

FOR SALE OR LEASE

# 2025 CRYSTAL GROVE DR

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Lakeland, FL 33801

## PRESENTED BY:

**DAVID HUNGERFORD, CCIM**

Senior Advisor

O: 863.272.7156 | C: 863.660.3138

david.hungerford@svn.com

**GARY RALSTON, CCIM, SIOR, CRE,  
CPM, CRRP, FRICS**

Managing Director/ Senior Advisor

O: 863.877.2828 | C: 863.738.2246

gary.ralston@svn.com

**CORY PETCOFF**

O: 863.607.4100

cory@baronrealty.com





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SECTION 1

PROPERTY  
INFORMATION





<b>SALE PRICE</b>	<b>\$895,000</b>
<b>RENTAL RATE</b>	<b>\$5.50 NNN</b>

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	13,820 SF
<b>LOT SIZE:</b>	1.05 Acres
<b>PRICE / SF:</b>	\$64.76
<b>YEAR BUILT:</b>	1983
<b>ZONING:</b>	PUD 3485 H
<b>PIN:</b>	24-28-28-247012-000060

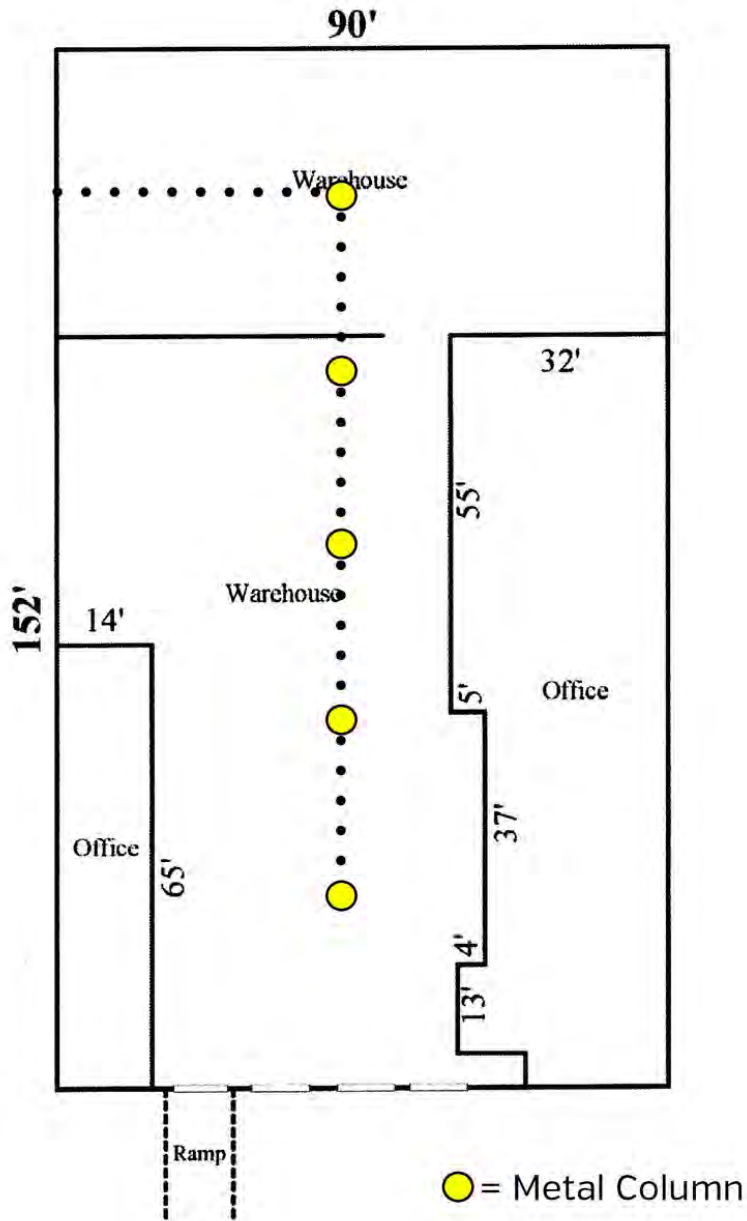
### PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler and Baron Realty are pleased to present this warehouse building within one of the state's fastest-growing markets. Polk County is known for its excellent connectivity through Central Florida because its accessibility to the I-4 Corridor. This warehouse features four loading doors, three of which are dock high, and one ramp - all of them 9 feet tall. The property is located just off US 98 [Bartow Road] and less than two miles from the Polk Parkway (FL-570), which is a strong connector to both metro areas of Orlando and Tampa.

