



PROPERTY FOR SALE

POLK PARKWAY AND PIPKIN CREEK COMMERCIAL LAND

863.648.1528 | SVNsaunders.com | 1723 Bartow Rd. Lakeland, Florida 33801

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Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS
Managing Partner & Broker
gary.ralston@svn.com



David Hungerford, ccim

Senior Advisor
david.hungerford@svn.com
863.272.7156



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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.

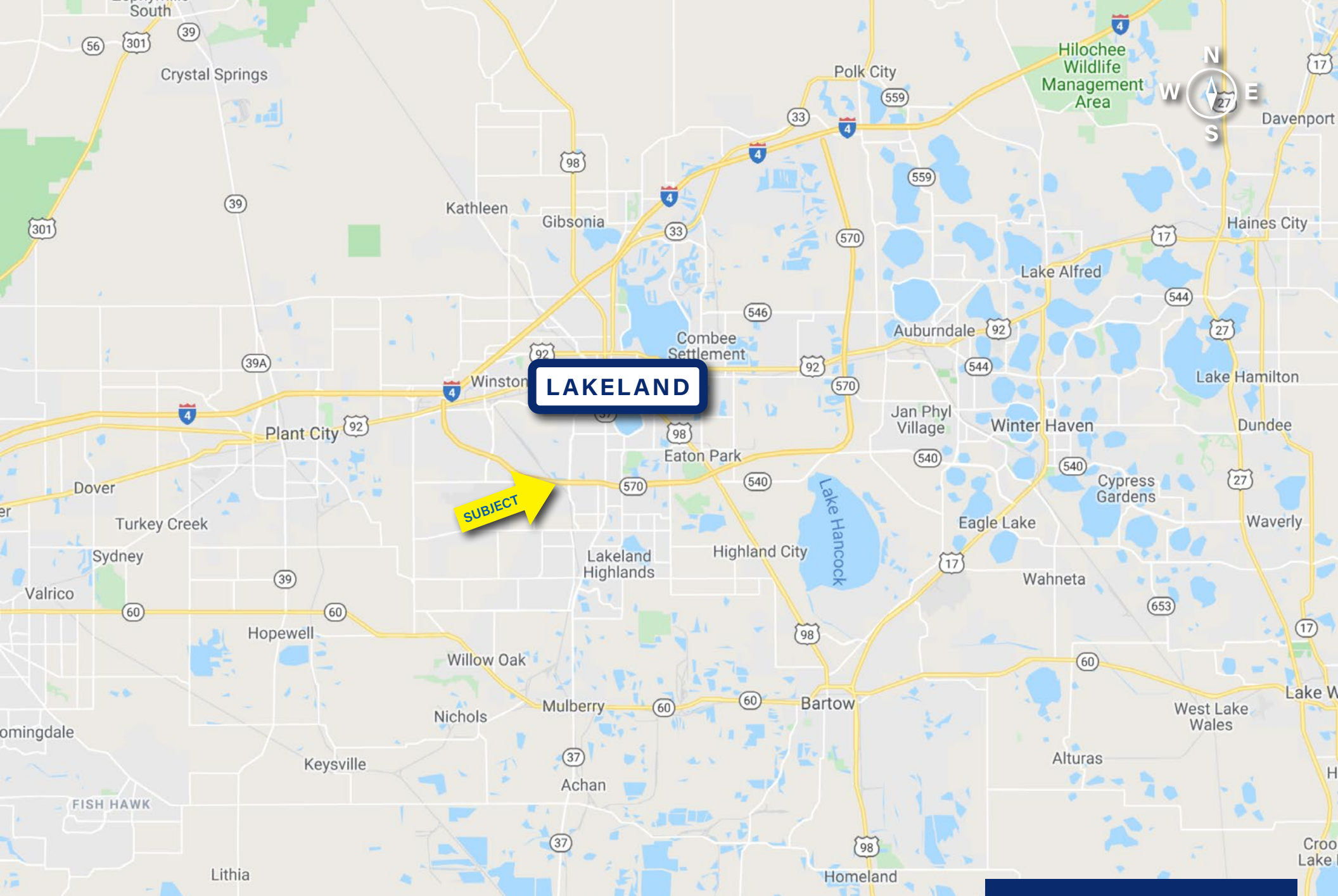
We believe under current market conditions, an alternative use for the land would be to re-zone for multi-family development. Currently, up to 20% of the commercial area may be used for multi-family residential. The property benefits from a prime location, just minutes to the Polk Parkway, Lakeside Village,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

