

PROPERTY FOR SALE POLK PARKWAY AND PIPKIN CREEK COMMERCIAL LAND

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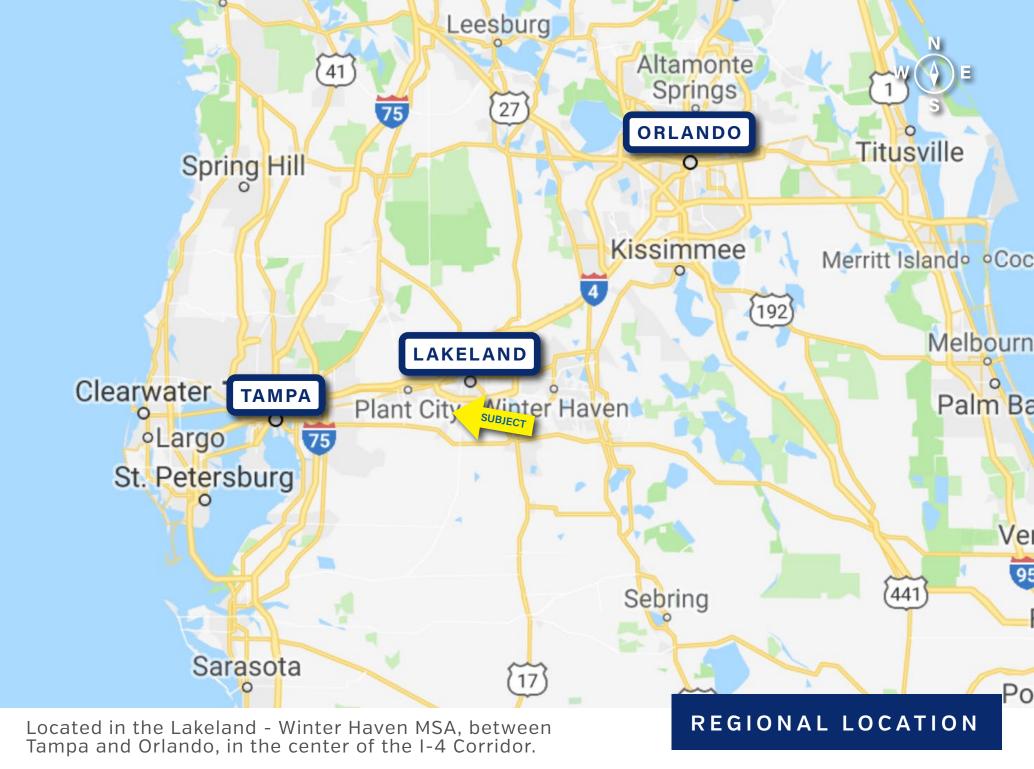
EXECUTIVE SUMMARY

PARKWAY FRONTAGE RD LAKELAND, FL 33811

This vacant commercial land is approximately 5.76 acres located adjacent to the Polk Parkway in Central/West Lakeland. The property is currently zoned for 20,000 SF of neighborhood shopping center and an additional 45,000 SF of other permitted uses.