### PROPERTY HIGHLIGHTS

- Four (4) 9' Roll-Up Doors [3 Docks, 1 Ramp]
- 600 Amp Power
- Insulated roof and walls
- Exhaust fans
- Mezzanine above the office





## BUILDING INFORMATION

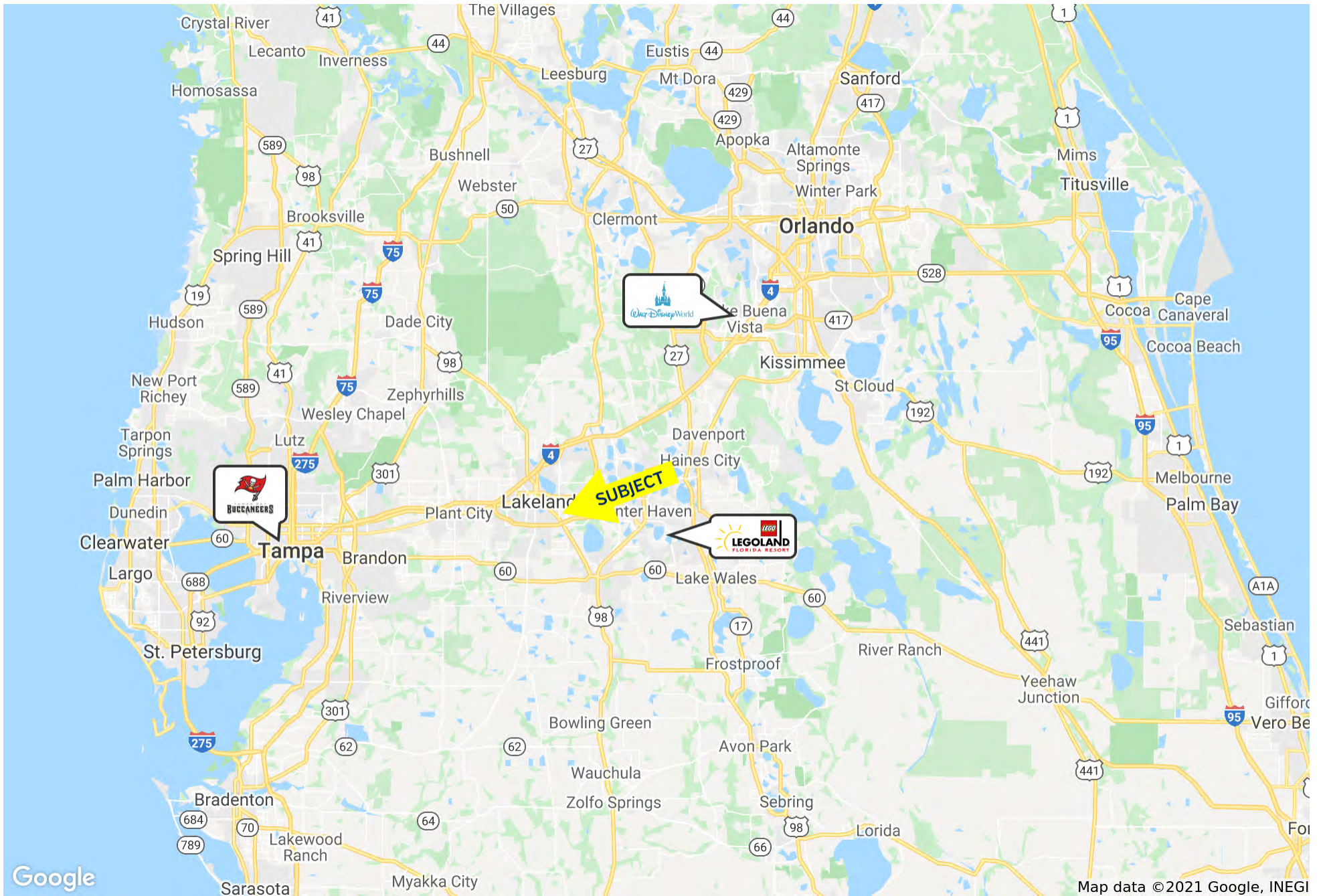
BUILDING CLASS	B
TENANCY	Single
CEILING HEIGHT	19' to the frame, and 21' to the deck
LOADING DOORS	Four [4] 9' Roll-Up Doors [3 Docks, 1 Ramp]
NUMBER OF FLOORS	1
YEAR BUILT	1983
COLUMN SPACING	27' Deep, 43'6 Wide
CONSTRUCTION STATUS	Existing
CONDITION	Good
NUMBER OF BUILDINGS	1
MEZZANINE	Above the Office
HVAC	3 Units
PROPERTY TAXES	\$6,807.00 [2020]
INSURANCE PREMIUM	\$8,575.50 [Property, Liability & Umbrella]
NOTES	Features insulated roof and walls, exhaust fans, and a mezzanine above the office.

