

# PROPERTY FOR SALE

## MEMORIAL PHARMACY AND RETAIL - LAKELAND, FL

877.518.5263 | [SRDcommercial.com](http://SRDcommercial.com) | 114 N. Tennessee Ave. Lakeland, FL 33801

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**Augie Schmidt**

Associate Advisor  
ASchmidt@SRDcommercial.com  
863.774.7133



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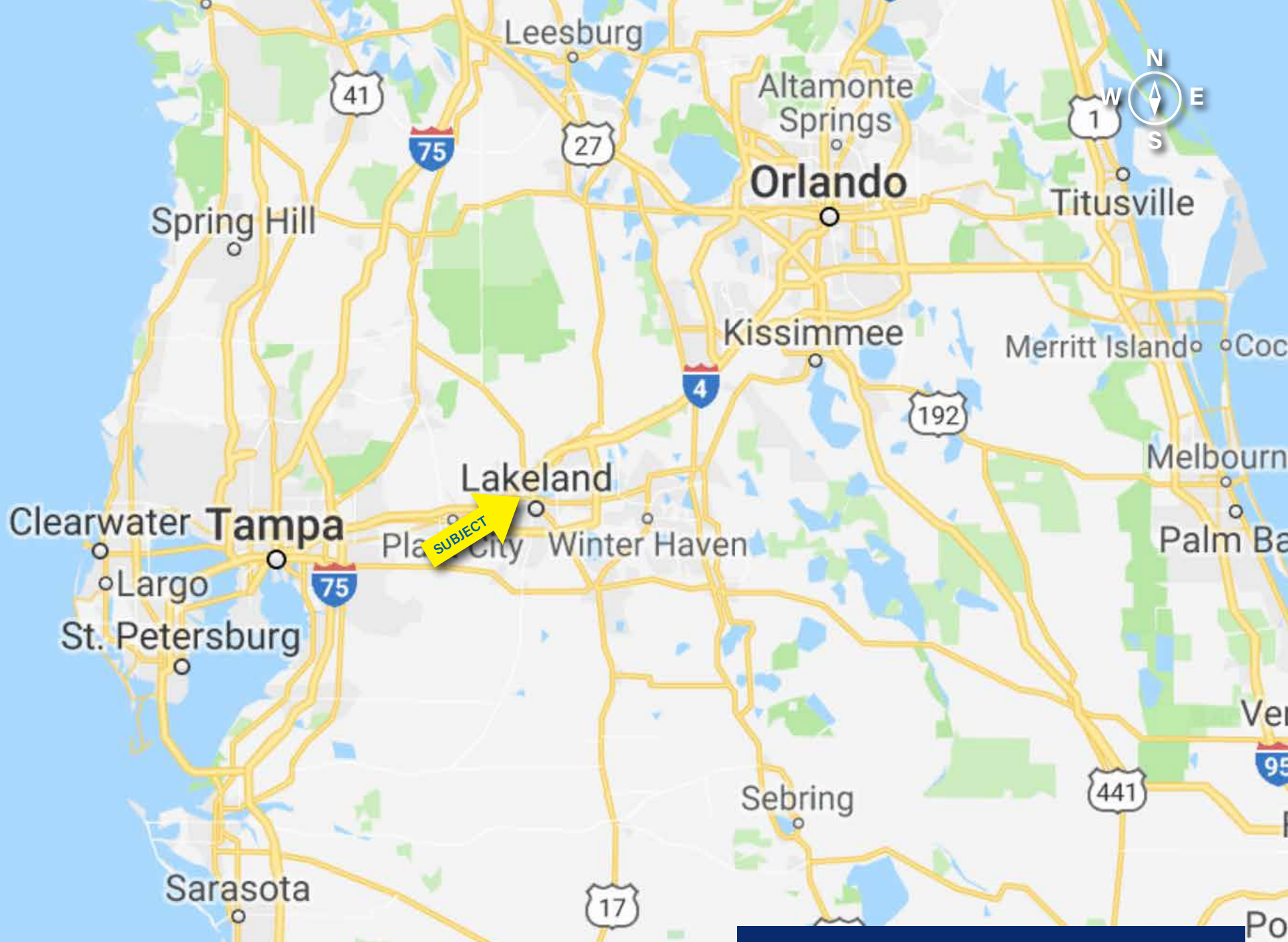
## EXECUTIVE SUMMARY

# MEMORIAL PHARMACY AND RETAIL

This property is a turn-key pharmacy and retail store with class A improvements. The building is newly constructed (built in 2014) and features a large open area used as retail space, a large pharmacy area, three offices, and two reception areas. The property is well protected with an alarm system, security cameras, and bullet-resistant glass for the pharmacy area.

