

# INDUSTRIAL FOR SALE

## COMMERCIAL LAND & BUILDINGS NEAR US-92

827 N Swindell Ave, Lakeland, FL 33815



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$180,000
<b>LOT SIZE:</b>	0.62 Acres
<b>IMPROVEMENTS:</b>	2 buildings
<b>BUILDING SIZE:</b>	1,600 SF + 850 SF (2,400 SF Total)
<b>PARCEL ID NUMBER:</b>	23-28-14-081500-000960
<b>ZONING:</b>	LCC & RL-4
<b>MARKET:</b>	Tampa / St Petersburg
<b>SUBMARKET:</b>	Lakeland MSA
<b>TRAFFIC COUNT:</b>	27,000 - Memorial Blvd
<b>UTILITIES:</b>	City of Lakeland

[CLICK HERE TO VIEW VIDEO](#)

### PROPERTY OVERVIEW

This 0.62 acres of commercial LCC use is near the Publix distribution centers, Lone Palm Golf community, and the new Bonnet Spring Park, and includes 2 buildings totaling 2,450 SF with two different street access points.

Potential uses include commercial vehicle parking, office building, personal service, self-storage facility, towing, tree services, vehicle recovery services/sales/repair, kennels, medical dispensaries, motor freight terminal, nurseries, car wash, cellular/transmission tower and more.

Building 1 is a double-wide office trailer with 850 SF, the floor plan is open with a bathroom, well maintained and on septic.

Building 2 is a steel building of 1,600 SF with three 10' x 10' roll-up door and two car carport, 220 amp electric available.

### PROPERTY HIGHLIGHTS

- Move in ready for service business
- Projected 10% growth in population within 3 mile radius
- Potential income generating

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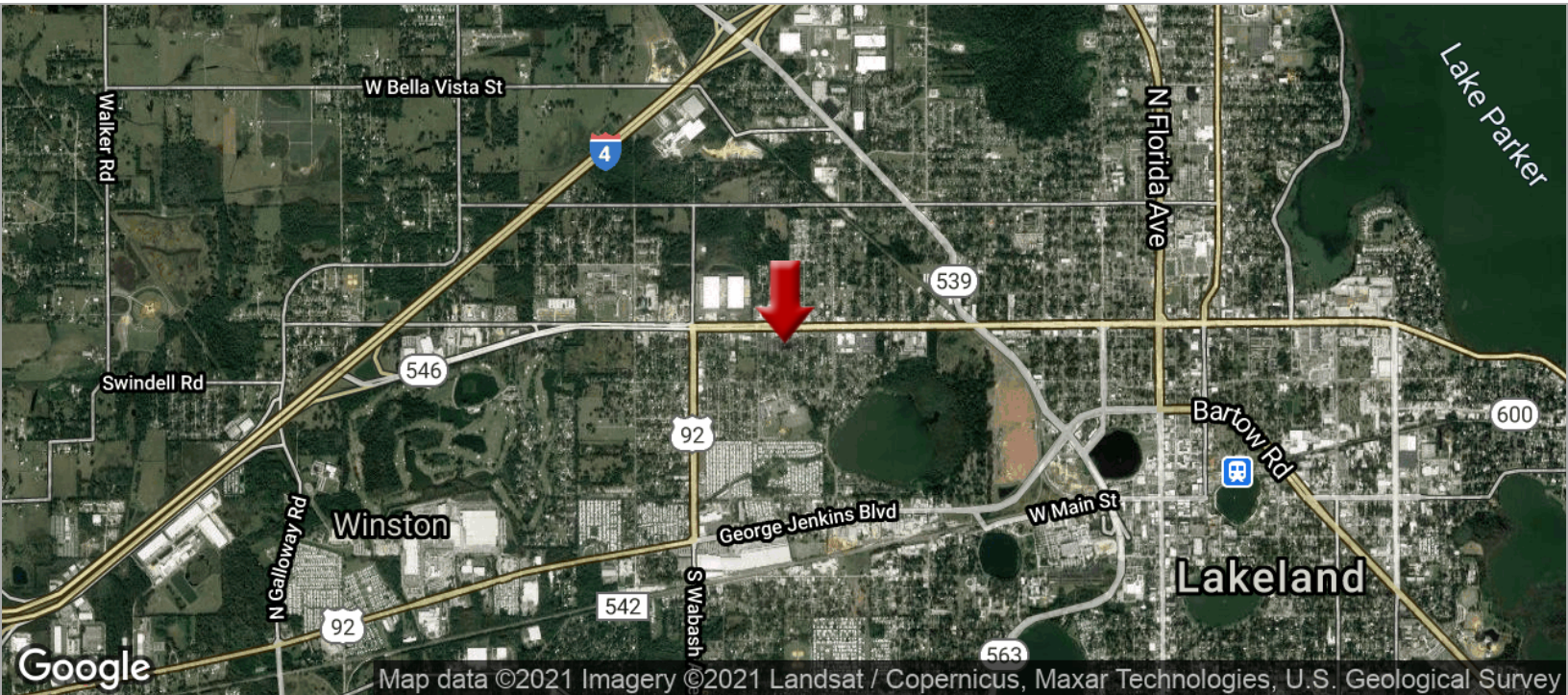
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# LOCATION MAPS

