



PROPERTY FOR SALE

US 17 AND 5TH STREET - FORT MEADE, FL

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

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EXECUTIVE SUMMARY

0 5TH ST NE FORT MEADE, FL 33841

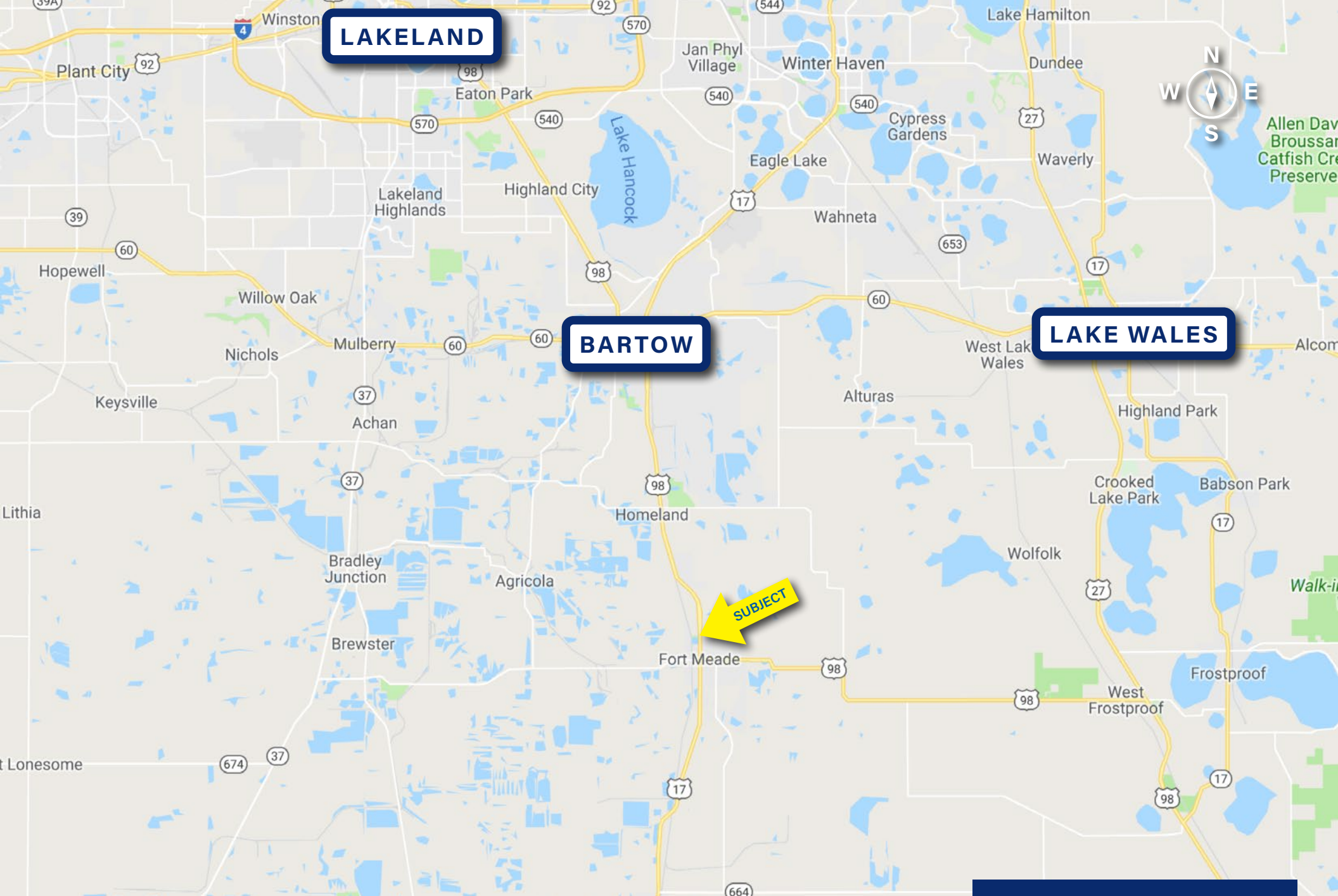
The subject property is located at the corner of 5th Street and US Highway 17. The property features 0.72 +/- acres of land and 1,652 +/- SF of building that will need to be razed to achieve the property's highest and best use. The neighborhood area features upcoming commercial development including an O'Reilly's Auto Parts which will be caddy-corner to the subject property.

