



US Highway 27

52,000 cars/day

355 +/- FT

305 +/- FT

PROPERTY FOR SALE

HAINES CITY RETAIL SITE

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

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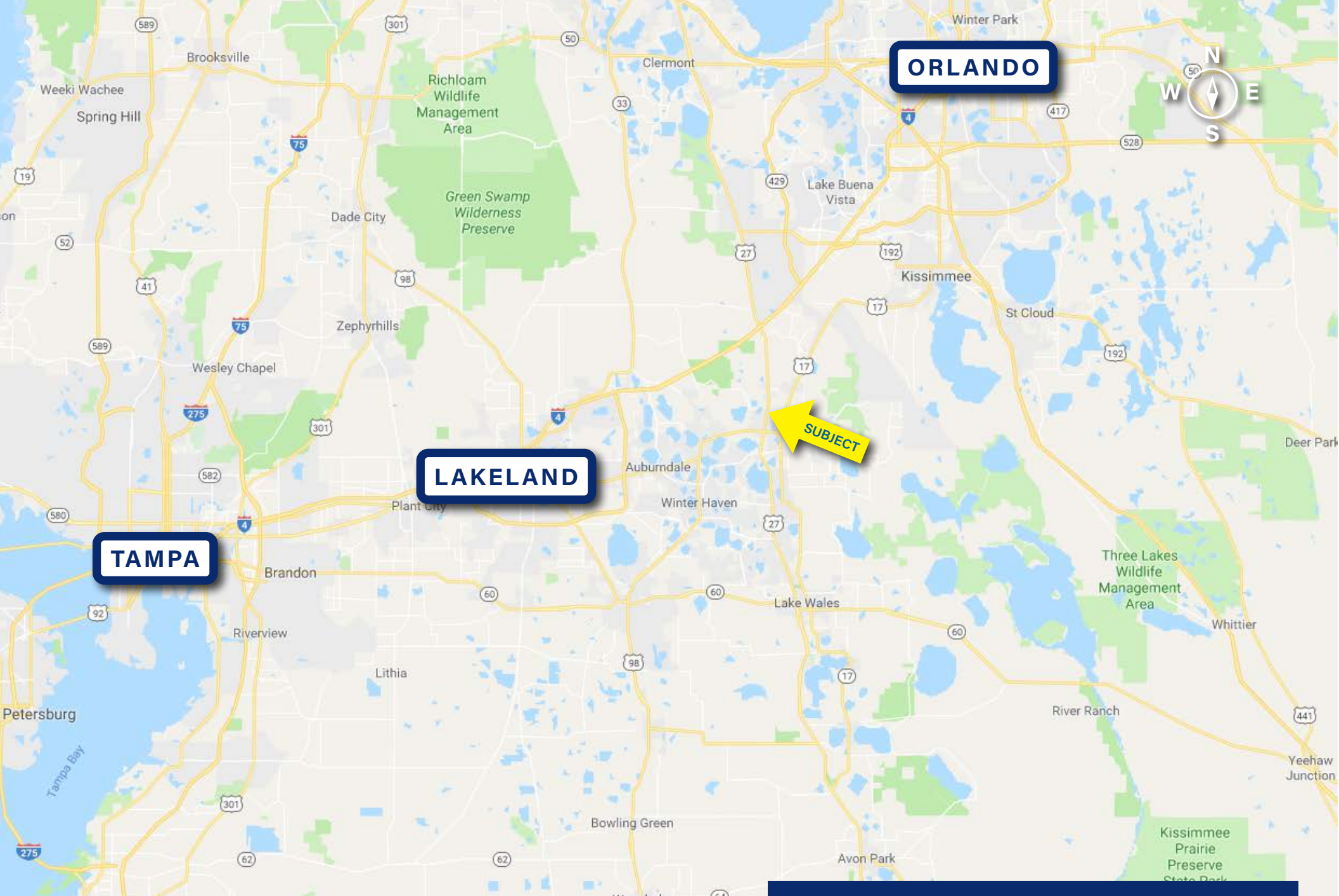


EXECUTIVE SUMMARY

HAINES CITY RETAIL SITE

The subject property is located at 35799 US Hwy 27 in Haines City, FL. The 2.65 +/- acre property features 355 +/- FT of frontage on US Hwy 27 that has a traffic count of 50,500 cars/day, and the site benefits from cross access to the traffic signal. Located in an actively growing market area with limited vacancy, the future land use of this property is General Commercial, which bodes well for retail development.

