

LAND FOR SALE

# 6100 S FLORIDA AVE

Lakeland, FL 33813

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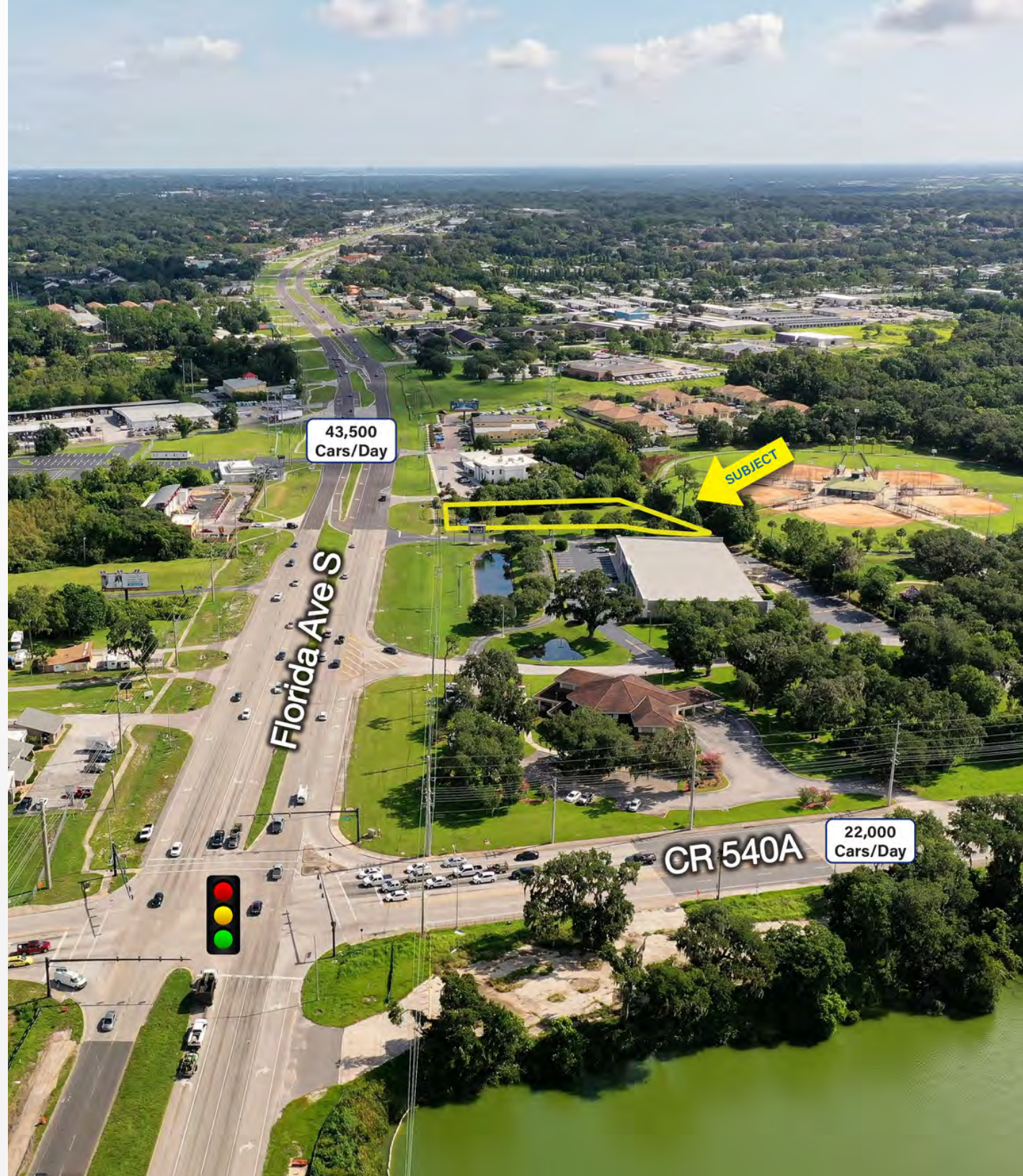
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SECTION 1

