

SCHOOL HOUSE ROAD

611 School House Road, Lakeland, FL 33813

For Sale



PROPERTY HIGHLIGHTS

- 10,000 SF WAREHOUSE
- 3,000 SF OFFICE/SHOWROOM
- 2 ACRES
- 1 ACRE LAYDOWN YARD
- MEZZANINE STORAGE
- SOUTH LAKELAND LOCATION



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Florida



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10,000 SF WAREHOUSE | 1 ACRE LAYDOWN YARD

Address: 611 Schoolhouse Road, Lakeland, Florida 33813

Property: This is a freestanding 9,736 sf warehouse situated on 2.06 acres in south Lakeland. Currently has appx. 3,000 sf of office and show room in the front, and 7,000+/- of warehouse area. Warehouse is grade level and has six drive thru roll up 12' doors. Eave height is 17', and 19' in the center. Mezzanine storage over the office adds to the usability of this building. 200 amp-single phase/ 240 volt electrical service. City of Lakeland water and electric, with septic system.

Location: Site is located on Schoolhouse Road in south Lakeland, just off S. Florida Ave. Very easy access to Bartow, Mulberry and southern portions of Polk via SR 37 and SR 60. To the north the Polk Parkway is just 2 miles away allowing easy access to Tampa or Orlando areas.

Area Information: 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.

Rate: \$975,000

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PROPERTY PHOTOS

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PROPERTY PHOTOS

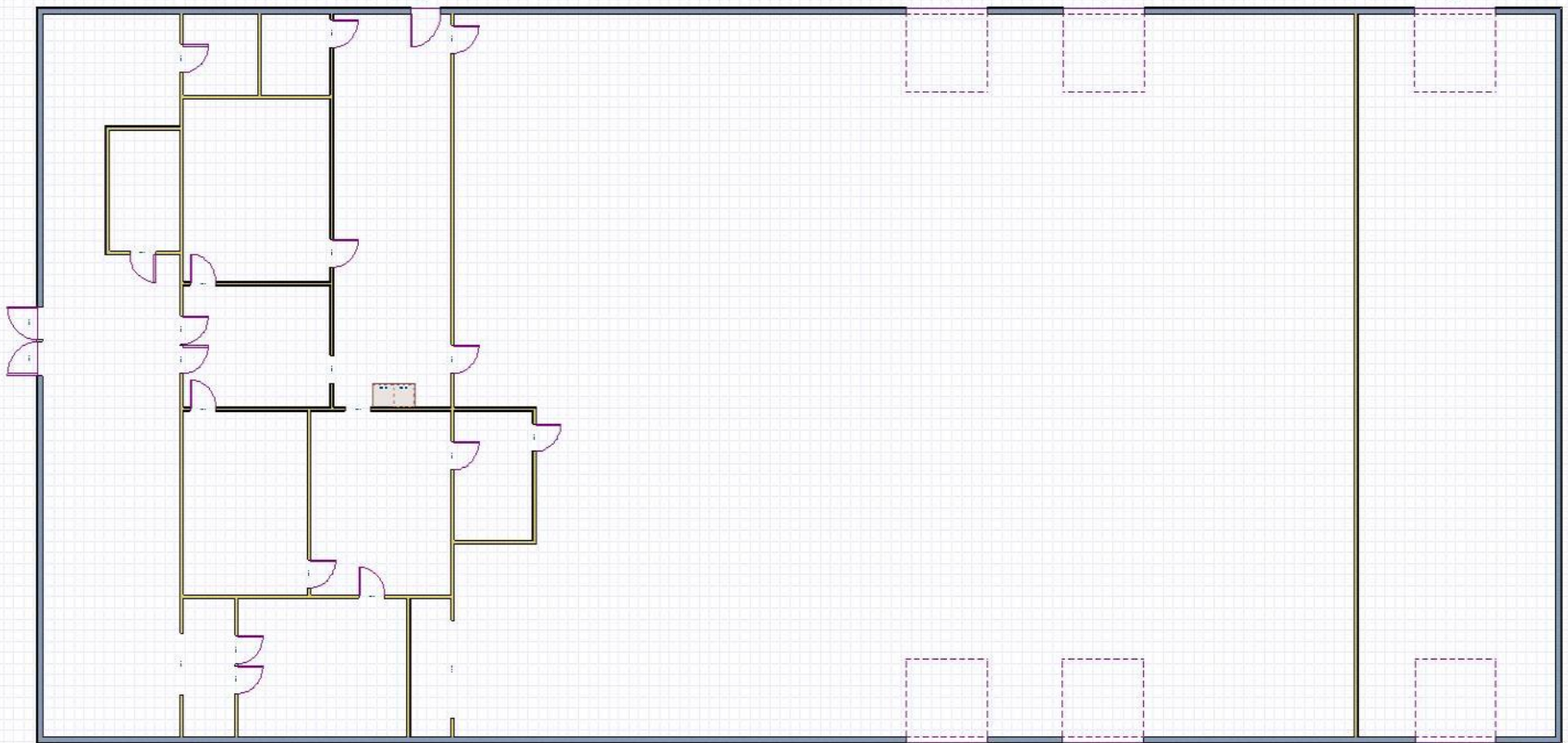
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Floor Plan

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Population	1 Mile	3 Mile	5 Mile
Male	4,496	24,147	62,316
Female	4,819	25,963	66,667
Total Population	9,315	50,110	128,983