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### CITY OF LAKELAND:

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

### NEWEST LAKELAND INDUSTRIAL LOGISTIC CENTER:

The new logistic distribution center was built in 2017 and accommodate up to 500,000 SF industrial space, this is the latest addition to the existing active industrial market in the area including Publix distribution and bakery center, Butter Krust Bakery, Mission food, Coca Cola, Amazon, Advance Auto Parts, FedEx Center and more.

The retail market include Wendy's, Hardees, Mc Donalds, Walgreens, Steak n' Shake, Pizza Hut, CVS, Save a lot, Dollar General and more within 2 miles.



### NEW BONNET SPRING PARK (COMING 2021):

Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire.

Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree adventure park, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2020.

More info at <http://bonnetspringspark.com/>



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# PROPERTY MAP

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## ADDITIONAL PHOTOS

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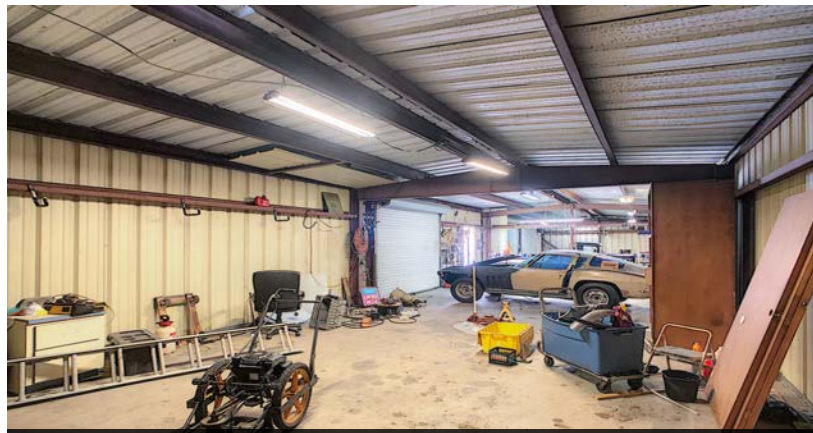
Building 1 - Double Wide Office



