



# PROPERTY FOR SALE

## 5015 N. FRONTAGE RD., LAKELAND, FL

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



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## EXECUTIVE SUMMARY

# 5015 NORTH FRONTAGE RD., LAKELAND, FL 33815

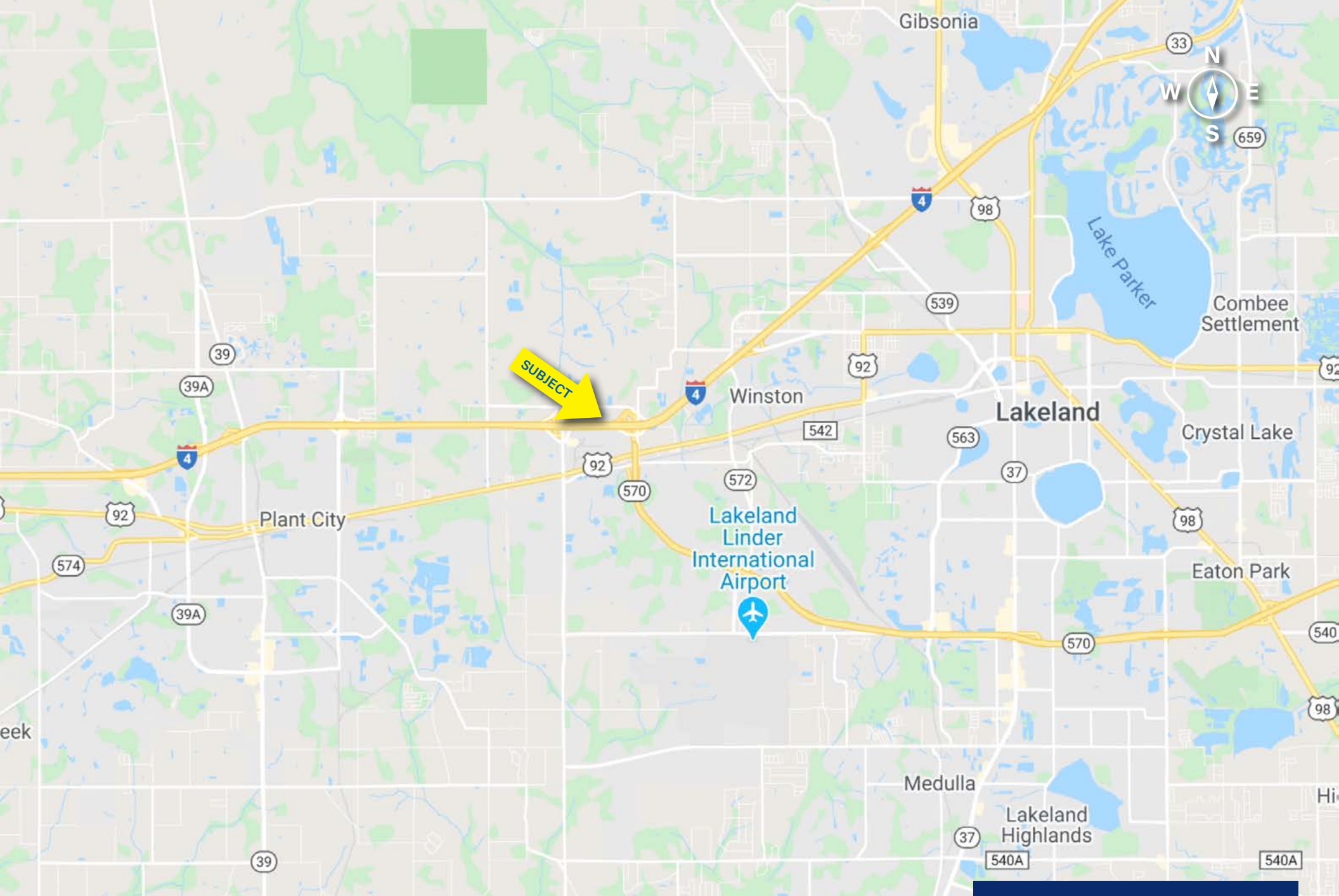
The subject property is located at 5015 North Frontage Rd. in Lakeland, FL. The property consists of 44,980 +/- SF on 4.33 +/- acres and is zoned Industrial (I-2) by the City of Lakeland. The neighborhood market is growing rapidly with industrial and distribution uses. This property boasts 352 +/- FT of frontage on N. Frontage Rd. and is highly visible from Interstate 4 which has a traffic count of 135,500 cars/day.

