

# SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



## PROPERTY FOR SALE

0 PEARCE ROAD, LAKELAND, FL, 33809

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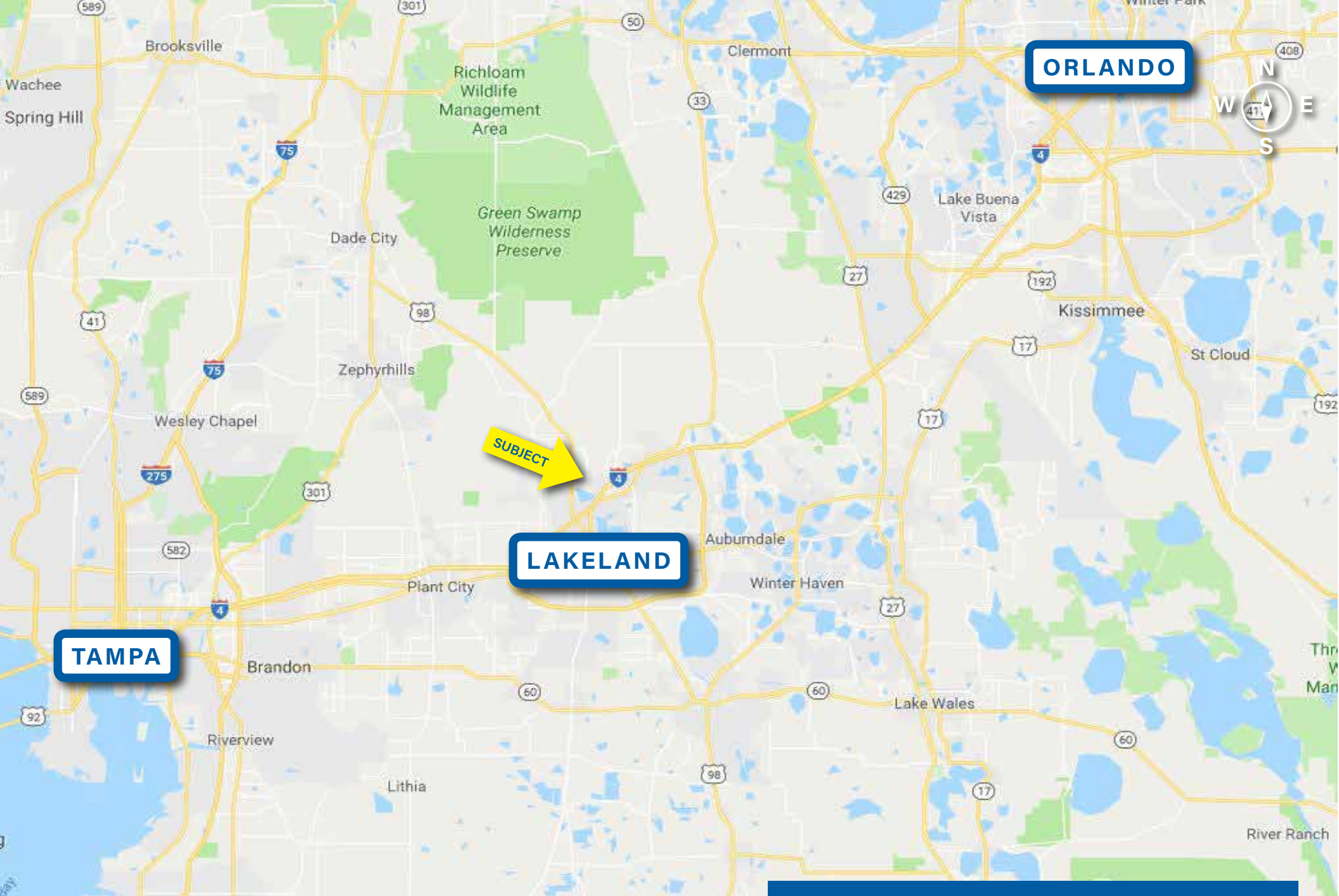
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## EXECUTIVE SUMMARY

# 0 PEARCE ROAD LAKELAND, FL, 33809

This piece of vacant commercial land consists of 3.13 +/- acres and is located in North Lakeland. The property benefits from the exceptional trade area that features several educational institutions and shopping centers. There is strong population density of more than 28,000 people within a 2 mile radius, and a new residential development just across the street.