Site Address:	Parkway Frontage Rd, Lakeland, FL 33811
County:	Polk
PIN (Property Identification Number):	232902000000033460, 232902000000031020
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



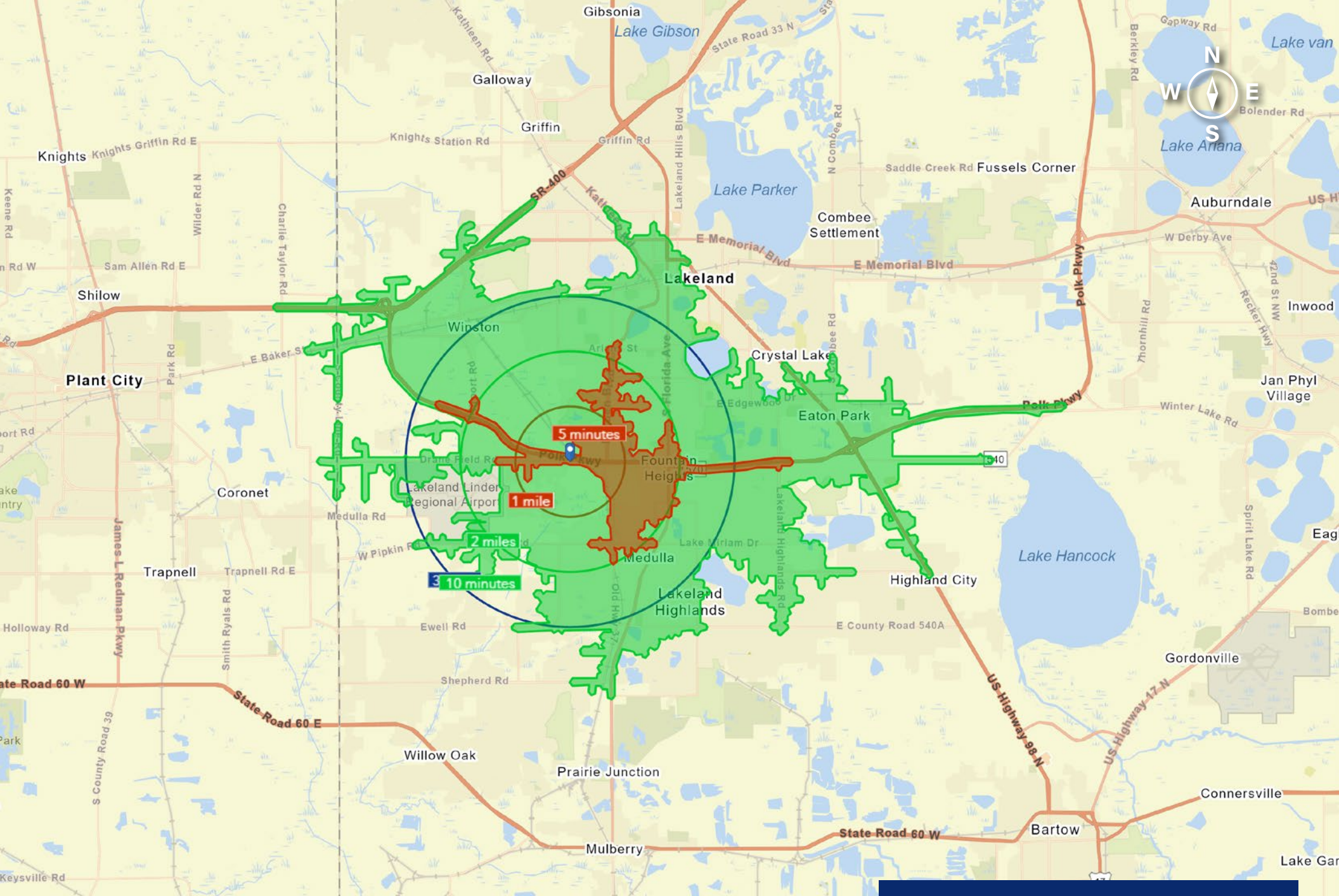
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



