

LAND FOR SALE

LAND SITE ON US-92

1217 W Memorial Blvd, Lakeland, FL 33815



TAMPA
<- 30 Miles

I-4 CORRIDOR

ORLANDO
55 Miles ->



OFFERING SUMMARY

SALE PRICE:	\$134,000
LOT SIZE:	0.42 Acres
ZONING:	Commercial C-2
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland / Winter Haven
TRAFFIC COUNT:	36,500 cars per day

PROPERTY OVERVIEW

This 0.42 acre commercial parcel is available for an owner-user or future investment. Two major advantage are being location within the Lakeland CRA which offer incentives and matching grants and the property is also located within an opportunity zone which may have tax advantages (consult your CPA for more info).

Located in an established commercial and light industrial area in west Lakeland along Memorial Boulevard near the newest distribution center. The general area is located west of Florida Avenue and east of Interstate 4. Memorial Boulevard is a major east/west artery through Lakeland providing access to Interstate 4 to the west and Florida Avenue to the east.

There are a variety of property uses along Memorial Boulevard including retail, office and automotive.

PROPERTY HIGHLIGHTS

- High traffic on W Memorial Blvd, 36,500+ daily
- Located within Lakeland CRA and Opportunity Zone
- Easy access to I-4 and East Polk

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218 E Pine Street
Lakeland, FL 33801-7915

