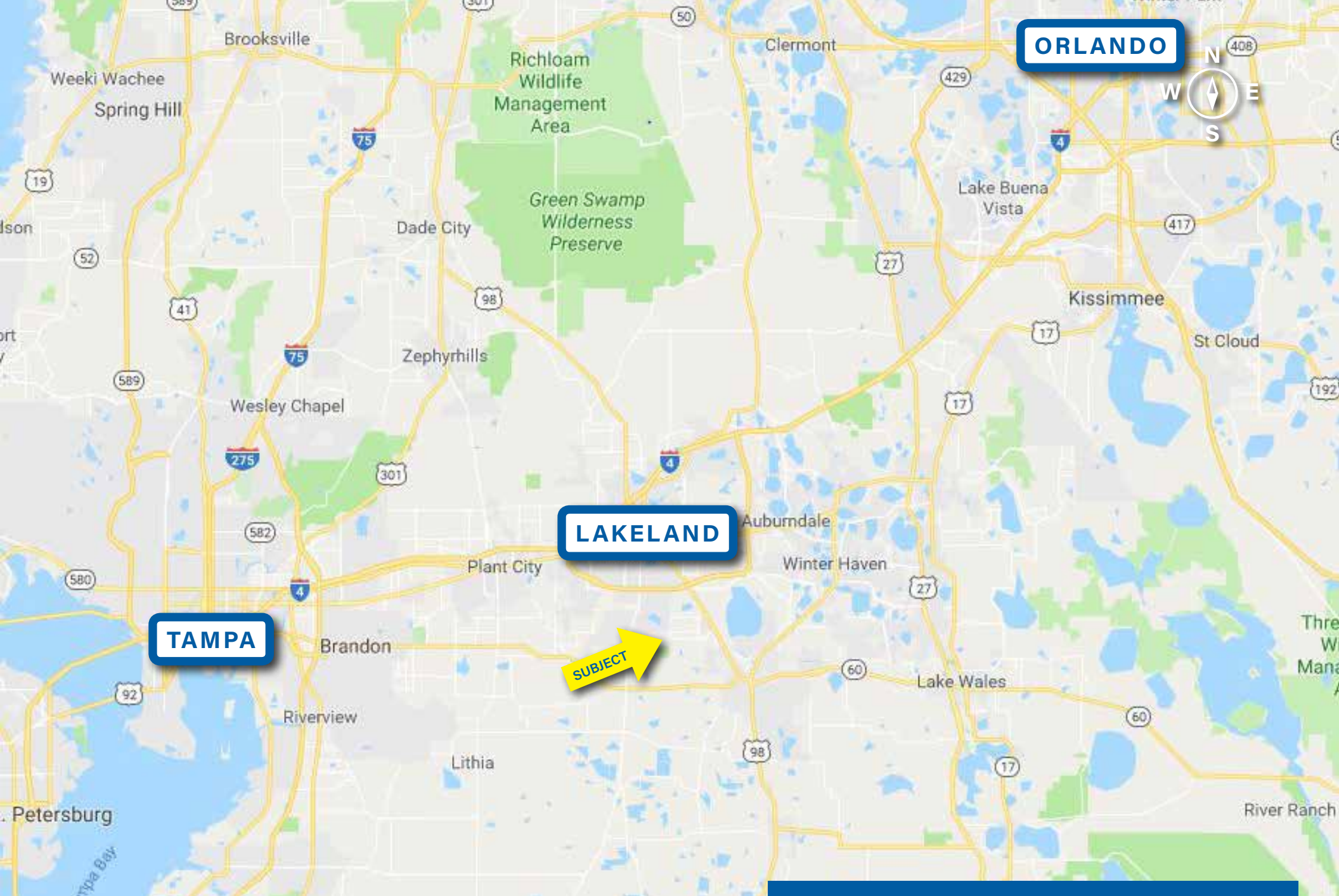
EXECUTIVE SUMMARY

0 HWY 540A E., LAKELAND, FL 33813

This vacant commercial property is located near many of Lakeland's most affluent households. The Median Household Income within 2 miles is more than \$85,000, which is nearly double the MHI for Polk County.

This location is ideal for medical development, with a brand new Watson Clinic facility across the street and other medical users nearby. In addition to office, future land use allows medical and retail. Full access is available, with a median cut that aligns with Watson Clinic across the street.

