

LAND FOR SALE

WEST PIPKIN COMMERCIAL OUTPARCEL

1101 PIPKIN RD W
Lakeland, FL 33811

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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



SALE PRICE

\$650,000

PROPERTY OVERVIEW

This commercial outparcel is part of a larger development that includes a new Dollar General and self-storage facility. The location offers cross access to the traffic signal in front and behind Dollar General.

The West Pipkin Road corridor is an area of extensive residential growth. More than 3,000 planned homes along West Pipkin Road and numerous commercial projects include a new Publix at County Line Road. Nearby major employers include Geico and the Publix Corporate headquarters.

PROPERTY HIGHLIGHTS

- Cross access to traffic signal
- Improved site with master retention and utilities stubbed
- New Dollar General adjacent to the east
- New self-storage facility under construction, adjacent to the north
- The highest and best uses included QSR, fast food, and other retail
- Growing corridor - more than 3,000 new homes planned and a new Publix

OFFERING SUMMARY

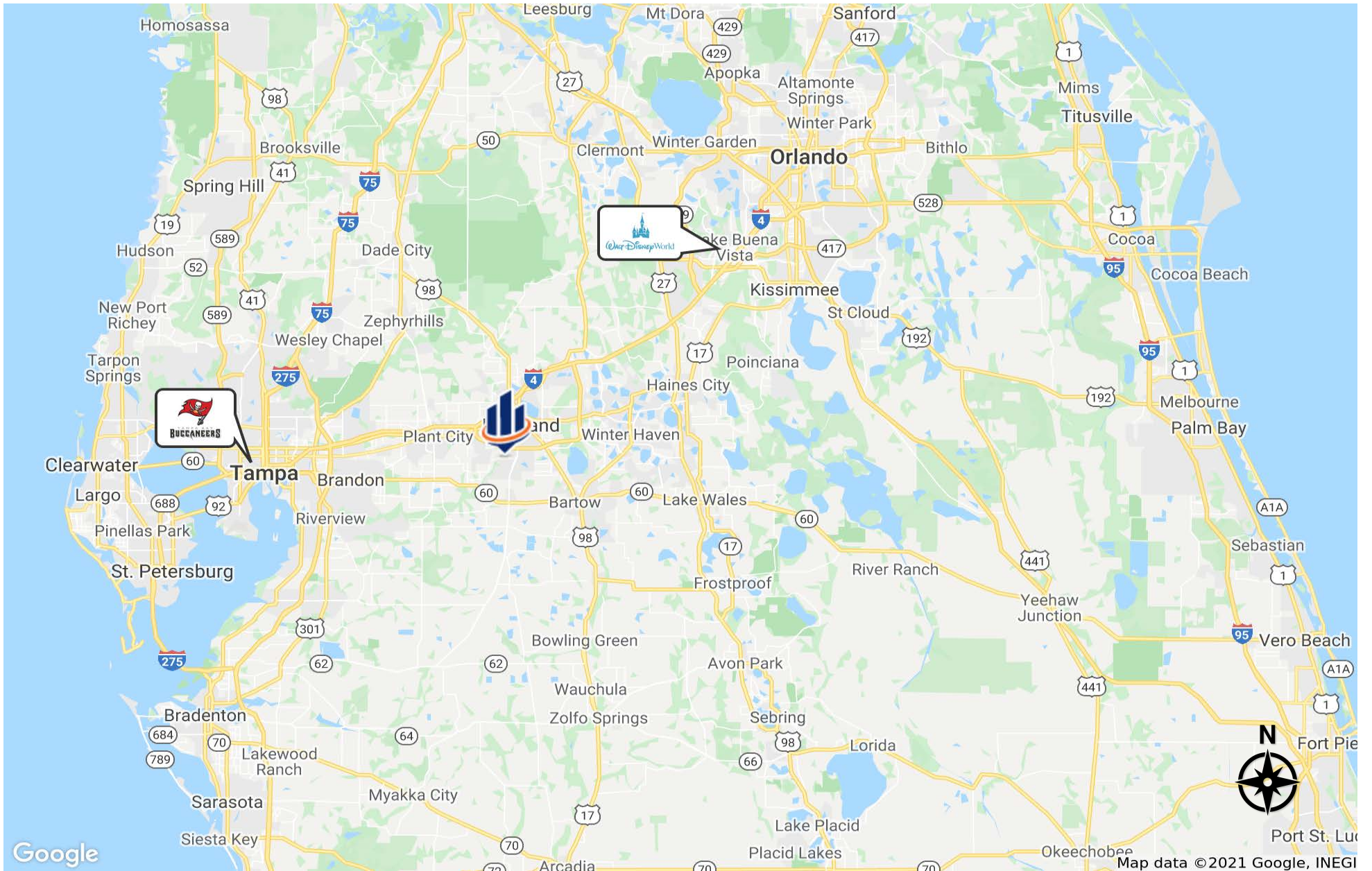
LOT SIZE:	1.22 Acres
PRICE / ACRE:	\$532,787
FUTURE LAND USE:	BPC-1 (Polk County)
APN:	232911000000012030
UTILITIES:	Lakeland Water Only
TRAFFIC COUNT:	15,300 cars/day
TAXES:	\$4,192.44 [2020]

