



# 14,400 ± SF BUILDING FOR SALE

8134 US HIGHWAY 98 N  
LAKELAND, FL 33809

FOR SALE

**SVN**  
SAUNDERS  
RALSTON DANTZLER

SVNsaunders.com  
863-648-1528

Augie Schmidt 863-774-7133

A real estate sign for SVN Saunders Ralston Dantzler. The sign is white with an orange triangle on the left side. It features the SVN logo and contact information for Augie Schmidt.

# Property Summary



**ASKING PRICE:**

**\$1,200,000**

## PROPERTY OVERVIEW

This retail/warehouse property consists of approximately 14,400 ± SF on 1.61 ± acres. The property is located in a rapidly growing market area with many new residential developments nearby. This property is located directly on US Highway 98 N., which features a traffic count of almost 40,000 cars per day.

## OFFERING SUMMARY

Building Size:	14,400 ± SF
Lot Size:	1.61 ± acres
Price / SF:	\$83.33
Year Built:	2001
Renovated:	2019
Zoning:	Commercial
Future Land Use	Linear Commercial Corridor
APN:	232711000000021110

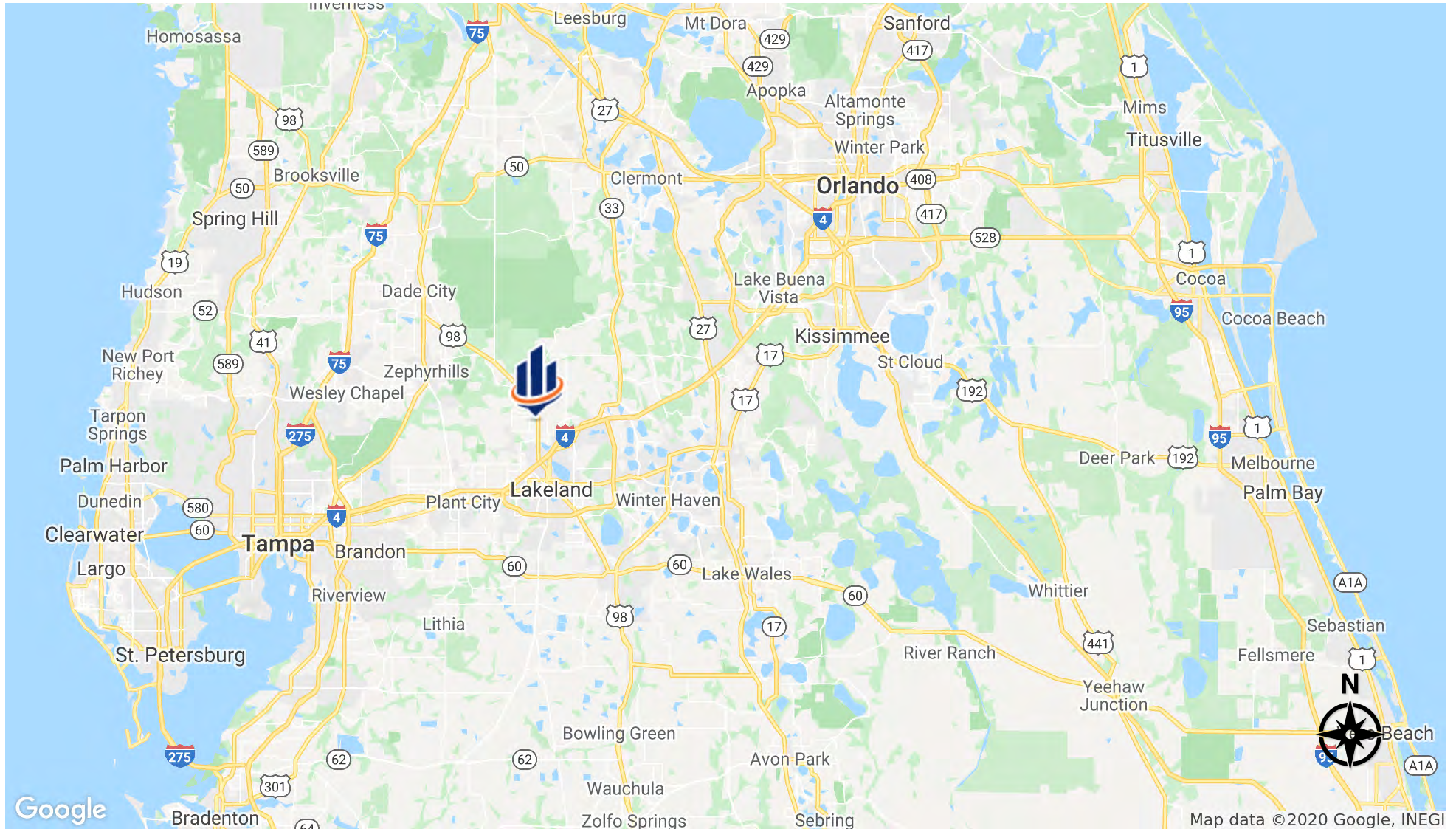
The building is mostly open space, but the back portion of the building features 2,250 ± SF of storage space with two 10' roll-up doors that provide dock-high and ground-level loading. The front part is clear-span with large windows along the building's facade.