<b>Site Address:</b>	0 Pearce Rd, Lakeland, FL, 33809
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	232724000000012016
<b>Land Size:</b>	3.13 +/- acres
<b>Building Size:</b>	N/A
<b>Year Built:</b>	N/A
<b>Property Use:</b>	Vacant Land
<b>Zoning:</b>	RL-3 Residential Low-3 (Polk County)
<b>Taxes:</b>	\$22.74 (2017)
<b>Traffic Count:</b>	17,800 cars/day via Marcum Rd.
<b>Asking Price:</b>	\$80,000



**TAMPA**

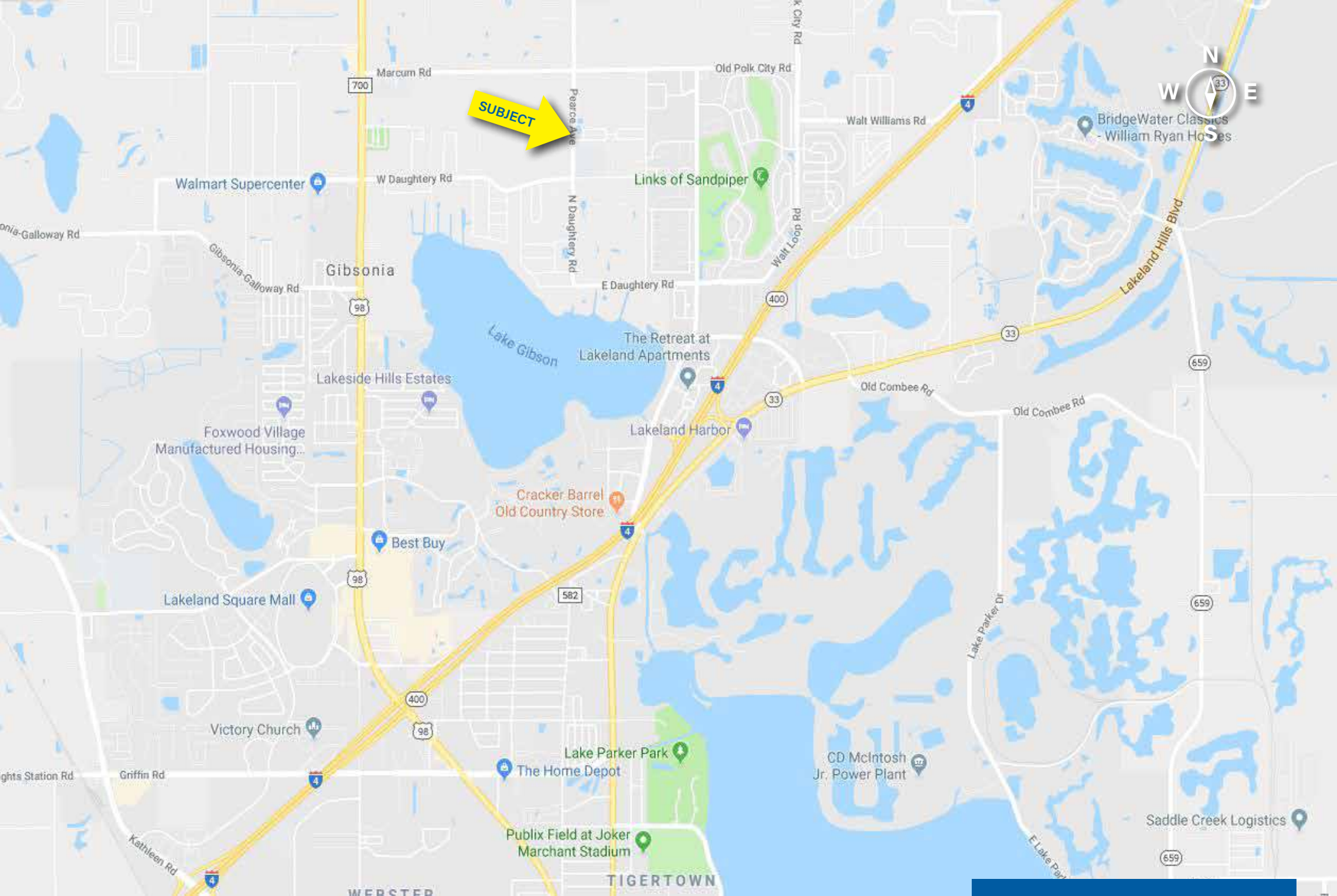
**LAKELAND**

**ORLANDO**

**SUBJECT**

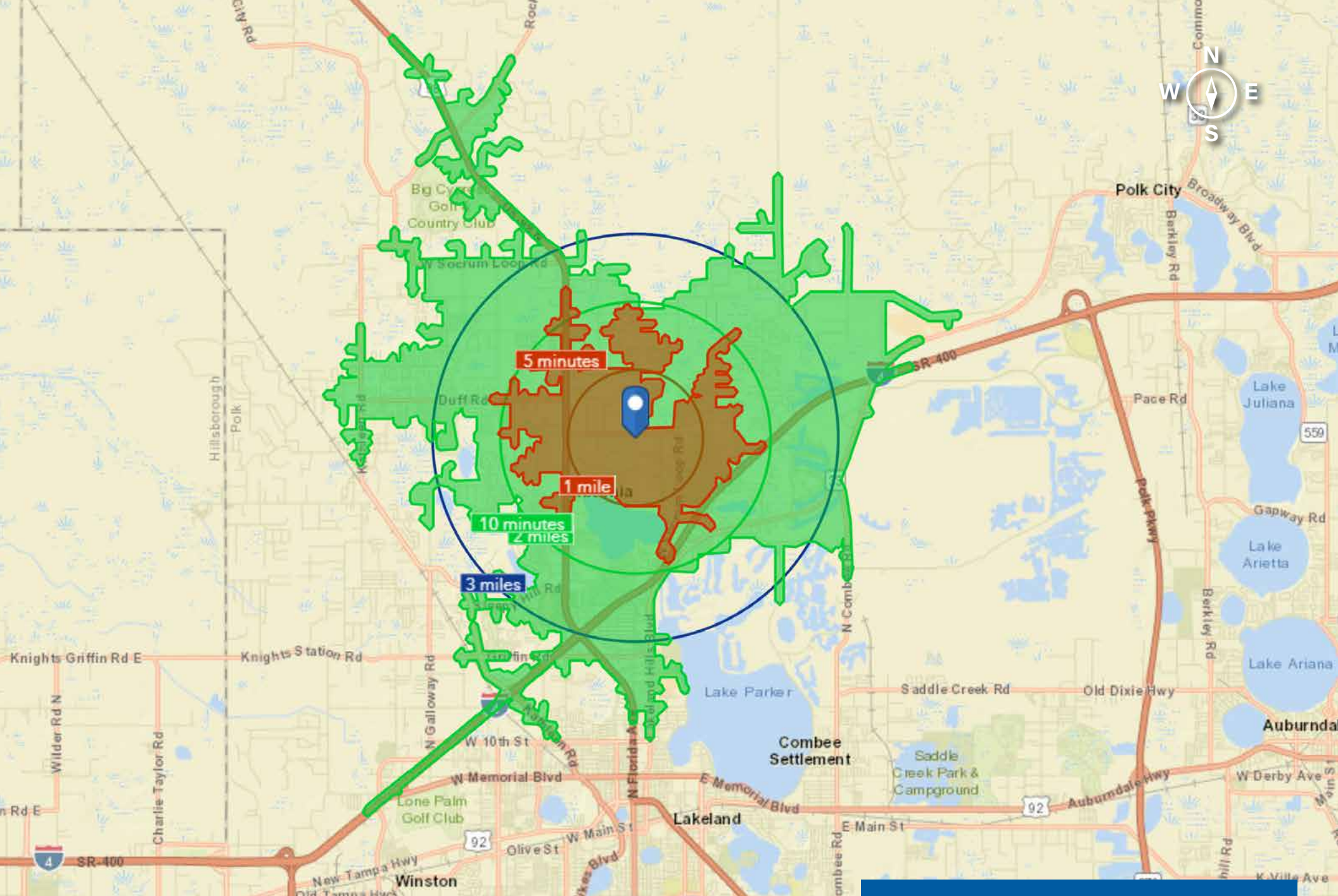
**REGIONAL LOCATION MAP**

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



The subject property is located in North Lakeland in close to proximity to US 98 N.