Building 1 - Double Wide Office



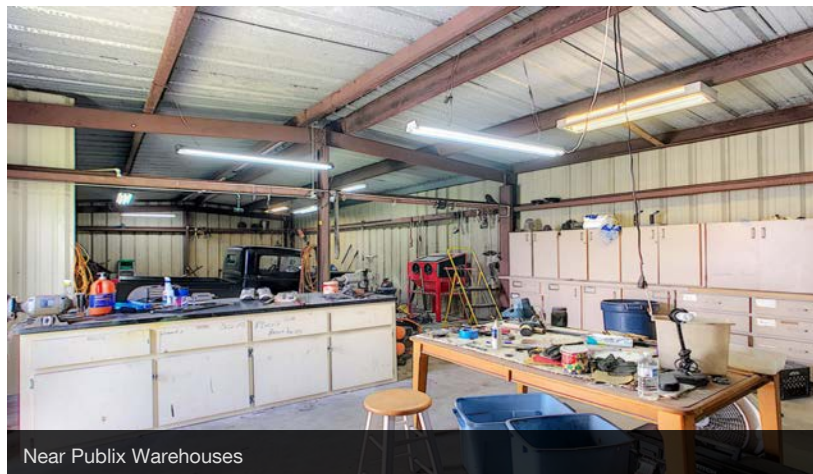
Building 2 - Steel Warehouse



Building 2 - Steel Warehouse



Building 2 - Steel Warehouse



Near Publix Warehouses

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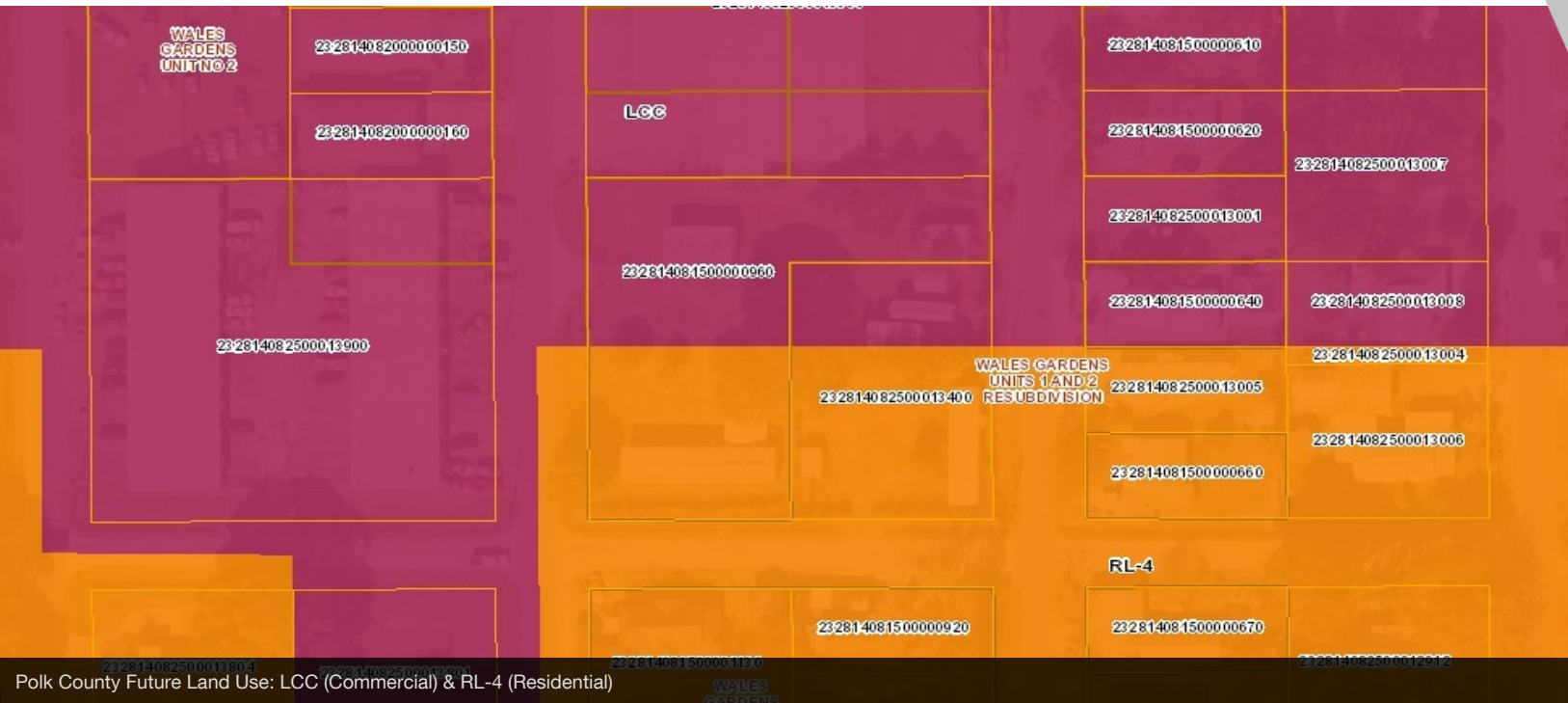
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# LAND USES

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## Section 204 Standard Land Use Districts

### C. *Other Standard Land Use Districts (Revised: 3/18/14 – Ord. 14-015; 7/29/02 - Ord. 02-51)*

1. **Linear Commercial Corridor (LCC):** The purpose of the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.