Site Address:	0 Hwy 540A E
County:	Polk
PIN (Property Identification Number):	24292100000033050
Land Size:	3.31 acres
Property Use:	Vacant Commercial
Utilities:	All Utilities on Site
Future Land Use:	OC: Office Center (Polk County)
Taxes:	\$2.47 - (2017 Agricultural Exemption)
Traffic Count:	15,400 cars/day on 540A
Asking Price:	\$625,000



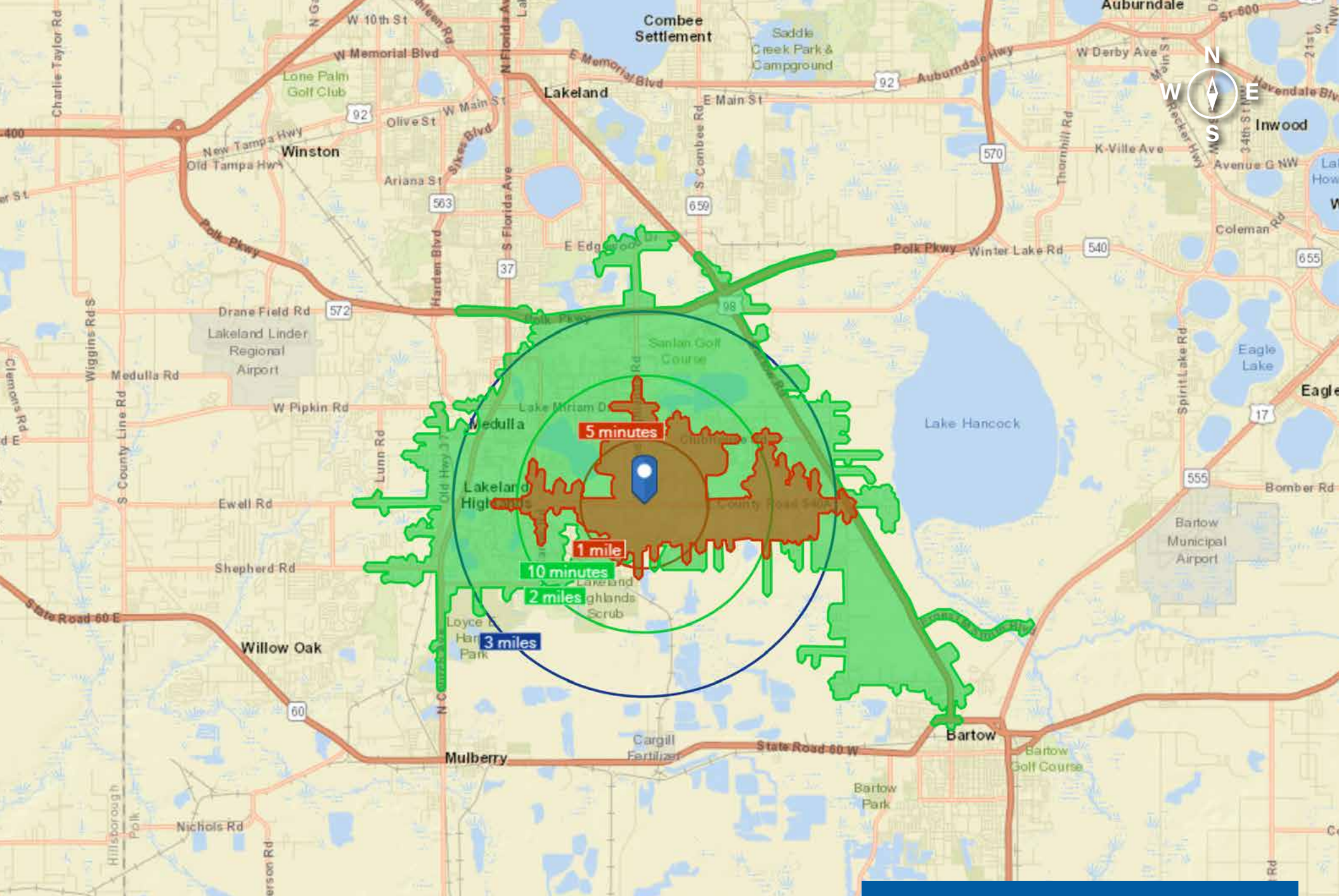
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