Site Address:	35799 US Hwy 27, Haines City, FL
County:	Polk
PIN (Property Identification Number):	272720000000043010
Land Size:	2.65 +/- acres
Property Use:	Vacant Commercial
Utilities:	On Site
Zoning:	General Commercial
Taxes:	\$7,666.03 (2019 Proposed Taxes)
Traffic Count:	50,500 cars/day on US Hwy 27
Asking Price:	\$600,000



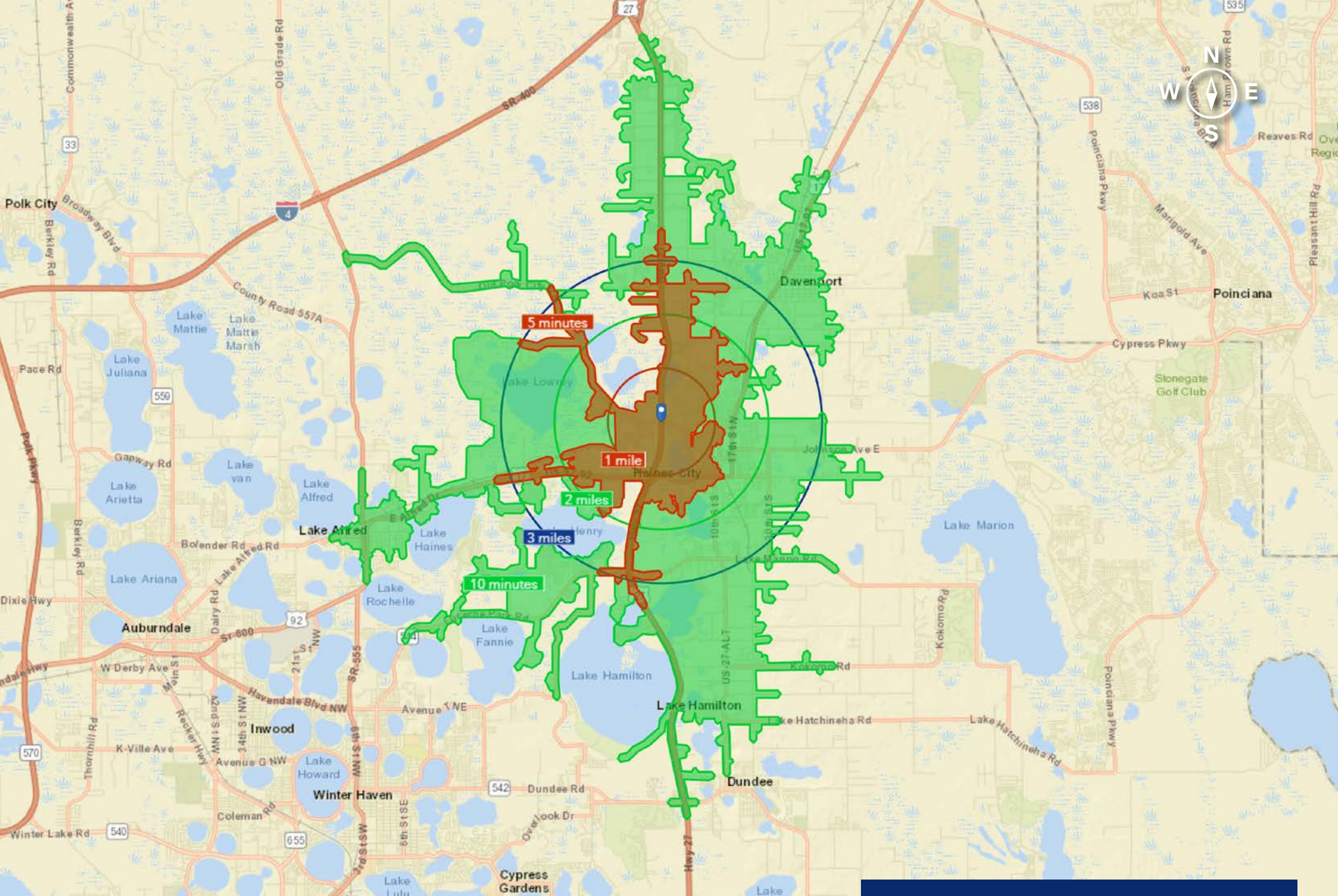
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located along the US Hwy 27 Corridor, which has a traffic count of 50,500 cars/day.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	5,485	20,479	34,810	12,536	56,372	101,430	703,886	21,587,015	333,793,107
Households	2,301	7,065	11,926	4,681	20,554	38,137	262,339	8,438,100	126,083,849
Families	1,602	5,063	8,647	3,281	14,828	26,876	182,227	5,454,945	82,747,156
Average Household Size	2.38	2.88	2.90	2.67	2.73	2.65	2.63	2.51	2.58
Owner Occupied Housing Units	1,556	4,793	8,502	3,403	15,630	28,387	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	745	2,273	3,424	1,279	4,924	9,750	81,614	2,978,725	45,948,740
Median Age	47.0	38.6	39.3	44.7	43.2	44.5	41.6	42.5	38.5
<i>Income</i>									
Median Household Income	\$39,030	\$37,991	\$40,637	\$40,358	\$44,930	\$45,708	\$52,516	\$56,362	\$62,203
Average Household Income	\$53,635	\$50,620	\$54,629	\$54,037	\$61,041	\$62,466	\$69,985	\$81,549	\$90,054
Per Capita Income	\$21,543	\$17,629	\$19,186	\$20,612	\$22,358	\$23,670	\$26,136	\$31,970	\$34,136
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	1.80%	1.73%	1.70%	1.81%	1.71%	1.83%	1.52%	1.33%	0.72%
Households	1.65%	1.63%	1.57%	1.65%	1.58%	1.69%	1.43%	1.27%	0.72%
Families	1.57%	1.53%	1.49%	1.57%	1.51%	1.63%	1.37%	1.23%	0.64%
Owner HHs	1.57%	1.66%	1.67%	1.59%	1.69%	1.78%	1.47%	1.22%	0.72%
Median Household Income	1.47%	0.95%	1.10%	1.18%	1.44%	1.42%	1.10%	1.51%	1.60%

