

1506 OLIVE STREET LAKELAND, FLORIDA 33815

±9.1 Acres for Sale

*Residential Development Site near
Downtown Lakeland*



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Location	1506 Olive Street, Lakeland, Florida 33815
Size	±9.1 Acres
Zoning	MF-22
Future Land Use	Residential High (FLU-RM HIGH); proposed capacity is 200 units
Frontage	±431 front feet on Olive Street
Special Feature	The property is located in an Opportunity Zone (OZ) and a Qualified Census Tract (QCT).
Tax Parcel ID	23-28-23-100500-005040



MARKET OVERVIEW



DEMOGRAPHICS			
Radius	5 Miles	10 Miles	15 Miles
POPULATION	142,208	349,554	517,660
RENTER-OCCUPIED HOUSING	25,302	45,057	63,846
MEDIAN AGE	37.8	38.9	39.0
AVERAGE HH INCOME	\$67,980	\$76,106	\$74,479
MEDIAN HH INCOME	\$49,589	\$57,099	\$56,523

Opportunity Zone Housing Site

Tucked into a primarily residential area on Olive St (CR 543), the location has advantages:

- One mile or a 23 minute walk from the Lakeland Civic Center in downtown Lakeland;
- Harvey's Supermarket is 1.3 miles away at 1305 Ariana West;
- the Lakeland Regional Medical Center - 2.6 miles
- Accessible to 1-4 to the north and Polk Parkway to the south
- Convenient to US 92, George Jenkins Blvd

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Exclusively Listed By:



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