SECTION 2

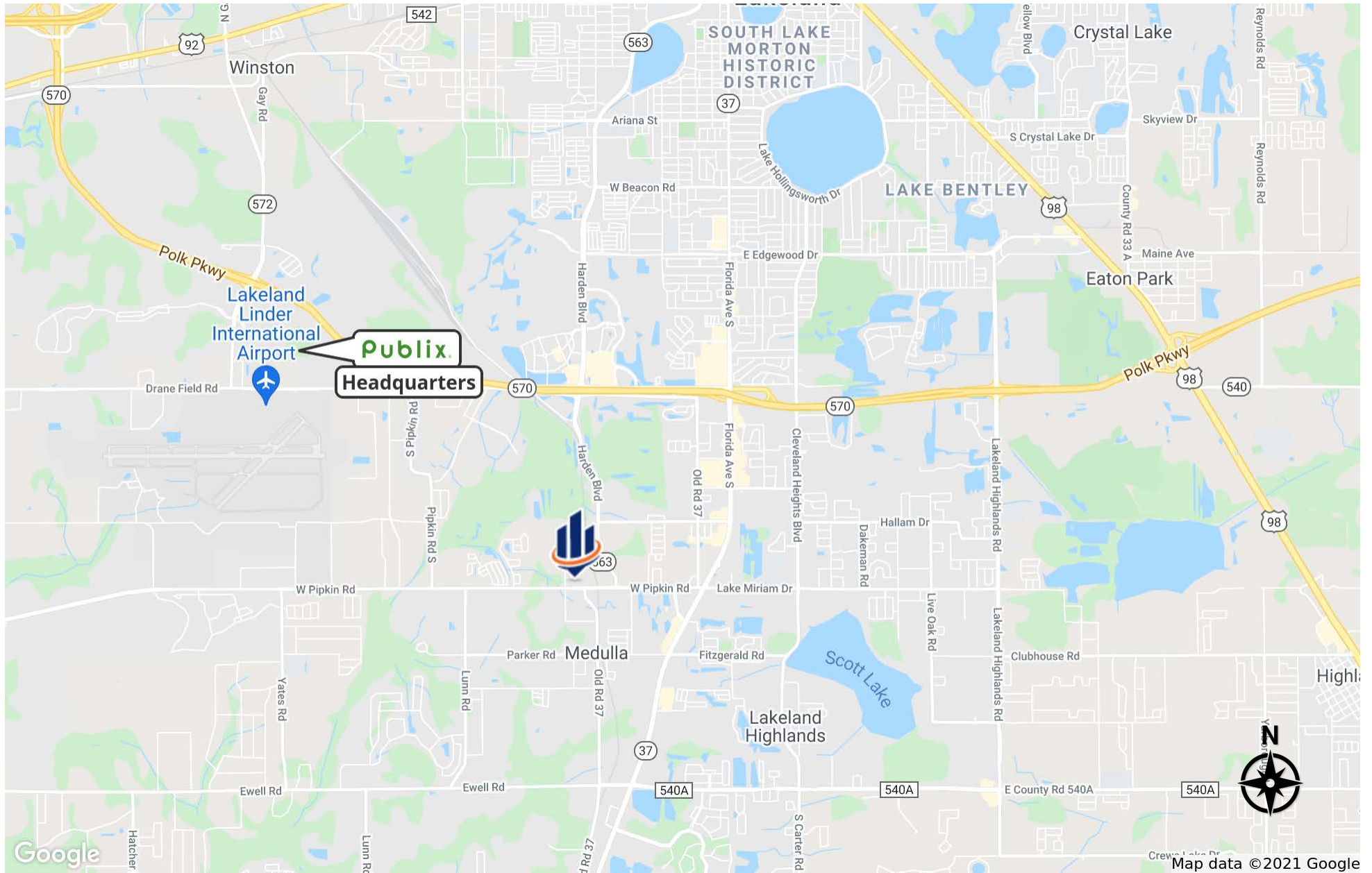
LOCATION
INFORMATION



REGIONAL MAP



LOCATION MAP



BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	6,423	21,564	54,374	12,648	86,984	187,015	703,886	21,587,015	333,793,107
Households	2,559	8,545	21,759	4,908	34,663	70,092	262,339	8,438,100	126,083,849
Families	1,742	6,010	15,119	3,444	23,520	47,308	182,227	5,454,945	82,747,156
Average Household Size	2.51	2.52	2.49	2.57	2.50	2.63	2.63	2.51	2.58
Owner Occupied Housing Units	1,465	6,062	15,214	3,138	23,658	44,553	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	1,094	2,483	6,546	1,770	11,005	25,539	81,614	2,978,725	45,948,740
Median Age	36.7	42.9	44.5	39.1	43.3	39.50	41.60	42.50	38.50
<i>Income</i>									
Median Household Income	\$49,200	\$62,657	\$68,440	\$56,613	\$63,231	\$55,694	\$52,516	\$56,362	\$62,203
Average Household Income	\$60,275	\$85,417	\$93,844	\$77,382	\$86,624	\$76,818	\$69,985	\$81,549	\$90,054
Per Capita Income	\$23,196	\$33,204	\$37,514	\$29,244	\$34,554	\$28,894	\$26,136	\$31,970	\$34,136
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	2.13%	1.60%	1.56%	1.73%	1.60%	1.37%	1.52%	1.33%	0.72%
Households	2.10%	1.52%	1.47%	1.64%	1.48%	1.27%	1.43%	1.27%	0.72%
Families	2.00%	1.44%	1.41%	1.58%	1.45%	1.24%	1.37%	1.23%	0.64%
Owner HHs	3.13%	1.84%	1.65%	2.19%	1.67%	1.42%	1.47%	1.22%	0.72%
Median Household Income	0.44%	1.06%	1.64%	0.72%	1.34%	1.13%	1.10%	1.51%	1.60%

Strong population density with more than 86,000 people within a 10-minute drive from the property.