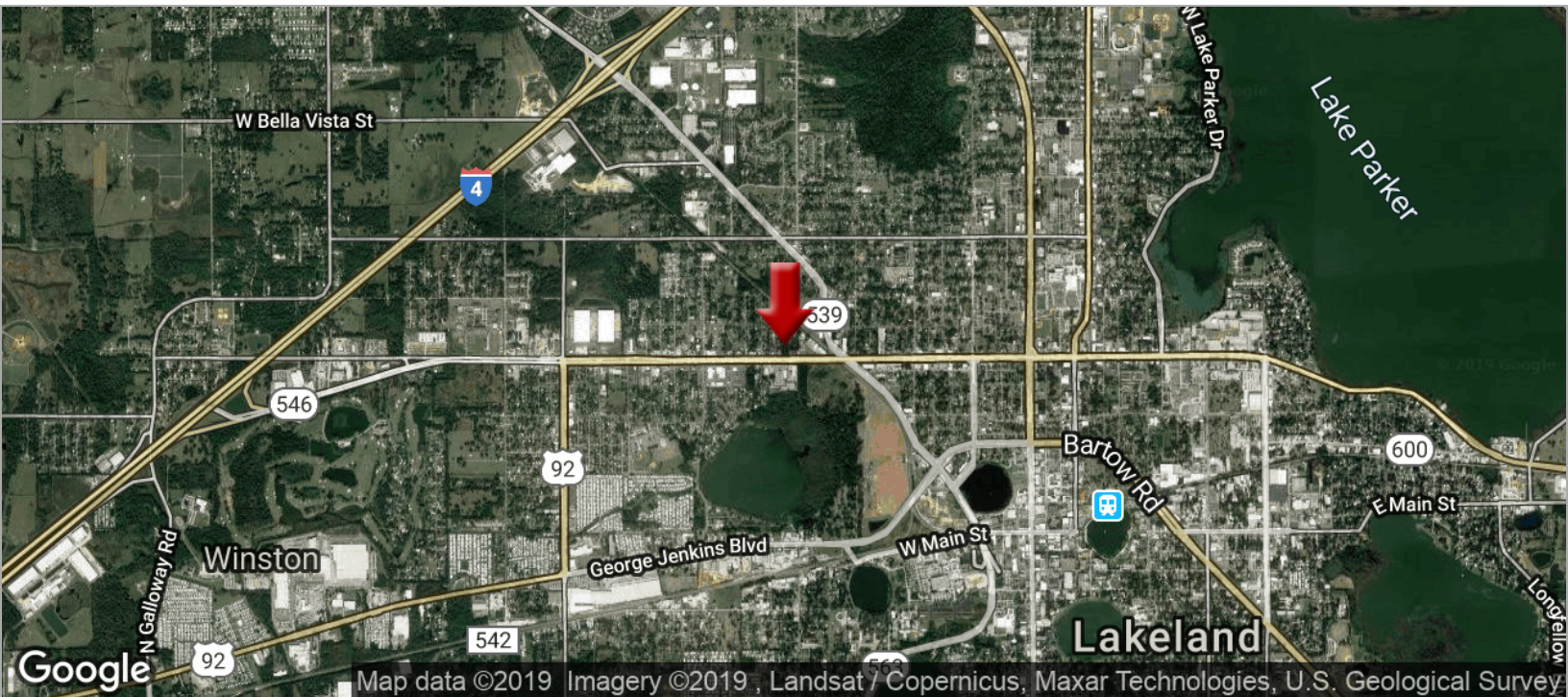
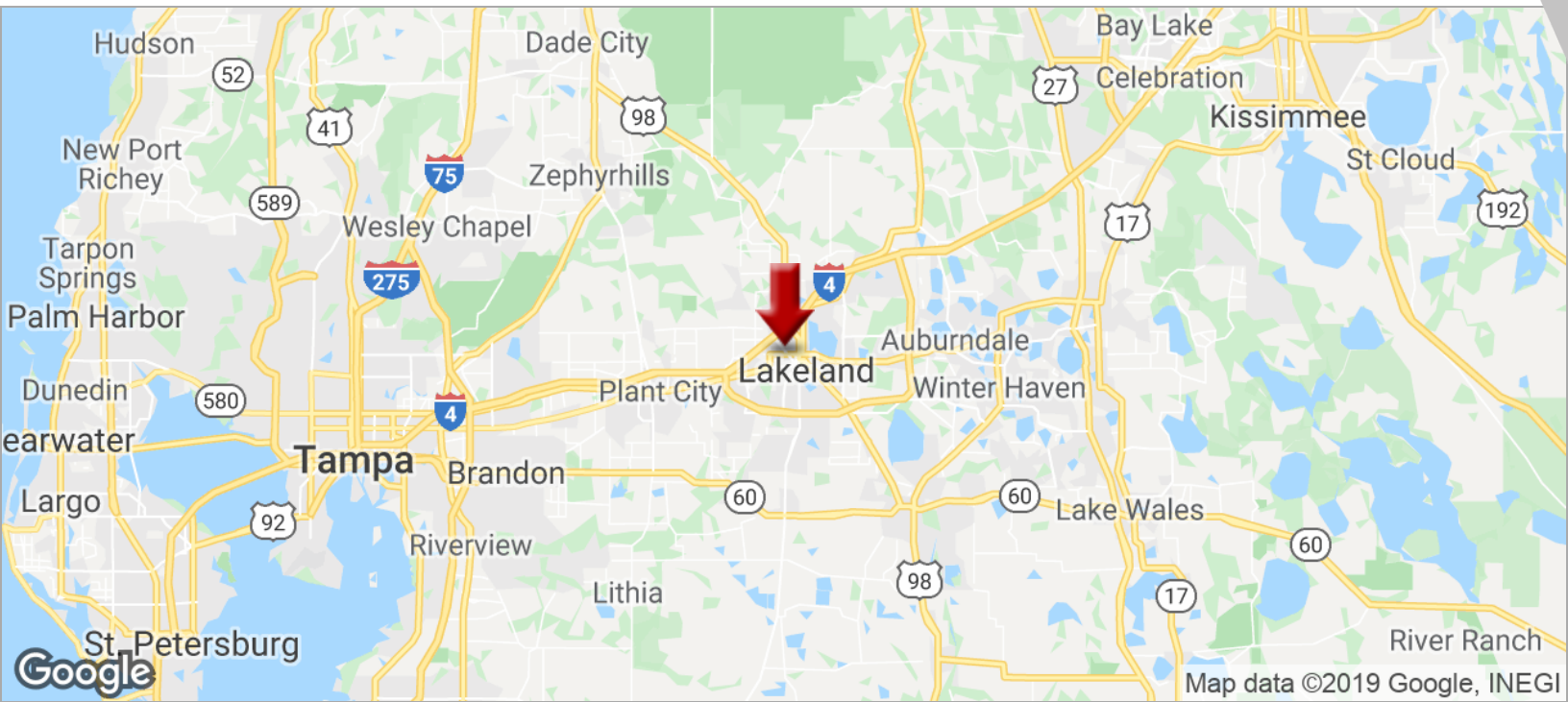
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LOCATION MAPS