SECTION 2

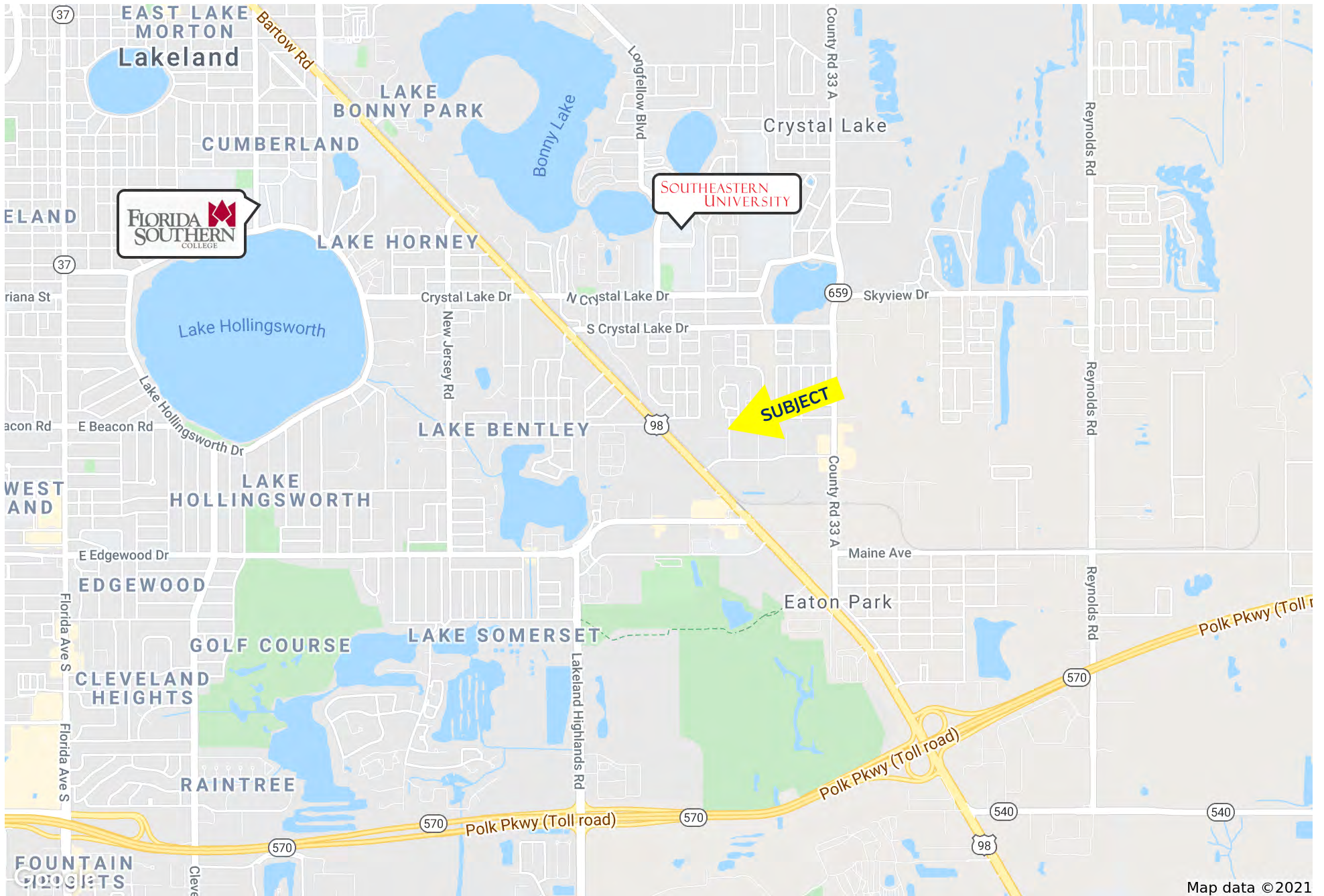
# LOCATION INFORMATION



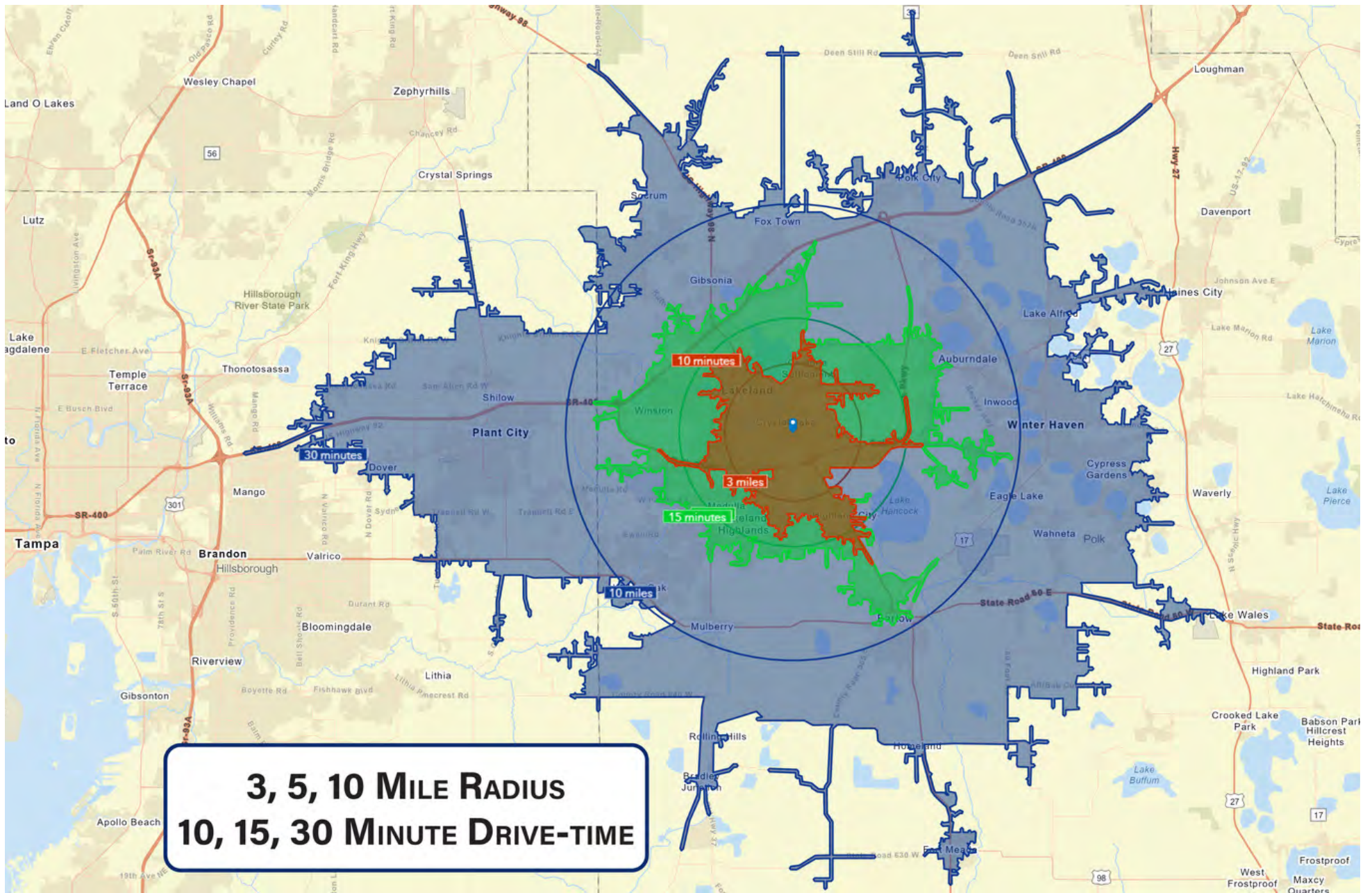












# BENCHMARK DEMOGRAPHICS

	3 mile	5 miles	10 miles	10 Mins	15 Mins	30 Mins	Polk	FL	US
Population	56,107	128,505	339,857	82,362	182,986	548,374	703,886	21,587,015	333,793,107
Households	21,858	49,696	128,351	31,610	70,335	202,884	262,339	8,438,100	126,083,849
Families	13,142	31,744	87,295	19,615	45,949	140,032	182,227	5,454,945	82,747,156
Average Household Size	2.44	2.51	2.61	2.50	2.54	2.66	2.63	2.51	2.58
Owner Occupied Housing Units	11,518	29,133	83,196	17,138	42,573	134,695	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	10,341	20,563	45,155	14,472	27,762	68,189	81,614	2,978,725	45,948,740
Median Age	37.3	40.1	40.2	38.2	40.1	39.90	41.60	42.50	38.50
<b><i>Income</i></b>									
Median Household Income	\$49,358	\$50,763	\$54,156	\$50,504	\$51,300	\$53,578	\$52,516	\$56,362	\$62,203