**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	6,282	27,648	48,210	12,430	58,120	662,431	20,619,313	327,514,334
Households	2,485	11,374	19,215	5,079	22,528	247,585	8,064,657	123,158,887
Families	1,737	7,689	13,002	3,469	15,672	172,355	5,223,357	81,106,685
Average Household Size	2.53	2.41	2.48	2.43	2.55	2.62	2.50	2.59
Owner Occupied Housing Units	1,679	7,443	11,832	3,525	14,824	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	807	3,931	7,383	1,554	7,704	83,821	2,992,867	45,951,844
Median Age	42.4	45.1	42.2	46.2	42.1	41.3	42.2	38.2
<b>Income</b>								
Median Household Income	\$49,899	\$50,532	\$50,604	\$48,652	\$50,661	\$45,704	\$50,606	\$56,124
Average Household Income	\$61,383	\$63,136	\$63,892	\$61,660	\$63,456	\$61,763	\$72,632	\$80,675
Per Capita Income	\$23,679	\$26,123	\$25,932	\$25,372	\$25,034	\$23,623	\$28,921	\$30,820
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
Population	0.85%	0.95%	1.04%	0.94%	1.11%	1.28%	1.36%	0.83%
Households	0.80%	0.89%	0.97%	0.89%	1.01%	1.19%	1.30%	0.79%
Families	0.75%	0.80%	0.88%	0.82%	0.94%	1.13%	1.25%	0.71%
Owner HHs	0.87%	0.77%	0.78%	0.94%	0.85%	1.09%	1.19%	0.72%
Median Household Income	1.57%	2.05%	2.13%	2.17%	1.94%	2.46%	2.13%	2.12%

The two mile radius shows that there is exceptional population density within this radius, 27,648 people.

The average household income in the same radius is also greater than the county average.

# BENCHMARK DEMOGRAPHICS

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

## Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	10.60%	10.00%	9.60%	11.20%	10.40%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	7.70%	11.40%	12.30%	9.00%	12.00%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	10.40%	11.40%	10.80%	11.10%	11.00%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	21.40%	16.60%	16.50%	20.00%	15.70%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	24.30%	21.10%	21.00%	21.10%	21.10%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	11.90%	14.10%	13.90%	12.50%	14.10%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	10.00%	10.60%	10.60%	10.70%	10.40%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	2.40%	3.40%	3.50%	3.20%	3.60%	2.70%	4.30%	5.70%
\$200,000+	1.30%	1.50%	1.80%	1.20%	1.70%	2.50%	4.60%	6.10%