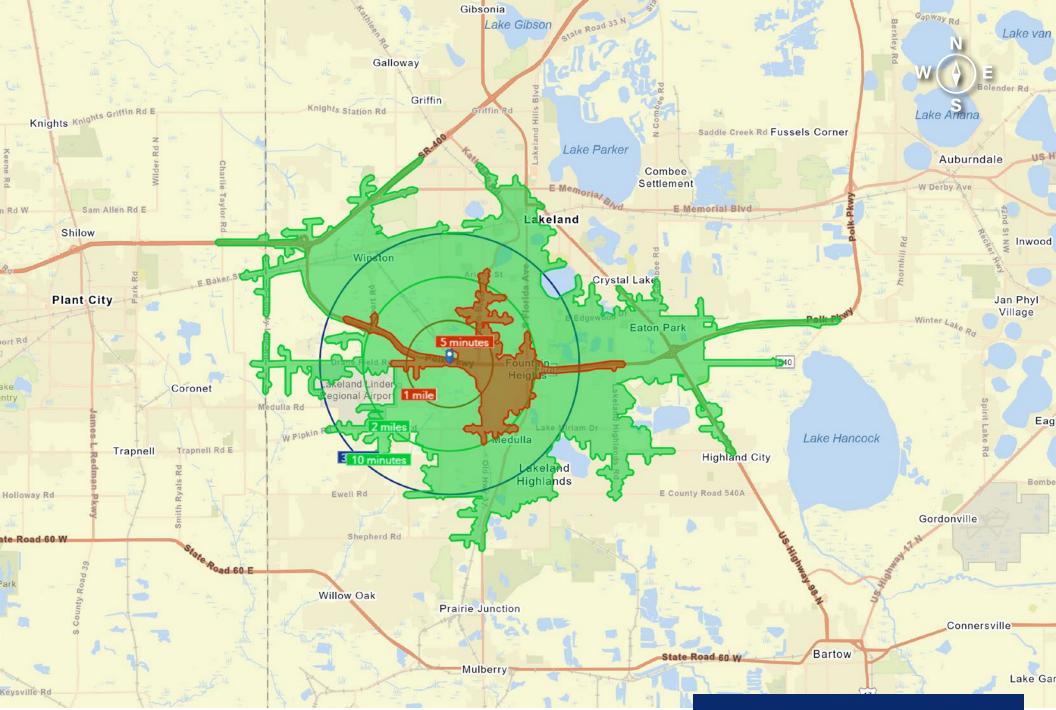
We believe under current market conditions, an alternative use for the land would be to re-zone for multi-family development. Currently, up to 20% of the commercial area may be used for multi-family residential. The property benefits from a prime location, just minutes to the Polk Parkway, Lakeside Village, Publix, Target, and more.

Site Address:	Parkway Frontage Rd, Lakeland, FL 33811
County:	Polk
PIN (Property Identification Number):	23290200000033460, 23290200000031020
Land Size:	5.76 +/- Acres
Property Use:	Vacant Commercial
Utilities:	Electric & Water - City of Lakeland
Zoning:	PUD 4382 (Commercial) - City of Lakeland
Taxes:	\$78.14 (2019)
Traffic Count:	35,800 cars/day on Polk Parkway 7,800 cars/day on Parkway Frontage Rd 2,700 cars/day on Pipkin Creek Rd
Asking Price:	\$850,000





Located south of the Polk Parkway and east of the Lakeland Linder International Airport in Lakeland, FL.



1, 2, 3 mile radius

DEMOGRAPHICS MAP

5, 10 minute drive time

BENCHMARK DEMOGRAPHICS

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	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk	FL	US	
Population	8,379	28,820	58,540	7,971	82,576	203,319	111,262	703,886	21,587,015	333,793,10	
Households	4,108	12,925	24,441	3,653	33,968	76,864	45,783	262,339	8,438,100	126,083,849	
Families	2,232	7,581	14,857	2,156	21,245	51,326	27,258	182,227	5,454,945	82,747,150	
Average Household Size	2.02	2.22	2.33	2.16	2.40	2.59	2.34	2.63	2.51	2.5	
Owner Occupied Housing Units	2,362	7,689	14,404	2,154	21,320	49,433	24,733	180,725	5,459,375	80,135,109	
Renter Occupied Housing Units	1,747	5,236	10,037	1,499	12,648	27,431	21,049	81,614	2,978,725	45,948,74	
Median Age	52.1	45.8	42.1	44.6	43.0	39.6	41.4	41.6	42.5	38.	
Income											
Median Household Income	\$52,966	\$52,589	\$53,407	\$52,066	\$55,011	\$54,135	\$48,696	\$52,516	\$56,362	\$62,20	
Average Household Income	\$82,767	\$73,885	\$75,322	\$72,563	\$75,827	\$73,676	\$67,908	\$69,985	\$81,549	\$90,05	
Per Capita Income	\$40,462	\$33,059	\$31,347	\$32,595	\$31,168	\$27,913	\$27,813	\$26,136	\$31,970	\$34,13	
Trends: 2015 - 2020 Annual Growth Rate											
Population	1.48%	1.32%	1.18%	1.01%	1.20%	1.34%	1.23%	1.52%	1.33%	0.729	
Households	1.42%	1.26%	1.11%	0.92%	1.18%	1.28%	1.16%	1.43%	1.27%	0.729	
Families	1.27%	1.15%	1.05%	0.79%	1.03%	1.23%	1.09%	1.37%	1.23%	0.649	
Owner HHs	1.60%	1.45%	1.33%	1.52%	1.38%	1.64%	1.28%	1.47%	1.22%	0.72	
Median Household Income	1.09%	0.75%	0.86%	0.97%	1.59%	1.89%	1.08%	1.10%	1.51%	1.609	
			MK VY				1				

here is strong population density within a 2 mile radius of 28,820 people.