## PROPERTY HIGHLIGHTS

- Rapidly growing market area
- 39,000 cars per day on US Highway 98 N
- Building area: 190' x 90'

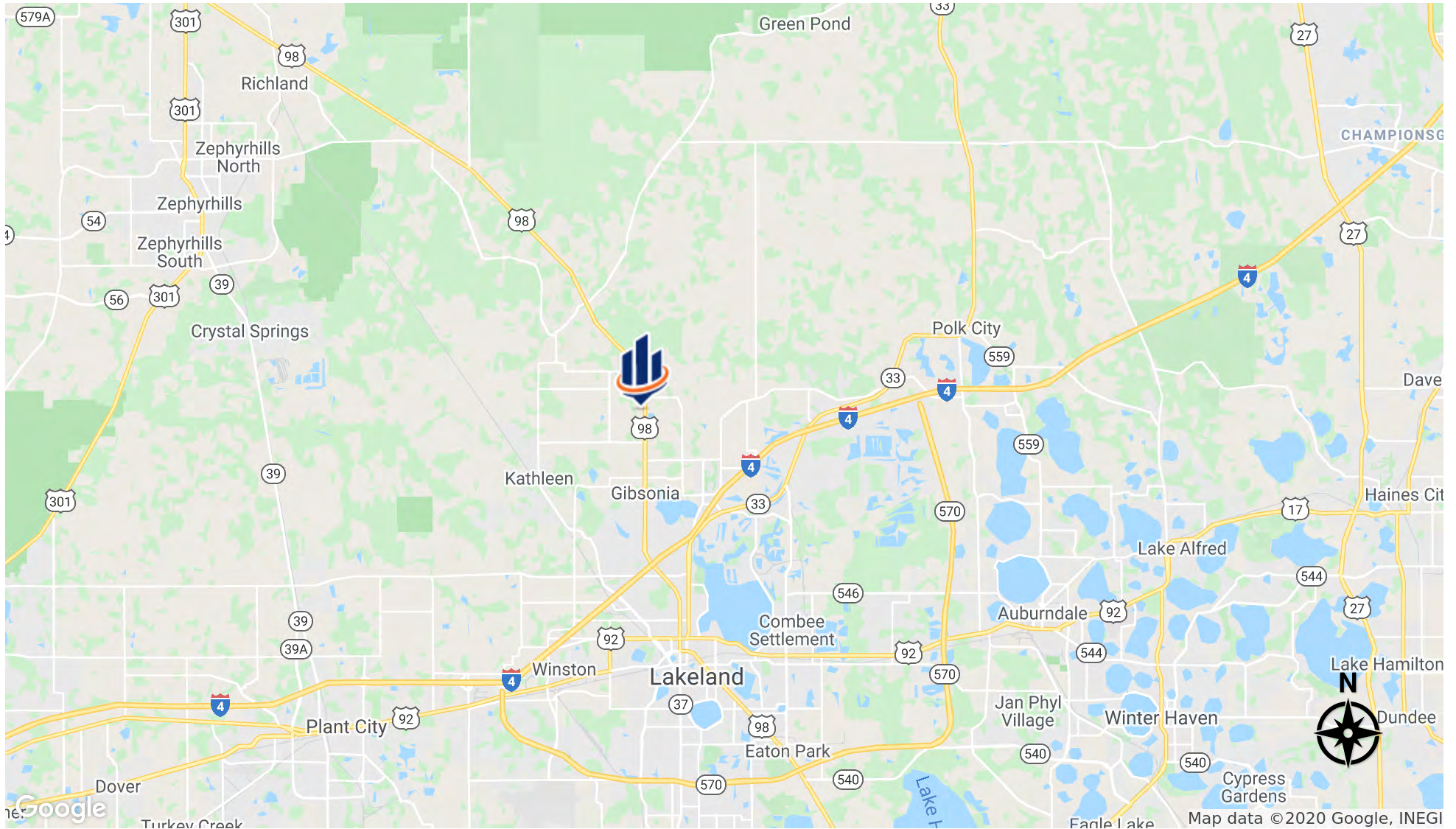
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# Regional Map