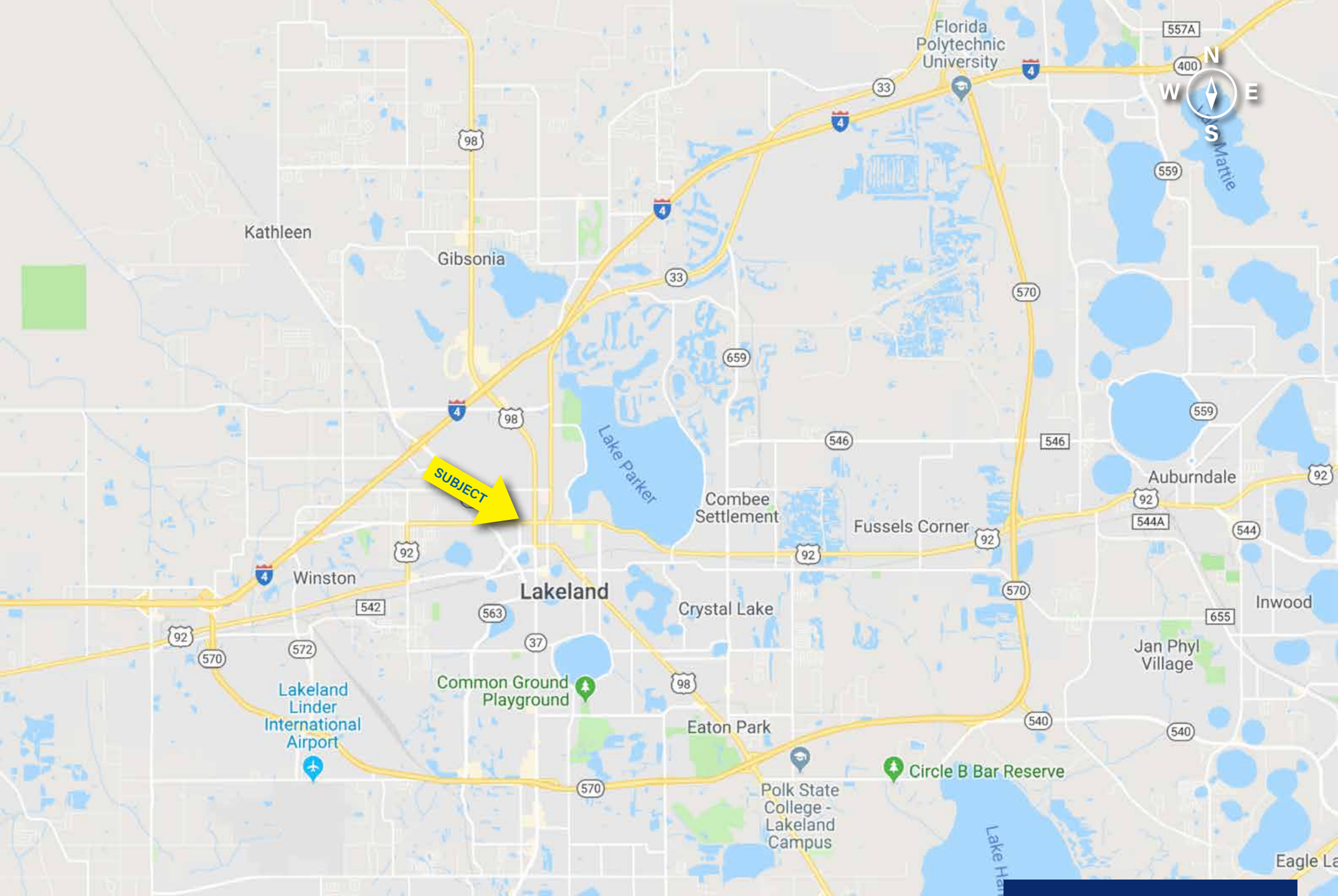
Located in Central Lakeland, there are more than 35,000 people within a 2 mile radius. The property is zoned C-1 by the City of Lakeland which allows Office, Pharmacy, Medical Marijuana Dispensing Facilities and much more.

