



# PROPERTY FOR SALE OR LEASE

5,600 +/- SF OF WAREHOUSE SPACE

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



# TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 ZONING

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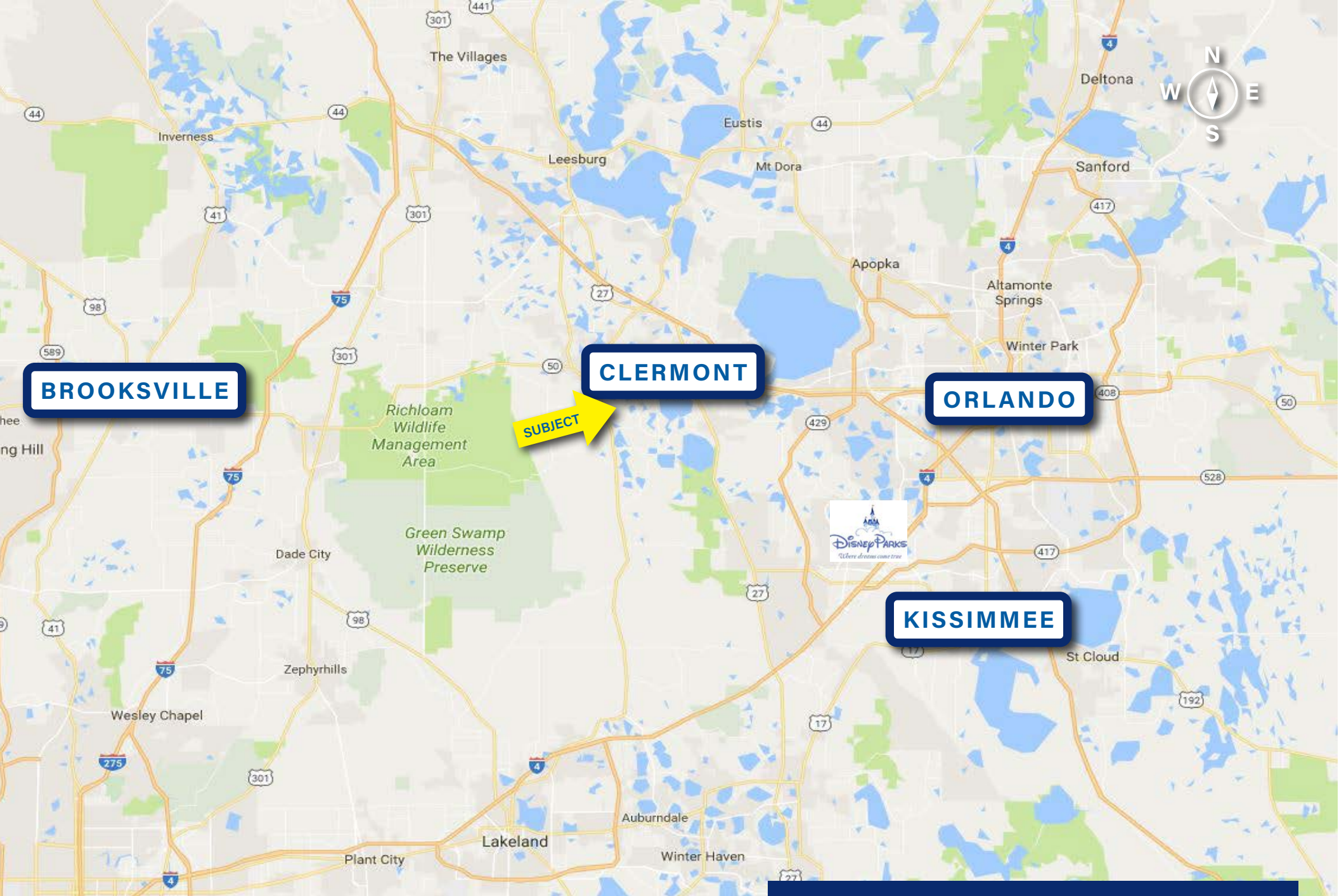


## EXECUTIVE SUMMARY

# 7430 REDWING ROAD GROVELAND, FL 34736

Subject property is located in Groveland, FL with proximity to I-75, I-4, SR 33 and SR 50. Nearby commercial retailers consist of Walmart, BJ's Wholesale, The Home Depot and Kohl's among others. Amenities include 15 paved parking spaces and a security fence with cameras. Highest and best use would be for an agriculture oriented business or personal storage. The property formerly had a Conditional Use Permit (CUP) for light industrial "citrus packing" use for which it was built and utilized. Industrial use will require a county CUP. The property is zoned Agriculture with a lease option available (rent to own).

