



PROPERTY FOR SALE

2915 PARKWAY ST., LAKELAND, FL

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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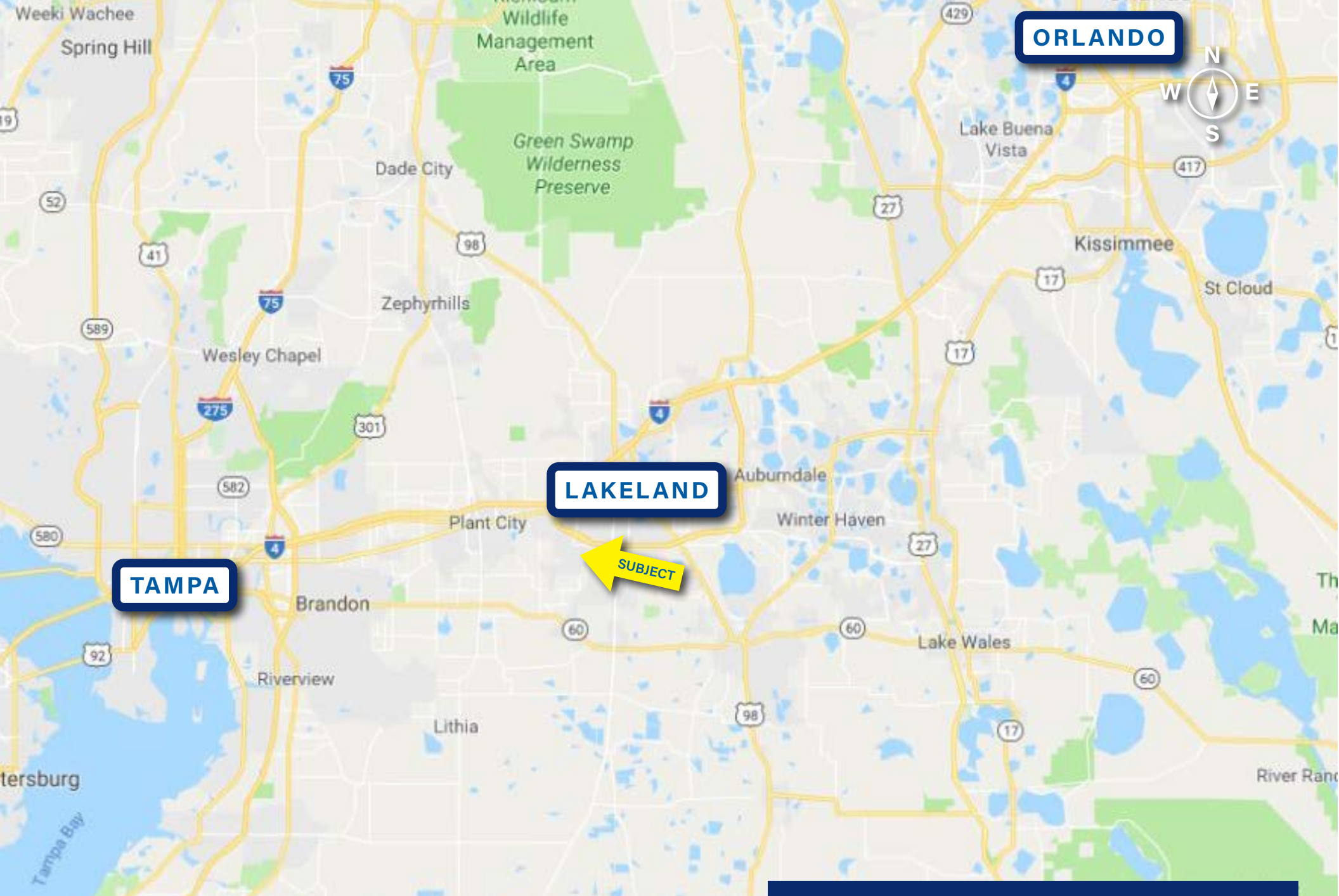