<b>Site Address:</b>	605 Memorial Blvd W, Lakeland, FL 33815
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	23-28-12-052000-000042
<b>Land Size:</b>	0.42 +/- Acres
<b>Building Size:</b>	3,865 +/- Heated SF
<b>Year Built:</b>	2014
<b>Property Use:</b>	Pharmacy Store
<b>Utilities:</b>	On Site
<b>Zoning:</b>	[C-1] City of Lakeland
<b>Taxes:</b>	\$7,429.23 [2018]
<b>Traffic Count:</b>	25,500 cars/day on W Memorial Blvd
<b>Price:</b>	\$595,000



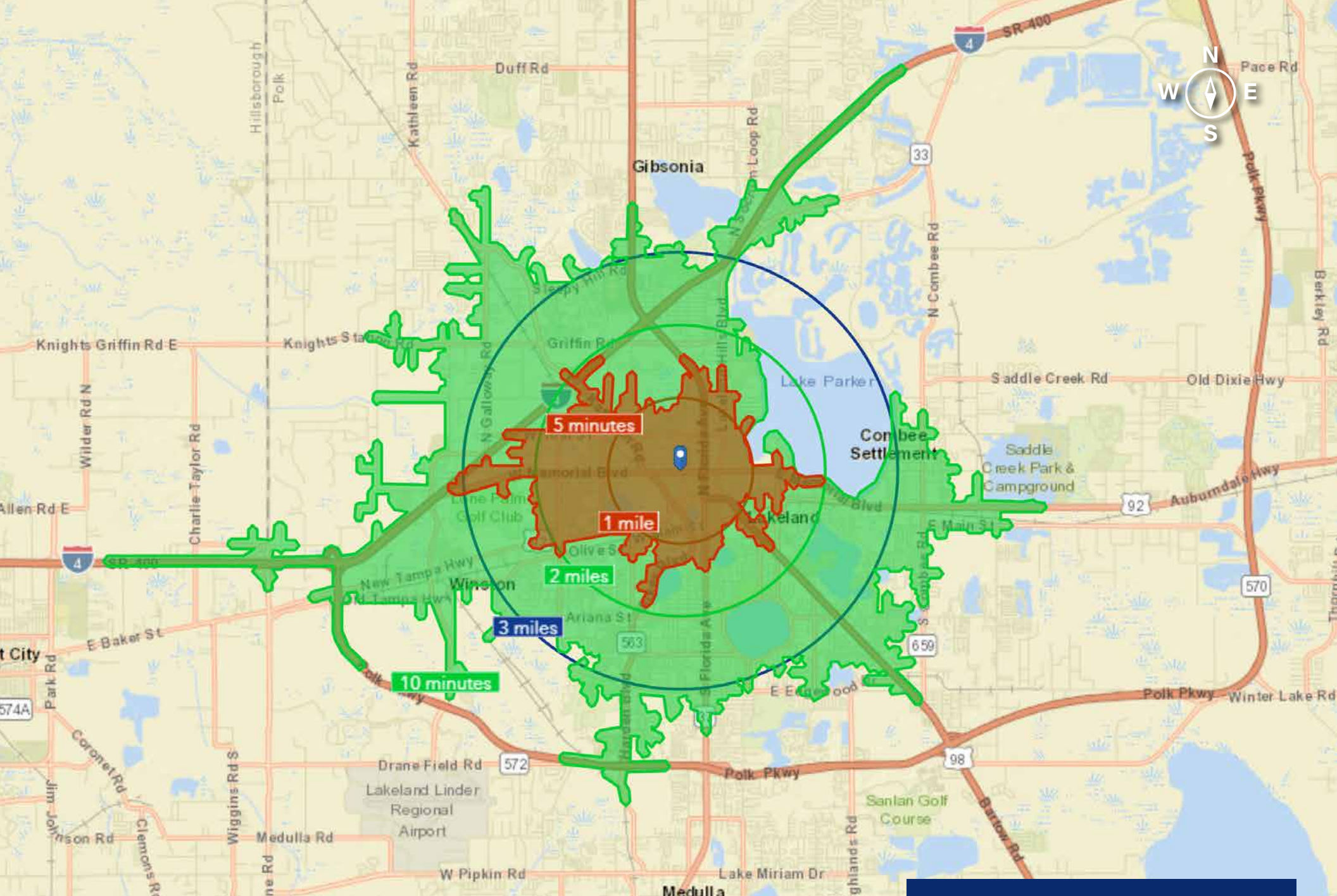
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

## REGIONAL LOCATION MAP



Located in Lakeland, FL with easy access to major road systems including Interstate 4, the Polk Parkway and State Road 60.