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

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	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	333,793,107
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	82,747,156
Average Household Size	2.02	2.22	2.33	2.16	2.40	2.59	2.34	2.63	2.51	2.58
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	45,948,740
Median Age	52.1	45.8	42.1	44.6	43.0	39.6	41.4	41.6	42.5	38.5
Income										
Median Household Income	\$52,966	\$52,589	\$53,407	\$52,066	\$55,011	\$54,135	\$48,696	\$52,516	\$56,362	\$62,203
Average Household Income	\$82,767	\$73,885	\$75,322	\$72,563	\$75,827	\$73,676	\$67,908	\$69,985	\$81,549	\$90,054
Per Capita Income	\$40,462	\$33,059	\$31,347	\$32,595	\$31,168	\$27,913	\$27,813	\$26,136	\$31,970	\$34,136
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%	0.72%
Households	1.42%	1.26%	1.11%	0.92%	1.18%	1.28%	1.16%	1.43%	1.27%	0.72%
Families	1.27%	1.15%	1.05%	0.79%	1.03%	1.23%	1.09%	1.37%	1.23%	0.64%
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%	1.60%

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

BENCHMARK DEMOGRAPHICS

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

Households by Income

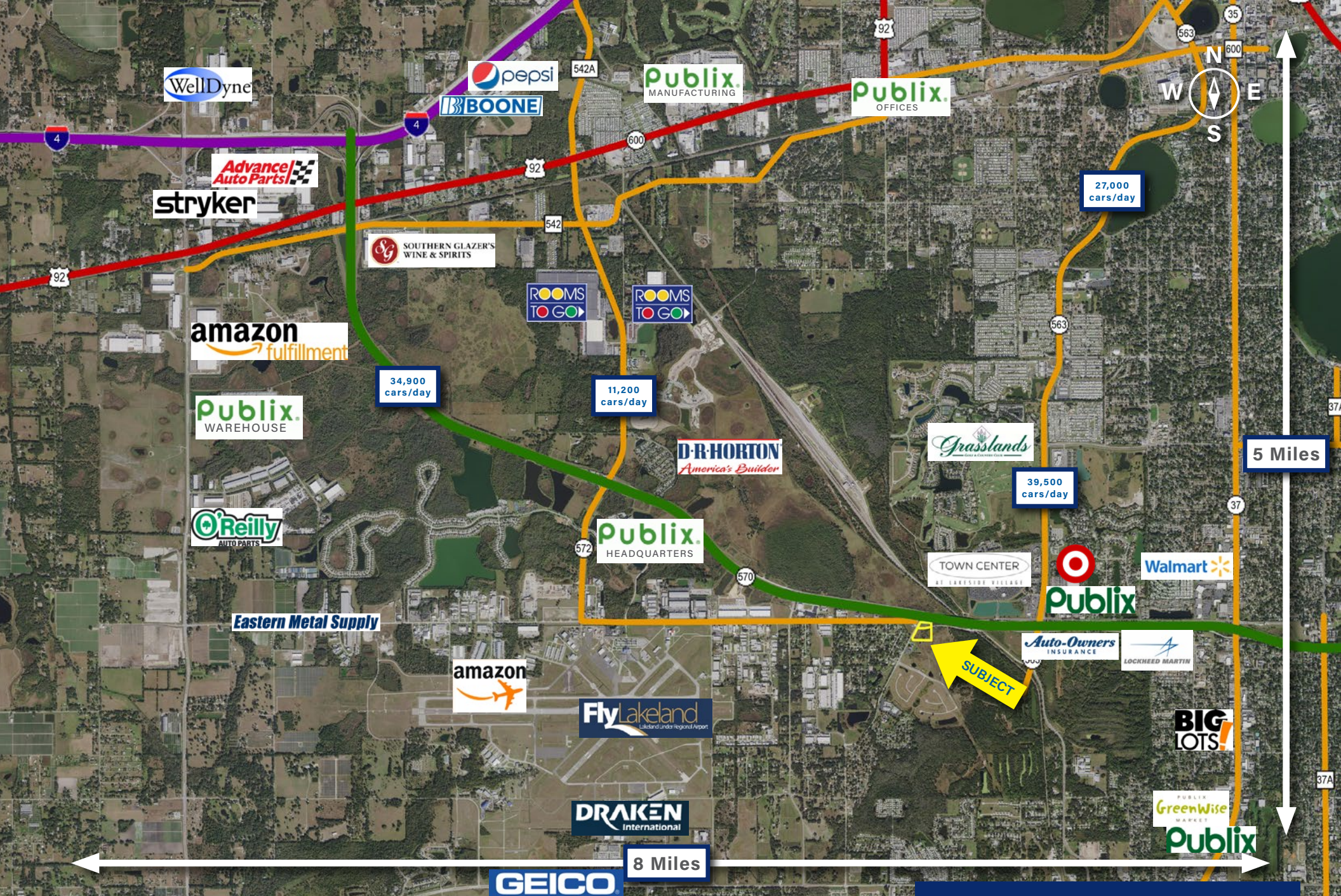
<\$15,000	8.10%	9.60%	10.60%	8.30%	9.90%	10.90%	12.90%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	11.10%	11.50%	10.20%	10.90%	10.50%	10.70%	11.60%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	10.40%	9.40%	9.50%	12.50%	10.40%	10.70%	