BENCHMARK DEMOGRAPHICS

Hispanic Origin (Any Race)

18.10%

19.20%

20.60%

22.00%

20.30%

22.20%

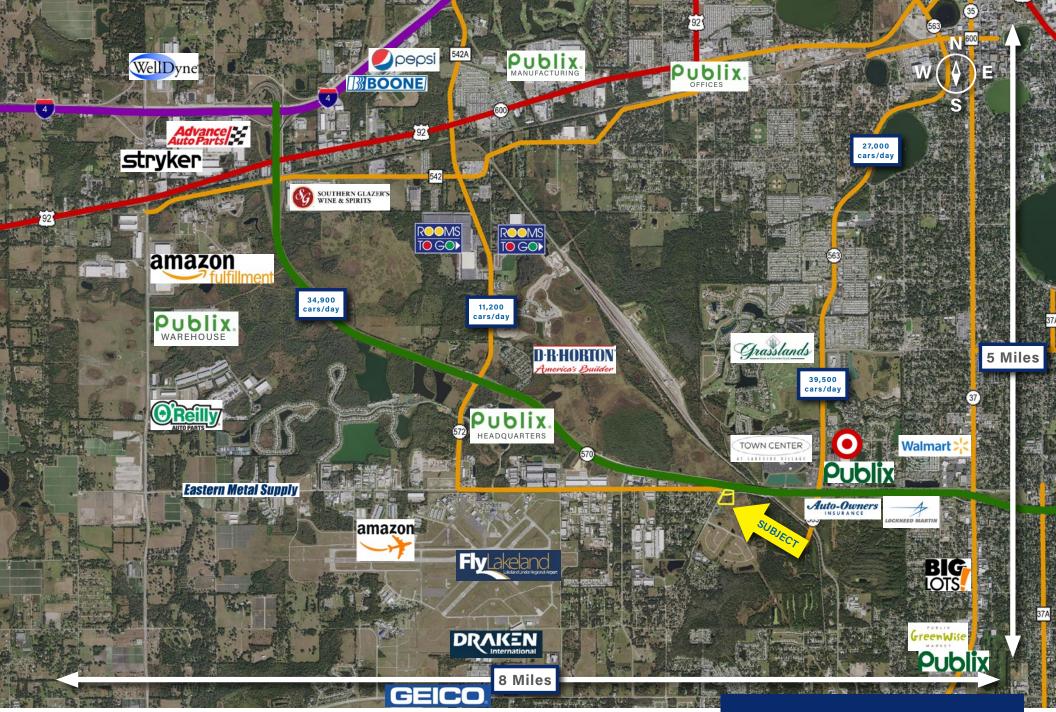
19.40%

25.50%

27.20%

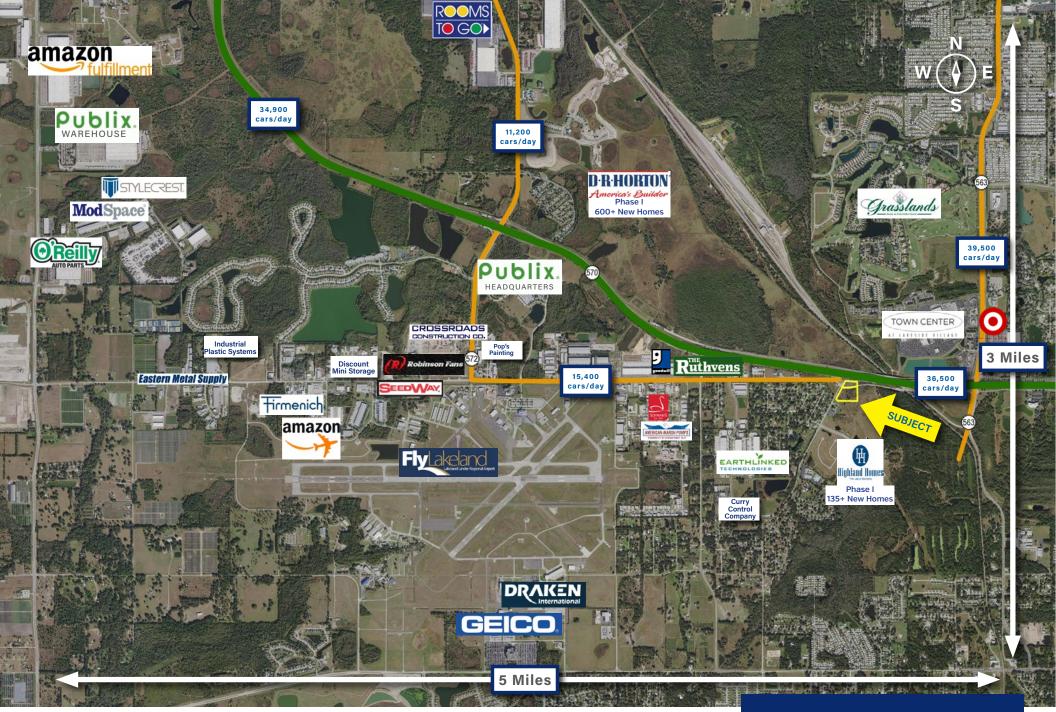
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35 - 44 10.30% 11.00% 11.00% 12.20% 11.50% 11.90% 11.00% 11.40% 11.70% 12.60% 45 - 54 10.20% 11.10% 11.10% 11.30% 11.50% 11.40% 10.80% 11.60% 12.40% 12.40% 12.40% 12.40% 12.40% 12.40% 12.40% 12.40% 13.00% 13.70% 13.00% 14.00% 13.00% 14.00% 13.00% 14.00% 13.00% 14.00% 13.00% 15.50% 16.40% 13.00% 13.00%	20 - 24	4.20%	5.20%	6.50%	5.00%	5.50%	6.20%	6.80%	5.70%	6.10%	6.70%	
45 - 5410.20%11.10%11.30%11.50%11.40%10.80%11.60%12.40%12.40%55 - 6412.50%12.90%12.80%12.30%13.40%12.90%12.40%13.00%13.70%13.00%65 - 7416.70%13.40%12.00%12.80%12.50%11.10%11.70%12.20%11.70%9.80%75 - 8410.90%8.70%7.30%8.70%7.20%6.10%7.40%6.90%6.60%4.80%85+6.90%4.70%3.70%4.50%3.20%2.40%3.90%2.50%2.80%2.00%Mite Alone82.60%79.60%77.50%78.30%75.20%70.60%67.40%71.00%72.50%69.40%Black Alone7.30%9.90%11.50%10.10%13.70%16.80%21.10%15.50%16.40%13.00%American Indian Alone0.30%0.40%0.30%0.40%0.40%0.40%0.50%0.40%1.00%Asian Alone2.20%1.80%1.60%2.00%1.80%2.20%2.10%1.80%2.90%5.90%Pacific Islander Alone0.20%0.10%0.10%0.10%0.10%0.10%0.10%0.10%0.10%0.20%Some Other Race Alone3.70%4.70%5.30%5.00%5.30%6.50%5.40%7.90%4.60%710%	25 - 34	11.40%	12.80%	13.00%	12.00%	13.10%	13.30%	13.40%	12.90%	13.30%	14.00%	
55 - 64 12.50% 12.80% 12.30% 13.40% 12.90% 12.40% 13.00% 13.70% 13.00% 65 - 74 16.70% 13.40% 12.00% 12.80% 12.50% 11.10% 11.70% 12.20% 11.70% 9.80% 75 - 84 10.90% 8.70% 7.30% 8.70% 7.20% 6.10% 7.40% 6.90% 6.60% 4.80% 85 + 6.90% 4.70% 3.70% 4.50% 3.20% 2.40% 3.90% 2.50% 2.80% 2.00% Back Alone 82.60% 79.60% 77.50% 78.30% 75.20% 70.60% 67.40% 71.00% 72.50% 69.40% Black Alone 7.30% 9.90% 11.50% 10.10% 13.70% 16.80% 21.10% 15.50% 16.40% 13.00% American Indian Alone 0.30% 0.40% 0.30% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40% 0.40%	35 - 44	10.30%	11.00%	11.00%	12.20%	11.50%	11.90%	11.00%	11.40%	11.70%	12.60%	