Average Household Income	\$67,620	\$70,952	\$73,008	\$69,367	\$71,525	\$72,258	\$69,985	\$81,549	\$90,054
Per Capita Income	\$26,357	\$27,488	\$27,611	\$26,662	\$27,500	\$26,830	\$26,136	\$31,970	\$34,136
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	0.84%	0.96%	1.33%	0.89%	1.21%	1.33%	1.52%	1.33%	0.72%
Households	0.78%	0.90%	1.24%	0.84%	1.14%	1.24%	1.43%	1.27%	0.72%
Families	0.68%	0.80%	1.18%	0.74%	1.07%	1.19%	1.37%	1.23%	0.64%
Owner HHs	0.70%	0.91%	1.37%	0.78%	1.30%	1.34%	1.47%	1.22%	0.72%
Median Household Income	0.89%	0.96%	1.16%	0.86%	1.08%	1.13%	1.10%	1.51%	1.60%

**S**trong population density with more than 80,000 people within a 15-minute drive time from the property.

**T**he immediate market within a 3-mile radius is expected to grow at a faster rate when compared to Polk County



# BENCHMARK DEMOGRAPHICS

3 mile 5 miles 10 miles 10 Mins 15 Mins 30 Mins Polk FL US

## Households by Income

<\$15,000	13.20%	12.90%	10.70%	13.10%	12.60%	10.90%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	11.10%	11.00%	9.80%	11.20%	10.80%	9.90%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	10.40%	10.20%	9.70%	9.90%	10.10%	9.90%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	15.80%	15.00%	15.10%	15.20%	15.10%	15.20%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	19.80%	18.90%	20.10%	19.40%	19.00%	20.10%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	11.10%	11.60%	13.50%	11.80%	11.90%	13.10%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	10.60%	11.10%	12.00%	10.70%	11.10%	12.10%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	4.50%	4.90%	5.20%	4.80%	5.10%	4.80%	4.50%	5.50%	6.90%
\$200,000+	3.60%	4.30%	4.00%	4.00%	4.30%	3.90%	3.40%	6.30%	7.90%