**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	8,835	35,365	64,461	18,991	86,221	683,954	21,239,528	332,417,793
Households	3,039	13,254	24,999	6,856	33,574	255,025	8,299,404	125,168,557
Families	1,790	7,383	14,670	4,080	20,025	177,233	5,366,533	82,295,074
Average Household Size	2.74	2.49	2.46	2.68	2.46	2.63	2.51	2.59
Owner Occupied Housing Units	913	5,114	12,113	2,691	16,715	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	2,126	8,141	12,886	4,165	16,860	80,217	2,924,369	45,709,279
Median Age	36.0	35.9	38.3	36.7	38.1	41.6	42.5	38.5
<b>Income</b>								
Median Household Income	\$21,978	\$29,720	\$37,563	\$26,869	\$39,450	\$50,006	\$54,238	\$60,548
Average Household Income	\$32,453	\$42,669	\$53,981	\$38,137	\$56,608	\$67,890	\$78,335	\$87,398
Per Capita Income	\$11,530	\$16,106	\$20,910	\$13,904	\$21,988	\$25,412	\$30,703	\$33,028
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
Population	0.95%	0.88%	1.06%	1.05%	1.08%	1.46%	1.37%	0.77%
Households	0.89%	0.82%	0.97%	0.91%	1.01%	1.37%	1.31%	0.75%
Families	0.67%	0.68%	0.88%	0.80%	0.91%	1.31%	1.26%	0.68%
Owner HHs	1.38%	1.33%	1.45%	1.37%	1.50%	1.72%	1.60%	0.92%
Median Household Income	2.66%	3.34%	2.45%	2.61%	2.49%	1.95%	2.37%	2.70%

Very strong population density with more than 35,000 people within a 2 mile radius and more than 86,000 within a 10 minute drive-time.

# BENCHMARK DEMOGRAPHICS

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

## Households by Income

<\$15,000	31.90%	19.90%	15.20%	26.60%	18.10%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	23.10%	14.80%	12.90%	20.10%	14.10%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	13.30%	11.70%	11.30%	13.60%	11.70%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	12.80%	15.70%	17.40%	15.40%	16.20%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	11.80%	17.20%	18.10%	14.20%	17.50%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	3.40%	9.40%	10.10%	5.20%	9.60%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	3.10%	6.60%	9.30%	3.30%	7.80%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	0.20%	2.00%	2.80%	0.80%	2.30%	3.50%	5.00%	6.50%
\$200,000+	0.50%	2.50%	3.00%	0.80%	2.80%	3.60%	5.70%	7.30%