EXECUTIVE SUMMARY

2915 PARKWAY ST., LAKELAND, FL 33811

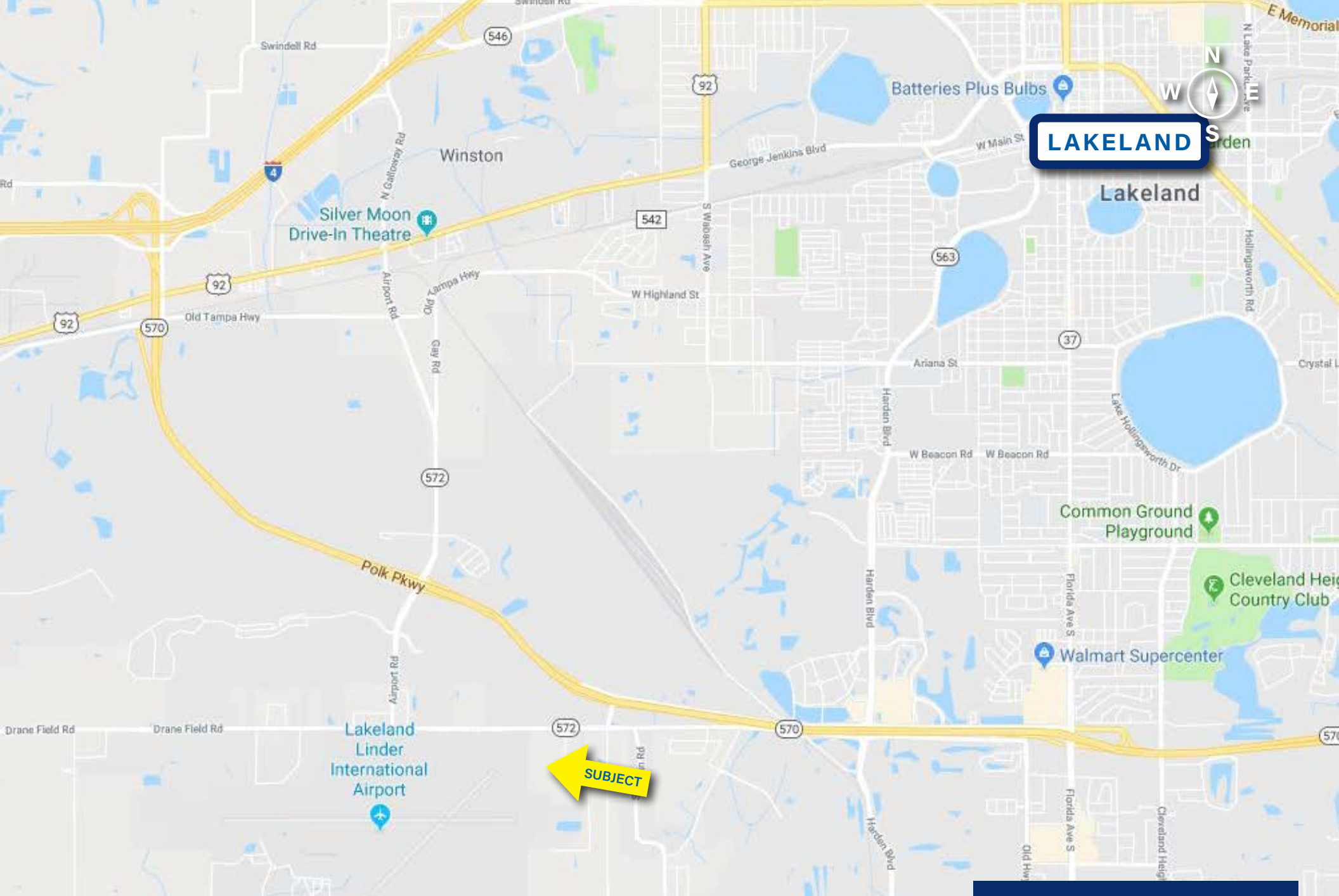
The subject property is located at 2915 Parkway St. in Lakeland FL and consists of 13,992 +/- heated SF on 2.61 acres. With a future land use of Business Park Center-2, permitted uses include office, warehouse, and light manufacturing. Built in 1988, this concrete block building is used both for office and light manufacturing. The space is allocated roughly 50/50 between the two uses.