### A. *Agricultural/Residential Districts (Revised 5/6/09 – Ord.09-018)*

7. **Residential Low-4 (RL-4):** The purpose of the RL-4 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.

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# RETAILER MAP

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Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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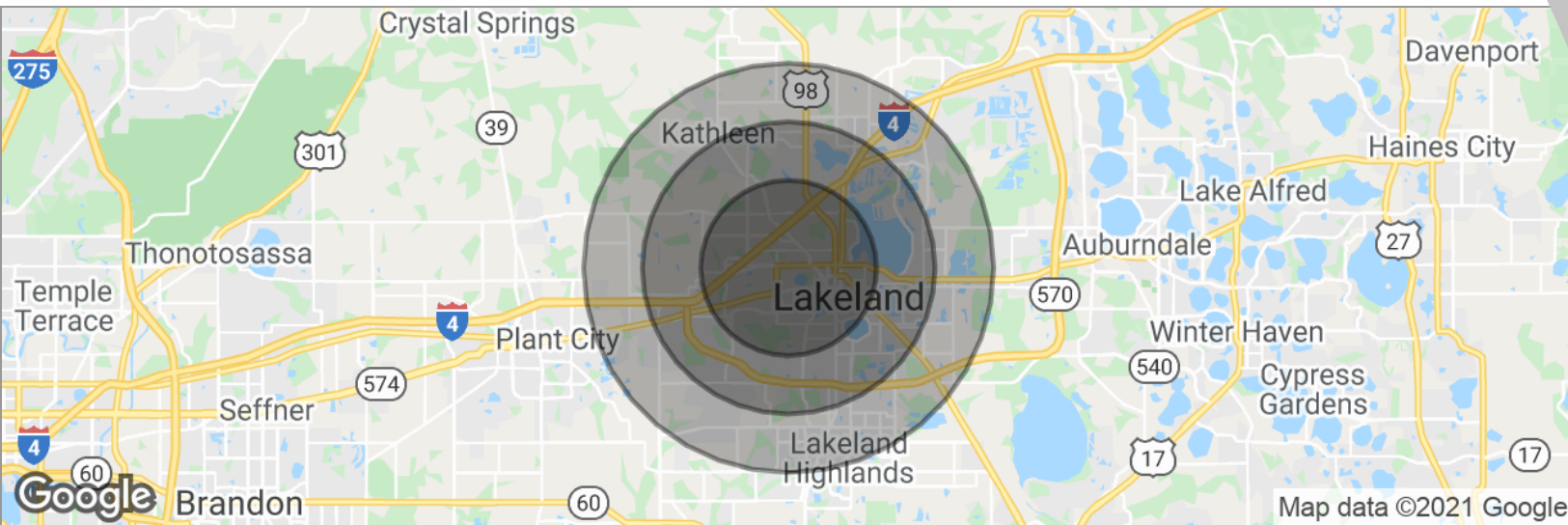
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total population	55,707	122,024	201,374
Median age	39.1	39.1	38.4
Median age (male)	36.1	36.7	36.3
Median age (Female)	41.4	40.9	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total households	22,166	49,154	78,043
# of persons per HH	2.5	2.5	2.6
Average HH income	\$44,352	\$53,803	\$57,509
Average house value	\$131,892	\$162,888	\$178,532
<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Hispanic	16.0%	13.8%	13.0%
<b>RACE (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
White	59.1%	71.8%	75.1%
Black	30.5%	19.8%	16.0%
Asian	0.8%	1.1%	1.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	0.3%	0.3%
Other	6.4%	5.1%	4.8%

