

INDUSTRIAL LAND | 11.45 ACRES

0 Airport Road , Lakeland, FL 33811



Price: \$875,000

PROPERTY HIGHLIGHTS

- 11.45 Acre Site
1,800 Feet of Frontage
- Corner of Airport Road & Gay Road
- Land Use is Business Park Center-1 (BPC-1)
- Close To I-4 & Polk Parkway
- Located Across from Rooms To Go Warehouse



Jack Stollo, CCIM, CPM

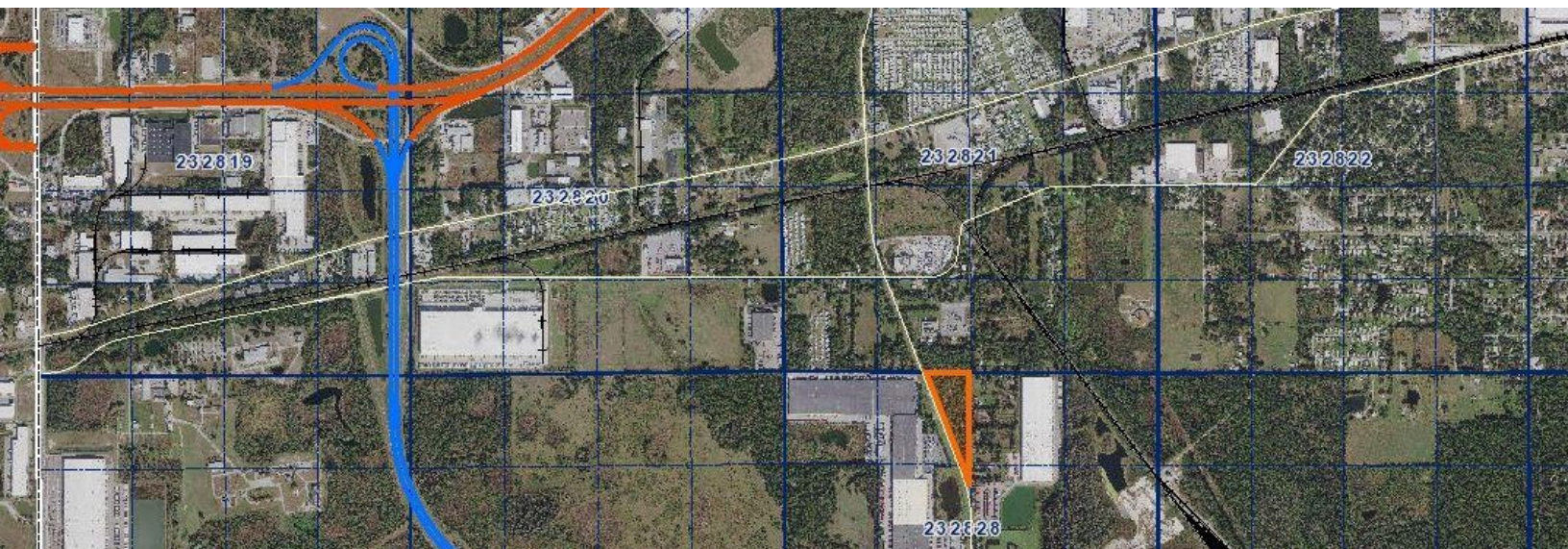
Vice President, Broker

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BK698301

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INDUSTRIAL LAND | 11.45 ACRES | HIGH & DRY

Property: Located at the corner of Airport Road & Gay Road directly across from the Rooms to Go Warehouse. This 11.45 Acres is Zoned BCP-1 AND is a prime location for office use, business park development, research and development, distribution centers and wholesaling activities. Just minutes from the Polk Parkway and I-4. 13,000 vehicles daily travel Airport Road, also offering excellent exposure to the site in addition to its 1,800' of frontage. Water & Sewage available to site. 12-inch water line in the ROW of Airport Road and a 6-inch water line abutting the property on Gay Road. There is a 6-inch wastewater force main midway through the property running north on Airport Road.