Site Address:	2915 Parkway St.
County:	Polk
PIN (Property Identification Number):	232903139540001400
Land Size:	2.61 +/- Acres
Building Size:	13,992 +/- SF Heated
Year Built:	1988
Property Use:	Office/Light Manufacturing
Utilities:	Septic & City water
Zoning:	Business Park Center (BPC-2)
Taxes:	\$20,391 (2019)
Traffic Count:	13,400 cars/day on Drane Field Rd.
Asking Price:	\$1,000,000



Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Subject property is located directly east of the Lakeland Airport.

LOCATION MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	935	9,179	33,690	900	45,308	703,886	21,587,015	333,793,107
Households	318	3,877	14,121	305	19,151	262,339	8,438,100	126,083,849
Families	221	2,589	9,020	208	11,945	182,227	5,454,945	82,747,156
Average Household Size	2.94	2.36	2.38	2.95	2.36	2.63	2.51	2.58
Owner Occupied Housing Units	233	2,817	9,335	225	11,848	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	86	1,060	4,786	79	7,303	81,614	2,978,725	45,948,740
Median Age	41.6	46.0	44.3	42.4	43.8	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	\$55,504	\$62,451	\$52,483	\$53,733	\$53,533	\$52,516	\$56,362	\$62,203
Average Household Income	\$64,449	\$88,796	\$73,145	\$62,537	\$74,095	\$69,985	\$81,549	\$90,054
Per Capita Income	\$24,502	\$36,816	\$30,498	\$24,473	\$31,261	\$26,136	\$31,970	\$34,136
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.86%	2.55%	1.99%	2.13%	1.53%	1.52%	1.33%	0.72%
Households	1.76%	2.43%	1.83%	1.95%	1.42%	1.43%	1.27%	0.72%
Families	1.66%	2.38%	1.85%	1.85%	1.38%	1.37%	1.23%	0.64%
Owner HHs	2.14%	2.96%	2.33%	2.53%	1.74%	1.47%	1.22%	0.72%
Median Household Income	0.77%	1.10%	0.92%	0.61%	0.81%	1.10%	1.51%	1.60%

The annual growth rate within a 2 mile radius is growing faster than Polk County, and income levels are on par.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