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75 - 84 10.90% 8.70% 7.30% 8.70% 7.20% 6.10% 7.40% 6.90% 6.60% 4.80% 85+ 6.90% 4.70% 3.70% 4.50% 3.20% 2.40% 3.90% 2.50% 2.80% 2.00% Mace and Ethnicity White Alone 82.60% 79.60% 77.50% 78.30% 75.20% 70.60% 67.40% 71.00% 72.50% 69.40% Black Alone 7.30% 9.90% 11.50% 10.10% 13.70% 16.80% 21.10% 15.50% 16.40% 13.00% American Indian Alone 0.30% 0.40% 0.30% 0.40%	55 - 64	12.50%	12.90%	12.80%	12.30%	13.40%	12.90%	12.40%	13.00%	13.70%	13.00%	
85+ 6.90% 4.70% 3.70% 4.50% 3.20% 2.40% 3.90% 2.50% 2.80% 2.00% Race and Ethnicity White Alone 82.60% 79.60% 77.50% 78.30% 75.20% 70.60% 67.40% 71.00% 72.50% 69.40% Black Alone 7.30% 9.90% 11.50% 10.10% 13.70% 16.80% 21.10% 15.50% 16.40% 13.00% American Indian Alone 0.30% 0.40% 0.30% 0.40% 0.40% 0.40% 0.40% 0.40% 0.50% 0.40% 1.00% Asian Alone 2.20% 1.80% 2.00% 1.80% 2.20% 2.10% 1.80% 2.90% 5.90% Pacific Islander Alone 0.20% 0.10%	65 - 74	16.70%	13.40%	12.00%	12.80%	12.50%	11.10%	11.70%	12.20%	11.70%	9.80%	
Bace and Ethnicity White Alone 82.60% 79.60% 77.50% 78.30% 75.20% 70.60% 67.40% 71.00% 72.50% 69.40% Black Alone 7.30% 9.90% 11.50% 10.10% 13.70% 16.80% 21.10% 15.50% 16.40% 13.00% American Indian Alone 0.30% 0.40% 0.30% 0.40% 0.40% 0.40% 0.40% 0.40% 0.50% 0.40% 1.00% Asian Alone 2.20% 1.80% 1.60% 2.00% 1.80% 2.20% 1.80% 2.90% 5.90% Pacific Islander Alone 0.20% 0.10%	75 - 84	10.90%	8.70%	7.30%	8.70%	7.20%	6.10%	7.40%	6.90%	6.60%	4.80%	