<b>Site Address:</b>	5015 North Frontage Rd.
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	232819000000031100
<b>Land Size:</b>	4.33 +/- acres (100% uplands according to NWI)
<b>Building Size:</b>	44,980 +/- SF
<b>Year Built:</b>	1973
<b>Property Use:</b>	Light Manufacturing
<b>Utilities:</b>	Septic & City water
<b>Zoning:</b>	I-2 (City of Lakeland)
<b>Taxes:</b>	\$18,193.79 (2019)
<b>Traffic Count:</b>	135,500 cars/day on I-4
<b>Asking Price:</b>	\$1,950,000 (\$43.35/sf)









The subject property is highly visible from the I-4 corridor which boasts a traffic count of 130,000 cars/day.

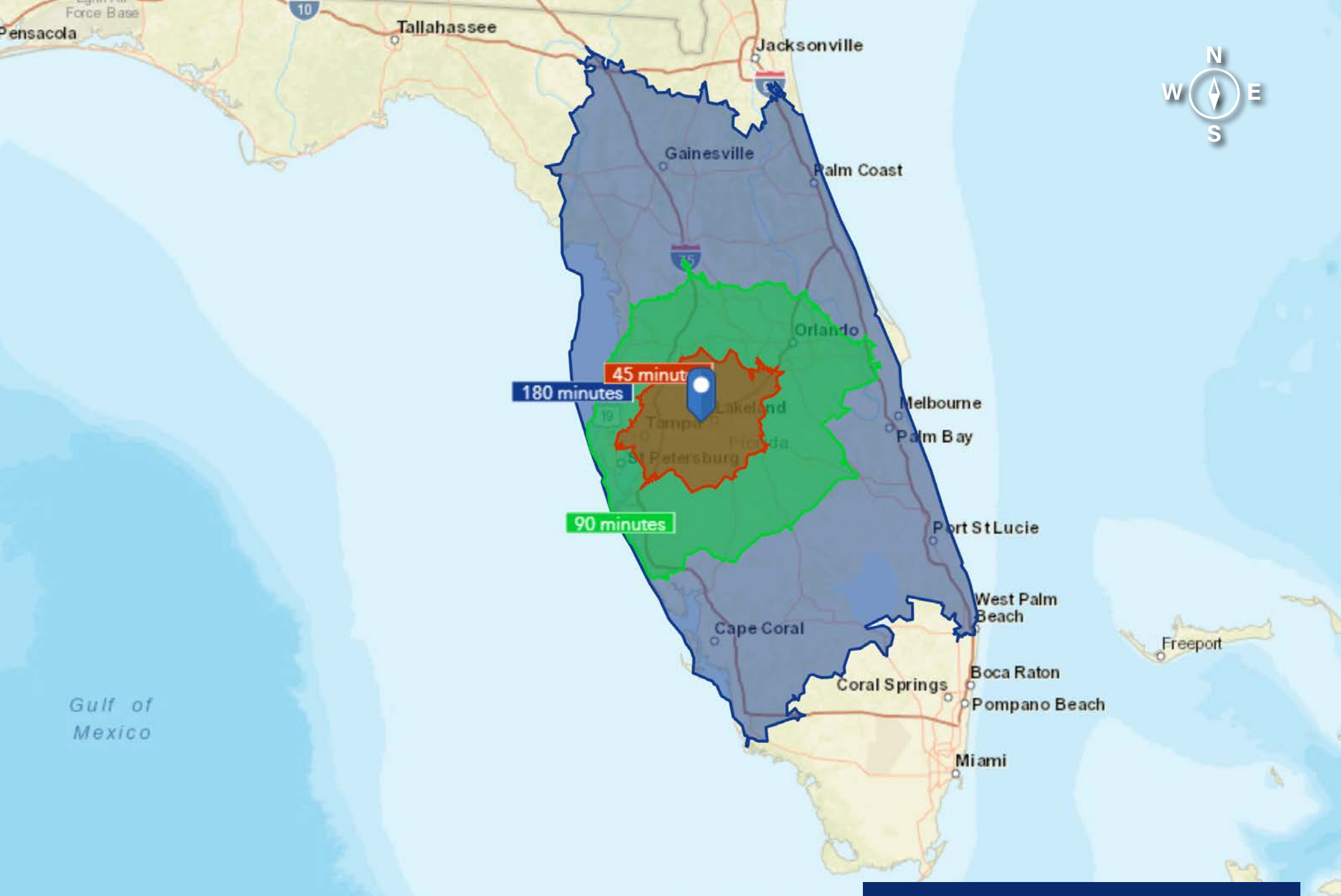
**LOCATION MAP**



25, 50, 100 mile radius

DEMOGRAPHICS MAP





45, 90, 180 minute drive time

DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	25 Miles	50 Miles	100 Miles	45 Mins	90 Mins	3 Hours	Polk	FL	US
Population	1,399,155	4,889,869	9,342,052	1,990,919	7,049,525	12,078,738	683,954	21,239,528	332,417,793
Households	516,981	1,906,858	3,731,651	757,160	2,773,919	4,852,325	255,025	8,299,404	125,168,557
Families	350,308	1,238,450	2,412,174	495,352	1,783,298	3,121,820	177,233	5,366,533	82,295,074
Average Household Size	2.66	2.52	2.46	2.58	2.49	2.44	2.63	2.51	2.59
Owner Occupied Housing Units	315,748	1,194,477	2,423,322	450,237	1,731,594	3,157,700	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	201,234	712,381	1,308,329	306,923	1,042,325	1,694,625	80,217	2,924,369	45,709,279
Median Age	37.6	41.2	43.3	38.3	41.3	43.8	41.6	42.5	38.5
<b><i>Income</i></b>									
Median Household Income	\$50,642	\$49,996	\$49,566	\$50,993	\$50,365	\$49,992	\$50,006	\$54,238	\$60,548
Average Household Income	\$68,212	\$69,905	\$69,310	\$70,747	\$70,902	\$71,017	\$67,890	\$78,335	\$87,398