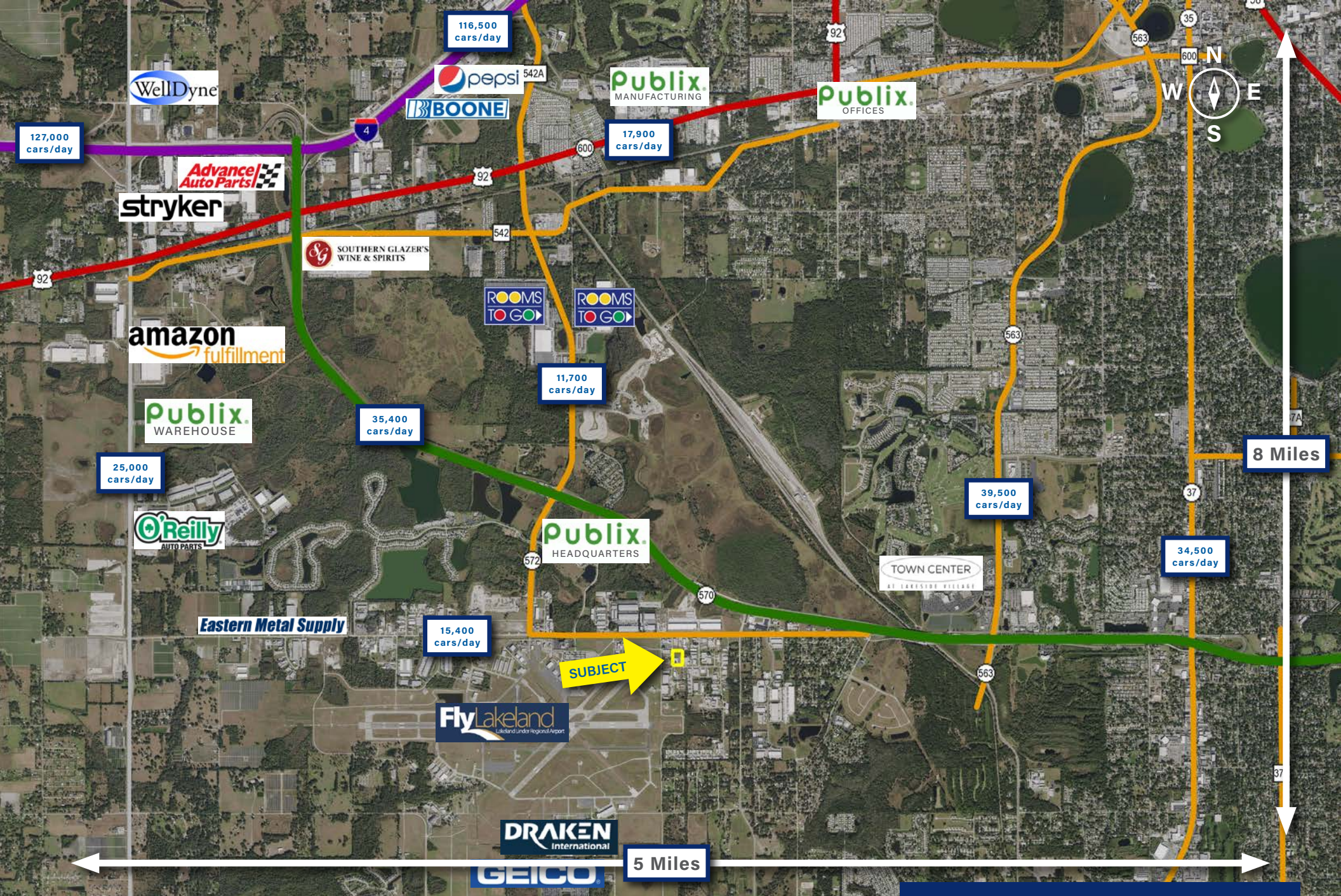
<\$15,000	5.70%	6.10%	10.00%	5.90%	9.80%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	9.10%	8.20%	10.70%	10.20%	10.20%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	7.90%	7.60%	9.80%	8.90%	9.40%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	21.10%	15.50%	16.50%	20.70%	16.40%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	20.80%	21.00%	20.50%	21.30%	20.50%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	20.10%	15.00%	12.90%	19.00%	12.70%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	12.30%	12.90%	10.40%	11.80%	11.40%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	3.10%	6.60%	4.80%	2.60%	5.30%	4.50%	5.50%	6.90%
\$200,000+	0.00%	7.10%	4.50%	0.00%	4.30%	3.40%	6.30%	7.90%

Population by Age

0 - 4	5.40%	5.00%	5.70%	5.30%	5.50%	5.90%	5.20%	6.00%
5 - 9	5.90%	5.20%	5.60%	5.80%	5.40%	6.00%	5.40%	6.10%
10 - 14	5.90%	5.10%	5.50%	5.80%	5.40%	6.00%	5.60%	6.30%
15 - 19	5.10%	4.70%	5.10%	5.00%	5.20%	5.80%	5.60%	6.30%
20 - 24	5.00%	4.50%	5.10%	5.00%	5.40%	5.70%	6.10%	6.70%
25 - 34	13.60%	12.40%	12.20%	13.10%	13.00%	12.90%	13.30%	14.00%
35 - 44	13.10%	11.90%	11.50%	13.10%	11.40%	11.40%	11.70%	12.60%
45 - 54	13.60%	12.40%	11.50%	13.10%	11.70%	11.60%	12.40%	12.40%
55 - 64	12.70%	13.70%	13.20%	12.90%	13.40%	13.00%	13.70%	13.00%
65 - 74	10.70%	13.70%	13.20%	10.90%	12.70%	12.20%	11.70%	9.80%
75 - 84	6.10%	7.70%	7.70%	6.70%	7.40%	6.90%	6.60%	4.80%
85+	2.90%	3.70%	3.60%	3.30%	3.50%	2.50%	2.80%	2.00%