Strong population density with more than 20,000 people within a 2 mile radius.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

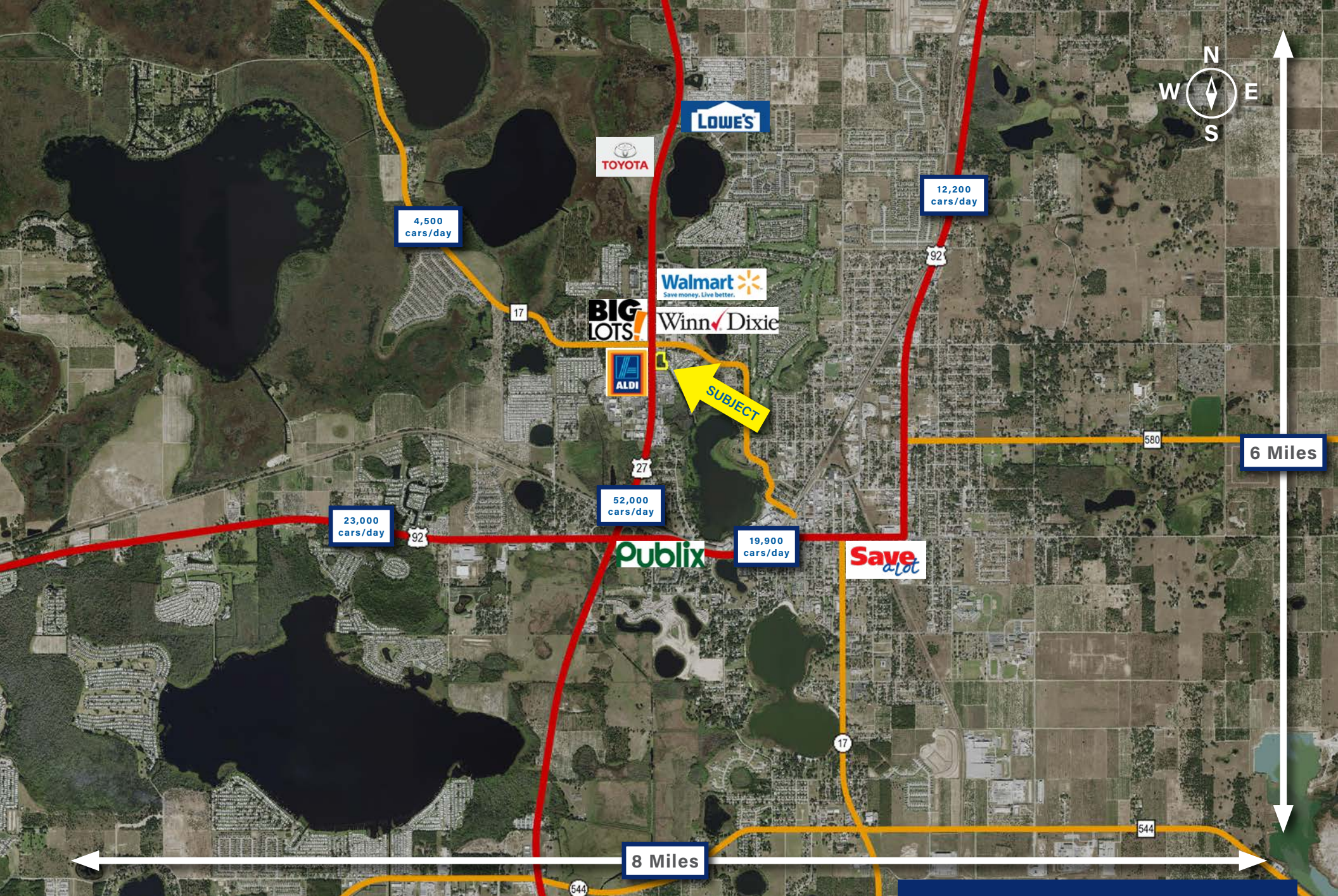
<\$15,000	15.30%	16.30%	15.10%	14.10%	13.10%	13.10%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	14.30%	14.90%	13.50%	14.10%	12.30%	11.70%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	15.30%	14.40%	13.70%	14.50%	12.60%	12.40%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	14.90%	16.70%	16.90%	16.60%	16.30%	16.50%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	19.30%	18.60%	18.90%	19.70%	19.70%	19.80%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	9.40%	9.50%	10.70%	10.00%	12.50%	12.00%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	7.00%	6.70%	7.40%	7.00%	8.10%	8.70%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	3.10%	1.70%	2.20%	2.60%	2.70%	2.90%	4.50%	5.50%	6.90%
\$200,000+	1.30%	1.10%	1.60%	1.30%	2.60%	2.90%	3.40%	6.30%	7.90%