Median household income within a 3-mile radius is 30.3% higher when compared to Polk County

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	8.70%	5.70%	5.20%	7.60%	7.10%	10.40%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	10.70%	8.00%	7.00%	8.80%	7.90%	9.60%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	13.70%	9.70%	8.40%	10.60%	8.20%	9.60%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	17.50%	14.60%	14.30%	15.50%	14.50%	14.60%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	22.20%	19.90%	18.70%	21.10%	19.70%	19.10%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	12.70%	14.30%	14.50%	12.70%	14.80%	13.50%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	9.90%	15.70%	15.70%	13.70%	14.30%	12.70%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	3.90%	6.10%	8.80%	5.60%	7.40%	5.80%	4.50%	5.50%	6.90%
\$200,000+	0.70%	5.90%	7.40%	4.50%	6.10%	4.80%	3.40%	6.30%	7.90%

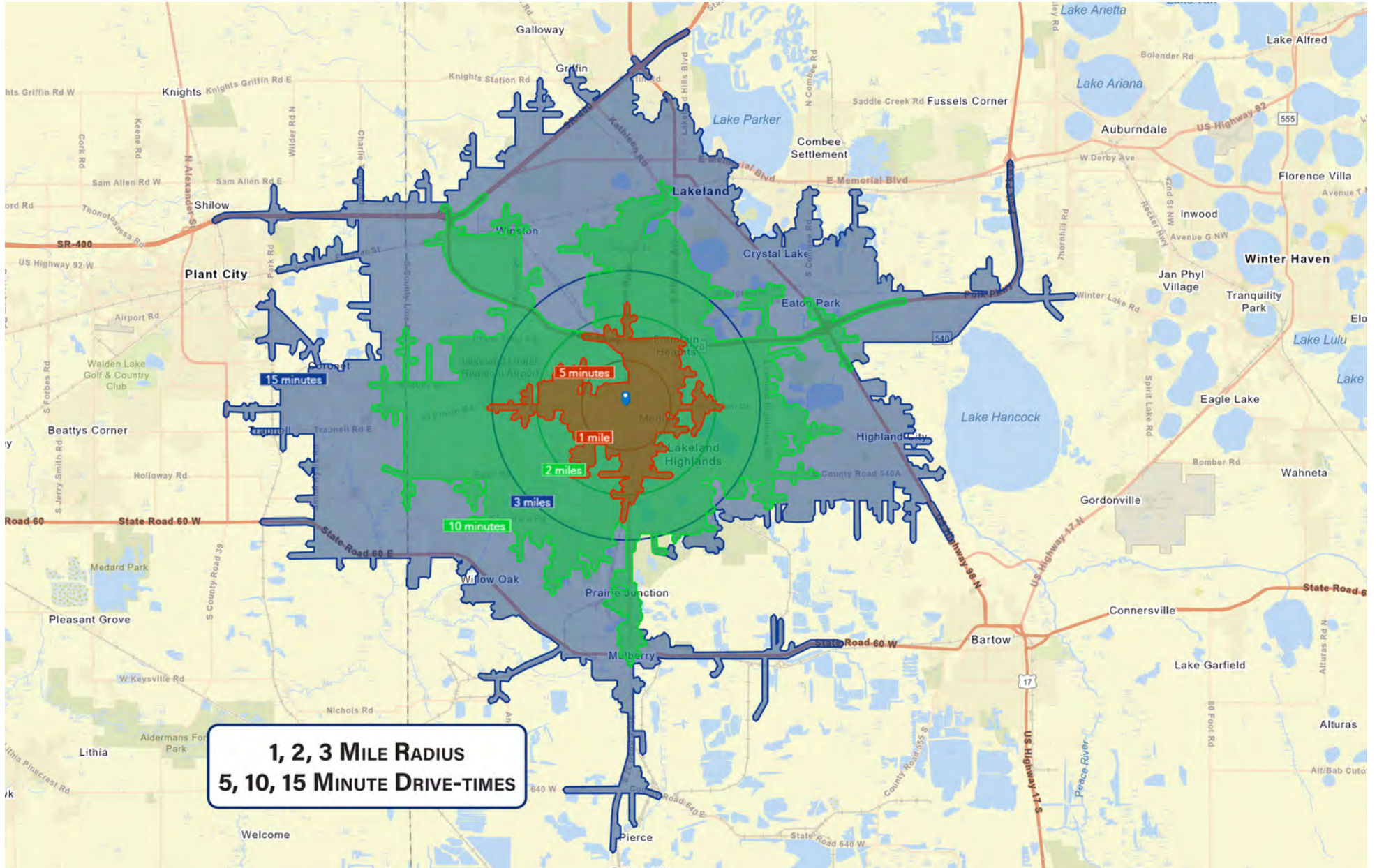
Population by Age

0 - 4	7.00%	5.40%	5.00%	6.40%	5.40%	6.20%	5.90%	5.20%	6.00%
5 - 9	6.80%	5.70%	5.40%	6.40%	5.60%	6.20%	6.00%	5.40%	6.10%
10 - 14	6.70%	6.10%	5.70%	6.50%	5.80%	6.20%	6.00%	5.60%	6.30%
15 - 19	6.60%	5.90%	5.70%	6.30%	5.70%	6.30%	5.80%	5.60%	6.30%
20 - 24	6.80%	5.30%	5.10%	6.00%	5.30%	6.30%	5.70%	6.10%	6.70%
25 - 34	13.60%	11.80%	12.00%	12.70%	12.40%	13.50%	12.90%	13.30%	14.00%