Site Address:	0 5th ST NE, Fort Meade, FL 33841
County:	Polk
PIN (Property Identification Number):	25-31-27-454500-016020
Land Size:	0.72 +/- acres
Building Size:	1,652 +/- SF
Year Built:	1933
Property Use:	Clubs, lodges, union halls
Utilities:	City of Fort Meade
Zoning:	Commercial Corridor (City of Fort Meade)
Taxes:	\$0.00
Traffic Count:	19,000 cars/day on US 98
Price:	\$245,000



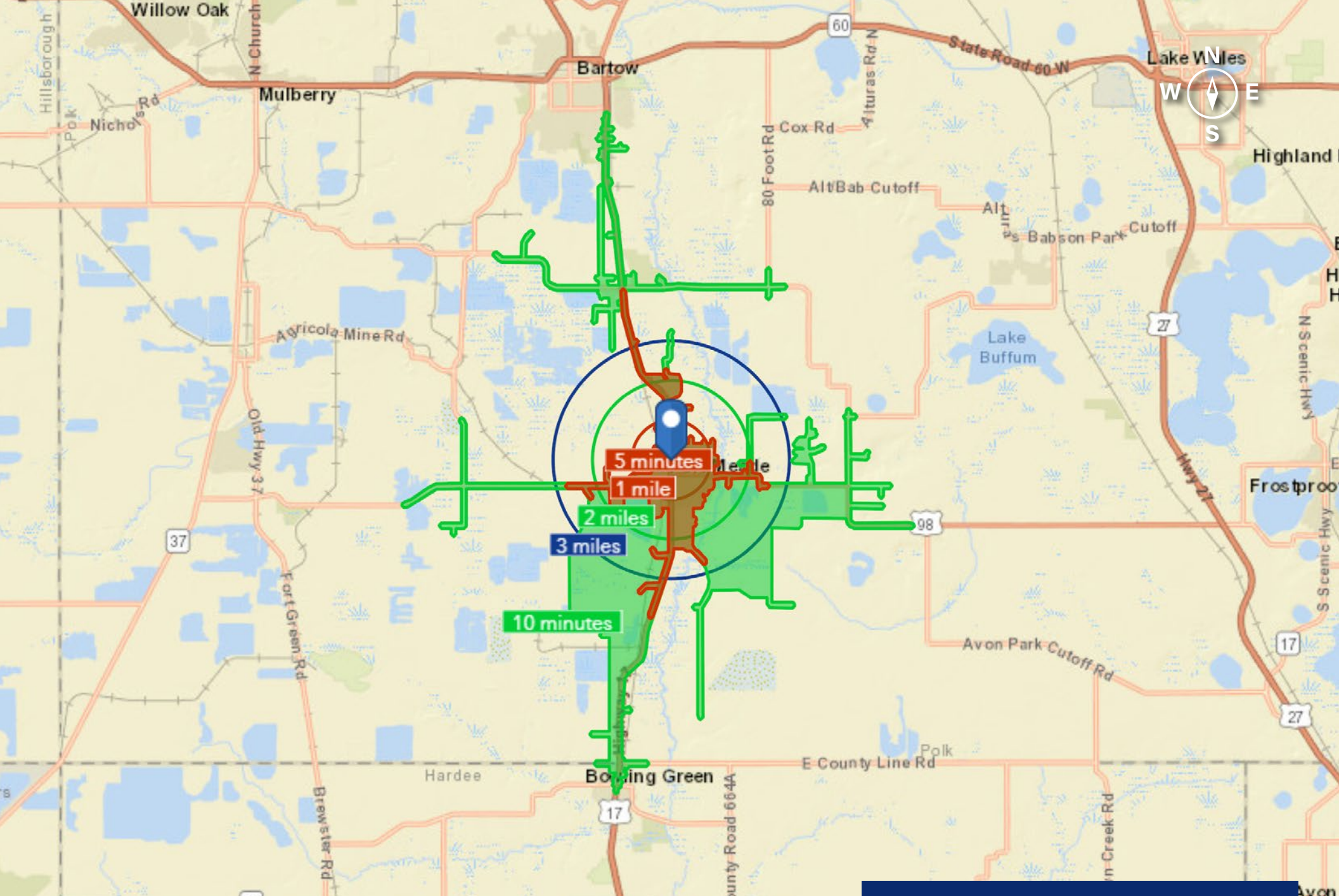
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the center of the
I-4 Corridor.