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	587	2,849	7,672
Ages 5-9	704	3,428	9,451
Ages 10-14	684	3,207	8,831
Ages 15-19	680	3,232	8,723
Ages 20-24	673	3,299	8,483
Ages 25-29	611	3,190	7,917
Ages 30-34	542	2,922	7,314
Ages 35-39	524	2,760	7,073
Ages 40-44	573	2,872	7,361
Ages 45-49	608	3,185	7,954
Ages 50-54	588	3,301	8,119
Ages 55-59	561	3,351	7,981
Ages 60-64	514	3,136	7,372
Ages 65-69	411	2,678	6,389
Ages 70-74	338	2,124	5,305
Ages 75-79	265	1,649	4,334
Ages 80-84	188	1,196	3,354
Ages 85+	264	1,731	5,350

Household Income	1 Mile	3 Mile	5 Mile
Median	\$44,149	\$68,832	\$54,995
< \$10000	308	737	2,101
\$10000-\$14999	213	758	2,153
\$15000-\$19999	150	804	2,315
\$20000-\$24999	192	813	2,916
\$25000-\$29999	189	1,048	2,822
\$30000-\$34999	193	987	2,805
\$35000-\$39999	229	843	2,623
\$40000-\$44999	215	1,201	2,602
\$45000-\$49999	142	810	2,491
\$50000-\$60000	252	1,809	4,273
\$60000-\$74000	484	2,272	5,602
\$75000-\$99999	249	2,906	6,796
\$100000-\$124999	233	1,812	3,868
\$125000-\$149999	258	1,230	2,165
\$150000-\$199999	81	775	1,682
> \$200000	134	1,049	2,156

Housing	1 Mile	3 Mile	5 Mile
Total Units	4,032	22,575	58,348
Occupied	3,667	20,565	51,858
Owner Occupied	2,480	14,932	36,918
Renter Occupied	1,187	5,633	14,940
Vacant	365	2,010	6,490

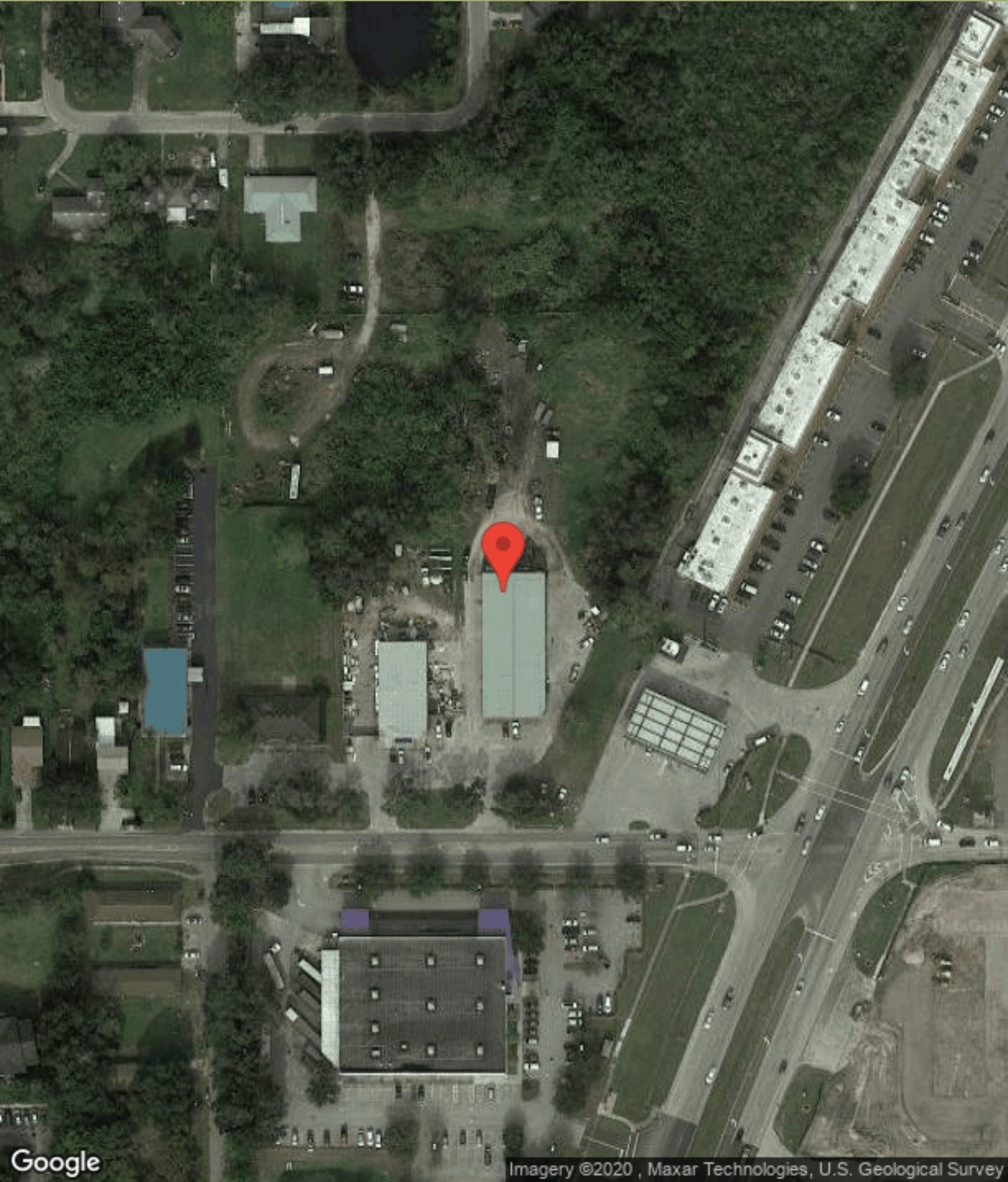
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AERIAL MAP

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LOCATION MAP

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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**