35 - 44	13.50%	12.30%	11.70%	13.10%	11.80%	11.80%	11.40%	11.70%	12.60%
45 - 54	12.10%	12.90%	12.70%	12.60%	12.40%	11.90%	11.60%	12.40%	12.40%
55 - 64	11.20%	14.30%	14.80%	12.50%	14.10%	13.20%	13.00%	13.70%	13.00%
65 - 74	8.70%	11.70%	12.60%	10.00%	12.30%	10.90%	12.20%	11.70%	9.80%
75 - 84	4.90%	6.20%	6.50%	5.10%	6.50%	5.60%	6.90%	6.60%	4.80%
85+	2.10%	2.60%	2.80%	2.20%	2.80%	2.20%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	72.60%	80.50%	82.70%	75.90%	80.50%	71.80%	71.00%	72.50%	69.40%
Black Alone	17.10%	10.30%	8.20%	13.70%	9.40%	15.50%	15.50%	16.40%	13.00%
American Indian Alone	0.40%	0.40%	0.30%	0.40%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.60%	1.80%	2.20%	1.60%	2.30%	2.20%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.50%	3.80%	3.50%	4.50%	4.30%	6.70%	7.90%	4.60%	7.10%
Two or More Races	3.80%	3.30%	3.10%	3.80%	3.20%	3.20%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	23.70%	19.00%	17.40%	21.90%	18.80%	22.30%	25.50%	27.20%	18.80%

DEMOGRAPHICS MAP





LAKELAND
POLK COUNTY

FOUNDED	1885
POPULATION	110,516 [2018]
AREA	74.4 sq mi
WEBSITE	lakelandgov.net

MAJOR EMPLOYERS

- Publix Supermarkets [8,008]
- Lakeland Regional Health [5,500]
- GEICO Insurance [3,700]
- Watson Clinic [1,857]
- Southeastern University [1,072]
- Saddle Creek Logistics [1,042]