REGIONAL LOCATION MAP



Located in Fort Meade along US Highway 17,
south of Bartow, 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	Polk	FL	US
Population	3,919	6,114	6,700	5,611	7,986	667,696	20,875,686	330,088,686
Households	1,314	2,178	2,356	1,943	2,746	249,123	8,152,541	124,110,001
Families	987	1,594	1,719	1,428	2,012	173,193	5,273,287	81,631,156
Average Household Size	2.98	2.80	2.84	2.88	2.90	2.63	2.51	2.59
Owner Occupied Housing Units	885	1,509	1,640	1,339	1,896	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	428	669	716	604	850	79,532	2,959,407	45,847,716
Median Age	36.8	38.1	38.4	37.8	37.3	41.4	42.3	38.3
Income								
Median Household Income	\$49,890	\$45,918	\$45,519	\$45,972	\$44,229	\$47,429	\$52,098	\$58,100
Average Household Income	\$61,528	\$58,062	\$57,746	\$58,219	\$57,378	\$64,107	\$75,281	\$83,694
Per Capita Income	\$21,169	\$20,649	\$20,626	\$20,563	\$19,940	\$24,475	\$29,913	\$31,950
Trends: 2018 - 2023 Annual Growth Rate								
Population	0.71%	0.69%	0.70%	0.68%	0.69%	1.55%	1.41%	0.83%
Households	0.65%	0.63%	0.64%	0.61%	0.63%	1.48%	1.36%	0.79%
Families	0.58%	0.53%	0.54%	0.53%	0.53%	1.42%	1.30%	0.71%
Owner HHs	1.38%	1.25%	1.27%	1.27%	1.21%	2.07%	1.91%	1.16%
Median Household Income	3.34%	3.15%	3.13%	3.18%	3.14%	2.65%	2.52%	2.50%

The Median Household Income levels are consistent with Polk County metrics.