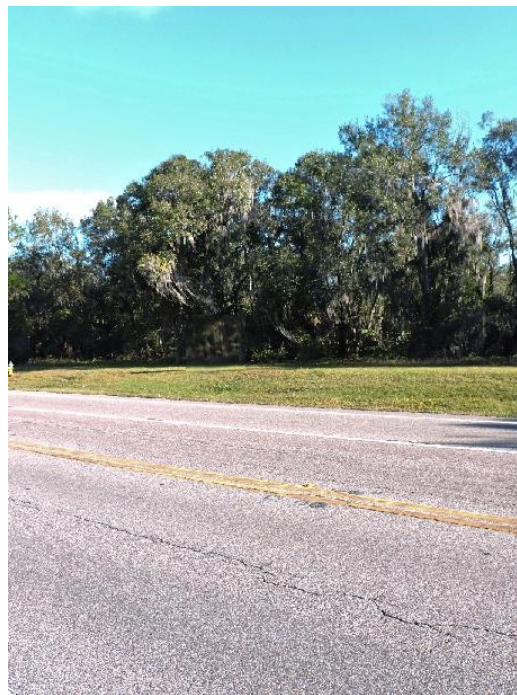
Location: Site is located along Airport Road in West Lakeland, but in the county limits. This area is highly focused on industrial logistics, distribution and manufacturing. Minutes to I-4, allowing quick access to the more than 10,000,000 people within a 100-mile radius of Lakeland.

Area Information: Lakeland offers its residents, businesses and visitors a true sense of place. Incorporated in 1885, Lakeland quickly became one of the premier cities in Florida and has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail. Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area. Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College, which hosts the largest one-site collection of Frank Lloyd Wright architecture in the world and is the winter home to the Detroit Tigers. The City of Lakeland offers an exceptional quality of life. A firm commitment to downtown development, redevelopment, historic preservation, cultural amenities, and an exceptional business-friendly environment has helped Lakeland to thrive for 130 years.

SALE PRICE: \$875,000

PROPERTY PHOTOS

INDUSTRIAL LAND | 11.45 ACRES
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FOR SALE | INDUSTRIAL LAND | 11.45 ACRES

0 Airport Road , Lakeland, FL 33811



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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



LAKELAND RANKINGS

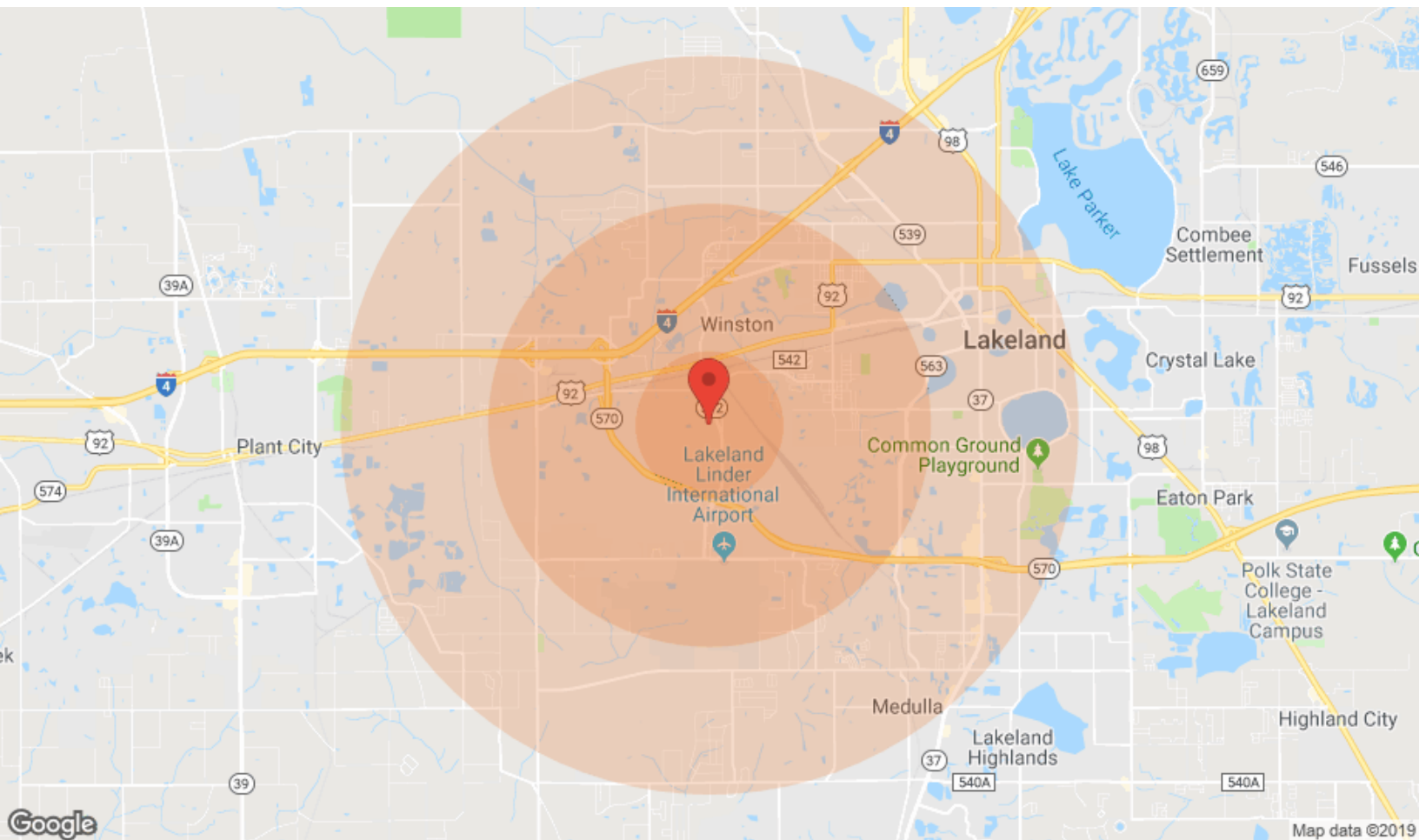
- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**

