



# US HIGHWAY 98 N COMMERCIAL

3250 US HIGHWAY 98 N  
LAKELAND, FL 33805

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# Property Summary



Sale Price

**\$725,000**

## PROPERTY OVERVIEW

This property is a recently vacated gas station and convenience store in good condition that can be operational quickly. Visibility from US Highway 98 N. is excellent, and customers can access the location immediately from Interstate 4. Located in Lakeland, a high-growth area between Tampa and Orlando in the I-4 corridor, this property is between two hotels in one of the city's busiest commercial sectors.

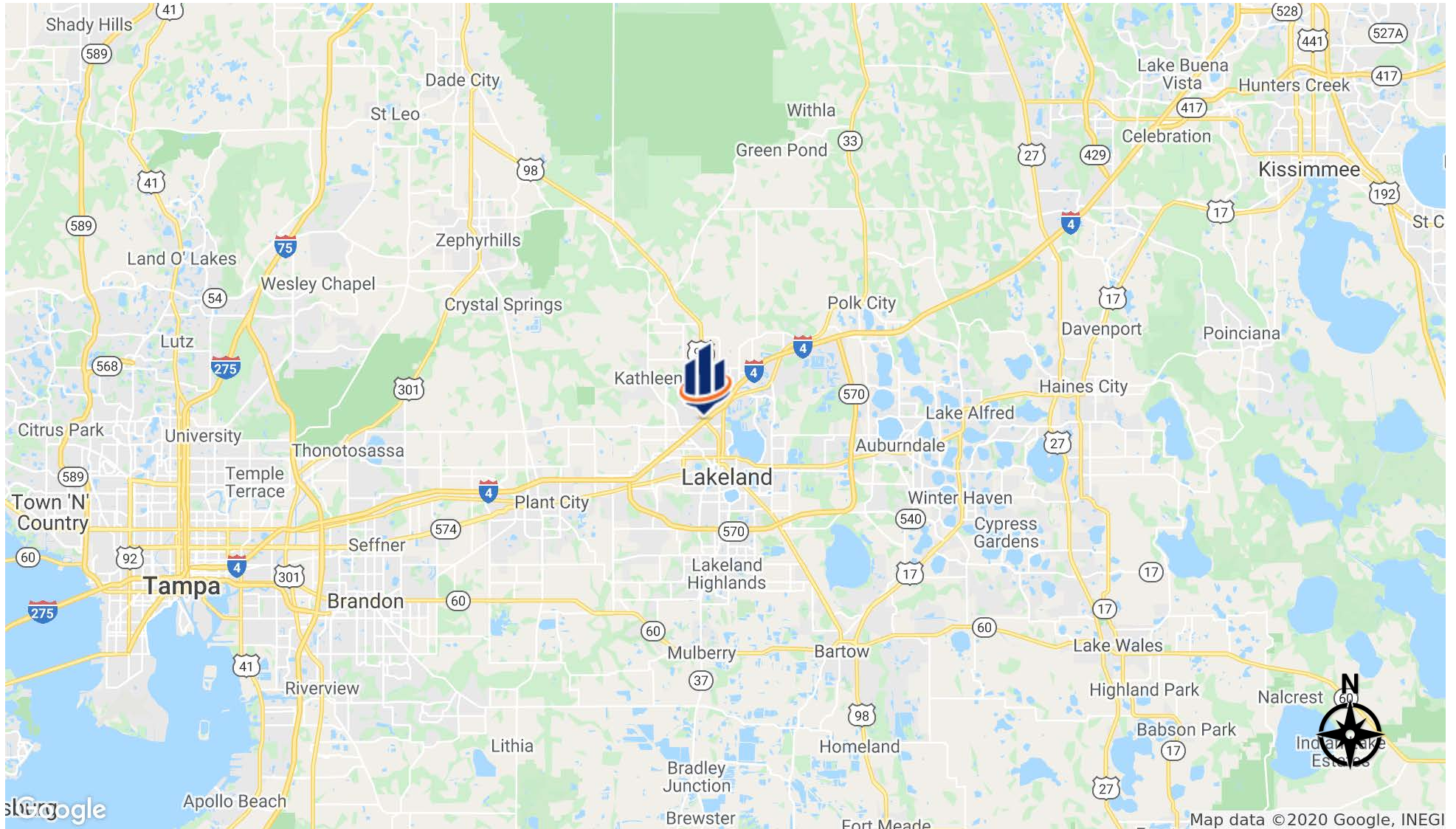
## OFFERING SUMMARY

<b>Building Size:</b>	3,240 SF
<b>Lot Size:</b>	0.76 Acres
<b>Price / SF:</b>	\$223.77
<b>Year Built:</b>	1962
<b>Zoning:</b>	C-2 Commercial
<b>Market:</b>	Central Lakeland
<b>APN:</b>	232801000000031170