BENCHMARK DEMOGRAPHICS

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

Households by Income

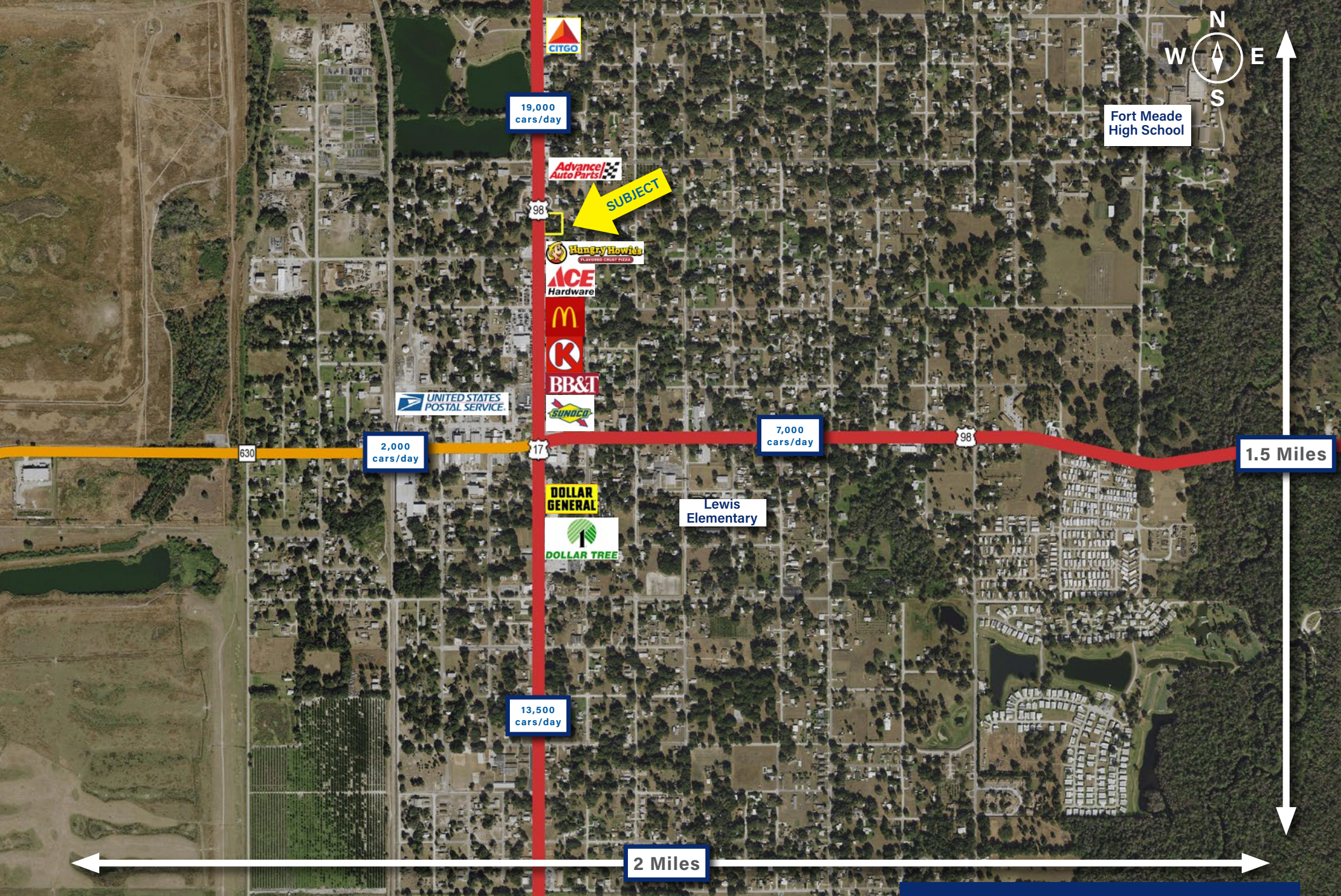
<\$15,000	10.10%	10.00%	9.80%	9.80%	10.70%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	13.50%	14.30%	14.30%	14.40%	14.20%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	12.40%	13.40%	13.50%	13.80%	13.70%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	14.00%	15.60%	16.20%	15.10%	16.40%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	18.60%	19.40%	19.50%	19.10%	19.40%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	14.70%	13.30%	13.00%	13.50%	12.10%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	13.70%	11.80%	11.50%	11.90%	10.90%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.80%	1.20%	1.30%	1.30%	1.60%	2.90%	4.50%	6.00%
\$200,000+	1.10%	0.90%	0.90%	0.90%	1.10%	2.90%	5.10%	6.70%