Per Capita Income	\$25,715	\$27,786	\$28,215	\$27,384	\$28,423	\$29,058	\$25,412	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	1.50%	1.59%	1.53%	1.59%	1.60%	1.53%	1.46%	1.37%	0.77%
Households	1.40%	1.46%	1.44%	1.51%	1.50%	1.45%	1.37%	1.31%	0.75%
Families	1.34%	1.43%	1.40%	1.44%	1.45%	1.40%	1.31%	1.26%	0.68%
Owner HHs	1.29%	1.33%	1.32%	1.38%	1.37%	1.34%	1.72%	1.60%	0.92%
Median Household Income	2.05%	2.04%	2.09%	2.14%	2.06%	2.08%	1.95%	2.37%	2.70%

Great population density with almost 2 million people within a 45 minute drive-time and over 12 million people within 3 hours.

The population growth rate within a 50 mile radius is growing slightly faster than the State of Florida



# BENCHMARK DEMOGRAPHICS

Income, age, and race demographics are consistent with the State of Florida.

25 Mile 50 Miles 100 Miles 45 Mins 90 Mins 3 Hours Polk FL US

## Households by Income

<\$15,000	11.80%	11.40%	11.40%	11.70%	11.30%	11.50%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	11.70%	12.00%	12.00%	11.50%	11.90%	11.90%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	10.90%	11.40%	11.60%	10.90%	11.40%	11.50%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	14.80%	15.10%	15.30%	14.70%	14.90%	15.10%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	19.40%	19.10%	19.30%	19.20%	19.10%	19.00%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	12.50%	11.90%	11.70%	12.20%	11.80%	11.60%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	11.40%	11.10%	10.90%	11.50%	11.30%	11.00%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	4.00%	3.90%	3.90%	4.10%	4.10%	4.00%	2.70%	4.30%	5.70%
\$200,000+	3.40%	4.00%	3.80%	4.00%	4.20%	4.30%	2.50%	4.60%	6.10%