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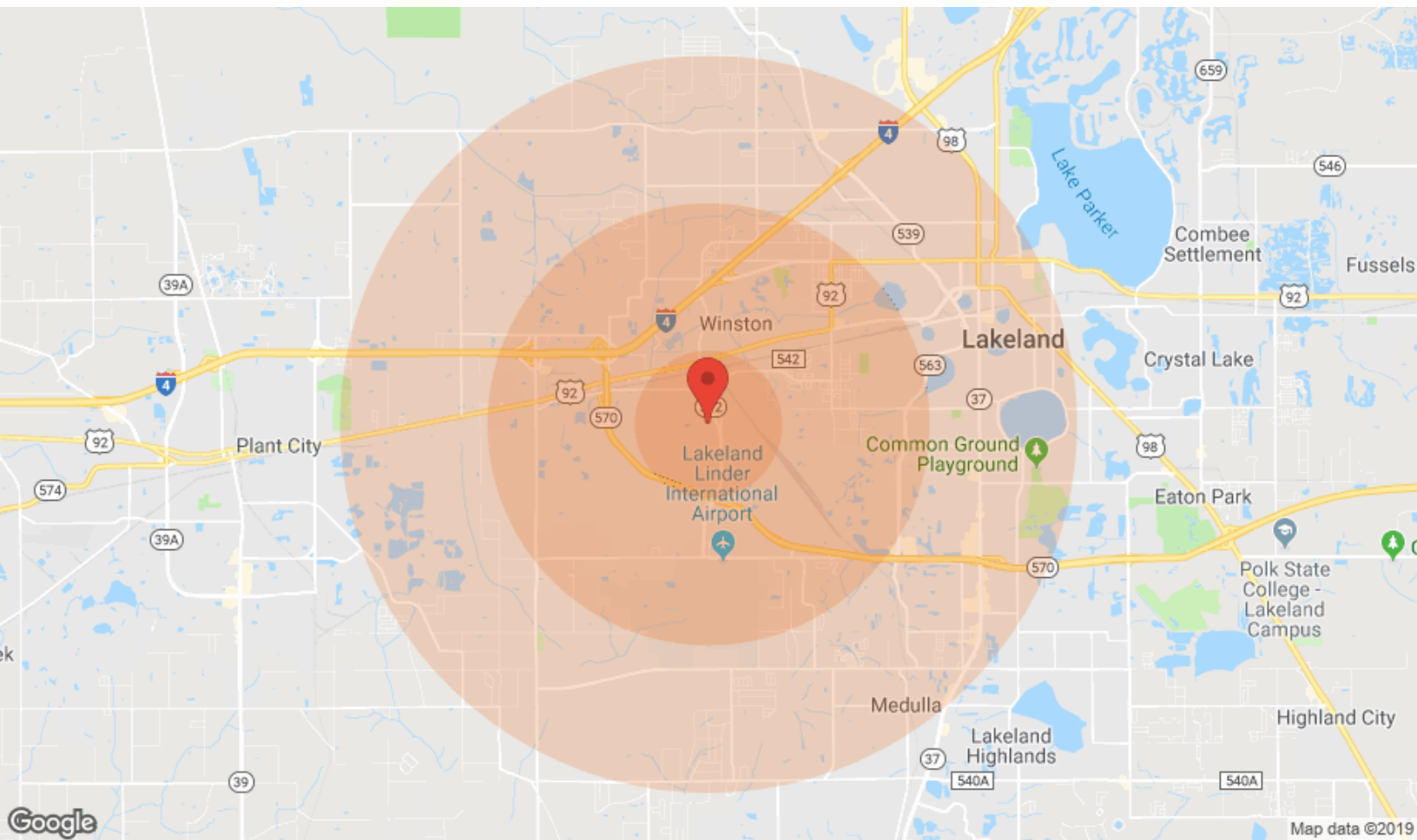