Population by Age

0 - 4	7.10%	7.10%	7.10%	7.10%	7.30%	6.00%	5.30%	6.00%
5 - 9	7.20%	7.00%	6.90%	7.00%	7.20%	6.00%	5.40%	6.20%
10 - 14	6.90%	6.70%	6.60%	6.70%	6.80%	6.00%	5.60%	6.30%
15 - 19	6.20%	6.00%	6.00%	6.10%	6.20%	5.90%	5.70%	6.40%
20 - 24	6.00%	6.10%	6.00%	6.10%	6.20%	5.90%	6.30%	6.90%
25 - 34	14.40%	13.60%	13.60%	13.80%	13.70%	12.70%	13.20%	13.90%
35 - 44	11.60%	10.90%	10.80%	10.90%	11.00%	11.40%	11.70%	12.50%
45 - 54	12.40%	11.50%	11.40%	11.70%	11.20%	11.80%	12.70%	12.80%
55 - 64	11.90%	11.80%	11.90%	11.80%	11.60%	13.10%	13.60%	13.00%
65 - 74	9.60%	11.10%	11.30%	10.70%	10.80%	12.10%	11.50%	9.40%
75 - 84	4.90%	6.30%	6.40%	6.00%	6.00%	6.60%	6.30%	4.60%
85+	1.80%	2.00%	2.00%	2.00%	2.00%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	68.90%	67.80%	68.80%	66.90%	68.90%	72.30%	73.00%	69.90%
Black Alone	15.50%	16.30%	15.40%	17.10%	14.10%	15.30%	16.40%	12.90%
American Indian Alone	0.60%	0.70%	0.70%	0.70%	0.70%	0.50%	0.40%	1.00%
Asian Alone	0.40%	0.30%	0.30%	0.40%	0.40%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	12.30%	12.40%	12.40%	12.50%	13.30%	7.00%	4.30%	6.90%
Two or More Races	2.30%	2.40%	2.40%	2.50%	2.50%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	32.50%	32.70%	33.10%	32.90%	35.70%	22.60%	25.90%	18.30%



The market area encompasses the majority of Fort Meade.

MARKET AREA MAP



The neighborhood is mostly residential with commercial uses that run along US 17.

NEIGHBORHOOD AERIAL



5th ST NE

Access
Point



150 +/- FT

US Highway 17

19,000
cars/day

175 +/- FT

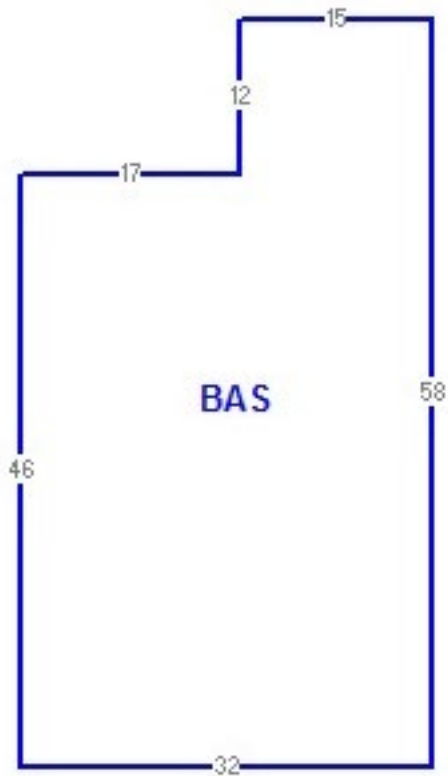
190 +/- FT

170 +/- FT

SITE AERIAL

Easy access via 5th ST NE.