## Population by Age

0 - 4	5.80%	5.80%	6.00%	5.80%	6.00%	6.20%	5.90%	5.20%	6.00%
5 - 9	5.60%	5.70%	6.10%	5.70%	6.00%	6.20%	6.00%	5.40%	6.10%
10 - 14	5.60%	5.80%	6.00%	5.70%	5.90%	6.20%	6.00%	5.60%	6.30%
15 - 19	7.50%	6.50%	6.10%	7.00%	6.30%	6.10%	5.80%	5.60%	6.30%
20 - 24	8.40%	6.80%	6.10%	7.60%	6.40%	6.00%	5.70%	6.10%	6.70%
25 - 34	14.40%	13.40%	13.40%	14.30%	13.30%	13.40%	12.90%	13.30%	14.00%
35 - 44	11.50%	11.10%	11.60%	11.50%	11.40%	11.60%	11.40%	11.70%	12.60%
45 - 54	11.10%	11.40%	11.90%	11.60%	11.50%	11.80%	11.60%	12.40%	12.40%
55 - 64	12.40%	13.10%	13.20%	12.80%	13.20%	12.90%	13.00%	13.70%	13.00%
65 - 74	9.80%	11.30%	11.20%	10.00%	11.30%	11.10%	12.20%	11.70%	9.80%
75 - 84	5.50%	6.30%	6.00%	5.40%	6.20%	6.10%	6.90%	6.60%	4.80%
85+	2.40%	2.70%	2.40%	2.50%	2.50%	2.40%	2.50%	2.80%	2.00%

## Race and Ethnicity

White Alone	74.40%	70.10%	72.20%	70.80%	69.90%	71.80%	71.00%	72.50%	69.40%
Black Alone	13.50%	17.70%	15.60%	17.20%	17.80%	14.80%	15.50%	16.40%	13.00%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.80%	2.30%	2.10%	2.20%	2.20%	2.00%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.00%	5.80%	6.30%	5.60%	6.10%	7.80%	7.90%	4.60%	7.10%
Two or More Races	3.90%	3.60%	3.30%	3.70%	3.40%	3.10%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	20.00%	19.60%	20.80%	19.30%	20.40%	23.70%	25.50%	27.20%	18.80%