## Population by Age

0 - 4	6.30%	5.60%	5.20%	6.10%	5.50%	5.20%	6.00%	5.30%	6.10%
5 - 9	6.30%	5.70%	5.40%	6.10%	5.60%	5.30%	6.10%	5.50%	6.30%
10 - 14	6.40%	5.80%	5.50%	6.20%	5.70%	5.40%	6.10%	5.60%	6.30%
15 - 19	6.50%	5.80%	5.60%	6.20%	5.80%	5.60%	5.90%	5.70%	6.40%
20 - 24	7.20%	6.40%	6.20%	7.10%	6.60%	6.30%	6.00%	6.40%	7.00%
25 - 34	14.00%	13.20%	12.60%	14.10%	13.30%	12.40%	12.60%	13.10%	13.80%
35 - 44	12.40%	12.10%	11.40%	12.60%	11.90%	11.20%	11.40%	11.80%	12.50%
45 - 54	12.70%	13.10%	12.80%	12.70%	13.00%	12.60%	12.00%	13.00%	13.00%
55 - 64	12.20%	13.30%	13.80%	12.30%	13.30%	13.90%	13.10%	13.50%	12.90%
65 - 74	9.40%	10.90%	12.10%	9.60%	11.00%	12.40%	12.00%	11.30%	9.20%
75 - 84	4.70%	5.70%	6.60%	4.90%	5.90%	6.80%	6.40%	6.20%	4.40%
85+	1.80%	2.50%	2.80%	2.00%	2.60%	2.90%	2.40%	2.70%	2.00%

## Race and Ethnicity

White Alone	68.50%	73.60%	75.60%	70.40%	73.40%	75.70%	72.60%	73.10%	70.20%
Black Alone	18.50%	13.50%	12.70%	16.50%	13.80%	13.20%	15.30%	16.40%	12.80%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	3.30%	3.50%	3.00%	3.30%	3.40%	2.90%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.70%	5.60%	5.10%	5.90%	5.60%	0.49%	6.80%	4.20%	6.80%
Two or More Races	3.40%	3.30%	3.10%	3.40%	3.20%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	21.60%	23.30%	20.60%	24.70%	22.90%	19.60%	22.00%	25.50%	18.10%