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PROPERTY OVERVIEW

Lakeland 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 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 and is the winter home to the Detroit Tigers.

NEWEST LAKELAND INDUSTRIAL LOGISTIC CENTER

The new logistic distribution center was built in 2017 and accommodate up to 500,000 SF industrial space, this is the latest addition to the existing active industrial market in the area including Publix distribution and bakery center, Butter Krust Bakery, Mission food, Coca Cola, Amazon, Advance Auto Parts, FedEx Center and more.

RETAIL MARKET

A brand new Burger King and Taco Bell were built in 2019 a few blocks away for subject property.

The retail market include Wendy's, Hardees, Mc Donalds, Walgreens, Steak n' Shake, Pizza Hut, CVS, Save a lot, Dollar General and more within 2 miles.

NEW BONNET SPRING PARK (COMING 2020)

Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire.

Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree adventure park, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2020.

More info at <http://bonnetspringspark.com/>

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AERIAL PHOTO

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W MEMORIAL BLVD - 25,500 CARS/DAY



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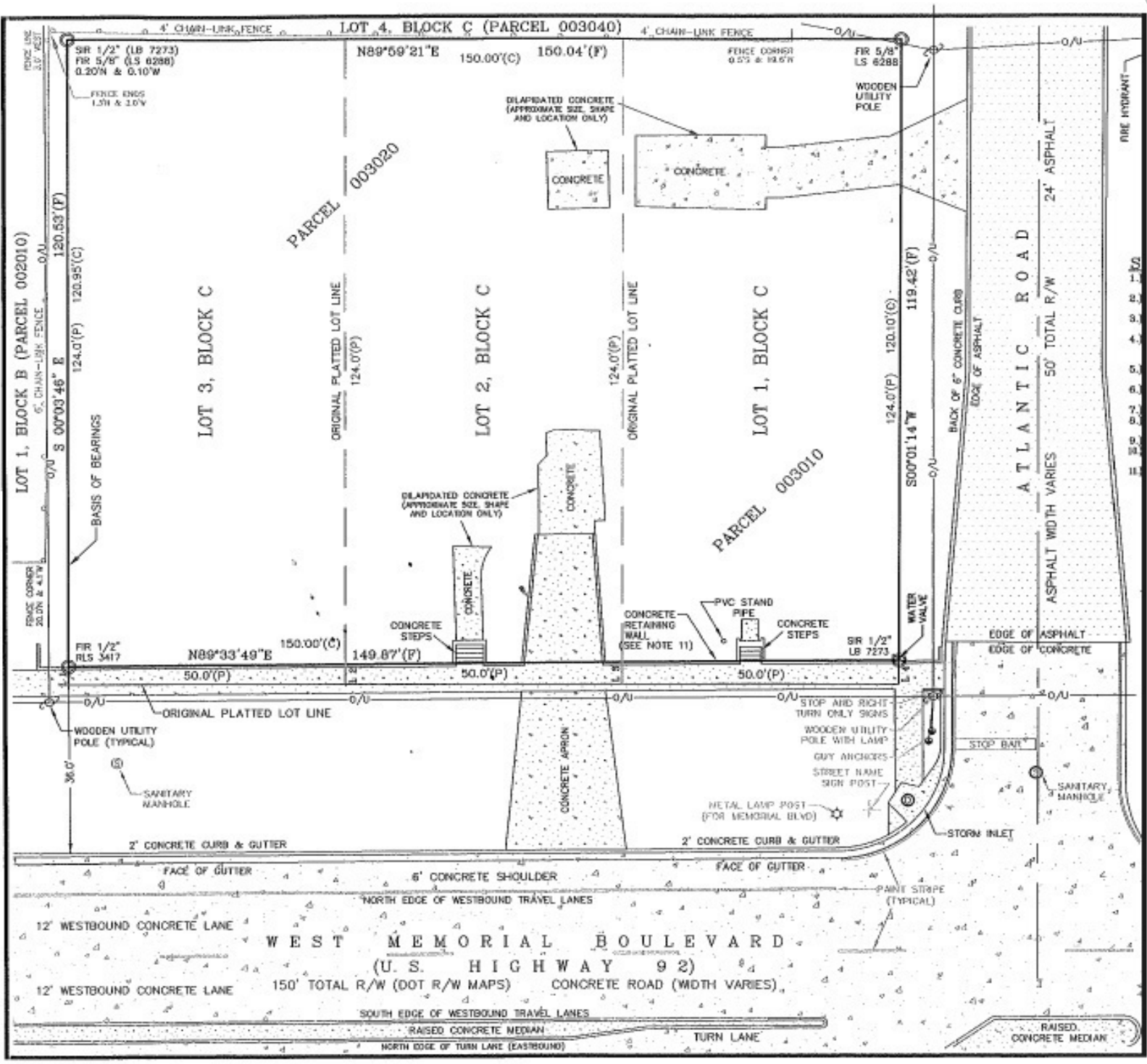
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SURVEY