<b>Site Address:</b>	7430 Redwing Road, Groveland, FL 34736
<b>County:</b>	Lake
<b>PIN (Property Identification Number):</b>	012224520003600000
<b>Land Size:</b>	4.14 +/- Acres
<b>Building Size:</b>	5,600 +/- SF
<b>Year Built:</b>	1980
<b>Property Use:</b>	Warehousing, distribution & trucking terminals
<b>Utilities:</b>	Well and septic
<b>Zoning:</b>	A - Agriculture District (Lake County)
<b>Taxes:</b>	\$1,821.28 (2017)
<b>Traffic Count:</b>	9,600 cars/day on SR 33
<b>Price:</b>	\$399,000



**BROOKSVILLE**

**CLERMONT**

**ORLANDO**

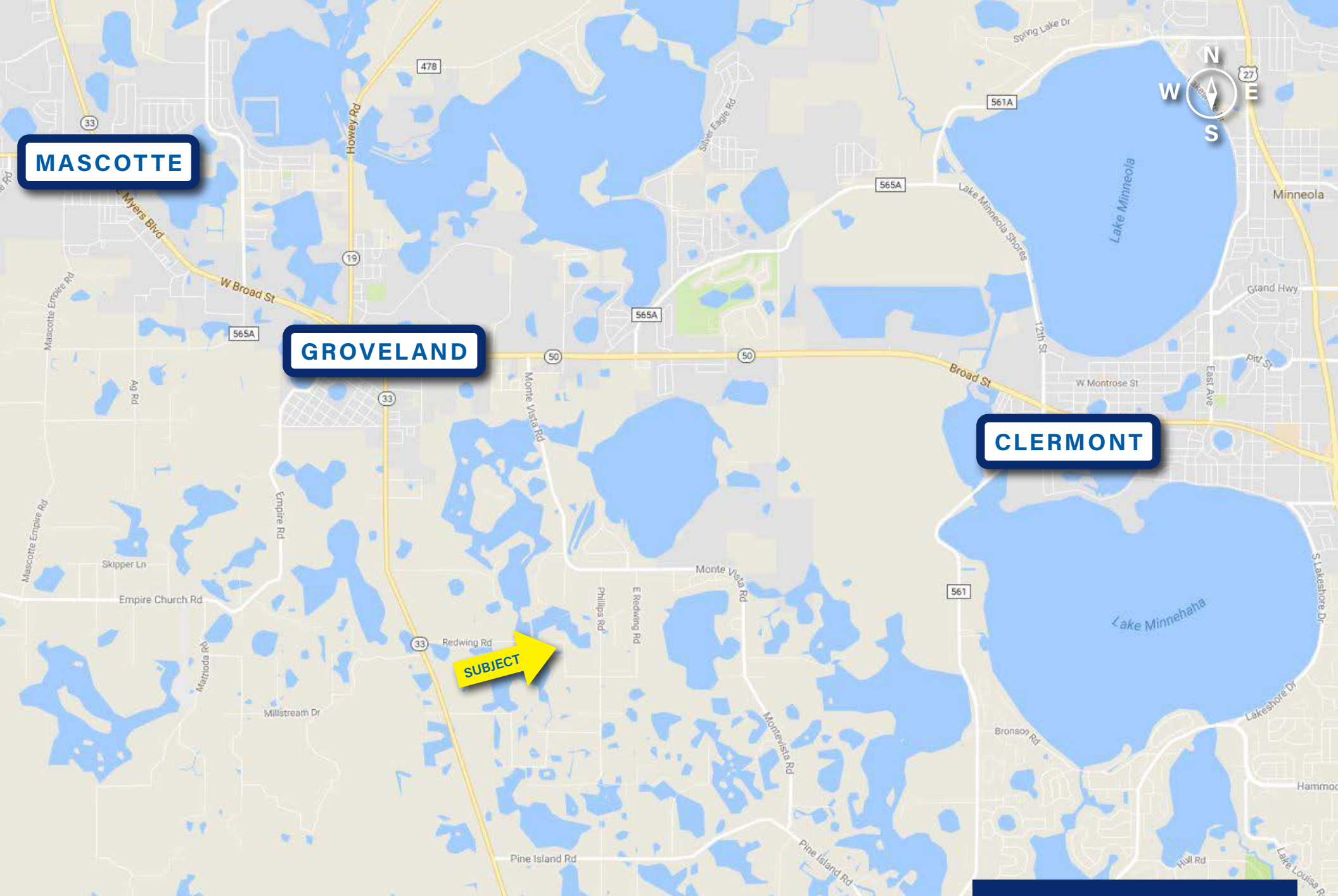
**KISSIMMEE**

**SUBJECT**

**REGIONAL LOCATION MAP**

Located in the Orlando-Kissimmee-Sanford MSA  
Proximity to I-75, I-4, SR 33 and SR 50