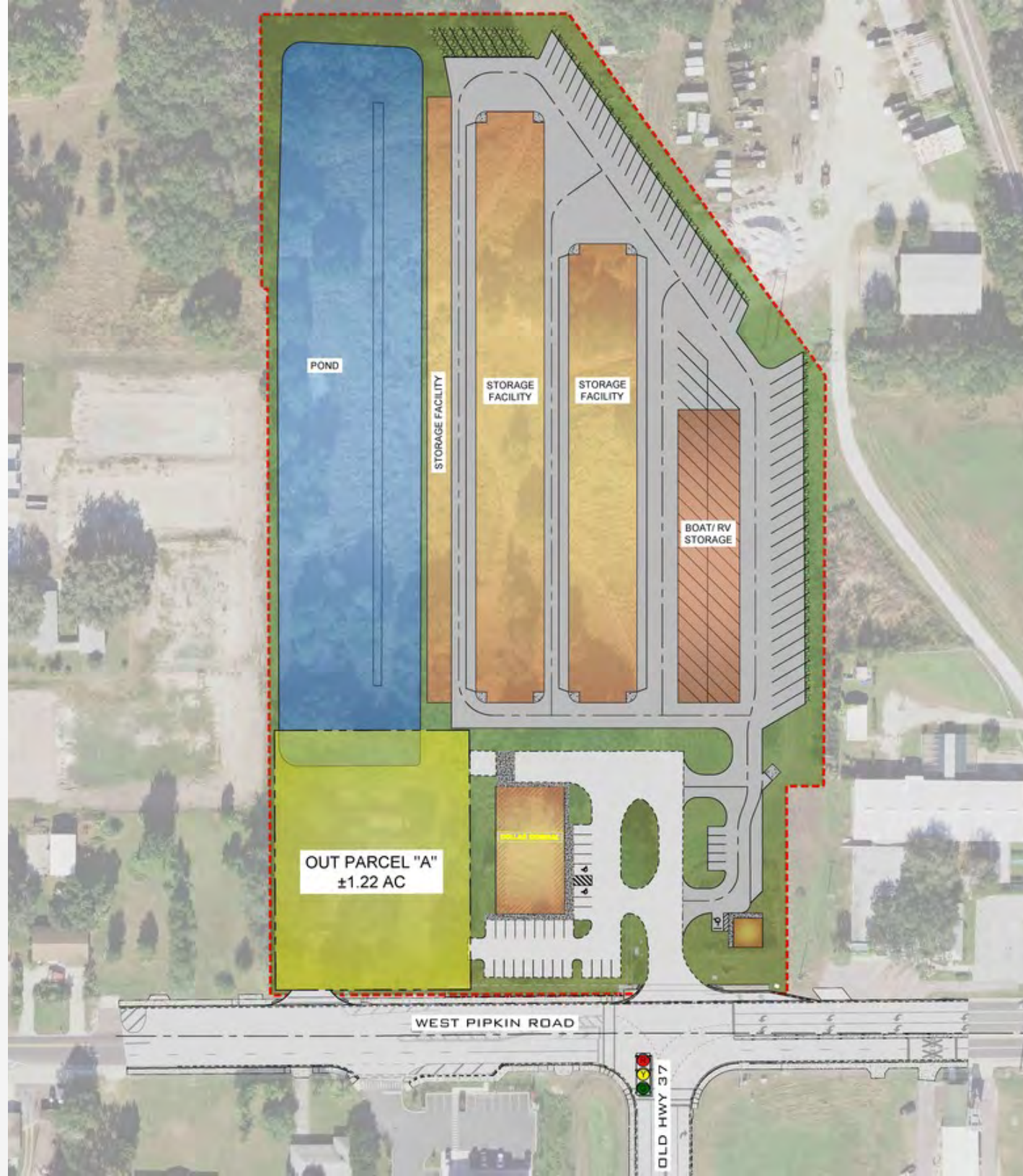
Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