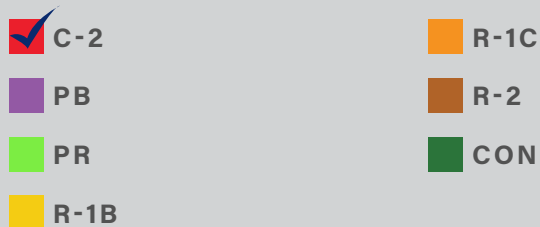
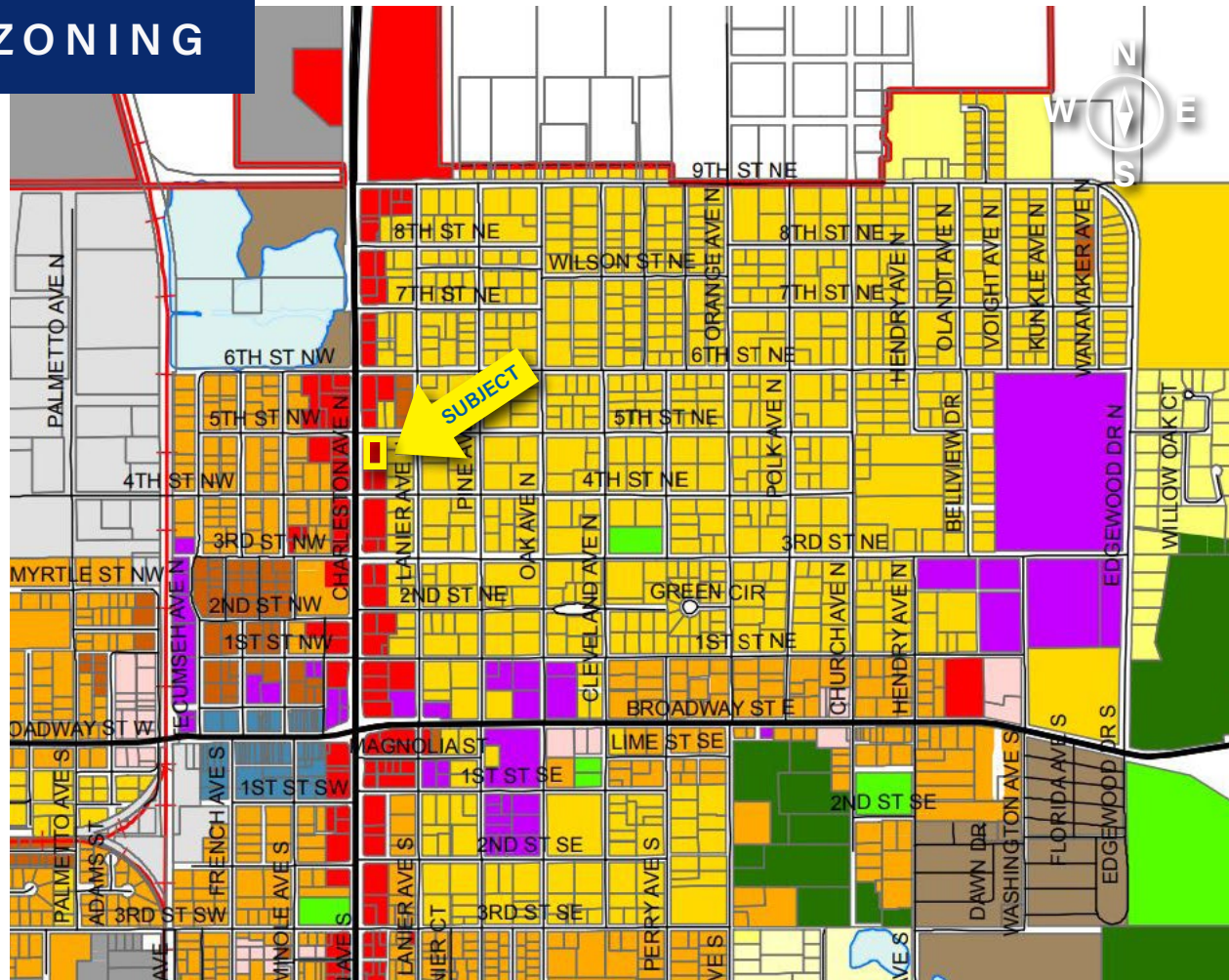
BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	1,652 +/- SF
Year Built	1933
Effective Year	1960
Wall Structure	Wood Frame
Wall Height	8'

The building has little to no value and would be best to be torn down for commercial development.

ZONING



Commercial Corridor (C-2)

This district includes all the commercial uses along US 17 and, may in the future; include some portions of East and West Broadway. Both roadways serve as transportation corridors for the city and the commercial activity centers in the city. At the time of adoption of this Code, in general, West Broadway is zoned HIS because of limitations of the historic downtown; and East Broadway is zoned C-1 where there is only neighborhood commercial activity.



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