Population	1 Mile	3 Mile	5 Mile
Male	2,539 (48.30 %)	12,131 (47.41 %)	46,187 (47.15 %)
Female	2,718 (51.70 %)	13,459 (52.59 %)	51,778 (52.85 %)
Total Population	5,257	25,590	97,965

Race Demographics	1 Mile	3 Mile	5 Mile
Population Non Hispanic White	4,285	18,885	69,864
Population Black	278	4,175	20,929
Population Am In/Ak Nat	28	59	77

Housing	1 Mile	3 Mile	5 Mile
Housing Units	2,436	15,669	48,549
Occupied Units	2,076	12,469	41,333
Owner Occupied Units	1,376	8,590	25,536
Renter Occupied Units	700	3,879	15,797
Vacant Units	360	3,200	7,216

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Household Income	1 Mile	3 Mile	5 Mile
Median Income	\$50,177	\$35,846	\$40,730
Less than \$10,000	96	708	2,921
\$10,000 - \$14,999	110	866	2,830
\$15,000 - \$19,999	238	1,077	3,034
\$20,000 - \$24,999	150	1,131	2,867
\$25,000 - \$29,999	122	705	2,445
\$30,000 - \$34,999	71	841	2,526
\$35,000 - \$39,999	51	712	2,263
\$40,000 - \$44,999	90	506	2,049
\$45,000 - \$49,999	160	552	1,766
\$50,000 - \$59,999	203	931	3,688
\$60,000 - \$74,999	135	762	4,033
\$75,000 - \$99,999	259	812	3,645
\$100,000 - \$124,999	224	591	2,138
\$125,000 - \$149,999	110	287	939
\$150,000 - \$199,999	25	152	508
Greater than \$200,000	N/A	195	753

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	324 (6.16 %)	1,508 (5.89 %)	6,166 (6.29 %)
Ages 5-9	383 (7.29 %)	1,799 (7.03 %)	7,470 (7.63 %)
Ages 10-14	348 (6.62 %)	1,618 (6.32 %)	6,829 (7.63 %)
Ages 15-19	343 (6.52 %)	1,561 (6.10 %)	6,418 (6.55 %)
Ages 20-24	350 (6.66 %)	1,532 (5.99 %)	6,182 (6.31 %)
Ages 25-29	345 (6.56 %)	1,461 (5.71 %)	5,840 (5.96 %)
Ages 30-34	320 (6.09 %)	1,373 (5.37 %)	5,575 (5.69 %)
Ages 35-39	280 (5.33 %)	1,279 (5.00 %)	5,394 (5.51 %)
Ages 40-44	279 (5.31 %)	1,237 (4.83 %)	5,502 (5.62 %)
Ages 45-49	301 (5.73 %)	1,282 (5.01 %)	5,640 (5.76 %)
Ages 50-54	316 (6.01 %)	1,292 (5.05 %)	5,526 (5.64 %)
Ages 55-59	302 (5.74 %)	1,258 (4.92 %)	5,336 (5.45 %)
Ages 60-64	291 (5.54 %)	1,288 (5.03 %)	4,979 (5.08 %)
Ages 65-69	274 (5.21 %)	1,304 (5.10 %)	4,535 (4.63 %)
Ages 70-74	251 (4.77 %)	1,309 (5.12 %)	4,044 (4.13 %)
Ages 75-79	204 (3.88 %)	1,291 (5.04 %)	3,698 (3.77 %)
Ages 80-84	140 (2.66 %)	1,145 (4.47 %)	3,145 (3.21 %)
Ages 85+	206 (3.92 %)	2,053 (8.02 %)	5,686 (5.80 %)

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