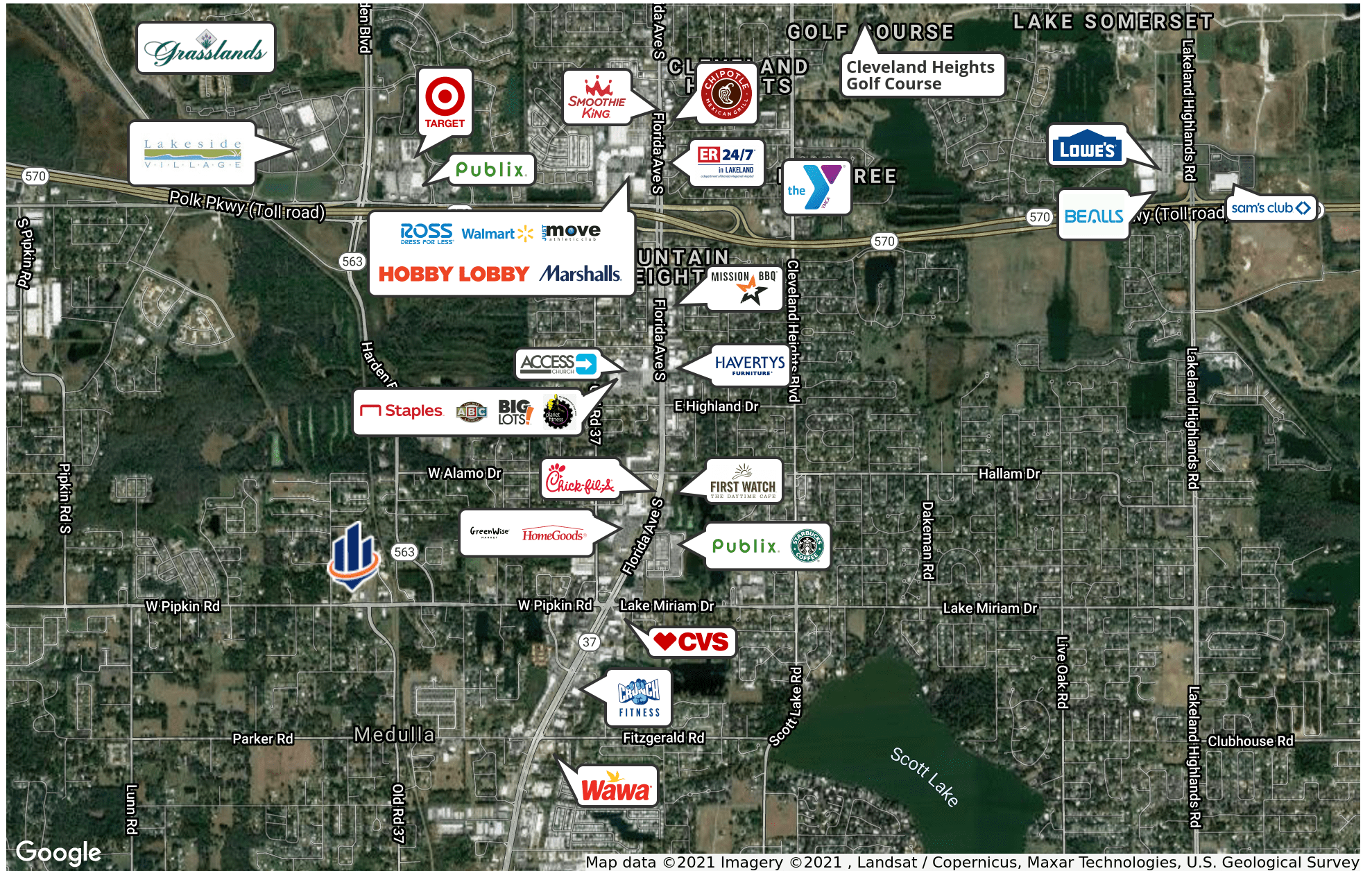
The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

SECTION 3

MAPS AND
PHOTOS



MARKET AREA MAP



TRADE AREA MAP



SITE AERIAL



SIGNALIZED INTERSECTION [PIPKIN RD & OLD HWY 37]



Subject property has cross access to the signal

SECTION 4

AGENT AND
COMPANY





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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

Disciplines:

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

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PROFESSIONAL BACKGROUND

Gary Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is Managing Director of SVN Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor and group investment sponsor.

Gary holds the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Disciplines:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty

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ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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