White Alone 82.60% 79.60% 77.50% 78.30% 75.20% 70.60% 67.40% 71.00% 72.50% 69.40% Black Alone 7.30% 9.90% 11.50% 10.10% 13.70% 16.80% 21.10% 15.50% 16.40% 13.00% American Indian Alone 0.30% 0.40% 0.30% 0.40% 0.20% 0.40% 0.40% </td <td>85+</td> <td>6.90%</td> <td>4.70%</td> <td>3.70%</td> <td>4.50%</td> <td>3.20%</td> <td>2.40%</td> <td>3.90%</td> <td>2.50%</td> <td>2.80%</td> <td>2.00%</td>	85+	6.90%	4.70%	3.70%	4.50%	3.20%	2.40%	3.90%	2.50%	2.80%	2.00%	
Black Alone 7.30% 9.90% 11.50% 10.10% 13.70% 16.80% 21.10% 15.50% 16.40% 13.00% American Indian Alone 0.30% 0.40% 0.30% 0.40% 0.40% 0.40% 0.40% 0.50% 0.40% 1.00% Asian Alone 2.20% 1.80% 1.60% 2.00% 1.80% 2.20% 2.10% 1.80% 2.90% 5.90% Pacific Islander Alone 0.20% 0.10% 0.10% 0.10% 0.10% 0.10% 0.10% 0.20% Some Other Race Alone 3.70% 4.70% 5.30% 5.30% 5.30% 5.40% 7.90% 4.60% 7.10%	Race and Ethnicity											
American Indian Alone 0.30% 0.40% 0.30% 0.40% 1.00% Asian Alone 2.20% 1.80% 2.20% 1.80% 2.20% 2.10% 1.80% 2.90% 5.90% Pacific Islander Alone 0.20% 0.10% 0.10% 0.10% 0.10% 0.10% 0.10% 0.10% 0.10% 0.20% Some Other Race Alone 3.70% 4.70% 5.30% 5.00% 5.40% 7.90% 4.60% 7.10%	White Alone	82.60%	79.60%	77.50%	78.30%	75.20%	70.60%	67.40%	71.00%	72.50%	69.40%	
Asian Alone 2.20% 1.80% 1.60% 2.00% 1.80% 2.20% 2.10% 1.80% 2.90% 5.90% Pacific Islander Alone 0.20% 0.1	Black Alone	7.30%	9.90%	11.50%	10.10%	13.70%	16.80%	21.10%	15.50%	16.40%	13.00%	
Pacific Islander Alone 0.20% 0.10%	American Indian Alone	0.30%	0.40%	0.40%	0.30%	0.40%	0.40%	0.40%	0.50%	0.40%	1.00%	
Some Other Race Alone 3.70% 4.70% 5.30% 5.00% 5.30% 6.50% 5.40% 7.90% 4.60% 7.10%	Asian Alone	2.20%	1.80%	1.60%	2.00%	1.80%	2.20%	2.10%	1.80%	2.90%	5.90%	
	Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%	
Two or More Races 3.70% 3.60% 3.50% 4.10% 3.40% 3.40% 3.60% 3.20% 3.10% 3.60%	Some Other Race Alone	3.70%	4.70%	5.30%	5.00%	5.30%	6.50%	5.40%	7.90%	4.60%	7.10%	
	Two or More Races	3.70%	3.60%	3.50%	4.10%	3.40%	3.40%	3.60%	3.20%	3.10%	3.60%	