The subject property is located between Bartow Hwy. (US 98) and (SR 37) S. Florida Ave.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	7,281	21,722	43,465	14,977	51,082	662,431	20,619,313	327,514,334
Households	2,463	7,401	15,618	5,048	18,616	247,585	8,064,657	123,158,887
Families	2,030	6,108	12,291	4,134	14,284	172,355	5,223,357	81,106,685
Average Household Size	2.95	2.93	2.78	2.96	2.74	2.62	2.50	2.59
Owner Occupied Housing Units	2,091	6,302	12,614	4,117	14,529	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	373	1,098	3,004	931	4,088	83,821	2,992,867	45,951,844
Median Age	41.5	41.9	42.5	39.5	42.2	41.3	42.2	38.2
<i>Income</i>								
Median Household Income	\$87,658	\$85,283	\$77,652	\$78,813	\$75,390	\$45,704	\$50,606	\$56,124
Average Household Income	\$108,296	\$107,314	\$99,293	\$96,954	\$96,264	\$61,763	\$72,632	\$80,675
Per Capita Income	\$36,980	\$37,008	\$35,784	\$32,909	\$35,287	\$23,623	\$28,921	\$30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.36%	1.36%	1.27%	1.13%	1.45%	1.28%	1.36%	0.83%
Households	1.31%	1.27%	1.19%	1.06%	1.37%	1.19%	1.30%	0.79%
Families	1.23%	1.20%	1.11%	1.01%	1.26%	1.13%	1.25%	0.71%
Owner HHs	1.20%	1.15%	1.02%	0.94%	1.16%	1.09%	1.19%	0.72%
Median Household Income	1.29%	1.24%	1.39%	1.28%	1.47%	2.46%	2.13%	2.12%

Strong population density with more than 21,000 people within a 2 mile radius and more than 50,000 within a 10 minute drive-time.

Median Household Income within a 2 mile radius is \$85,283, which is nearly double the MHI of Polk County at \$45,704.

BENCHMARK DEMOGRAPHICS

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

Households by Income of \$100,000+ are 40.4% within a 2 mile radius compared to 14.4% in Polk County.