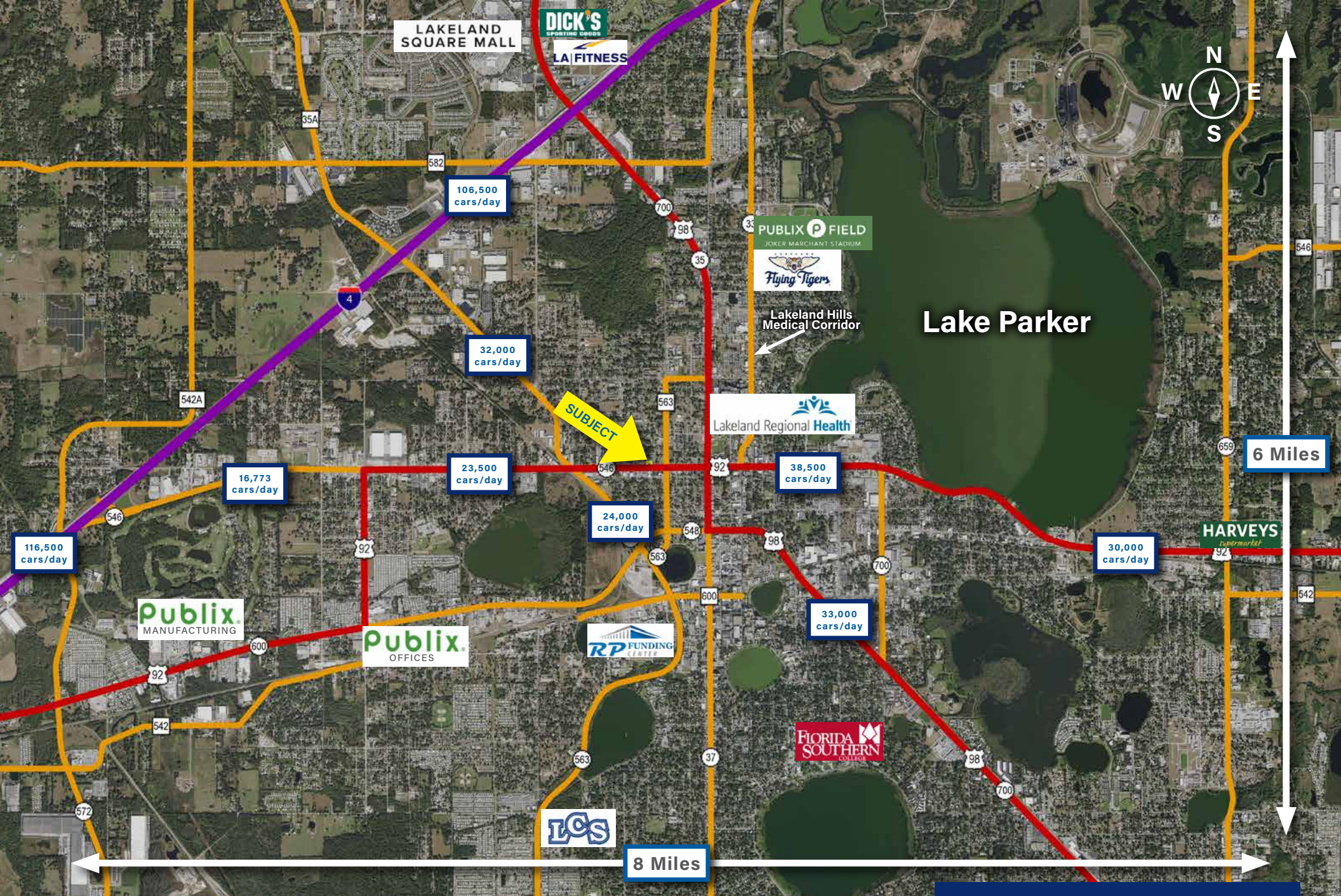
## Population by Age

0 - 4	7.80%	6.70%	6.20%	7.80%	6.60%	5.90%	5.20%	6.00%
5 - 9	7.50%	6.30%	5.90%	7.30%	6.30%	6.00%	5.40%	6.10%
10 - 14	7.30%	6.00%	5.70%	7.00%	6.00%	6.00%	5.60%	6.30%
15 - 19	6.50%	6.60%	6.10%	6.30%	6.50%	5.90%	5.60%	6.30%
20 - 24	6.60%	7.10%	6.90%	6.40%	7.20%	5.70%	6.10%	6.70%
25 - 34	13.20%	13.50%	13.60%	13.20%	13.80%	12.90%	13.30%	14.00%
35 - 44	11.20%	10.80%	11.10%	11.00%	11.10%	11.40%	11.70%	12.60%
45 - 54	11.60%	10.50%	10.90%	10.80%	10.70%	11.70%	12.50%	12.50%
55 - 64	12.90%	11.80%	12.20%	12.30%	11.90%	13.10%	13.70%	13.10%
65 - 74	8.90%	10.70%	11.20%	10.20%	10.50%	12.20%	11.70%	9.70%
75 - 84	4.60%	6.60%	6.90%	5.50%	6.40%	6.80%	6.50%	4.70%
85+	1.90%	3.30%	3.40%	2.20%	3.10%	2.50%	2.80%	2.00%

## Race and Ethnicity

White Alone	20.00%	57.10%	67.20%	34.10%	61.00%	71.50%	72.70%	69.60%
Black Alone	69.60%	29.90%	20.60%	53.20%	26.40%	15.60%	16.50%	12.90%
American Indian Alone	0.40%	0.50%	0.40%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.30%	1.50%	1.80%	0.60%	1.60%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.90%	7.20%	6.30%	8.10%	6.80%	7.40%	4.50%	7.00%
Two or More Races	3.70%	3.60%	3.50%	3.40%	3.60%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	15.50%	22.00%	20.00%	21.20%	21.30%	24.00%	26.60%	18.60%





Located in Central Lakeland, in close proximity to Publix Offices, Lakeland Regional Health, and Tiger Town [Detroit Tigers Spring Training Facility].

**MARKET AREA MAP**





N Lincoln Ave

W 1st St



6,500 cars/day

West Memorial Blvd  
(US Highway 92)

25,500 cars/day



Advance!  
Auto Parts!

1<sup>st</sup> Choice  
BEAUTY SUPPLY

SUPER CHOICE  
FOODS

First Baptist  
Institutional Church

Quincy St

Martin L King Jr Ave

NEIGHBORHOOD AERIAL

The neighborhood area has a mixture of retail, residential and religious uses.