## LAKELAND

### POLK COUNTY

**FOUNDED** 1885

**POPULATION** 111,262 [2020]

**AREA** 74.4 sq mi

**WEBSITE** [lakelandgov.net](http://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

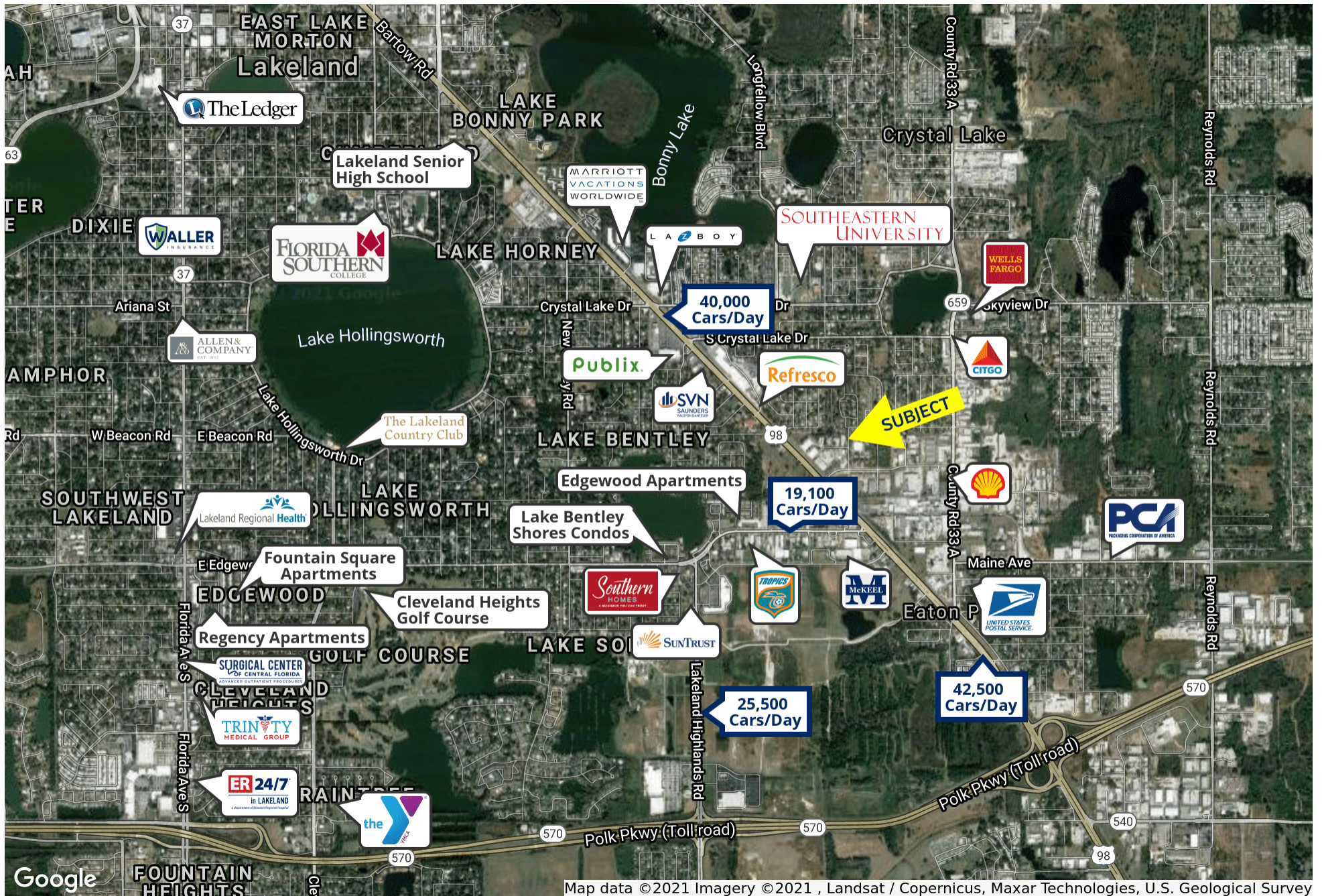




# INDUSTRIAL MARKET



















## **OWN FOR LESS THAN RENT!**

Because of today's record-low interest rates, ownership is more affordable than ever. In most situations, your mortgage payment would be less than rent, all while building equity.

Buying at Tall Oaks Business Park could lower your occupancy cost while enjoying an ideal working environment!

By securing a long term real estate loan, you can control most of your occupancy costs and prevent annual rent increases.

SVN | Saunders Ralston Dantzler and Baron Realty have pre-identified traditional and SBA financing options for qualified buyers. We can help expedite the application and closing processes.

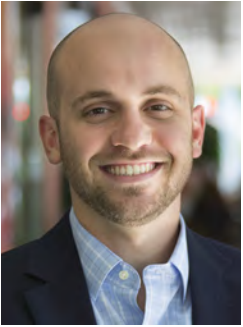
Seller financing available with as little as 10% down!!



SECTION 4

AGENT AND  
COMPANY





## DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: 863.272.7156 | Cell: 863.660.3138

### 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

SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, FL 33801





## GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

[gary.ralston@svn.com](mailto:gary.ralston@svn.com)

**Direct:** 863.877.2828 | **Cell:** 863.738.2246

### 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

SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, FL 33801





## CORY PETCOFF

cory@baronrealty.com

Direct: 863.607.4100

## PROFESSIONAL BACKGROUND

Cory Petcoff, President of Baron Realty, is a commercial real estate professional with an extensive background in investment analysis, property management, and leasing. Baron, under Petcoff's leadership, has brokered over \$300MM in investment sales and leasing transactions and currently manages a portfolio of more than 1,200,000 square feet of office, industrial, and retail properties.

Cory is a licensed Property and Casualty Insurance Agent as well as a Licensed Real Estate Broker. Cory is also a graduate of Stetson University and serves on the board of directors of several professional, civic and charitable organizations including Retail First Insurance Group, Lakeland Christian School, Lakeland Economic Development Council, Lakeland Regional Health Systems, and the Lakeland CRA Advisory Board.

**Baron Realty**  
1661 Williamsburg Square  
Lakeland, FL 33803  
863.607.4100





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 Network<sup>SM</sup> 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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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





1723 Bartow Rd  
Lakeland, Florida 33801  
863.272.7156

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNSaunders.com](http://www.SVNSaunders.com)

Baron Realty  
1661 Williamsburg Square  
Lakeland, FL 33803  
863.607.4100  
<https://www.baronrealty.com>

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