Households by Income

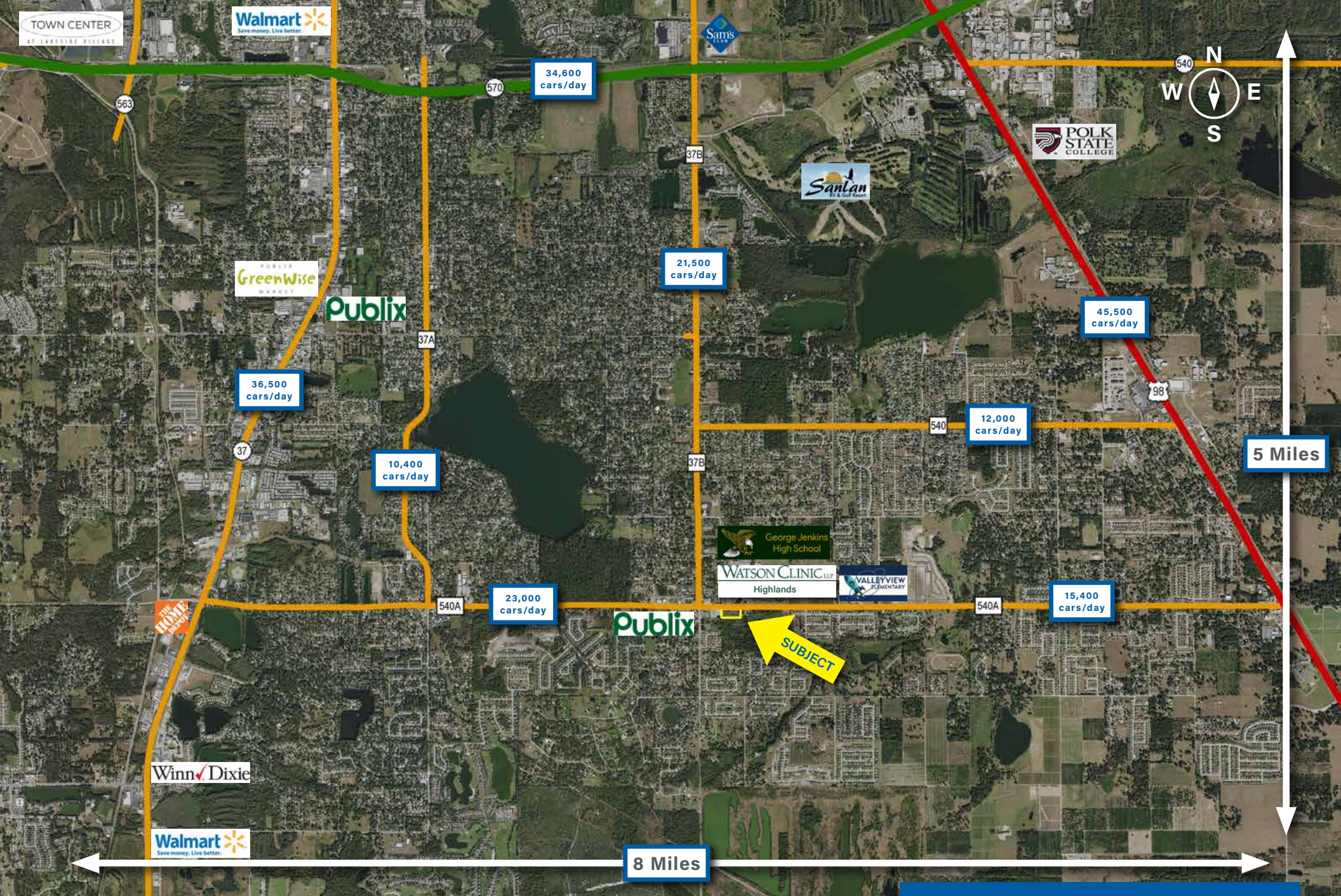
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	4.60%	3.80%	5.20%	4.70%	5.30%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	4.60%	4.50%	5.60%	5.80%	6.50%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	4.40%	5.40%	7.60%	6.80%	8.10%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	7.80%	8.40%	11.30%	10.50%	11.40%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	17.10%	18.50%	17.90%	18.40%	18.30%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	19.60%	18.90%	17.20%	18.80%	16.80%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	23.10%	21.70%	19.20%	20.10%	18.40%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	10.20%	10.20%	8.30%	8.30%	7.70%	2.70%	4.30%	5.70%
\$200,000+	8.60%	8.50%	7.90%	6.60%	7.40%	2.50%	4.60%	6.10%

Population by Age

0 - 4	5.00%	4.90%	4.90%	5.50%	5.00%	6.00%	5.30%	6.10%
5 - 9	6.10%	6.00%	5.80%	6.30%	5.80%	6.10%	5.50%	6.30%
10 - 14	7.10%	7.20%	6.90%	7.30%	6.80%	6.10%	5.60%	6.30%
15 - 19	6.80%	7.00%	6.70%	7.00%	6.60%	5.90%	5.70%	6.40%
20 - 24	5.50%	5.40%	5.40%	5.80%	5.50%	6.00%	6.40%	7.00%
25 - 34	11.30%	10.80%	11.20%	12.40%	11.50%	12.60%	13.10%	13.80%
35 - 44	12.80%	12.90%	12.30%	13.30%	12.40%	11.40%	11.80%	12.50%
45 - 54	15.60%	15.40%	14.70%	15.20%	14.50%	12.00%	13.00%	13.00%
55 - 64	16.00%	16.00%	15.80%	14.80%	15.50%	13.10%	13.50%	12.90%
65 - 74	9.20%	9.70%	10.50%	8.40%	10.50%	12.00%	11.30%	9.20%
75 - 84	3.30%	3.50%	4.50%	3.10%	4.50%	6.40%	6.20%	4.40%
85+	1.20%	1.20%	1.40%	1.00%	1.50%	2.40%	2.70%	2.00%