PROPERTY  
INFORMATION



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$750,000</b>
<b>LOT SIZE:</b>	1.32 ± Acres
<b>PRICE / ACRE:</b>	\$568,182
<b>TRAFFIC COUNT:</b>	43,500 ± cars/day
<b>ROAD FRONTAGE:</b>	137 ± FT
<b>PIN:</b>	232913000000042180
<b>FUTURE LAND USE:</b>	Linear Commercial Corridor
<b>UTILITIES:</b>	Water and Sewer [Polk County]

## PROPERTY OVERVIEW

1.32-acre parcel located on busy S. Florida Avenue, where traffic counts are 43,500/day. There is a dedicated right-turn lane into the main driveway shared with Badcock Furniture for northbound travelers on Florida Ave. There is also a dedicated left-turn lane leading to this same driveway for southbound travelers. Additionally, there is cross-access through Badcock that leads to County Road 540A, which carries another 24,000 vehicles per day.

This commercial or medical development opportunity is located within a high-growth, economically affluent area with a median household income of \$75,802 within a 2-mile radius.

## PROPERTY HIGHLIGHTS

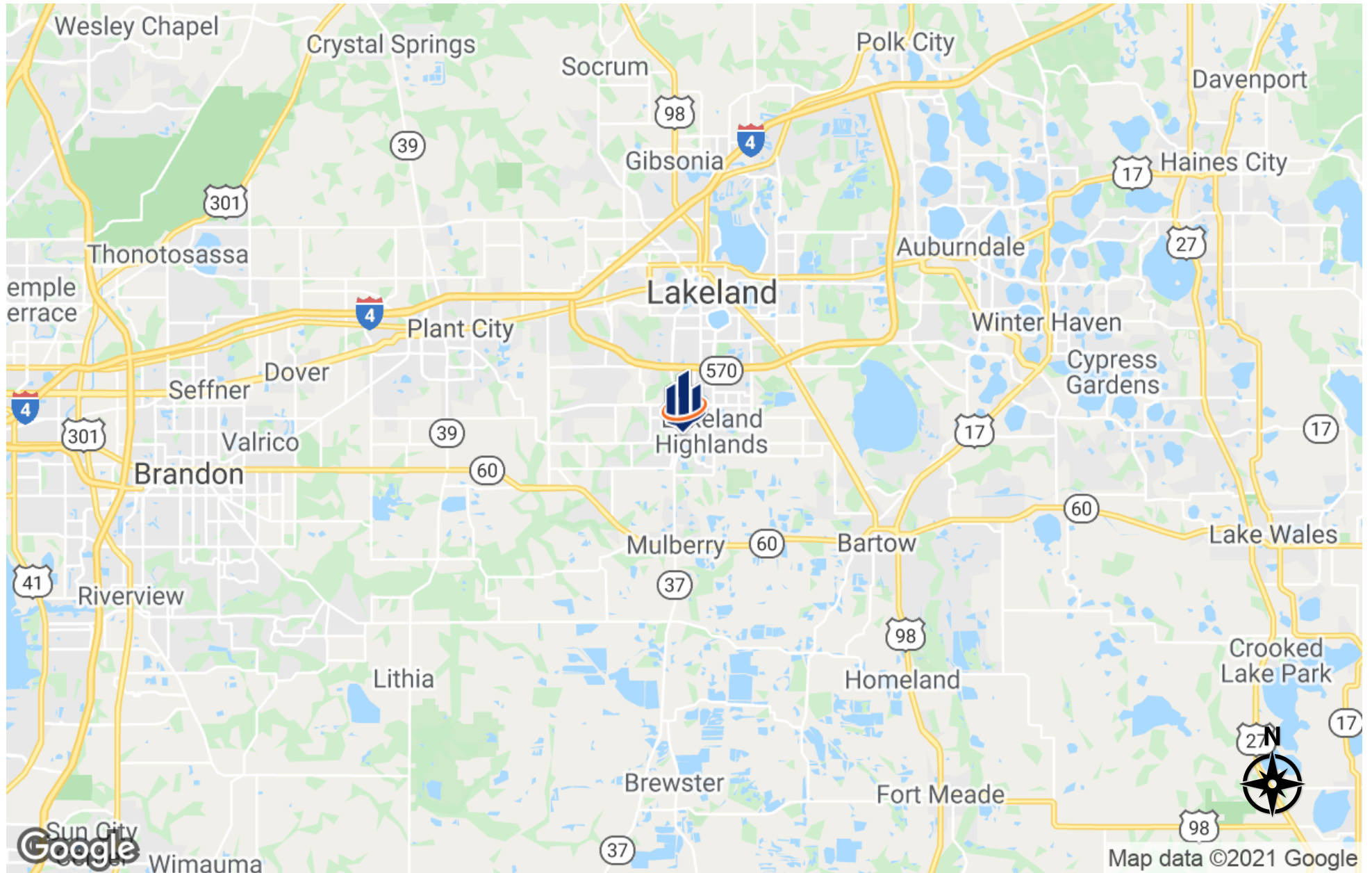
- Excellent visibility and easy access from S Florida Ave
- Sits between Badcock Furniture and MidFlorida Credit Union
- Cross-access through Badcock leading to County Road 540A, and traffic signal
- Formerly approved and permitted for a Dunkin' store
- Some use restrictions from Badcock Furniture, including furniture and mattress
- Some off-site retention is available