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# Location Map



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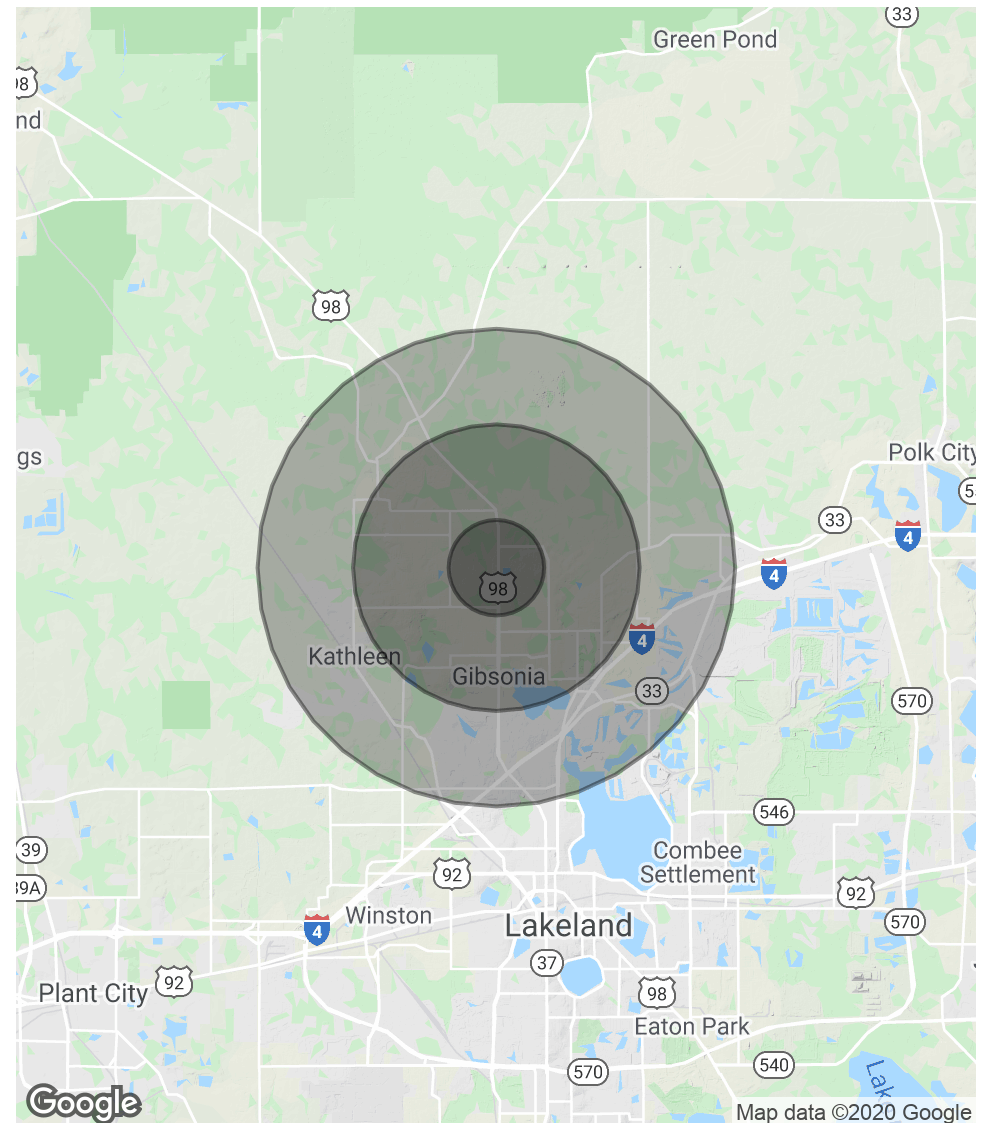
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,162	33,842	70,803
Average age	35.9	39.8	41.1
Average age (Male)	32.8	37.7	39.1
Average age (Female)	37.9	41.5	42.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,760	12,832	27,042
# of persons per HH	2.9	2.6	2.6
Average HH income	\$58,754	\$58,829	\$58,740
Average house value	\$182,778	\$181,800	\$182,160