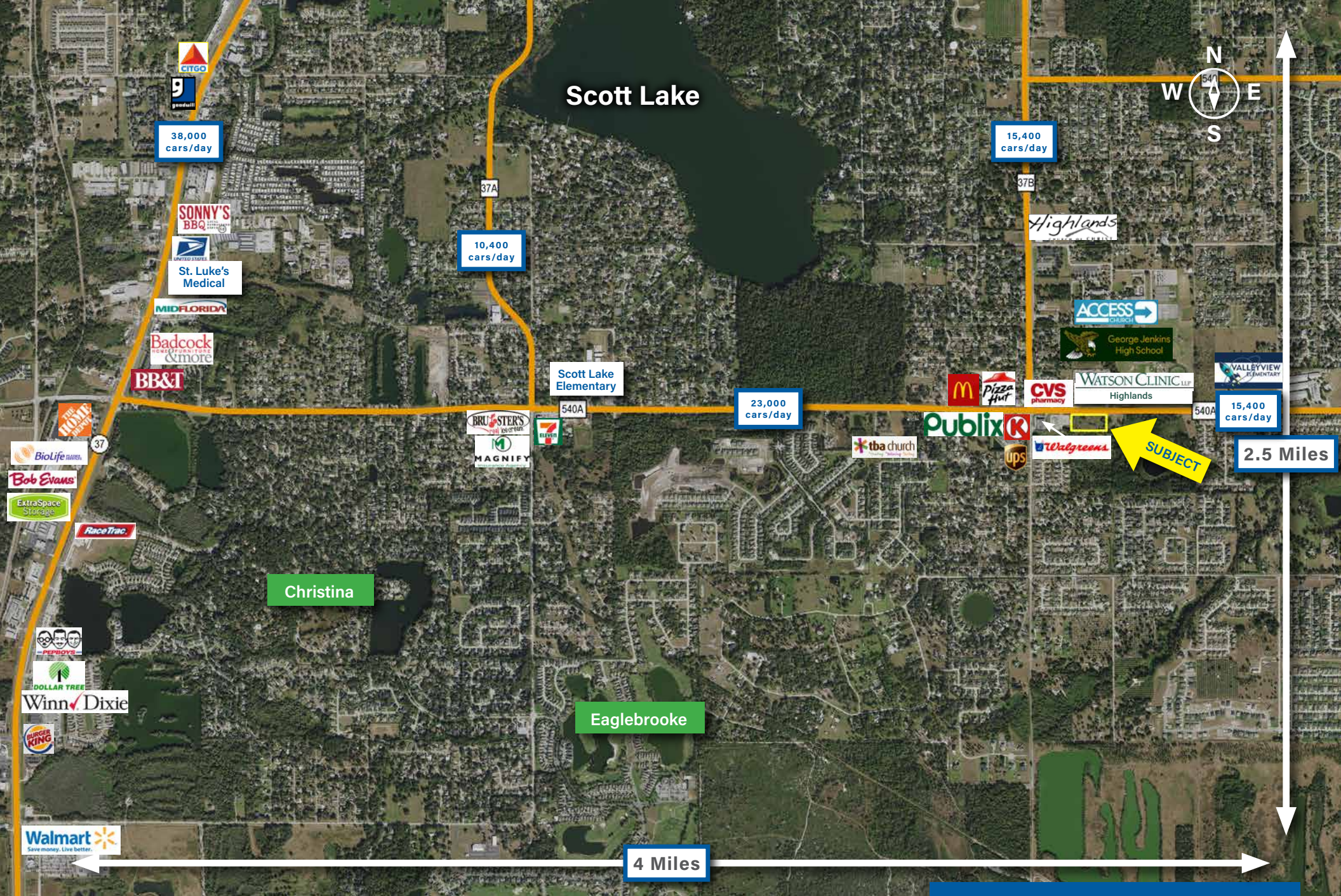
Race and Ethnicity

White Alone	82.80%	82.60%	83.30%	80.20%	82.70%	72.60%	73.10%	70.20%
Black Alone	5.30%	6.00%	6.80%	7.30%	7.70%	15.30%	16.40%	12.80%
American Indian Alone	0.30%	0.30%	0.30%	0.40%	0.30%	0.50%	0.40%	1.00%
Asian Alone	7.20%	6.50%	4.90%	6.80%	4.50%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.00%	2.20%	2.30%	2.70%	2.40%	6.80%	4.20%	6.80%
Two or More Races	2.40%	2.40%	2.40%	2.60%	2.40%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	12.50%	12.30%	13.00%	14.30%	13.10%	22.00%	25.50%	18.10%