SECTION 2

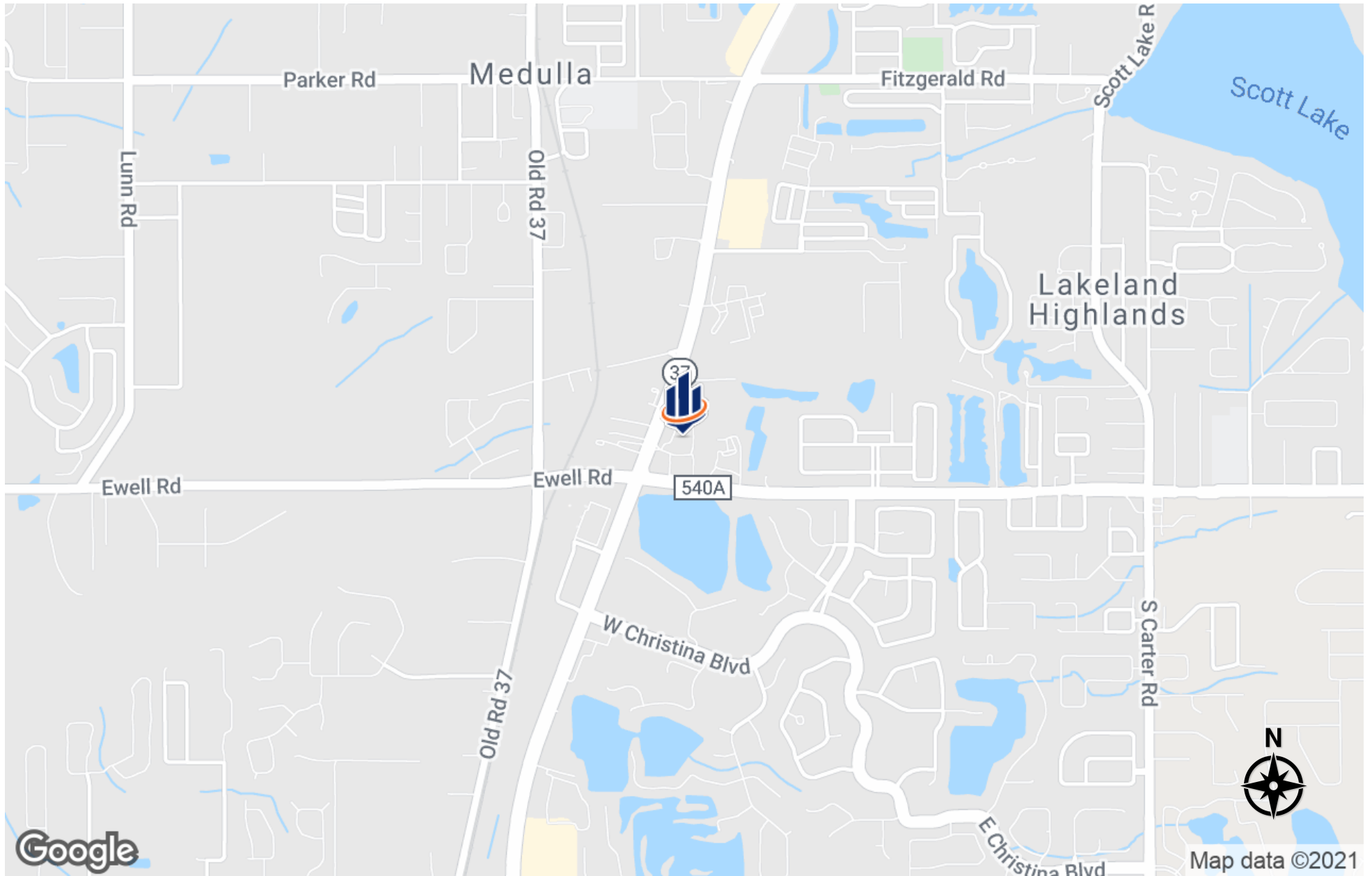
LOCATION  
INFORMATION



REGIONAL MAP



LOCATION MAP







# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	6,414	24,340	52,835	13,088	81,605	160,147	703,886	21,587,015	333,793,107
Households	2,408	9,140	20,138	4,933	31,066	61,034	262,339	8,438,100	126,083,849
Families	1,763	6,922	14,966	3,710	22,387	41,431	182,227	5,454,945	82,747,156
Average Household Size	2.66	2.66	2.62	2.65	2.62	2.59	2.63	2.51	2.58
Owner Occupied Housing Units	1,804	7,004	15,653	3,815	23,007	41,252	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	604	2,136	4,485	1,118	8,059	19,782	81,614	2,978,725	45,948,740
Median Age	43.5	43.5	42.9	43.5	41.7	40.20	41.60	42.50	38.50
<b><i>Income</i></b>									
Median Household Income	\$68,072	\$75,802	\$75,456	\$77,661	\$71,473	\$59,718	\$52,516	\$56,362	\$62,203
Average Household Income	\$95,097	\$97,086	\$95,075	\$98,371	\$91,919	\$80,378	\$69,985	\$81,549	\$90,054
Per Capita Income	\$35,307	\$36,330	\$35,891	\$36,810	\$35,021	\$30,635	\$26,136	\$31,970	\$34,136
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	1.13%	1.48%	1.43%	1.42%	1.47%	1.46%	1.52%	1.33%	0.72%
Households	1.03%	1.40%	1.35%	1.32%	1.36%	1.39%	1.43%	1.27%	0.72%
Families	0.98%	1.33%	1.30%	1.27%	1.33%	1.33%	1.37%	1.23%	0.64%
Owner HHs	1.37%	1.72%	1.65%	1.61%	1.70%	1.69%	1.47%	1.22%	0.72%
Median Household Income	2.40%	1.57%	1.38%	1.68%	1.74%	1.97%	1.10%	1.51%	1.60%

**S**trong population density with more than 52,000 people within a 3-mile radius and over 160,000 people within a 15-minute drive time from the property.