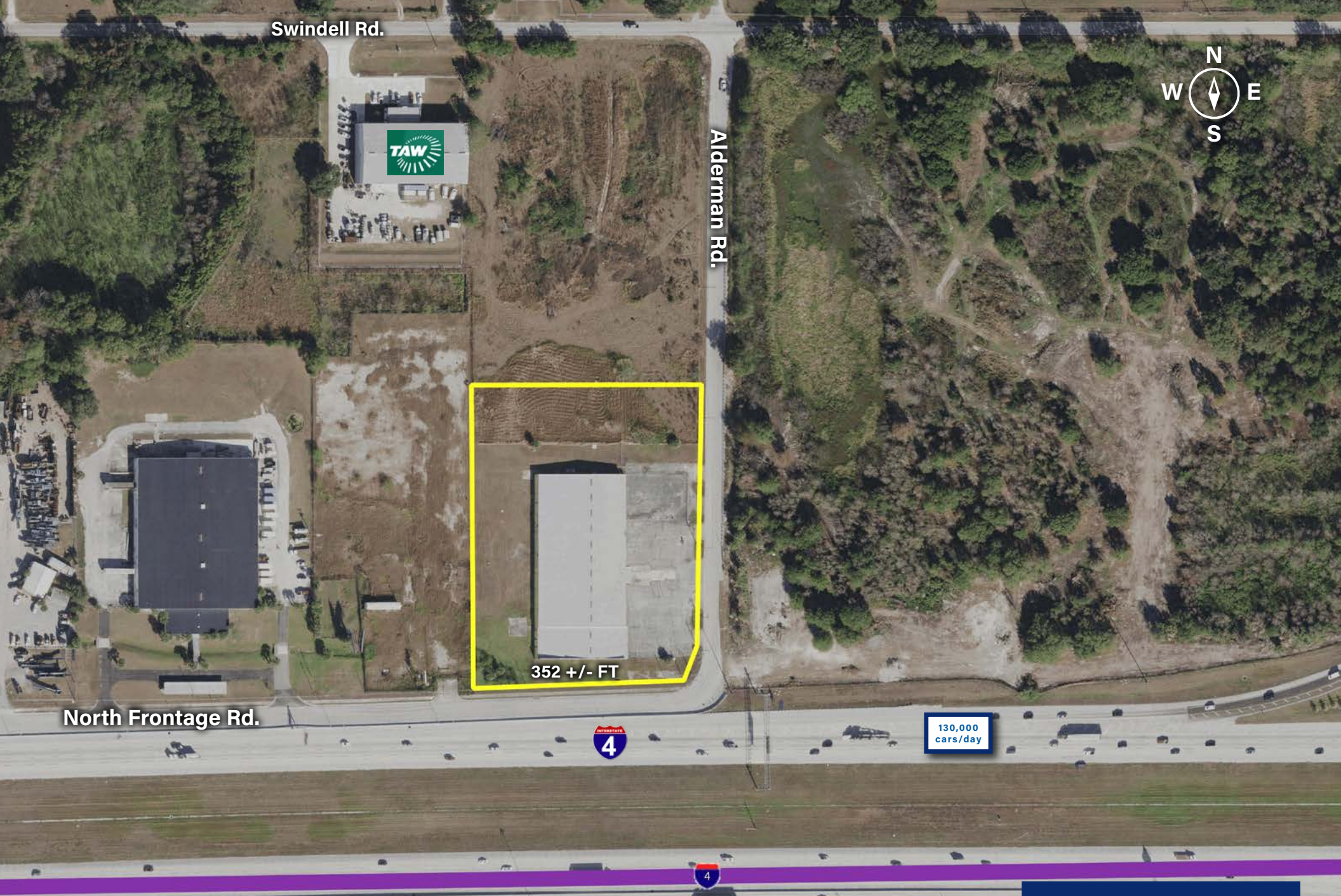




The neighborhood market is growing with industrial and distribution uses.

## NEIGHBORHOOD AERIAL





North Frontage Rd.

Swindell Rd.

Alderman Rd.

352 +/- FT

130,000  
cars/day

**SITE AERIAL**

The subject property boasts 352 +/- FT of frontage which is highly visible from I-4 that has a traffic count of 130,000 cars/day.

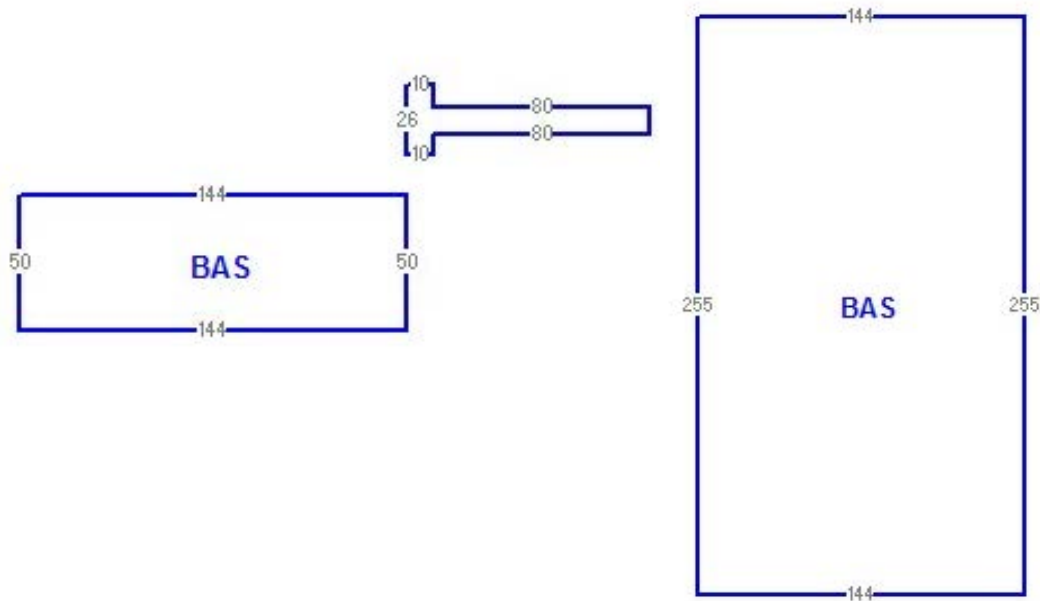


## BUILDING INFORMATION



BUILDING 1 (OFFICE)

BUILDING 2 (WAREHOUSE)