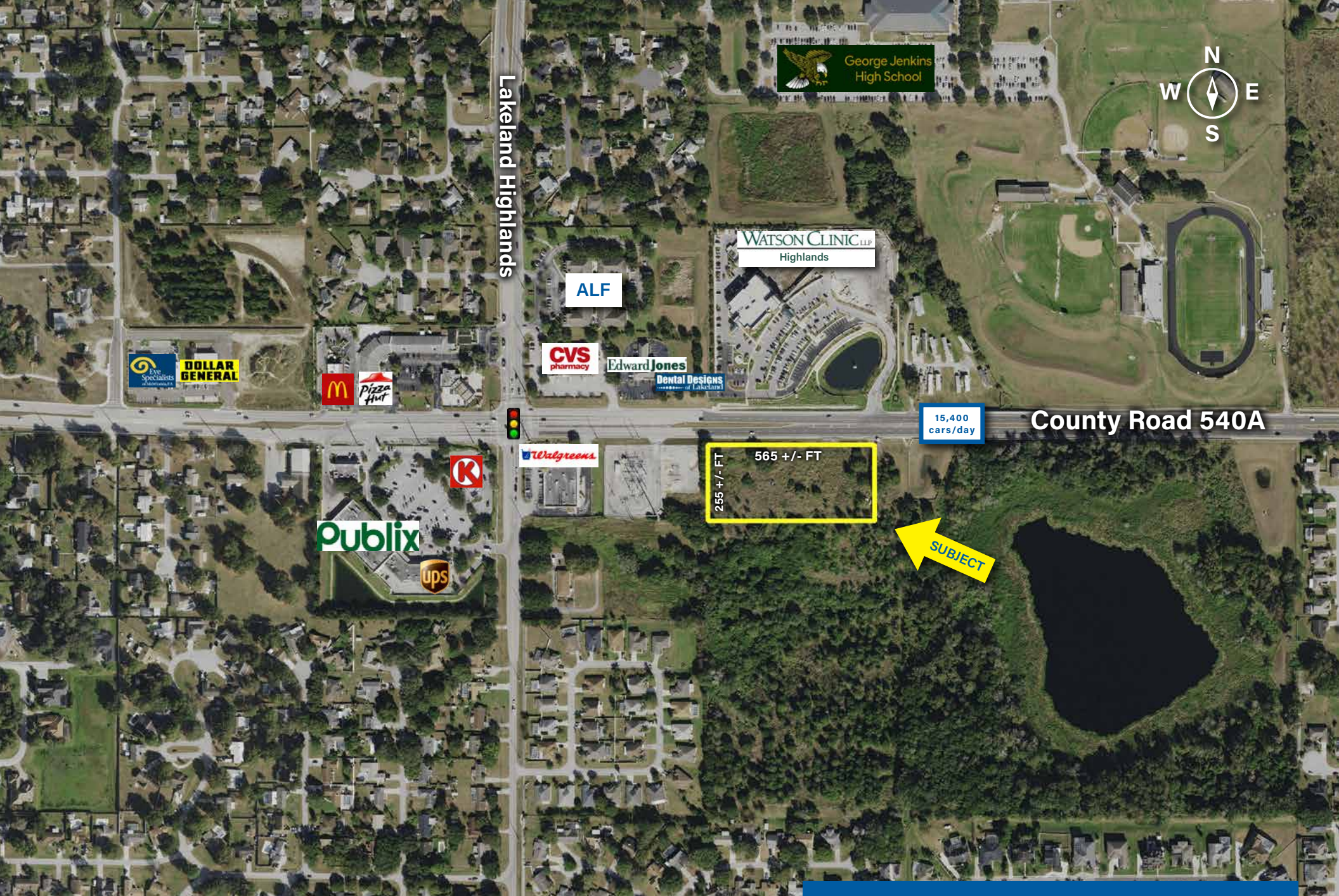
The market area is affluent South Lakeland.

MARKET AREA MAP



The subject property is located within an active trade area with consistent growth and development, focused on medical.

TRADE AREA MAP



The property boasts 565 +/- FT of frontage on CR 540A, which has a traffic count of 15,400 cars/day.