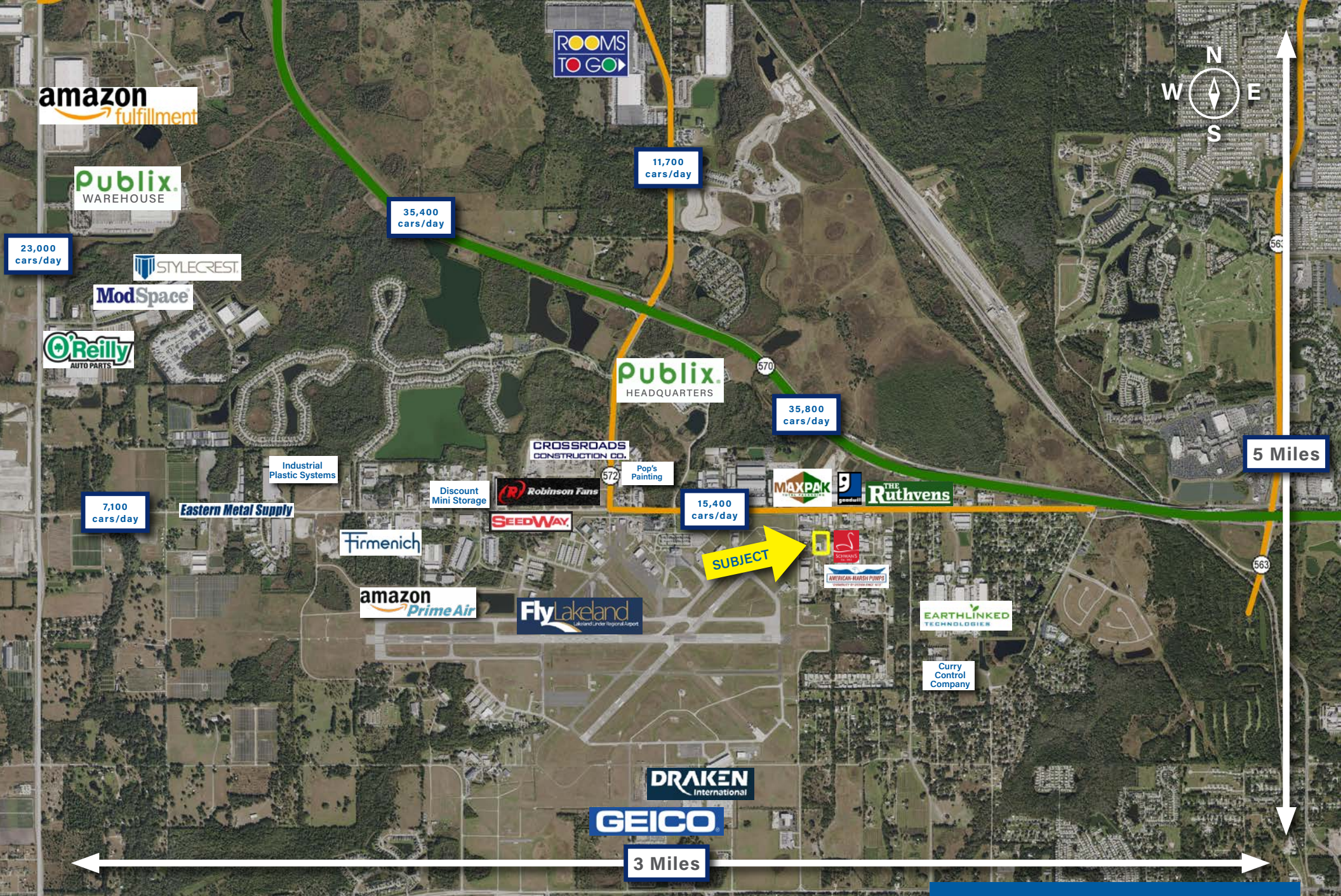
Race and Ethnicity

White Alone	79.50%	83.60%	77.90%	80.40%	78.20%	71.00%	72.50%	69.40%
Black Alone	5.90%	6.00%	10.30%	6.70%	10.70%	15.50%	16.40%	13.00%
American Indian Alone	1.00%	0.50%	0.50%	0.80%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.70%	2.10%	1.60%	1.70%	1.80%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.30%	5.20%	6.30%	8.00%	5.50%	7.90%	4.60%	7.10%
Two or More Races	2.70%	2.50%	3.30%	2.40%	3.40%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	22.80%	18.80%	22.70%	21.60%	21.20%	25.50%	27.20%	18.80%



MARKET AREA MAP

The Southwest Lakeland market area is dominated by manufacturing, warehousing, and some of Lakeland's largest employers.



Subject property is located directly east of the Lakeland Airport, with easy access to I-4 and the Polk Parkway.

TRADE AREA MAP



Drane Field Rd.

15,400 cars/day

Maurice's Auto Body

Tiger Concrete & Seed

wesgarde

Advantage Travel

DogSense obedience

Dixie Signs

Wes Garde Components

Industry Blvd.

Eagle PROPERTIES, INC.

SCHWAN'S

Parkway St.

Bamboo Supply Co.

Laundry Pro of Florida

DCR

MGL Engineering

MGL

AMERICAN-MARSH PUMPS
SUSTAINABILITY BY DESIGN SINCE 1972