10.50%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	16.90%	16.40%	15.90%	15.50%	13.80%	13.30%	16.00%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	20.50%	20.60%	19.50%	21.90%	19.40%	19.00%	19.40%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	10.10%	12.10%	12.40%	12.00%	13.70%	13.60%	11.30%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	9.70%	11.10%	11.80%	11.10%	12.30%	12.80%	10.10%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	5.70%	4.60%	5.30%	2.60%	4.80%	4.30%	4.40%	4.50%	5.50%	6.90%
\$200,000+	7.40%	4.60%	4.80%	5.20%	5.10%	4.70%	3.80%	3.40%	6.30%	7.90%

Population by Age

0 - 4	4.40%	5.10%	5.50%	5.20%	5.40%	6.00%	5.70%	5.90%	5.20%	6.00%
5 - 9	4.50%	5.10%	5.40%	5.40%	5.50%	6.10%	5.50%	6.00%	5.40%	6.10%
10 - 14	4.30%	5.00%	5.40%	5.40%	5.60%	6.20%	5.40%	6.00%	5.60%	6.30%
15 - 19	3.80%	4.90%	6.20%	5.10%	5.60%	6.30%	6.00%	5.80%	5.60%	6.30%
20 - 24	4.20%	5.20%	6.50%	5.00%	5.50%	6.20%	6.80%	5.70%	6.10%	6.70%
25 - 34	11.40%	12.80%	13.00%	12.00%	13.10%	13.30%	13.40%	12.90%	13.30%	14.00%
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%
55 - 64	12.50%	12.90%	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%

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%	0.40%	0.30%	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%	0.10%	0.10%	0.20%
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%
Hispanic Origin (Any Race)	18.10%	19.20%	20.60%	22.00%	20.30%	22.20%	19.40%	25.50%	27.20%	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.