NEIGHBORHOOD AERIAL

WATSON CLINIC LLP
Highlands



15,400
cars/day

County Road 540A

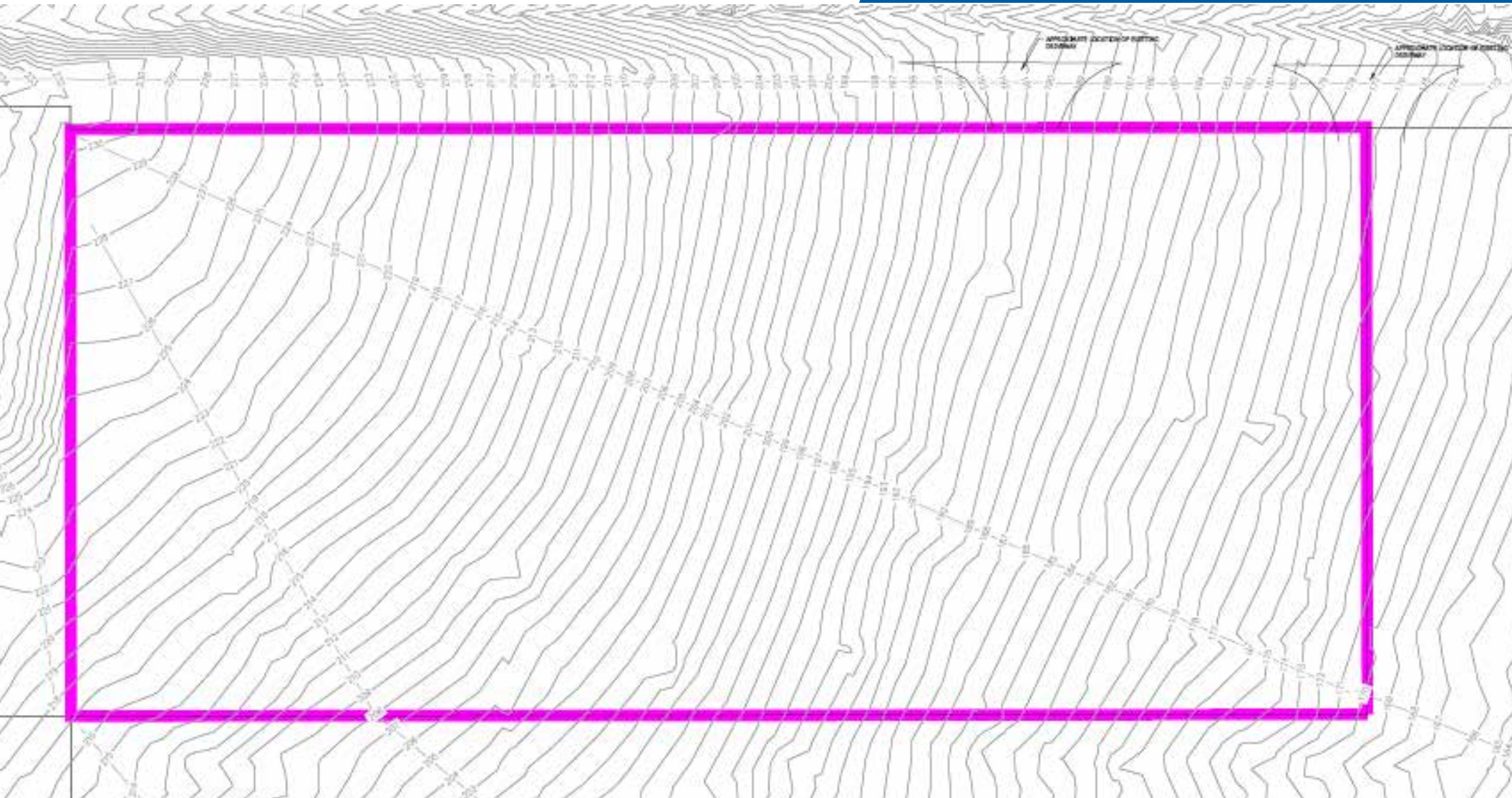


565 +/- FT

255 +/- FT

SITE AERIAL

Subject property benefits from shared full-access at the median cut.



There is a 60ft slope from the western to eastern boundary of the property.