**M**edian household income within a 2-mile radius is 44.3% greater 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	3.90%	3.90%	4.30%	3.40%	5.10%	8.40%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	7.80%	5.90%	5.90%	5.70%	6.80%	9.30%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	12.10%	10.30%	8.40%	10.40%	8.50%	9.70%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	13.20%	12.10%	12.20%	11.60%	12.50%	13.20%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	16.70%	17.00%	18.80%	16.60%	19.10%	19.20%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	12.90%	15.80%	17.00%	16.10%	16.10%	15.20%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	16.40%	18.80%	18.80%	19.20%	18.10%	14.40%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	8.70%	8.10%	7.20%	8.90%	6.60%	4.90%	4.50%	5.50%	6.90%
\$200,000+	8.60%	8.00%	7.50%	8.00%	7.20%	5.70%	3.40%	6.30%	7.90%

## Population by Age

0 - 4	5.40%	5.30%	5.20%	5.20%	5.40%	5.80%	5.90%	5.20%	6.00%
5 - 9	5.70%	5.80%	5.80%	5.70%	5.90%	6.10%	6.00%	5.40%	6.10%
10 - 14	6.50%	6.30%	6.30%	6.40%	6.20%	6.10%	6.00%	5.60%	6.30%
15 - 19	6.60%	6.20%	6.10%	6.40%	6.10%	6.20%	5.80%	5.60%	6.30%
20 - 24	5.10%	5.00%	5.00%	4.90%	5.30%	6.00%	5.70%	6.10%	6.70%
25 - 34	10.80%	11.10%	11.60%	11.10%	12.60%	13.40%	12.90%	13.30%	14.00%
35 - 44	11.70%	12.10%	12.60%	12.10%	12.50%	12.10%	11.40%	11.70%	12.60%
45 - 54	12.20%	13.20%	12.80%	13.10%	12.60%	11.90%	11.60%	12.40%	12.40%
55 - 64	15.60%	15.60%	14.70%	15.80%	14.10%	13.20%	13.00%	13.70%	13.00%
65 - 74	12.10%	12.20%	12.20%	12.20%	11.60%	11.20%	12.20%	11.70%	9.80%
75 - 84	6.50%	5.50%	5.80%	5.50%	5.70%	5.80%	6.90%	6.60%	4.80%
85+	1.80%	1.60%	1.90%	1.60%	2.00%	2.30%	2.50%	2.80%	2.00%