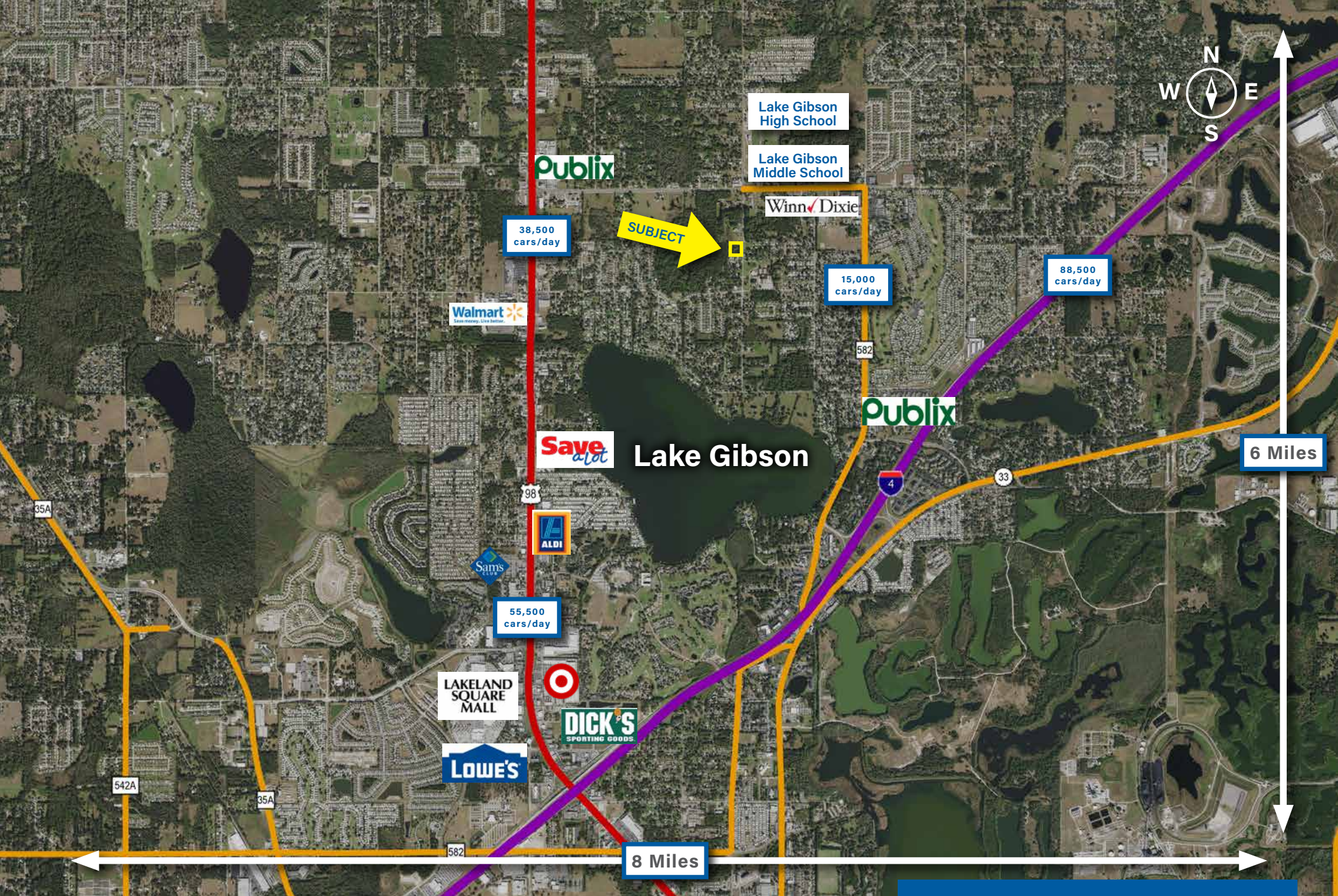
## Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.20%	4.90%	5.50%	4.80%	5.80%	6.00%	5.30%	6.10%
5 - 9	5.20%	5.10%	5.60%	4.90%	5.80%	6.10%	5.50%	6.30%
10 - 14	5.80%	5.30%	5.50%	5.30%	5.80%	6.10%	5.60%	6.30%
15 - 19	6.30%	5.20%	5.30%	5.40%	5.50%	5.90%	5.70%	6.40%
20 - 24	6.70%	5.70%	6.00%	5.70%	5.80%	6.00%	6.40%	7.00%
25 - 34	12.50%	12.70%	13.60%	11.90%	13.00%	12.60%	13.10%	13.80%
35 - 44	11.20%	11.10%	11.60%	10.70%	11.70%	11.40%	11.80%	12.50%
45 - 54	13.00%	12.10%	12.40%	12.10%	12.30%	12.00%	13.00%	13.00%
55 - 64	13.20%	13.30%	12.80%	13.30%	12.80%	13.10%	13.50%	12.90%
65 - 74	11.00%	12.60%	11.40%	12.90%	11.50%	12.00%	11.30%	9.20%
75 - 84	6.60%	7.70%	6.80%	8.90%	6.70%	6.40%	6.20%	4.40%
85+	3.20%	4.40%	3.50%	4.10%	3.40%	2.40%	2.70%	2.00%