**MASCOTTE**

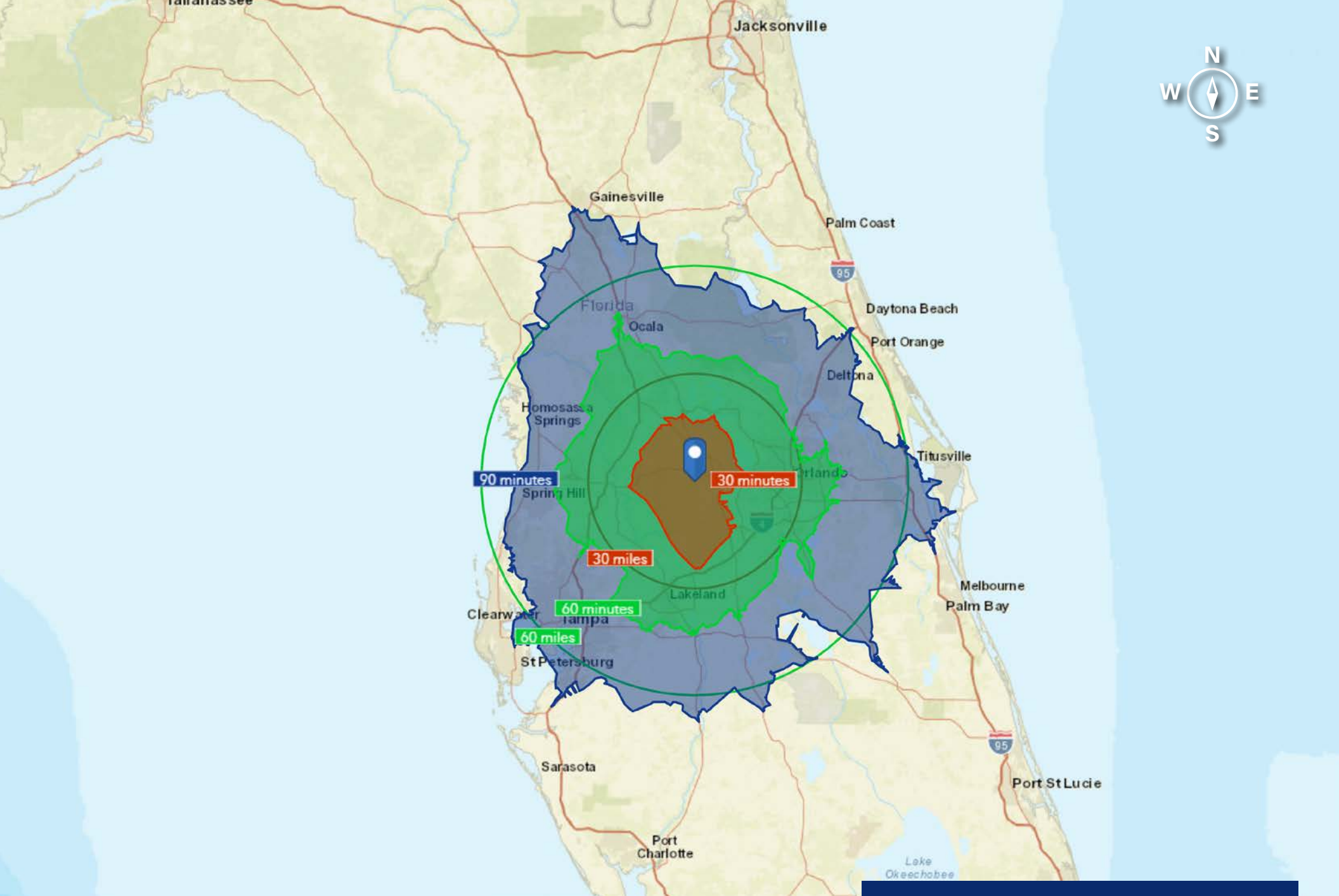
**GROVELAND**

**CLERMONT**

**SUBJECT**

**LOCATION MAP**

Subject property located on Redwing Road, with quick access to SR 33 and SR 50.



30 & 60 mile radius

30, 60, 90 minute drive time

## DEMOGRAPHICS MAP



# BENCHMARK DEMOGRAPHICS

	30 Miles	60 Miles	30 Mins	60 Mins	90 Mins	Lake	Orlando	FL	US
Population	1,699,100	6,010,227	196,331	2,918,026	6,157,987	345,575	2,500,950	20,875,686	330,088,686
Households	651,412	2,292,593	74,114	1,109,732	2,353,814	139,593	925,068	8,152,541	124,110,001
Families	432,071	1,527,026	54,456	739,538	1,564,200	95,701	616,987	5,273,287	81,631,156
Average Household Size	2.55	2.57	2.63	2.58	2.57	2.45	2.65	2.51	2.59
Owner Occupied Housing Units	409,512	1,472,144	56,259	696,096	1,511,021	105,716	553,095	5,193,134	78,262,285
Renter Occupied Housing Units	241,900	820,450	17,856	413,636	842,793	33,877	371,973	2,959,407	45,847,716