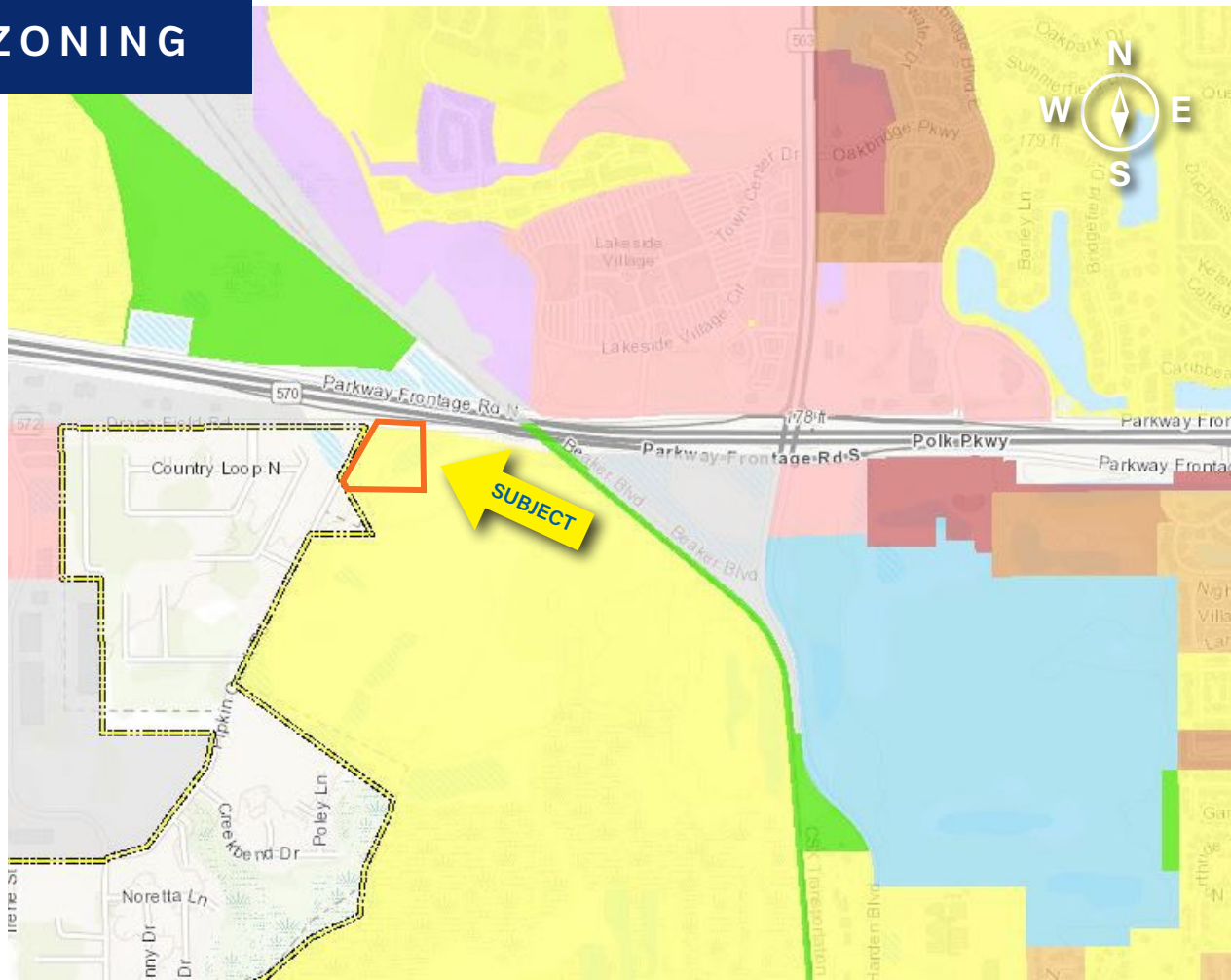
NEIGHBORHOOD AERIAL



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

SITE AERIAL

ZONING



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 square-feet of additional space, see PUD documents for permitted uses.

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

 PUD 4382

 COMMERCIAL

 LIMITED DEVELOPMENT

 OFFICE



Polk Parkway facing East



Aerial facing Northeast



Aerial facing North



SVN | Saunders Ralston Dantzler
Real Estate

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