18.80%



The Southwest Lakeland market area is dominated by manufacturing, warehousing, and some of Lakeland's largest employers. Dining and shopping are minutes away along Harden Blvd. and S. Florida Ave.

MARKET AREA MAP



Subject property is located directly east of the Lakeland Airport, with easy access to I-4 and the Polk Parkway. There are several new residential subdivisions nearby, including a Highland Homes neighborhood adjacent to the subject.

TRADE AREA MAP



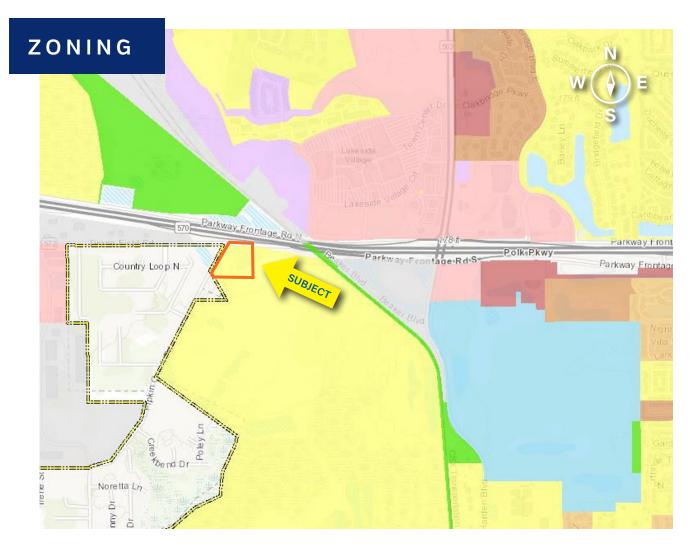
Within the neighborhood is a Publix, Target, and several shops and restaurants at Lakeside Village.

NEIGHBORHOOD AERIAL



330 +/- FT of frontage along Parkway Frontage Rd with full access via Pipkin Creek Rd.

SITE AERIAL



PUD 4382 (Commercial Development)

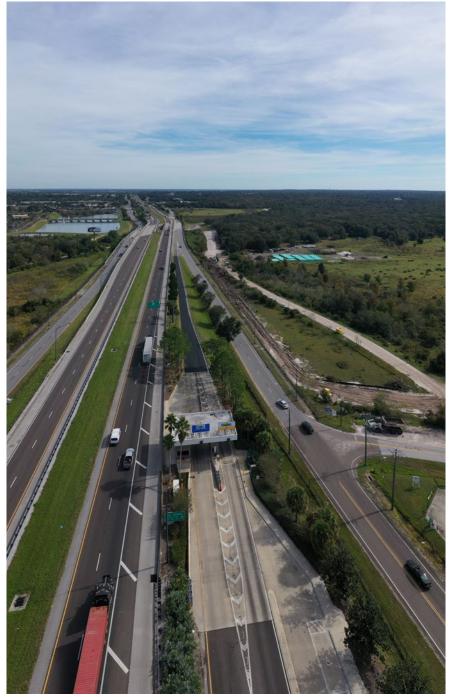
City of Lakeland

Permitted Uses: A maximum 20,000 square-foot neighborhood shopping center, see PUD documents for permitted uses.

A maximum of 45,000 squarefeet of additional space, see PUD documents for permitted uses.

PUD documents available upon request - Email David at david.hungerford@ svn.com





Polk Parkway facing East



Aerial facing Northeast



Aerial facing North



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