Median Age	40.3	40.3	43.7	39.8	40.2	47.8	37.3	42.3	38.3
<b>Income</b>									
Median Household Income	52,228	51,730	55,954	50,713	51,657	51,693	53,891	52,098	58,100
Average Household Income	72,760	72,290	73,406	69,963	71,987	68,650	75,841	75,281	83,694
Per Capita Income	28,451	28,104	27,924	27,132	28,026	28,113	28,572	29,913	31,950
<b>Trends: 2015 - 2020 Annual Growth Rate</b>									
Population	2.23%	1.78%	2.41%	2.02%	1.79%	2.07%	2.03%	1.41%	0.83%
Households	2.21%	1.70%	2.29%	1.96%	1.71%	1.96%	1.94%	1.36%	0.79%
Families	2.14%	1.64%	2.23%	1.91%	1.65%	1.90%	1.89%	1.30%	0.71%
Owner HHs	2.76%	2.26%	2.79%	2.57%	2.27%	2.46%	2.52%	1.91%	1.16%
Median Household Income	2.56%	2.48%	2.83%	2.44%	2.48%	2.62%	2.61%	2.52%	2.50%

**D**ense market with over 6,000,000 people within 60 miles making this a great site for distribution.

**M**edian household income within 30 minutes is \$55,954 which is 8% above Lake County and 7% higher than the State of Florida.