\* Demographic data derived from 2010 US Census

## HIGHLIGHTS

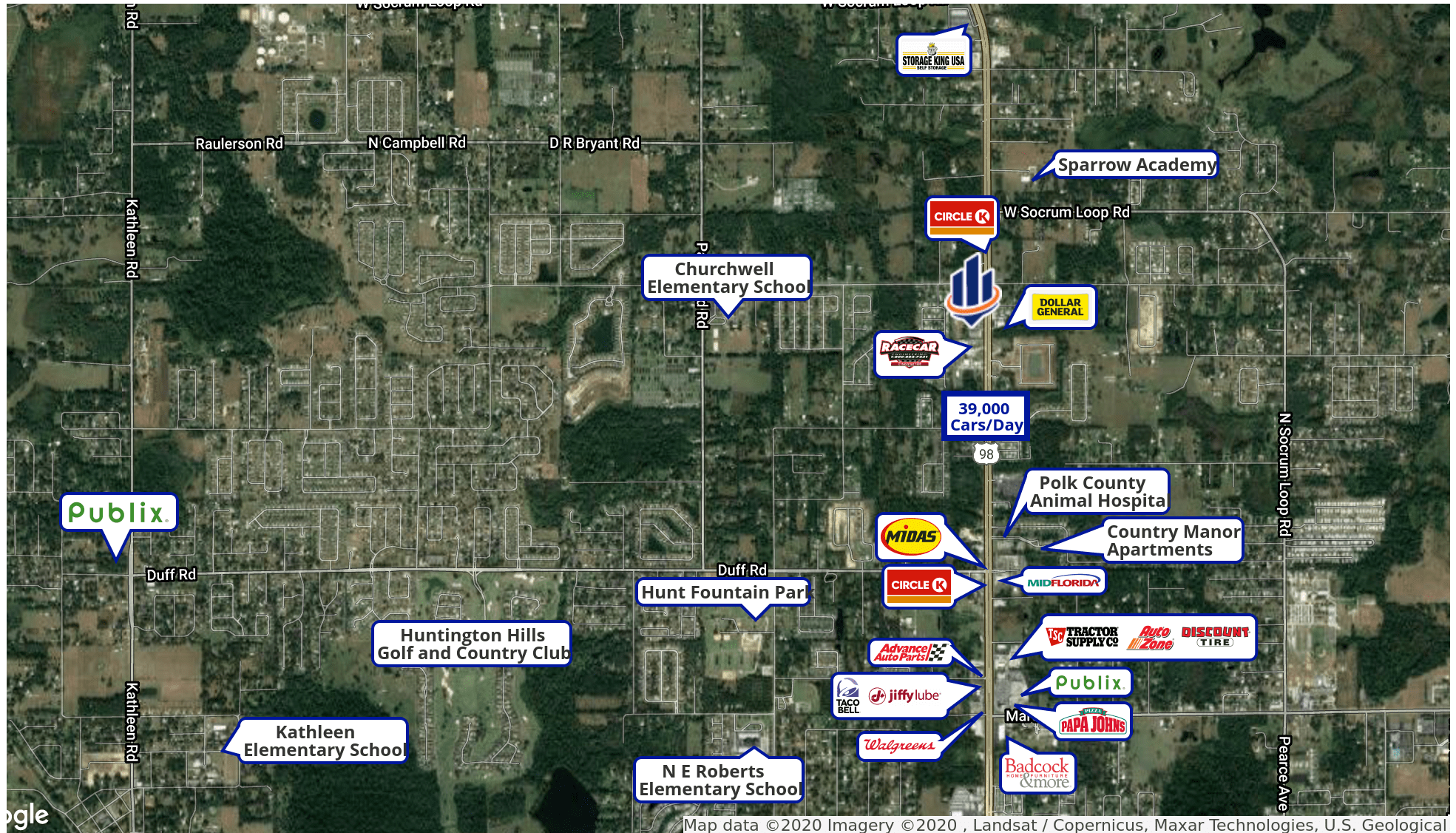
There are more than 33,000 people within a 3-mile radius. There are many significant, new residential developments underway within a 5-minute drive-time of this property. [see page 8]