NEW DEVELOPMENT

WATSON CLINIC^{LLP}

Highlands

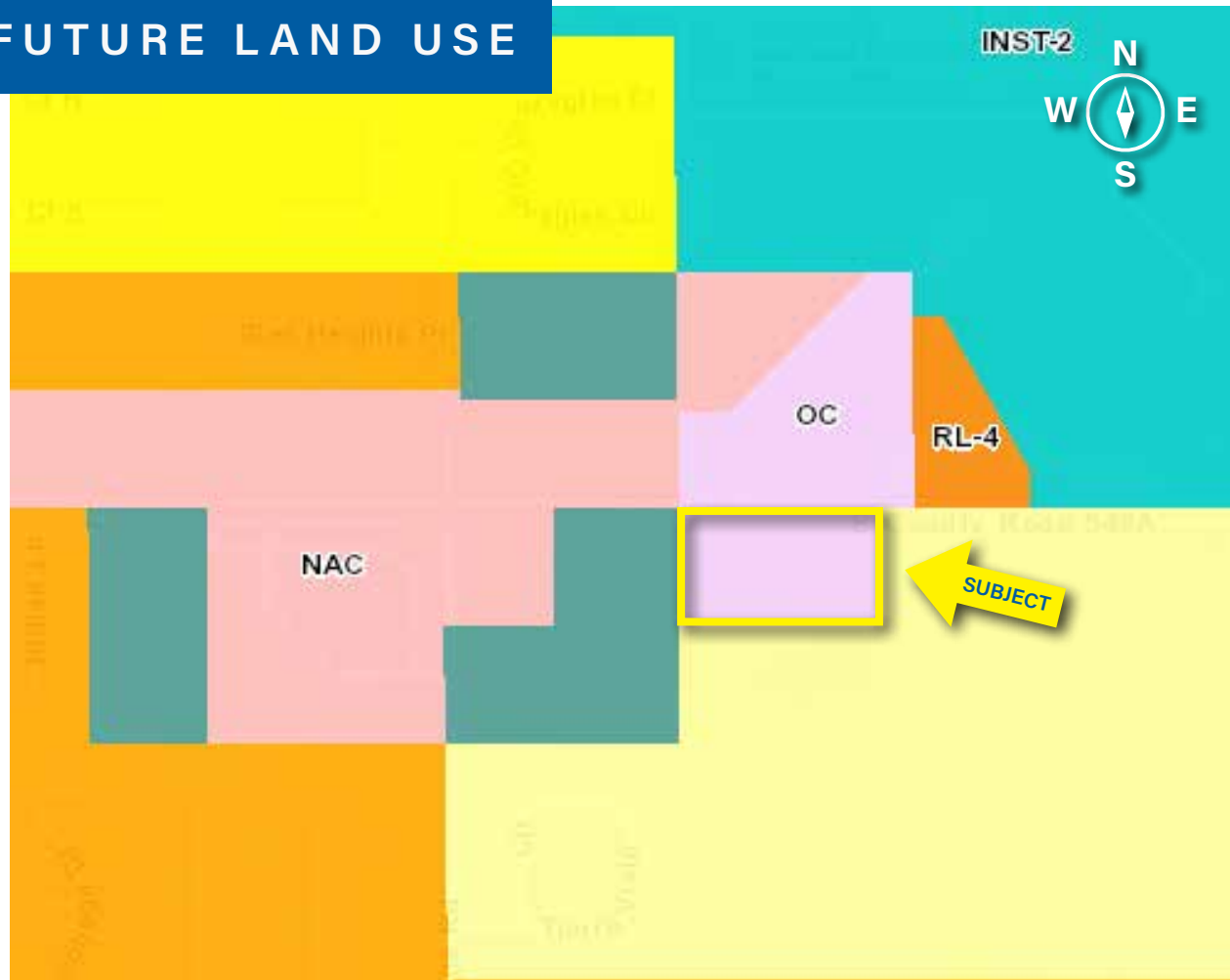
PHASE 2 NOW OPEN!



2300 E. County Road 540A • Lakeland, FL
www.WatsonClinic.com/Highlands

- Watson Clinic Highlands campus is a 74,000 SF two-story medical facility that rests on 9 acres of land located on E. County Rd 540A, a 1/4 mile east of the 540A/Lakeland Highlands Intersection.
- Services at the new location include Dermatology, OB-GYN, Otolaryngology, Primary Care and XpressCare walk-in services.
- The buildings construction offers many environmentally friendly features, including a prominent use of natural light, an energy management system with occupancy sensors in various rooms, increased insulation, high efficiency air conditioning units, recyclable carpeting and additional recycled materials throughout the facility.

FUTURE LAND USE



Office Center (OC) - Polk County

The purpose of the OC district is to provide areas for small offices. The OC district permits professional offices and some retail uses. All development within the OC requires a Level 3 Review.



OC



NAC



RL-4



RS



RL-3



RL-2



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