# BENCHMARK DEMOGRAPHICS

30 Miles 60 Miles 30 Mins 60 Mins 90 Mins Lake Orlando FL US

## Households by Income

<\$15,000	10.30%	11.00%	8.00%	11.00%	11.10%	9.90%	10.30%	11.70%	11.20%
\$15,000 - \$24,999	10.80%	10.70%	10.00%	11.00%	10.70%	11.20%	10.00%	10.60%	9.40%
\$25,000 - \$34,999	11.10%	11.00%	10.60%	11.50%	11.10%	11.50%	10.70%	10.70%	9.30%
\$35,000 - \$49,999	15.20%	15.20%	14.80%	15.70%	15.20%	15.30%	14.60%	14.70%	12.80%
\$50,000 - \$74,999	19.70%	19.50%	20.40%	19.90%	19.60%	20.30%	19.50%	18.70%	17.60%
\$75,000 - \$99,999	12.40%	12.10%	14.70%	11.90%	12.10%	13.30%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	12.00%	11.90%	14.20%	11.30%	11.80%	11.70%	12.90%	12.10%	14.40%
\$150,000 - \$199,999	4.10%	4.20%	4.10%	3.80%	4.20%	3.70%	4.70%	4.50%	6.00%
\$200,000+	4.40%	4.30%	3.30%	3.90%	4.30%	3.00%	4.90%	5.10%	6.70%

## Population by Age

0 - 4	5.60%	5.60%	5.40%	5.70%	5.60%	5.10%	5.80%	5.30%	6.00%
5 - 9	5.70%	5.70%	5.80%	5.70%	5.70%	5.30%	5.90%	5.40%	6.20%
10 - 14	5.70%	5.80%	6.00%	5.70%	5.80%	5.40%	6.00%	5.60%	6.30%
15 - 19	5.60%	5.90%	5.50%	5.80%	5.90%	5.10%	6.30%	5.70%	6.40%
20 - 24	6.40%	6.70%	5.10%	6.80%	6.70%	4.80%	7.50%	6.30%	6.90%
25 - 34	14.20%	13.80%	11.90%	14.30%	13.80%	10.70%	15.40%	13.20%	13.90%
35 - 44	12.30%	12.00%	11.70%	12.00%	12.00%	10.40%	12.80%	11.70%	12.50%
45 - 54	12.50%	12.60%	12.80%	12.20%	12.50%	11.90%	12.90%	12.70%	12.80%
55 - 64	13.10%	13.10%	13.30%	12.80%	13.00%	14.10%	12.30%	13.60%	13.00%
65 - 74	11.30%	11.00%	13.60%	11.20%	11.00%	15.10%	9.00%	11.50%	9.40%
75 - 84	5.50%	5.60%	6.80%	5.70%	5.70%	8.70%	4.30%	6.30%	4.60%
85+	2.00%	2.20%	1.90%	2.10%	2.20%	3.40%	1.70%	2.70%	2.00%

## Race and Ethnicity

White Alone	66.60%	72.00%	75.20%	68.70%	71.80%	79.30%	66.70%	73.00%	69.90%
Black Alone	19.10%	14.70%	10.90%	16.50%	14.90%	10.60%	17.10%	16.40%	12.90%
American Indian Alone	0.40%	0.40%	0.50%	0.50%	0.40%	0.50%	0.40%	0.40%	1.00%
Asian Alone	3.90%	3.40%	2.90%	3.50%	3.40%	2.10%	4.40%	2.80%	5.70%
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	6.50%	5.90%	6.90%	7.30%	6.00%	4.60%	7.50%	4.30%	6.90%
Two or More Races	3.40%	3.40%	3.50%	3.50%	3.40%	2.80%	3.80%	3.00%	3.40%
Hispanic Origin (Any Race)	23.90%	25.30%	23.00%	27.90%	25.10%	15.80%	31.00%	25.90%	18.30%