\* Demographic data derived from 2010 US Census

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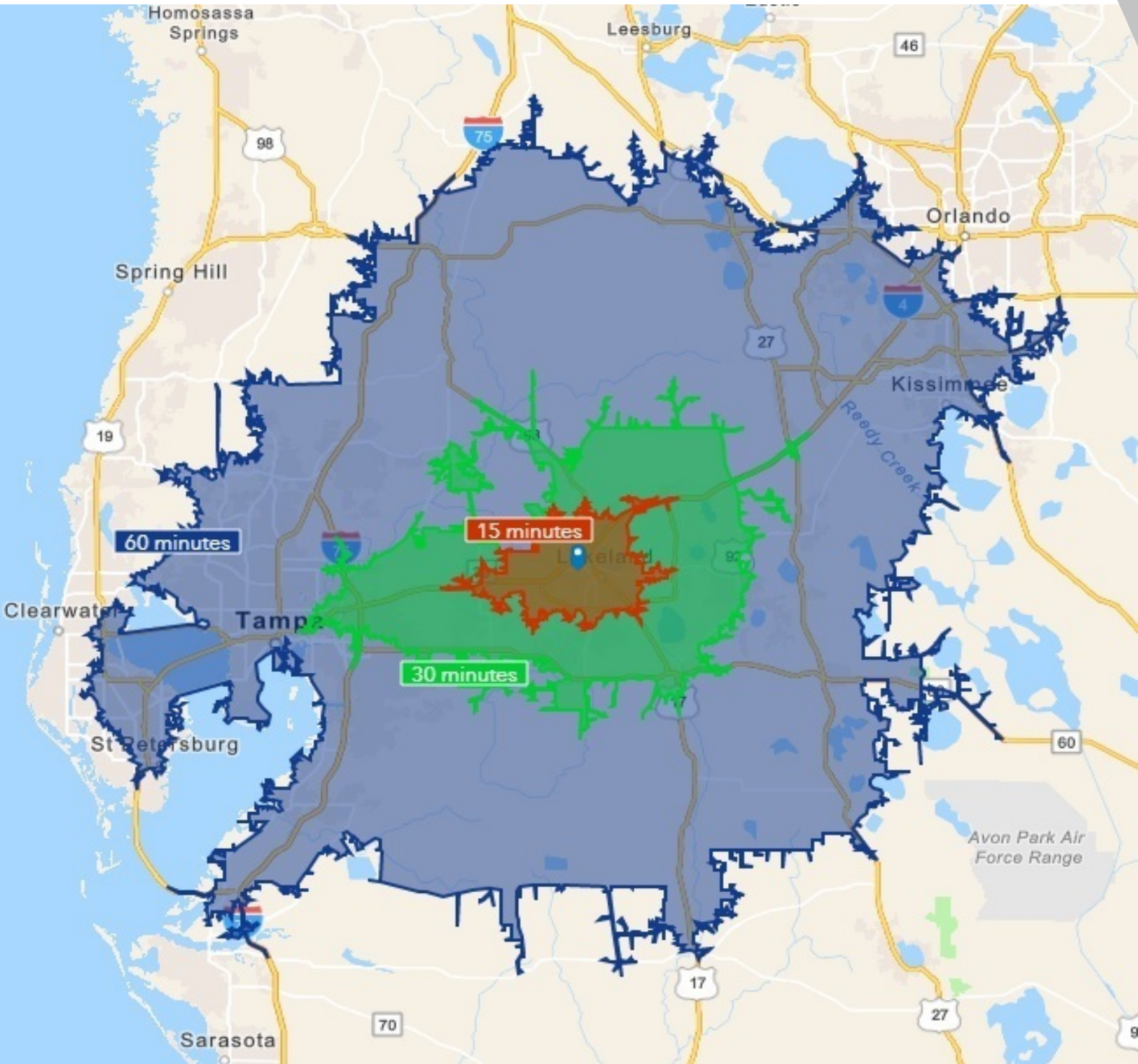
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# DRIVING DISTANCE

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## ADVISOR BIO

827 N Swindell Ave, Lakeland, FL 33815



### ALEX DELANNOY, MICP

Senior Advisor

alexdelannoy@kwcommercial.com

Direct: 863.224.6915

### PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

### MEMBERSHIPS

CCIM Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

Lakeland & Winter Haven Chamber of Commerce

National & Lakeland Realtor Association

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