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RETAILER MAP

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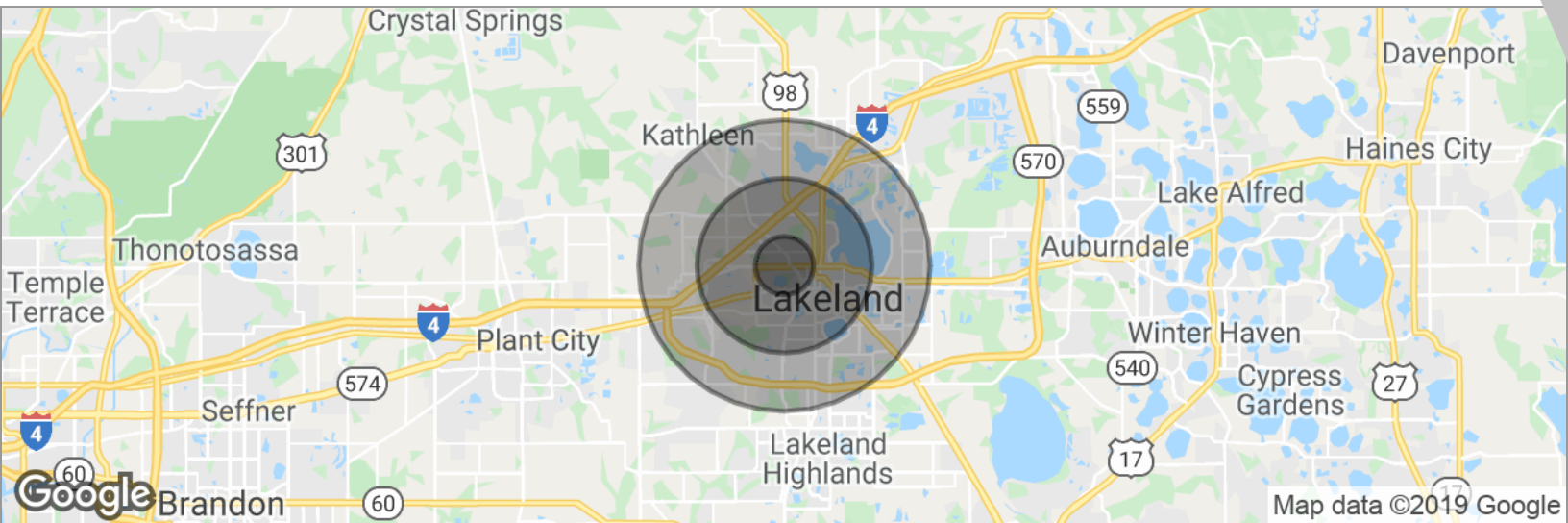
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,461	59,943	131,359
Median age	35.5	38.6	38.7
Median age (male)	29.6	35.5	36.4
Median age (Female)	40.0	41.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,694	23,804	52,626
# of persons per HH	2.8	2.5	2.5
Average HH income	\$35,476	\$44,826	\$53,573
Average house value	\$78,968	\$139,957	\$164,186
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.8%	15.6%	14.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	31.9%	60.4%	71.6%
Black	57.4%	29.1%	19.5%
Asian	0.5%	0.8%	1.1%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.5%	0.4%	0.3%
Other	6.3%	6.6%	5.5%