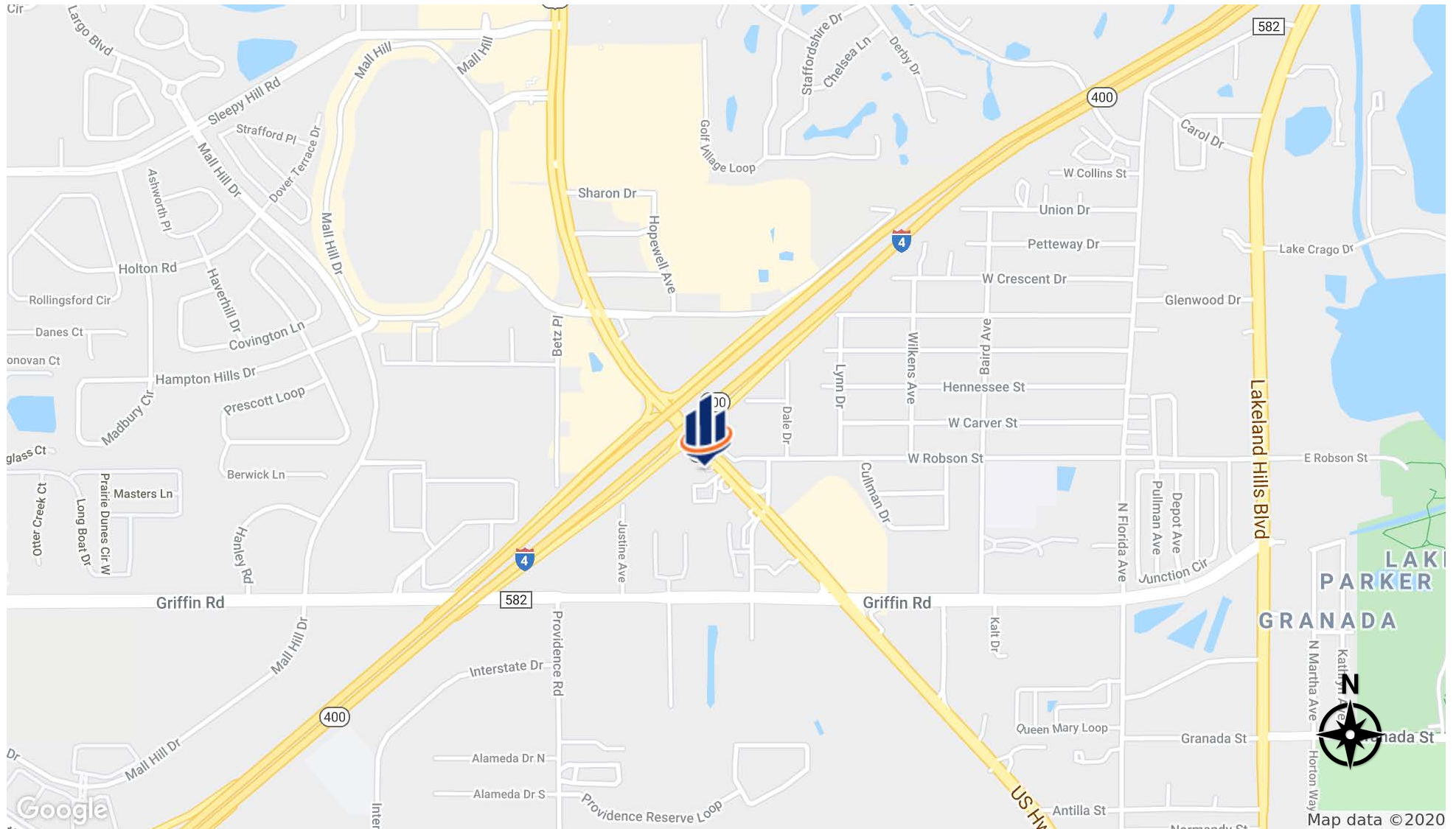
## PROPERTY HIGHLIGHTS

- Fully built-out
- Gas and diesel pumps in place
- 41,500 cars per day via US 98
- 106,500 cars perday via I-4