Population by Age

0 - 4	5.60%	7.20%	7.10%	6.00%	6.20%	5.90%	5.90%	5.20%	6.00%
5 - 9	5.80%	7.10%	7.10%	6.00%	6.30%	6.00%	6.00%	5.40%	6.10%
10 - 14	5.30%	6.80%	6.80%	5.70%	6.20%	5.90%	6.00%	5.60%	6.30%
15 - 19	4.50%	6.00%	5.90%	5.00%	5.40%	5.40%	5.80%	5.60%	6.30%
20 - 24	4.90%	5.80%	5.50%	5.20%	5.10%	5.00%	5.70%	6.10%	6.70%
25 - 34	11.20%	12.60%	12.30%	11.30%	11.60%	11.50%	12.90%	13.30%	14.00%
35 - 44	10.80%	11.80%	11.70%	11.10%	11.10%	10.80%	11.40%	11.70%	12.60%
45 - 54	9.80%	9.90%	10.20%	10.00%	10.40%	10.50%	11.60%	12.40%	12.40%
55 - 64	12.50%	11.60%	11.50%	12.50%	12.40%	12.80%	13.00%	13.70%	13.00%
65 - 74	16.30%	11.20%	11.40%	14.40%	13.10%	13.70%	12.20%	11.70%	9.80%
75 - 84	10.30%	7.40%	7.70%	9.70%	9.00%	9.10%	6.90%	6.60%	4.80%
85+	3.10%	2.50%	2.70%	3.20%	3.20%	3.30%	2.50%	2.80%	2.00%