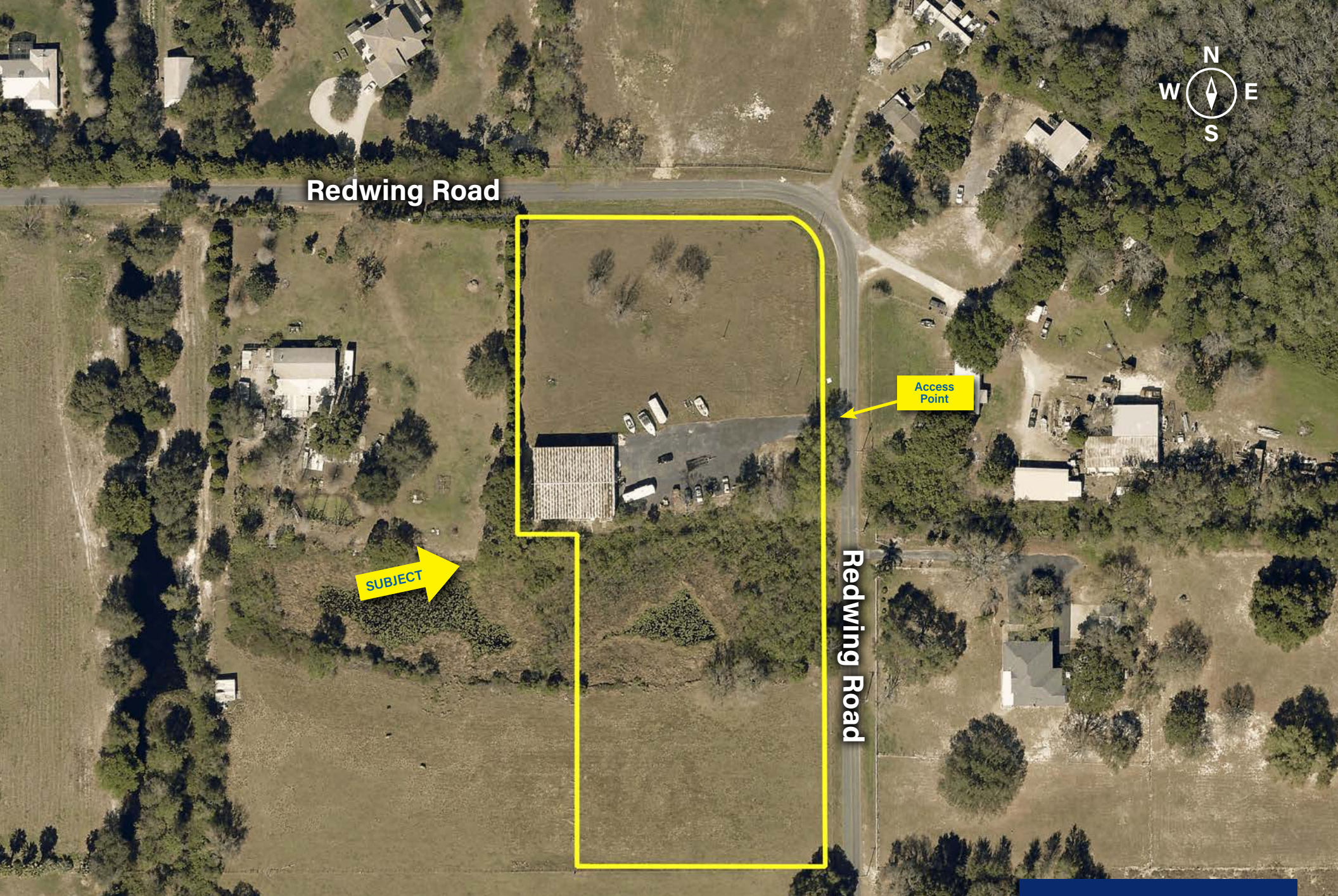




The Market Area consists of major retailers such as Lowe's, The Home Depot, Kohl's, Walmart, and BJ's among others.

**MARKET AREA MAP**





Subject property located on Redwing Road with full access

**SITE AERIAL**



**S**ubject property with paved parking spaces and a security fence







Security Fence



Metal building with steel construction  
2 - 12" roll up doors



Side view with security camera



Pond located south of building















# ZONING



## Agriculture District (A)

The purpose of the district is to provide a method whereby parcels of Land which are most suited to agricultural usage may be classified and preserved for this purpose. Agriculture is a major industry of the County; therefore it is the intent of this district to: Provide long term means for preventing further encroachment upon agricultural enterprises; to encourage agricultural pursuits by preserving good soils and agricultural areas from subdivision Development or commercial and industrial Construction.

- |   |   |  |
|---|---|--|
|  A   |  R-2 |  R-7  |
|  AR  |  R-3 |  RP   |
|  RA  |  R-4 |  RMRP |
|  R-1 |  R-6 |  RM   |



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