# Regional Map



# Location Maps



# Demographics Map & Report

## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,778	26,519	50,452
Average age	39.3	39.5	39.3
Average age (Male)	35.8	36.2	35.9
Average age (Female)	43.3	42.4	42.3

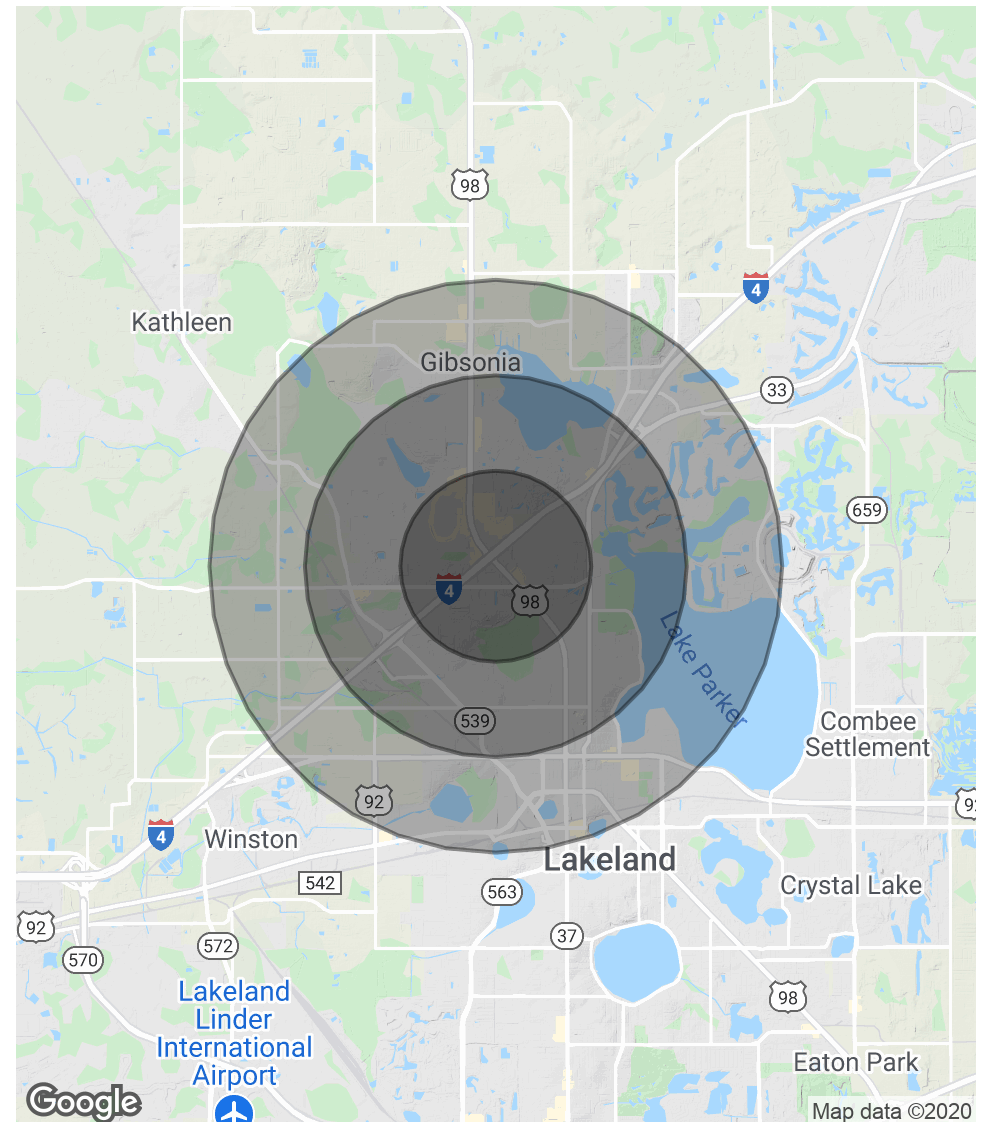
## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	2,782	10,238	20,006
# of persons per HH	2.8	2.6	2.5
Average HH income	\$47,050	\$45,016	\$46,399
Average house value	\$107,804	\$125,811	\$129,954

\* Demographic data derived from 2010 US Census

## DEMOGRAPHICS HIGHLIGHTS

There is a very strong population density within the market area with more than 26,000 residents within a 2 mile drive-time and an average household income of approximately \$45,000.