* Demographic data derived from 2010 US Census

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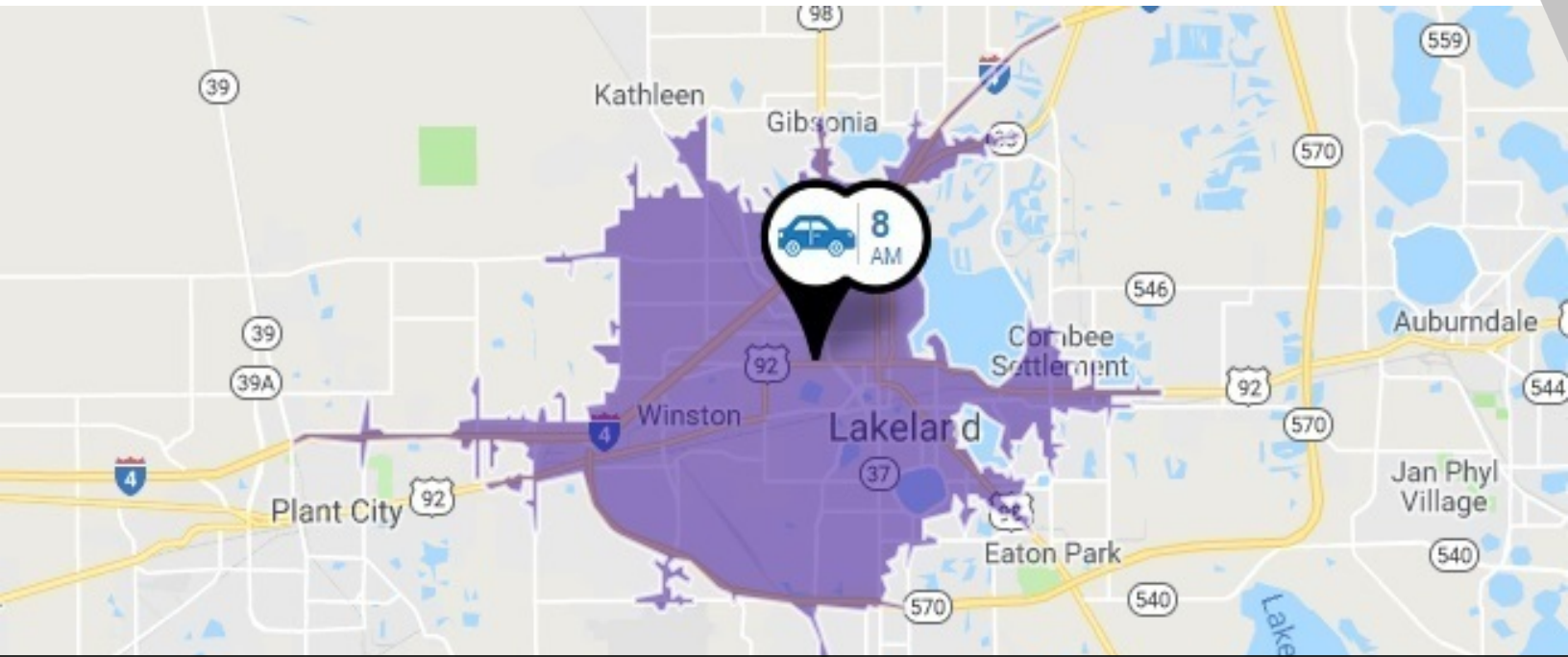
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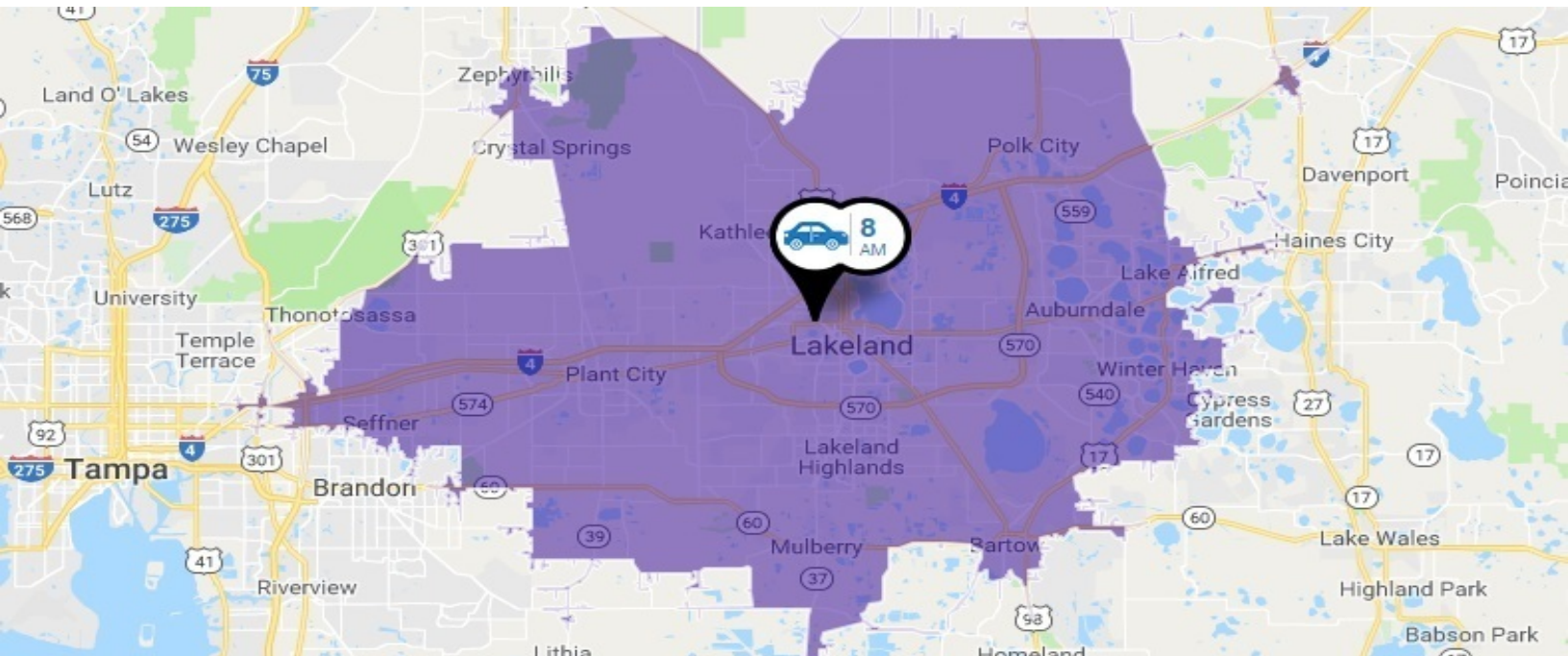
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DRIVING DISTANCE 10 & 30 MINUTES

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10 Minute Driving Distance - Plant City, Polk Parkway, I-4, East & North Lakeland



30 Minute Driving Distance - Tampa, Mulberry, Bartow, Haines City, Winter Haven, Polk City

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ADVISOR BIO

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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS

- International Council of Shopping Center Member
- CCIM Candidate
- Winter Haven Chamber of Commerce
- National Realtor Association
- Lakeland Association of Realtors

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