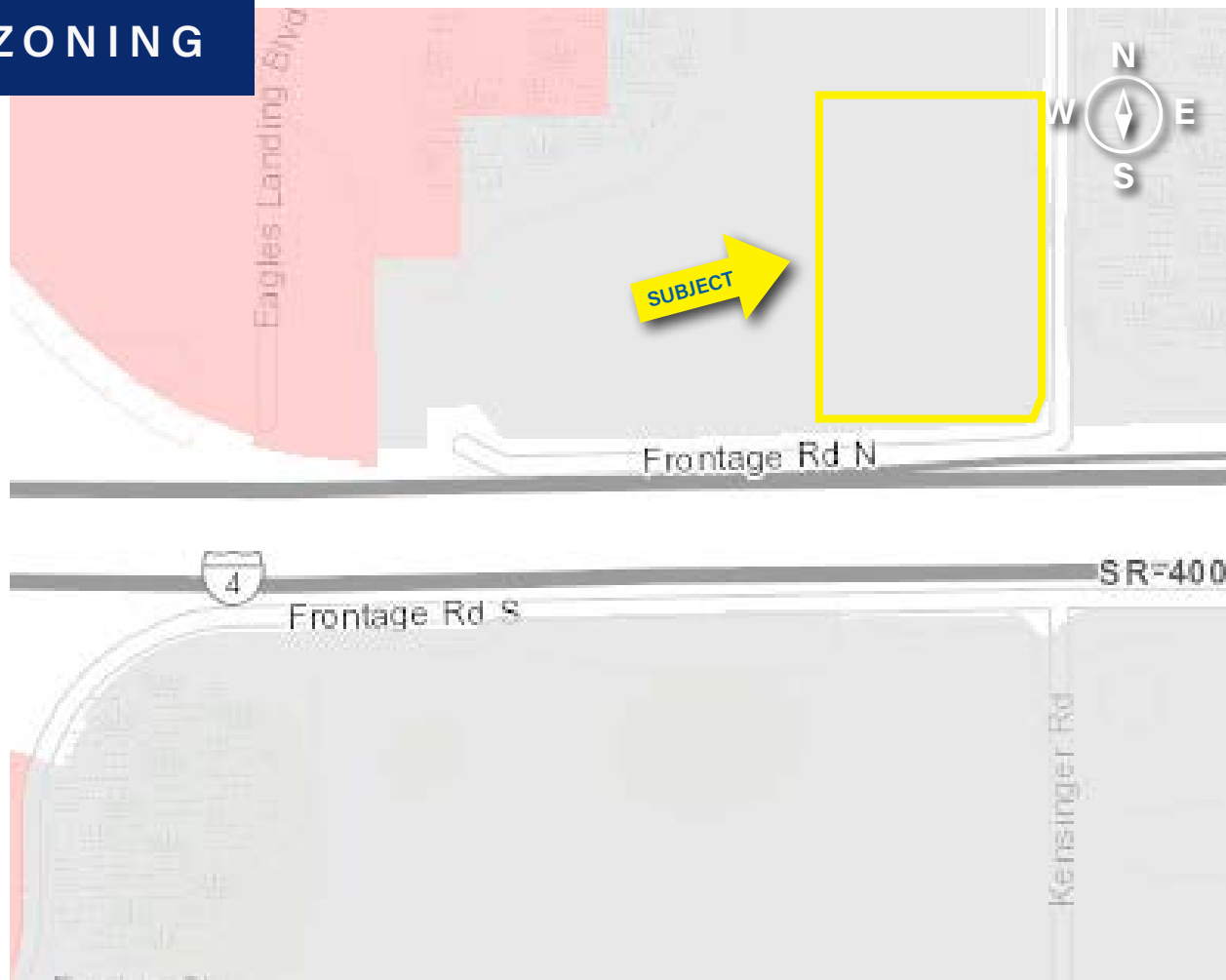
### Description

### Total:

Office	8,260 +/- SF
Warehouse	36,720 +/- SF
Apex	15' 05"
Roll-up Door	12'
Girder Spacing	20'
Year built	1973
Effective year	1985

The subject property features a 8,260 SF office space and 36,720 SF of warehouse space for a combined total of 44,980. Originally built in 1973, these buildings have an effective year of 1985.

## ZONING



### *Industrial (I-2) Urban Special Purpose City of Lakeland*

The USP district is intended to describe generally single-use urban areas that accommodate uses such as business and industrial parks or special facilities such as hospitals and universities and may have supporting retail or service commercial uses. The district is characterized by moderate to high density development, no consistent block structure and a moderate to highly walkable environment.



I-2



PUD 5460





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