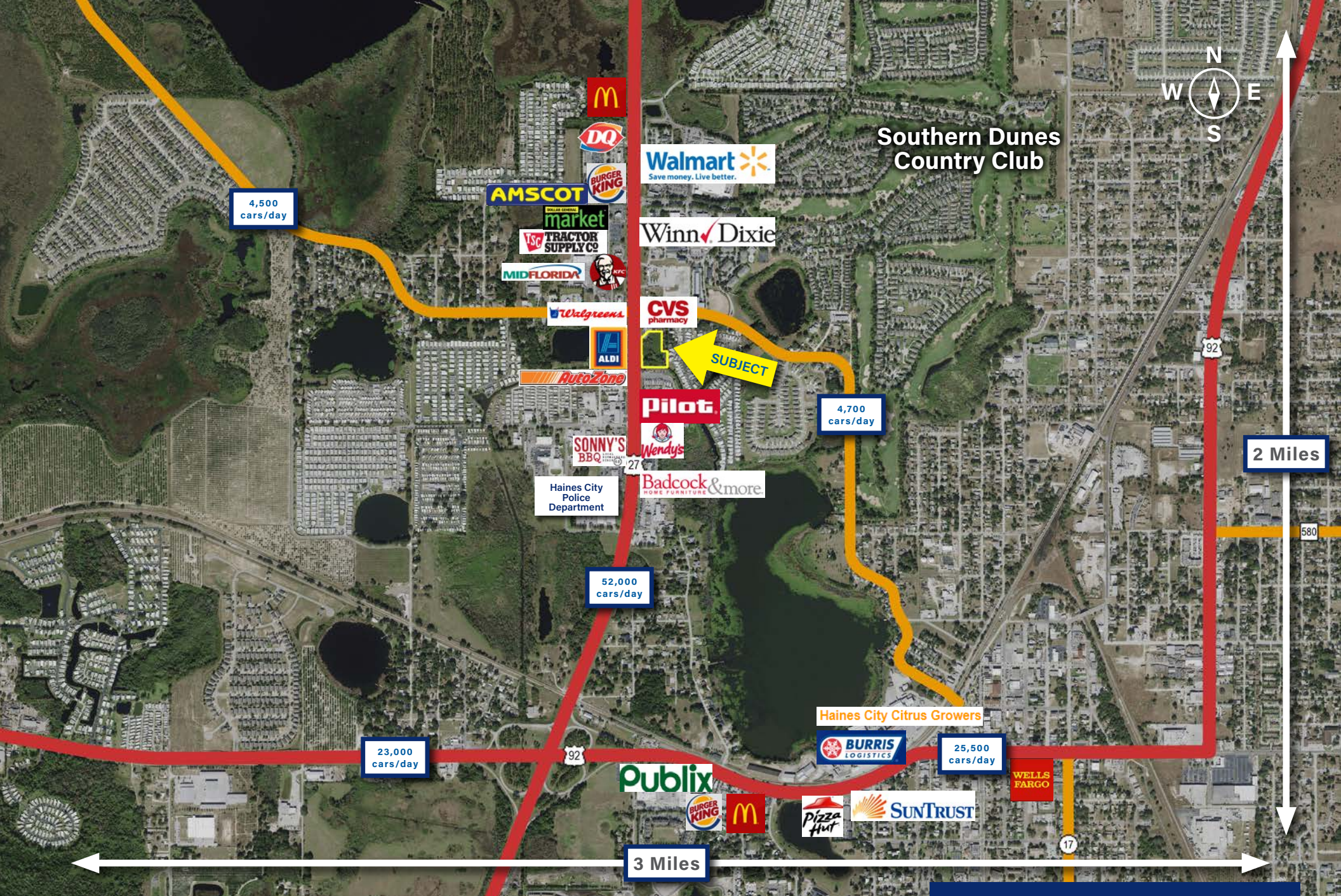
Race and Ethnicity

White Alone	59.50%	51.30%	56.70%	58.60%	62.20%	63.50%	71.00%	72.50%	69.40%
Black Alone	24.40%	27.40%	21.20%	23.50%	18.60%	20.40%	15.50%	16.40%	13.00%
American Indian Alone	0.70%	0.60%	0.50%	0.50%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	2.20%	1.20%	1.10%	1.50%	1.30%	1.40%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	10.20%	16.80%	17.40%	13.00%	14.20%	11.20%	7.90%	4.60%	7.10%
Two or More Races	3.00%	2.80%	3.00%	2.90%	3.10%	3.00%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	29.00%	42.60%	45.60%	35.60%	39.40%	32.30%	25.50%	27.20%	18.80%



Located in close proximity to multiple big box retailers.

MARKET AREA MAP



Dense, active trade area, with little vacancy

TRADE AREA MAP



Old Polk City Rd.

US Hwy 27

W Main St.

52,000 cars/day

SUBJECT

NEIGHBORHOOD AERIAL

The subject property boasts 355 +/- FT of frontage on US Hwy 27 which has a traffic count of 50,500 cars/day.



Old Polk City Rd.



W Main St.