## Race and Ethnicity

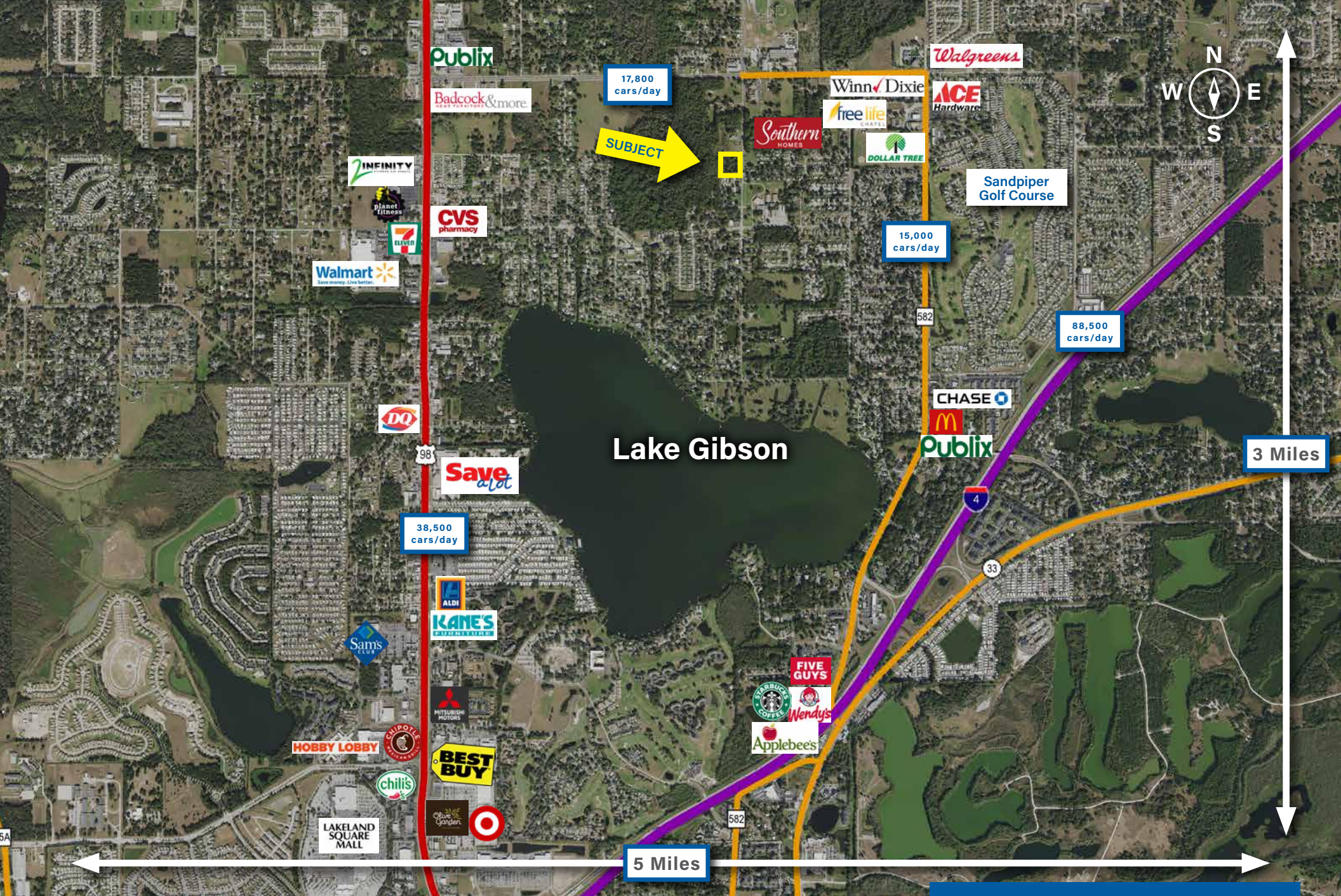
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	76.70%	81.00%	78.70%	79.80%	76.00%	72.60%	73.10%	70.20%
Black Alone	12.50%	9.70%	10.90%	10.40%	14.00%	15.30%	16.40%	12.80%
American Indian Alone	0.60%	0.40%	0.40%	0.50%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.40%	2.30%	2.80%	1.80%	2.50%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.60%	3.70%	4.20%	4.50%	4.10%	6.80%	4.20%	6.80%
Two or More Races	3.10%	2.80%	3.00%	2.90%	3.00%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	17.50%	15.00%	16.50%	16.00%	16.80%	22.00%	25.50%	18.10%