## Race and Ethnicity

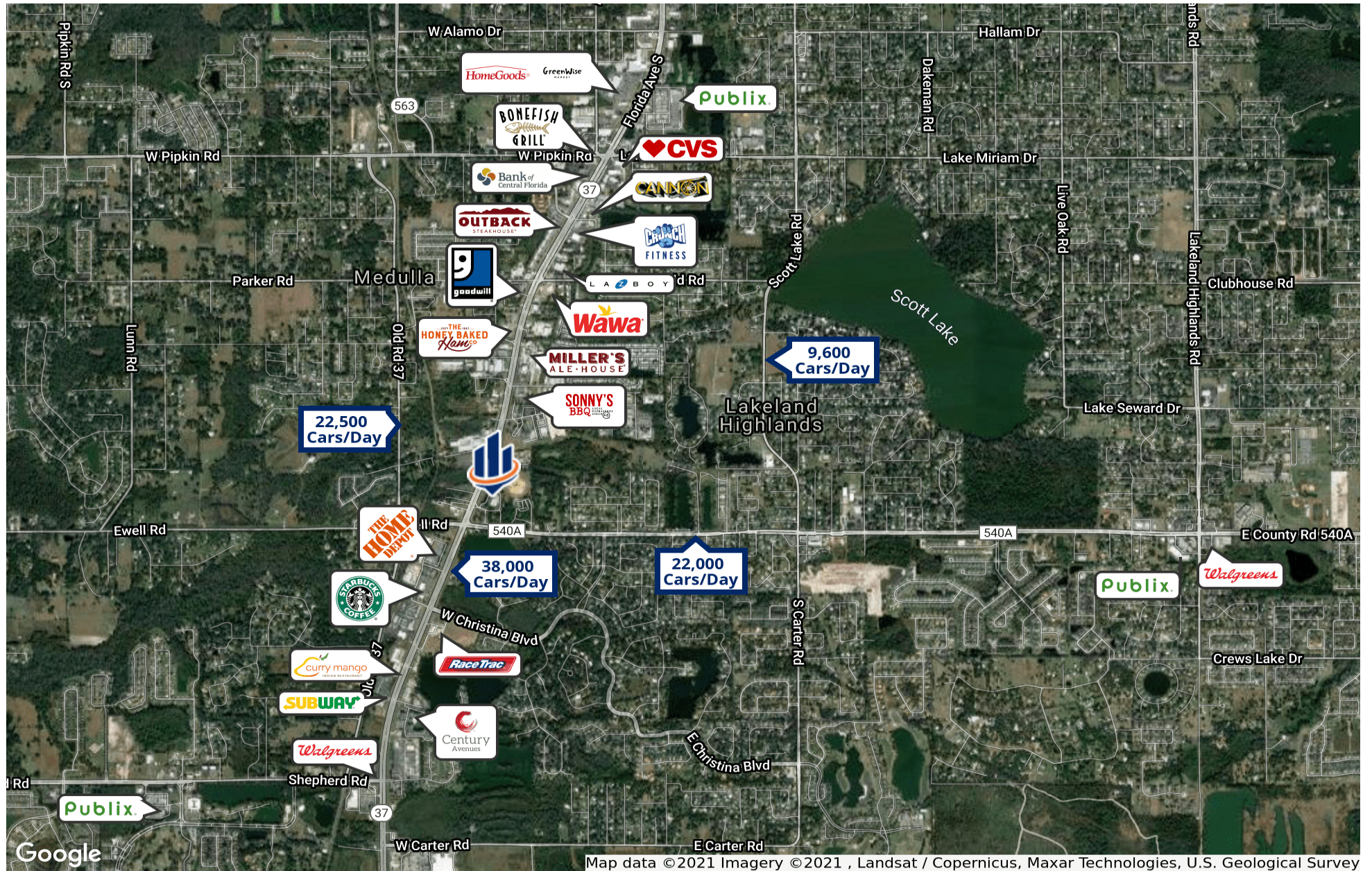
White Alone	79.60%	81.40%	82.10%	81.60%	80.70%	75.80%	71.00%	72.50%	69.40%
Black Alone	11.80%	9.70%	8.40%	9.00%	8.50%	11.40%	15.50%	16.40%	13.00%
American Indian Alone	0.20%	0.30%	0.30%	0.40%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.90%	2.30%	2.60%	2.90%	2.90%	2.40%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.10%	3.20%	3.50%	3.00%	4.50%	6.50%	7.90%	4.60%	7.10%
Two or More Races	3.40%	3.10%	3.10%	3.10%	3.10%	3.30%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	19.80%	17.90%	18.40%	18.20%	19.60%	22.50%	25.50%	27.20%	18.80%