Walgreens

Cross Access

CVS pharmacy

Cross Access

52,000 cars/day

US Hwy 27

355 +/- FT

305 +/- FT

SITE AERIAL

The subject property features cross-access to the signalized intersection



The south-end of the property contains wetlands, estimated by the map above.

WETLANDS MAP

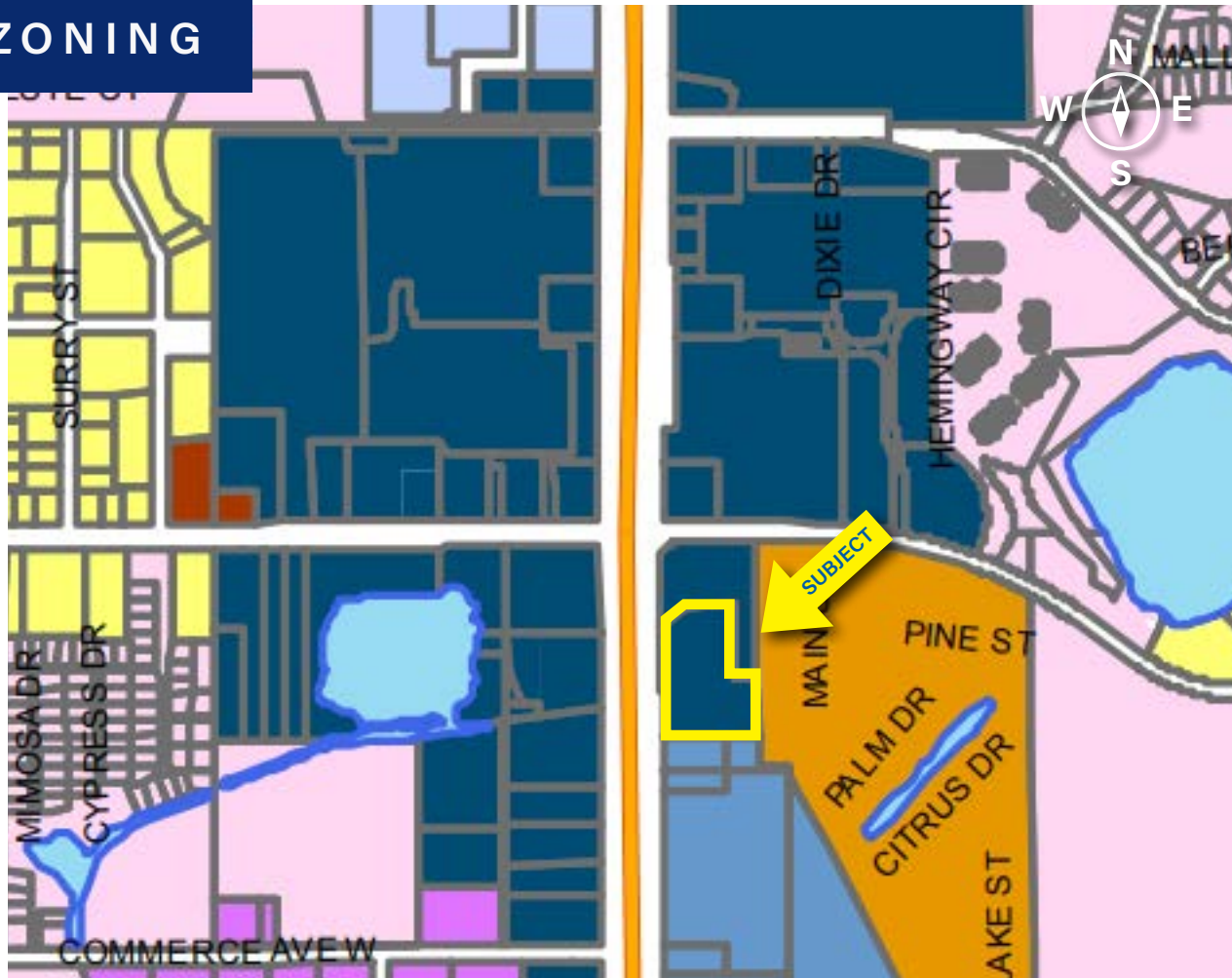
Site aerial facing west



305 +/- FT

355 +/- FT

ZONING



General Commercial (CG) - Haines City

This district is intended to permit and encourage general commercial activity and automotive oriented uses that require a conspicuous and accessible location convenient to streets carrying substantial volumes of traffic.

-  CG
-  R-3
-  MUPUD
-  IPUD



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