# Market Area Map



# Trade Area



# Site Aerial





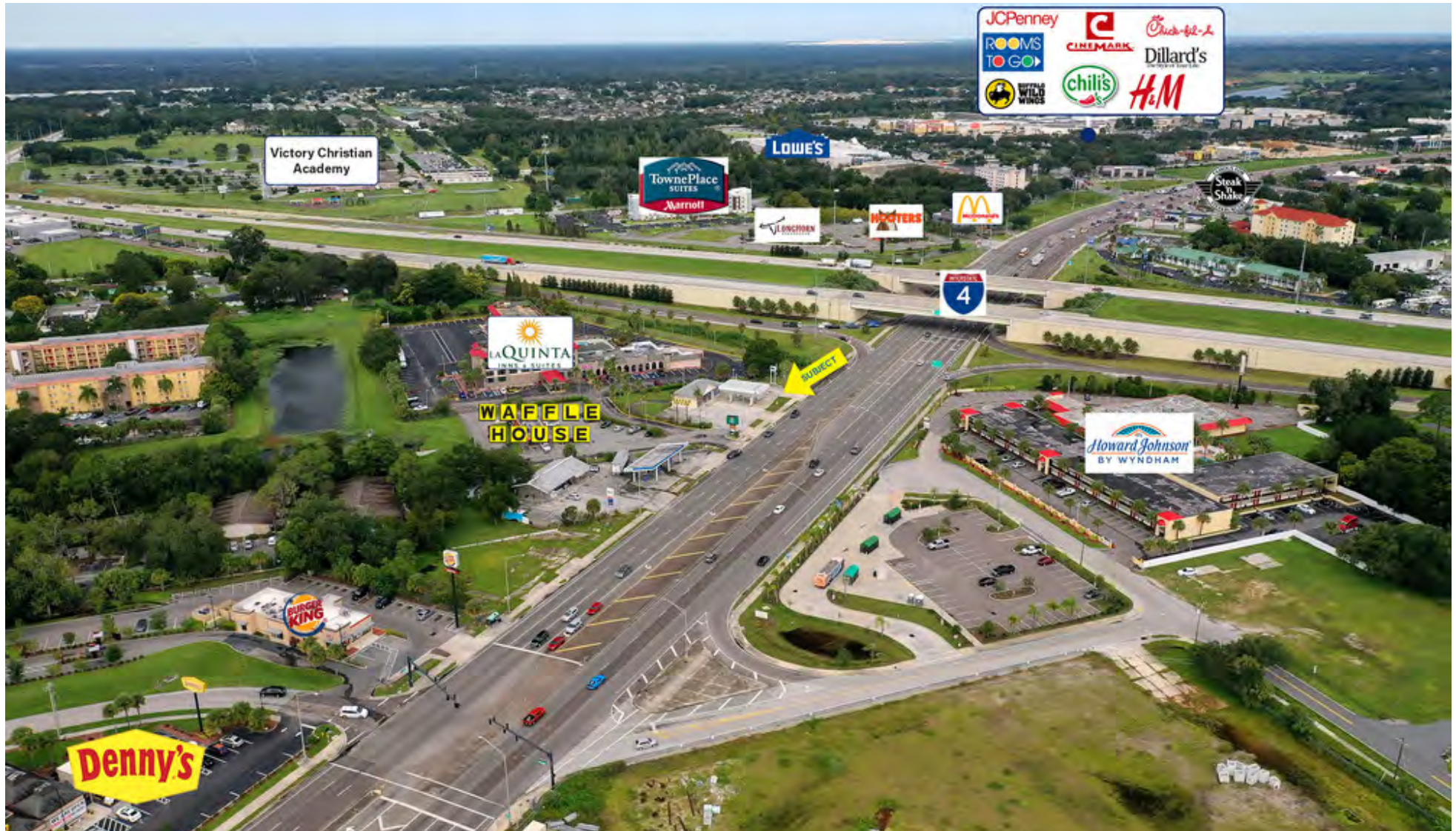
# Exterior Photos



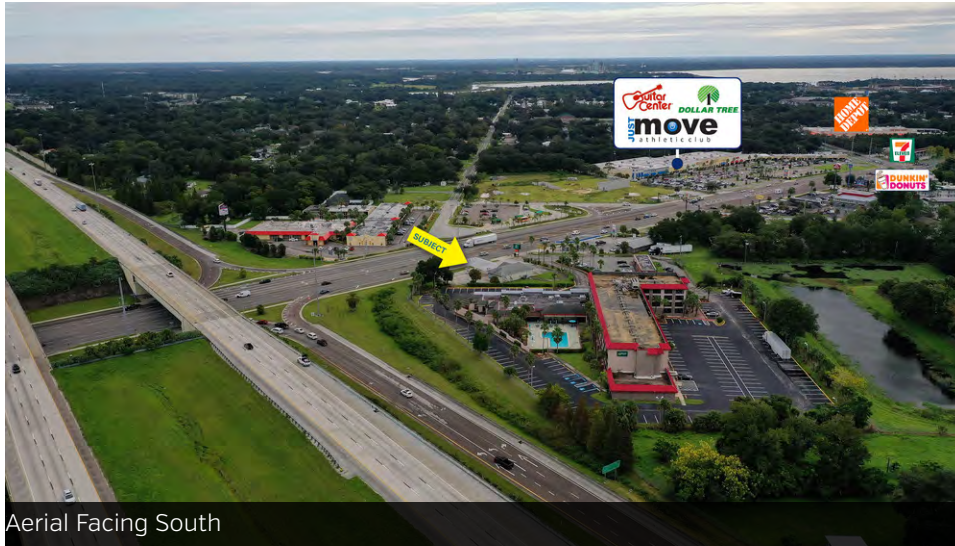
# Interior Photos



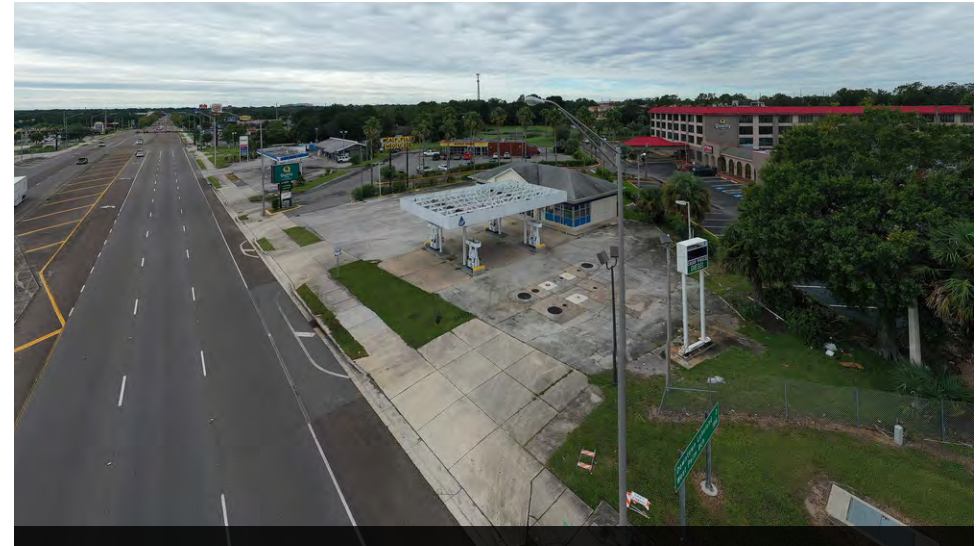
# Aerial Facing North



# Additional Photos



Aerial Facing South



The property is visible from I-4



Nearby retailers



## JAMES EDWARDS, AICP

Advisor

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### PROFESSIONAL BACKGROUND

Jim Edwards is a Lakeland native with forty years experience in development, redevelopment and real estate sales and leasing. He has significant experience in land regulation and has developed working relationships with the regulatory community. Jim takes on challenging real properties that require his particular expertise to create a marketable asset.

### EDUCATION

BLA - Bachelor of Landscape Architecture, University of Florida

MSP - Master of Science in Planning, Florida State University

### MEMBERSHIPS

Licensed Sales Associate, Florida

Registered Landscape Architect, Florida

American Institute of Certified Planners

International Council of Shopping Centers

Historic Lakeland, Inc.

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