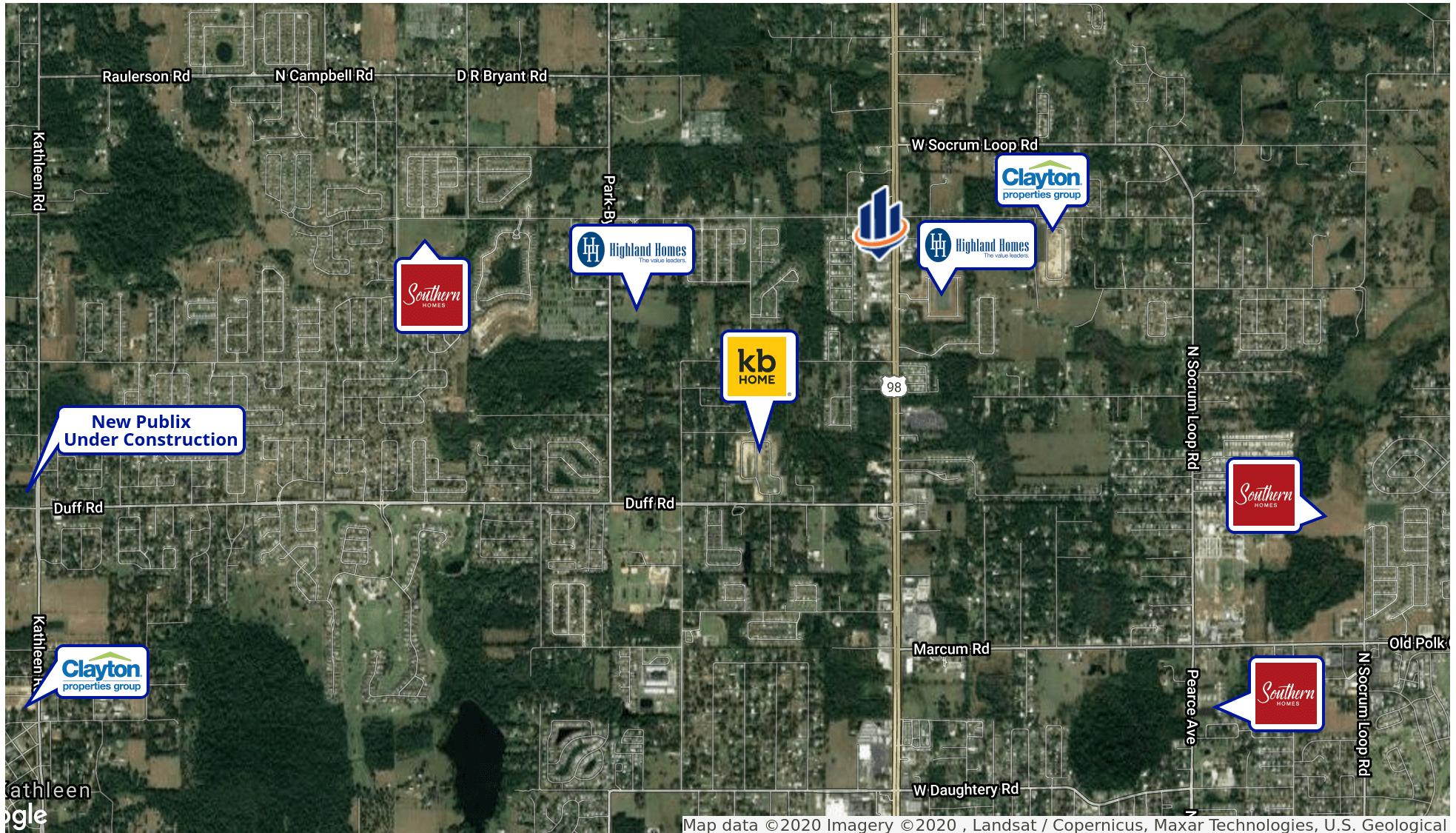
# Market Area



# Neighborhood Area



# New Developments





# Aerial Facing South



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# Aerials



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# Building Photos



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## AUGIE SCHMIDT

Associate Advisor

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## PROFESSIONAL BACKGROUND

Augie Schmidt is an Advisor at SVN | Saunders Ralston Dantzler Real Estate – the premier commercial services provider throughout Central Florida and the I-4 corridor.

Augie specializes in investment sales, tailoring custom strategic plans to advise his clients through the acquisition, disposition, and evaluation of investment-grade commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients' returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the university's Football Program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

### Disciplines:

- Investment Properties
- 1031 Exchanges
- NNN Leases
- Real Estate Analytics

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