Sanitech

ADVANCED ALUMINUM

Fly Lakeland
Lakeland Linder Regional Airport

SUBJECT

NEIGHBORHOOD AERIAL

Active neighborhood area with a mixture of industrial, office and commercial uses.



Parkway St.

SITE AERIAL

Located on Parkway Street, directly east of the Lakeland Airport



Amazon Air Cargo Hub

20-year ground lease contract with Amazon. The facility is a fully built and functioning 285,000-square-foot cargo complex at the Lakeland Linder Airport.

The company has the option to later expand on an adjoining 62 acres and renew the agreement up to three times at 10 years each, for a total of 50 years.

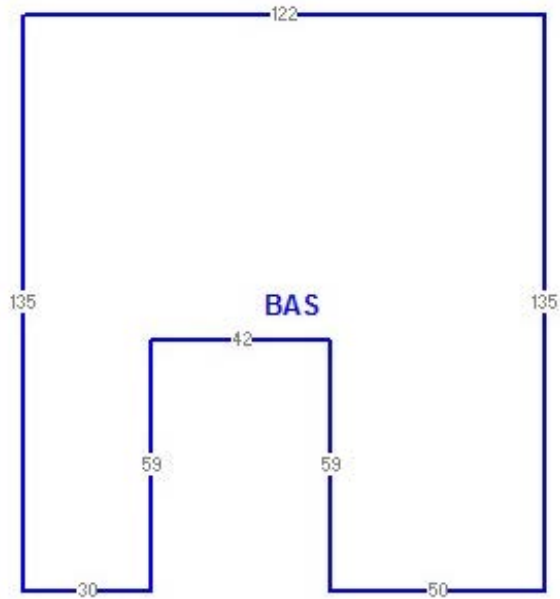
Stats:

- Expected to bring 800 to 1,000 jobs to the area
- Estimated capital investment of \$100 million
- City of Lakeland will receive \$66.7 million in revenue from the deal

BUILDING INFORMATION



2915 PARKWAY



<i>Description</i>	<i>Total:</i>
BAS	13,992 +/- SF
Year Built	1988

The subject property consists of a 13,992 +/- SF office building that was built in 1988. The building is divided roughly 50/50 into office and manufacturing space.

There is a 7' roll-up door in the rear of the building.