SECTION 3

MAPS AND  
PHOTOS



# MARKET AREA MAP



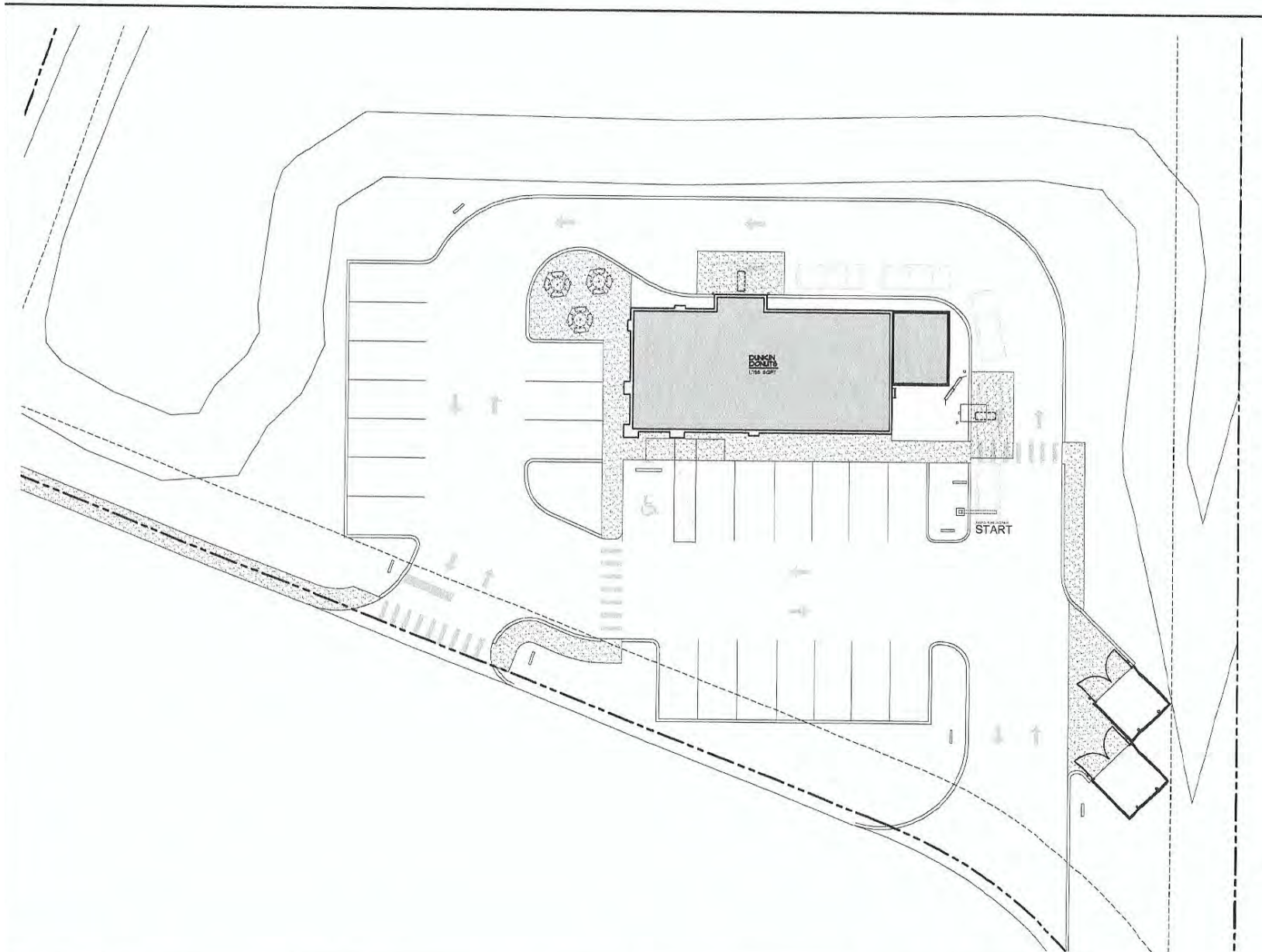
# TRADE AREA MAP



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

# DUNKIN' CONCEPT PLAN

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## SITE AERIAL AND PROPERTY DIMENSIONS

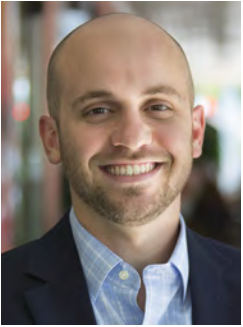


SECTION 4

AGENT AND  
COMPANY







## DAVID HUNGERFORD, CCIM

Senior Advisor

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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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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.



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