Kettles Ave

Texas Ave

West Memorial Blvd  
(US Highway 92)

Access Point

Exit Point

Access Point

25,500  
cars/day

120 +/- FT

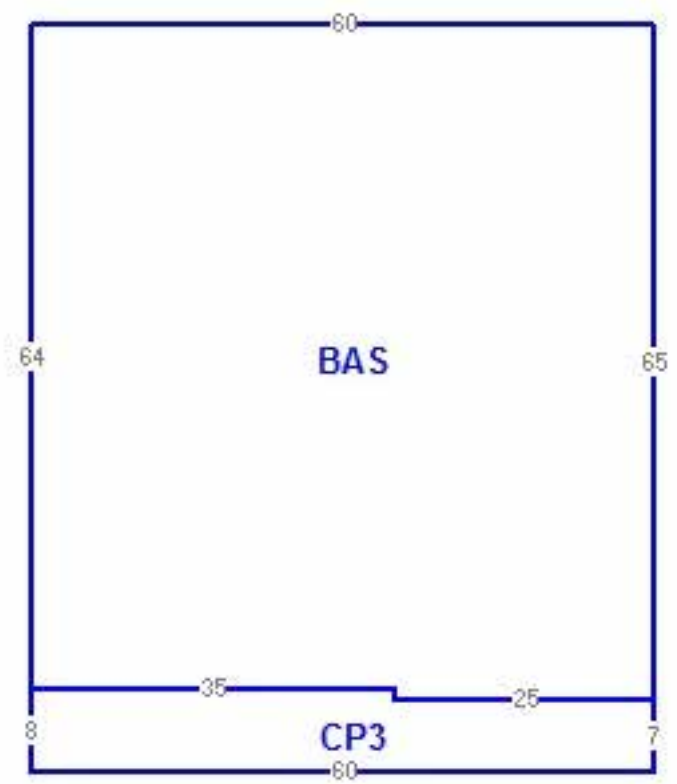
145 +/- FT



**SITE AERIAL**

Rightin/Right out access and 145 +/- FT of frontage via West Memorial Blvd. that has a traffic count of 25,500 cars per day.

# BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	4,320 +/- SF
Living Area	3,865 +/- SF
Year Built	2014
Wall Structure	Concrete
Wall Height	12'

The building sketch (shown left) was pulled from the Polk County Property Appraiser. The building is newly constructed (built in 2014) and features 3,865 +/- Heated SF with an additional canopy space on the front of the building providing a building total of 4,320 +/- SF.



Drive-Thru



Street-view



Bike Rack and Parking (Additional in Rear)

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The interior buildout of the property is class A, and has many modern features that today's retail users and consumers desire. The pharmacy area is well-protected with bullet-resistant glass and security cameras. There are also cameras

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on the exterior of the property, and the interior is protected by an alarm system. This property has the infrastructure to support a turn-key pharmacy, dispensary or a medical doctors office.

## Interior Improvements

The property has ample shelving for retail goods in the common area as well as pharmaceutical shelving located in the pharmacy area. Also in this area, there is a drive-thru window with a pick up / drop box and intercom system. The build out features 3 offices plus a secretary space, with one of the offices accessible directly through the pharmacy space.