Executive Suite Bathroom



Executive Suite Bedroom



Executive Suite Office





Office Corridor

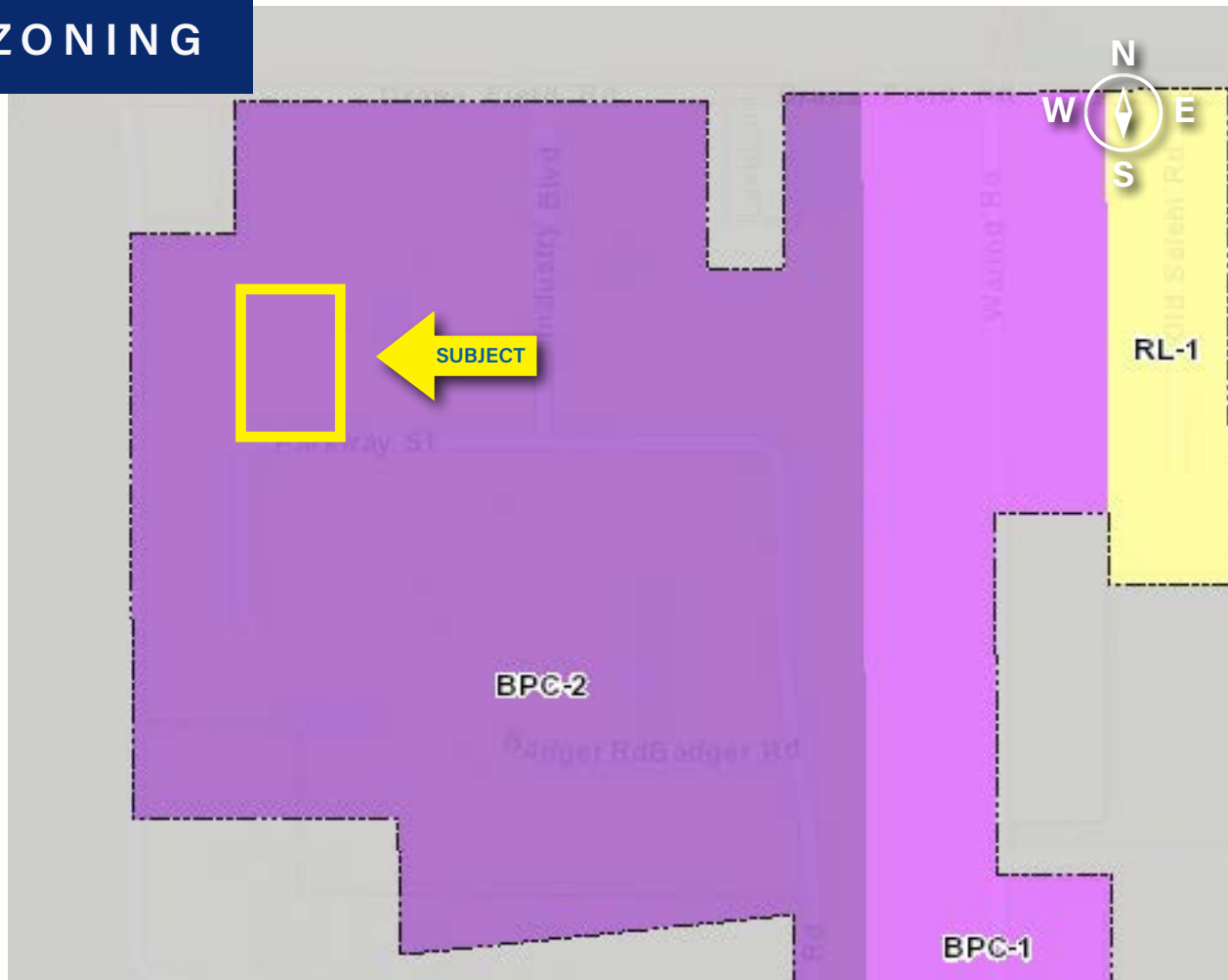


Main Entrance



7' Roll-up Door

ZONING



Business Park Center (BPC-2)

The purpose of the BPC-2 district is to provide areas for light-industrial activities. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center.

-  BPC-2
-  BPC-1
-  RL-1



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