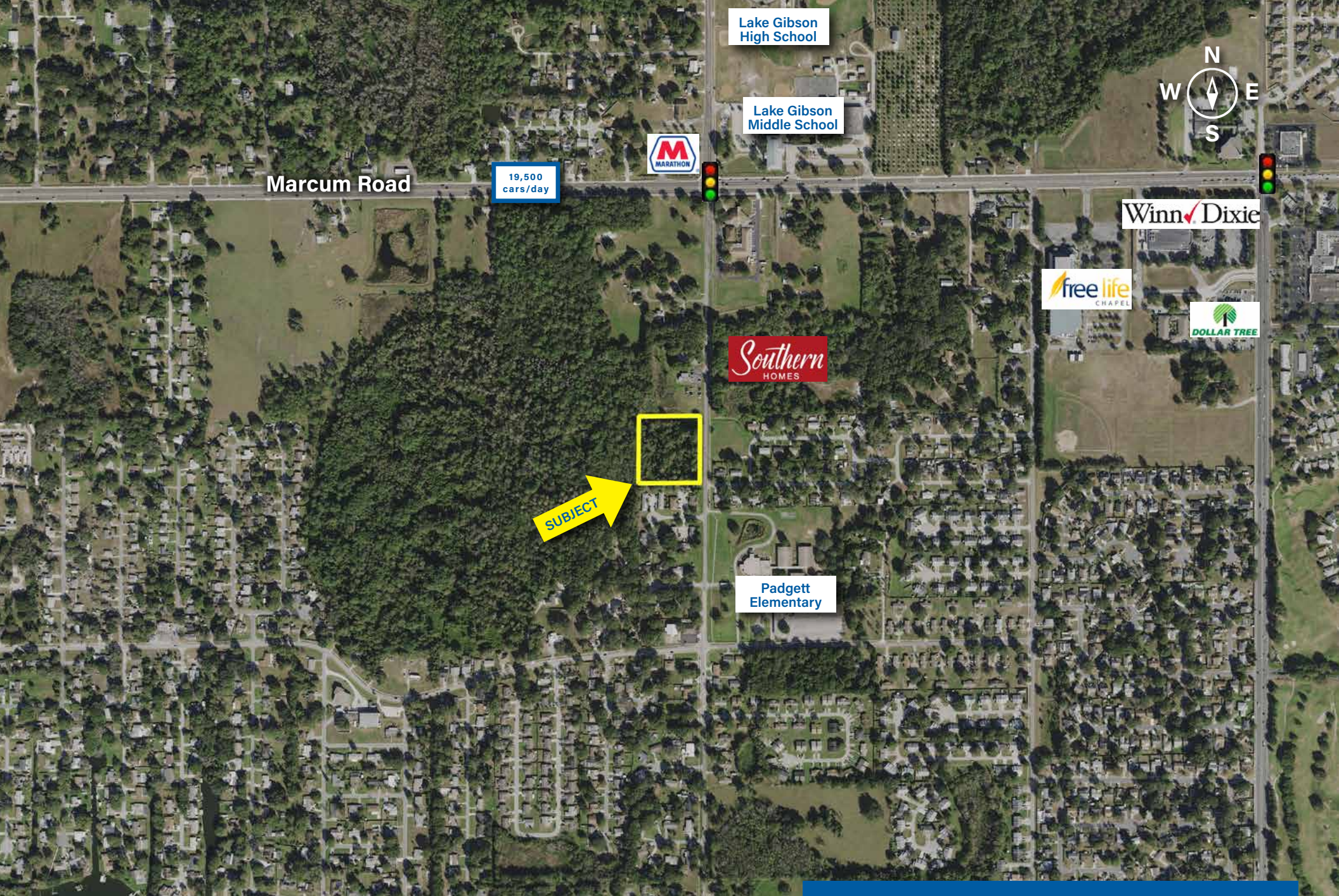
**MARKET AREA MAP**

Strong market area encompassing most of North Lakeland.



Strong trade area, dense with residential and commercial uses.

**TRADE AREA MAP**



The subject property is just off busy US 98 N, with quick access to its restaurants and retailers, but also benefits from being in a quiet neighborhood.

## NEIGHBORHOOD AERIAL



Full access via Pearce Road.