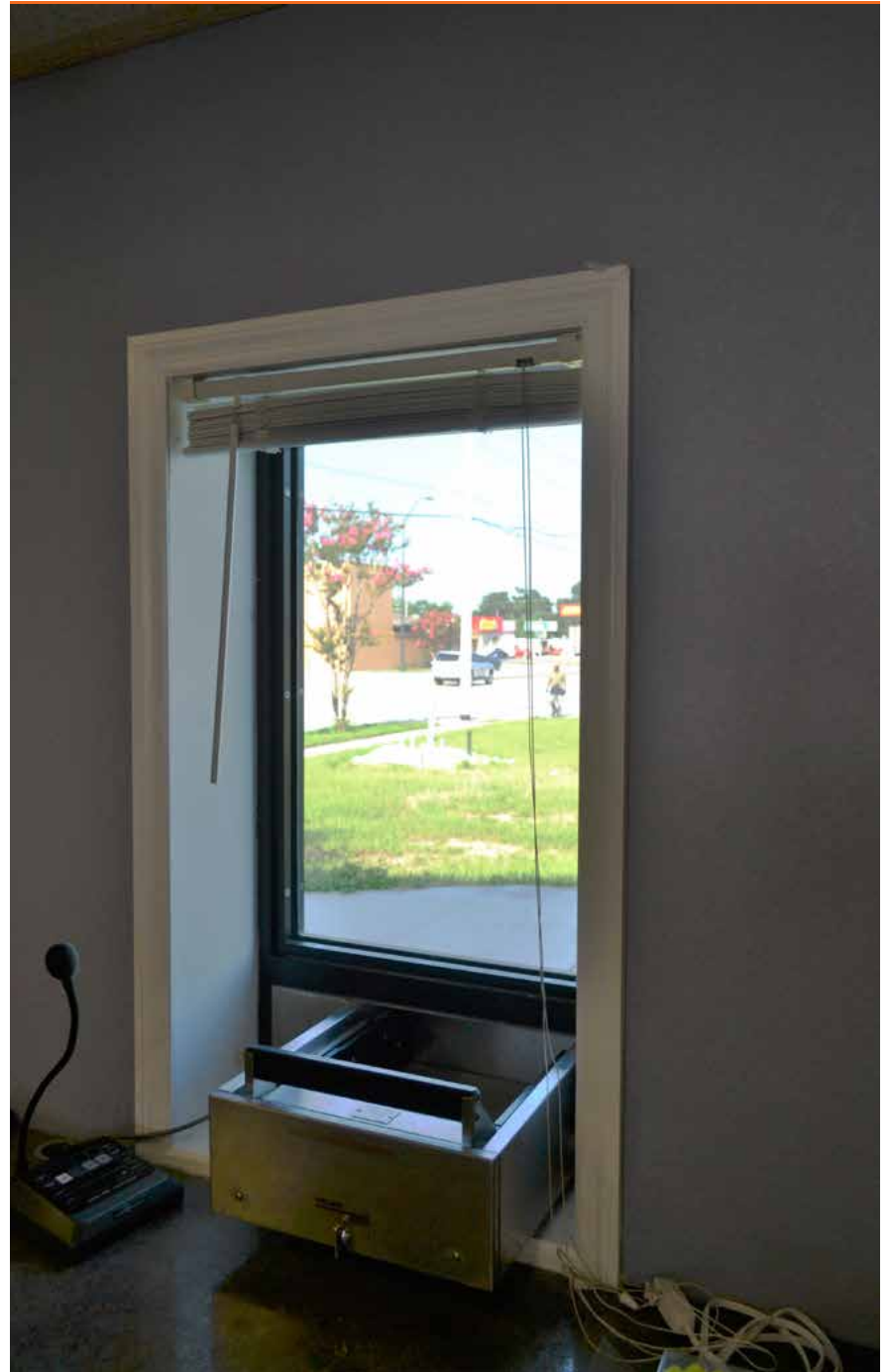




Pharmacy Area



Wash Station and Storage Cabinets

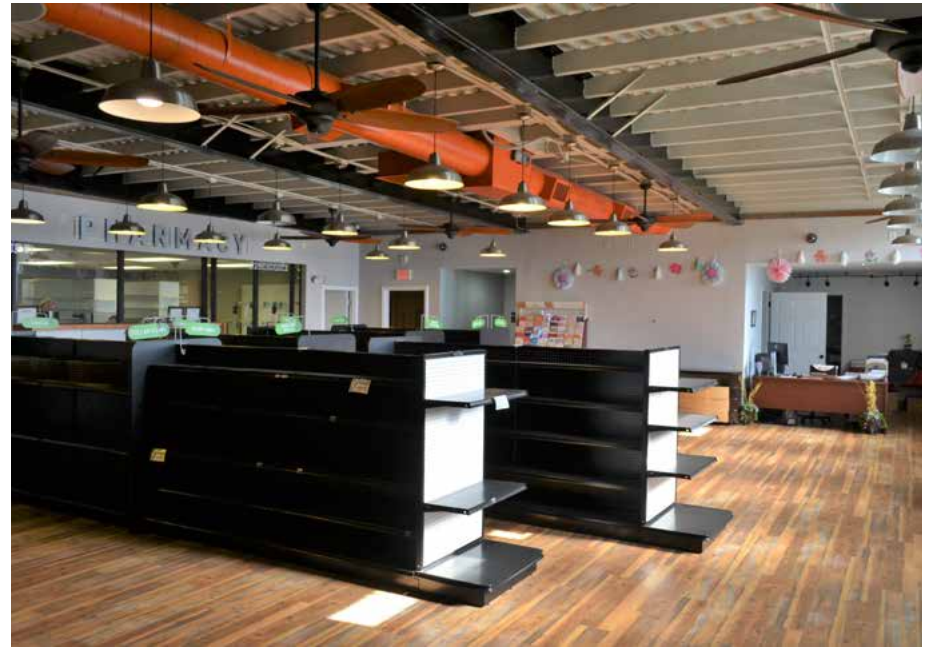


Drive-thru w/ Intercom System





Entrance / Check-out



Main Area

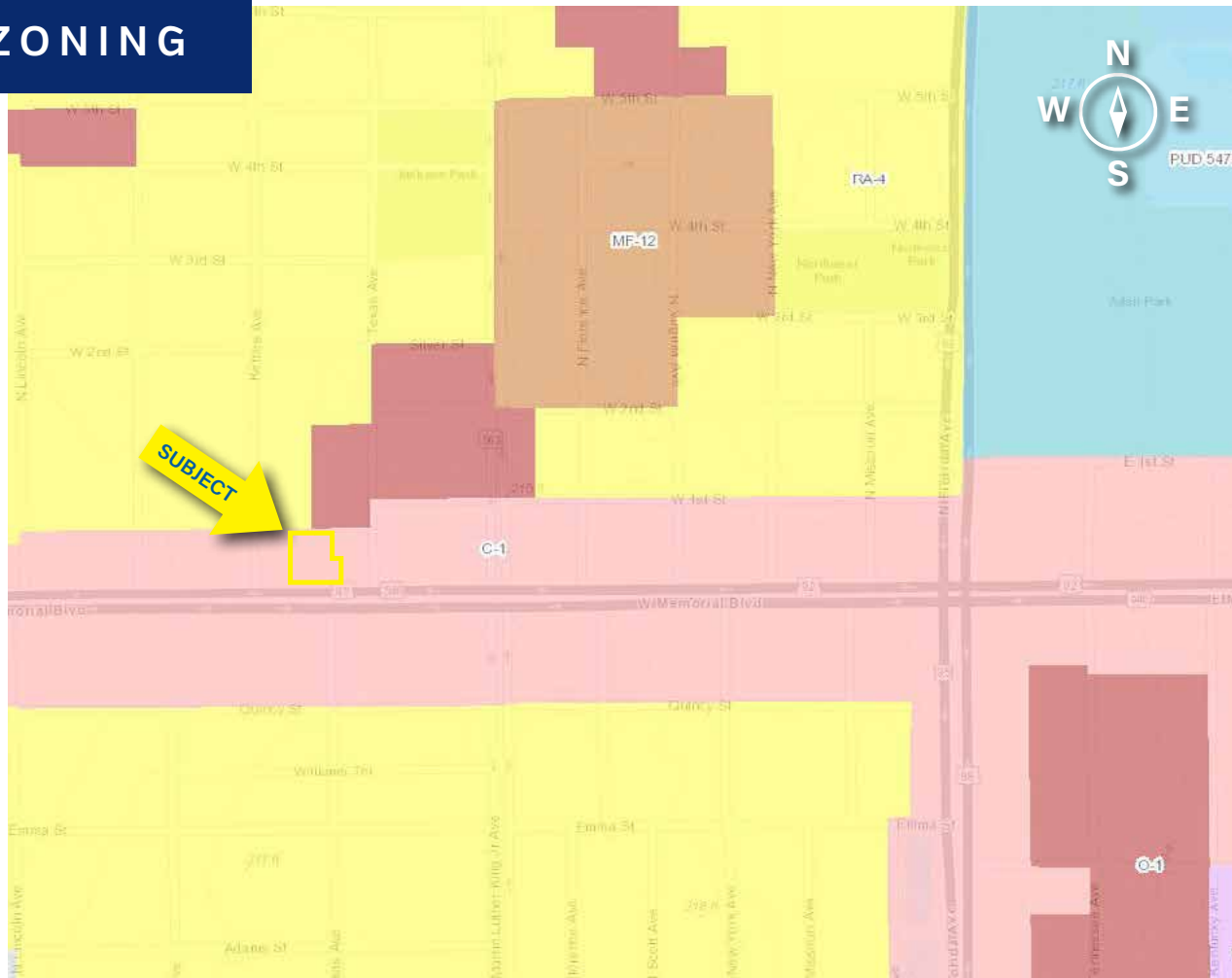


Natural Lighting







Doctors Office Connected to Pharmacy

# ZONING



## *Pedestrian Commercial District (C-1)*

The intent of the C-1 District is to provide for office uses and a limited range of retail uses primarily oriented toward the pedestrian. Permitted uses do not include some sales and service uses which have characteristics that make them more appropriate for more intense areas. Office, pharmacy, and medical marijuana dispensing facilities are all permitted uses.

-  C-1
-  RA-4
-  O-1
-  MF-12



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