**SITE AERIAL**

**S**ite aerial facing west.



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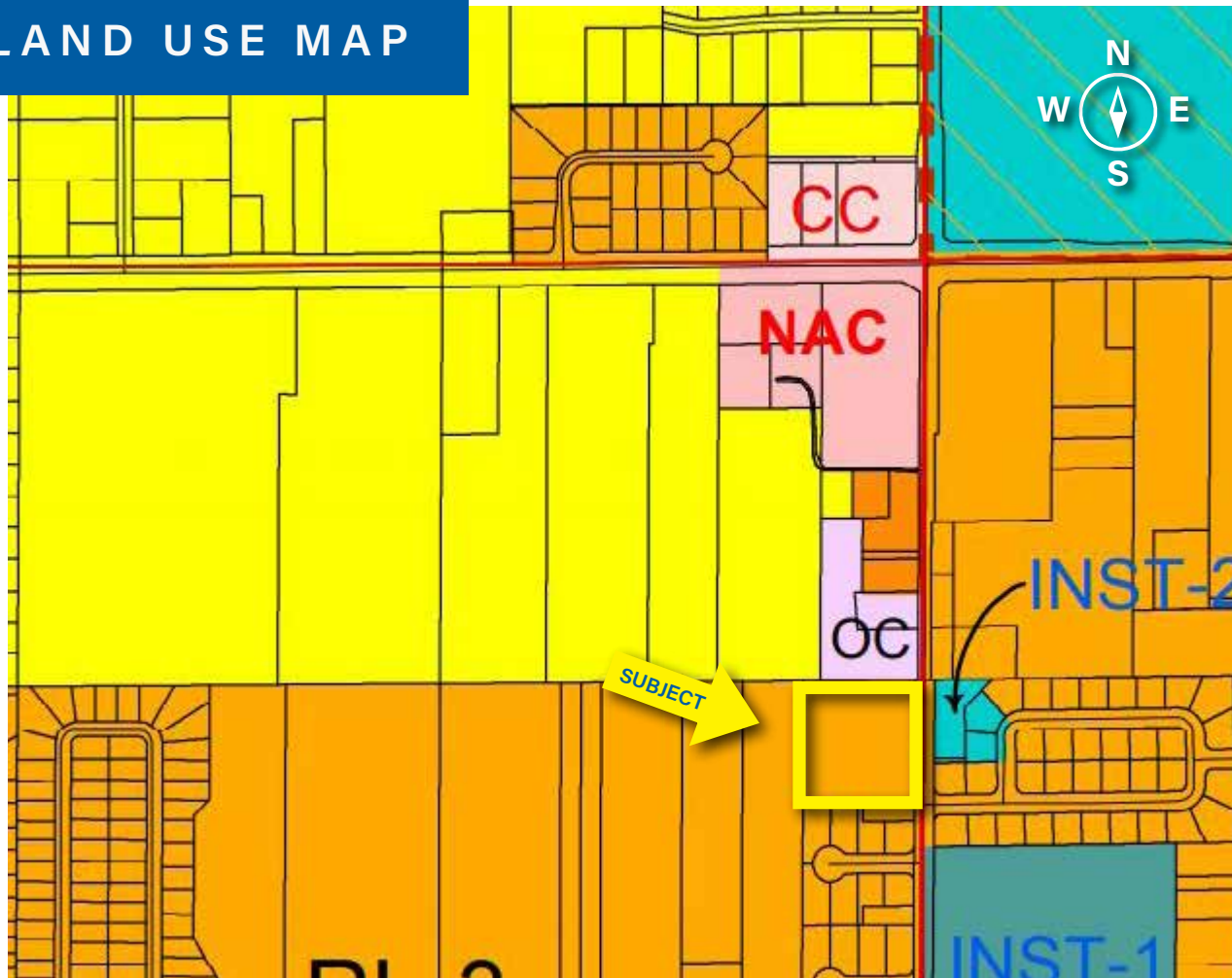
Construction of a subdivision to the east of the property is indicative of a growing area.

The property benefits from great potential access to Pearce Rd., which becomes an outlet to Marcum and Socrum Loop roads.

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# LAND USE MAP



## *Residential Low-3 (RL-3)*

The purpose of the RL-3 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 10,000 square feet.

- ✓ RL-3
- RL-2
- INST-1
- OC
- CC

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