

FOR SALE

Dental Lab Property

4225 Old Road 37 | Lakeland, FL 33813



HIGHLIGHTS

- 2,490± SF Office Space (Dental Lab Build Out)
- 0.41± AC (18,029 ± SF) of Land
- Ideal location in close proximity to S. Florida Avenue and the Polk Parkway (S.R. 540).
- Many potential lab and office uses possible.
- O-1 Office Zoning
- Traffic Count – 4,300 AADT on Old Road 37, nearby 38,000 AADT on S. Florida Avenue, 35,000 on Polk Pkwy.
- Less than 5 miles south of Downtown Lakeland.
- <https://youtu.be/ScD-O7o1K1Y>
- **ASKING PRICE: \$595,000**



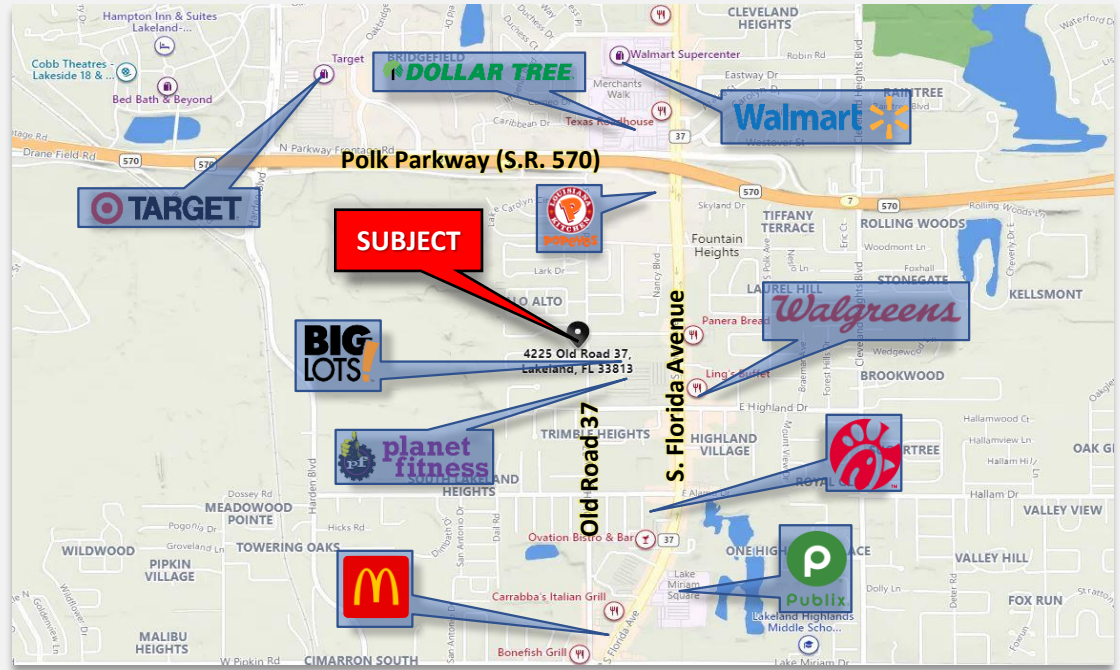
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Tampa, FL 33634

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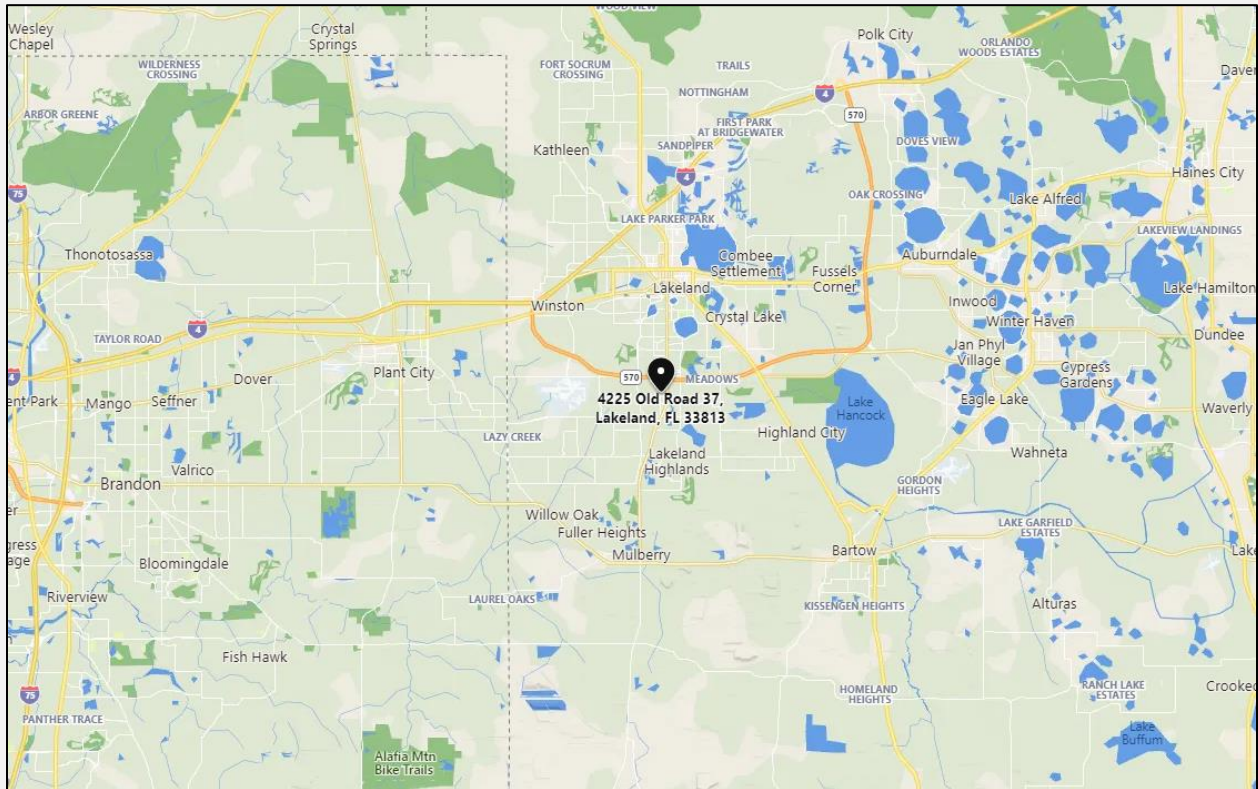
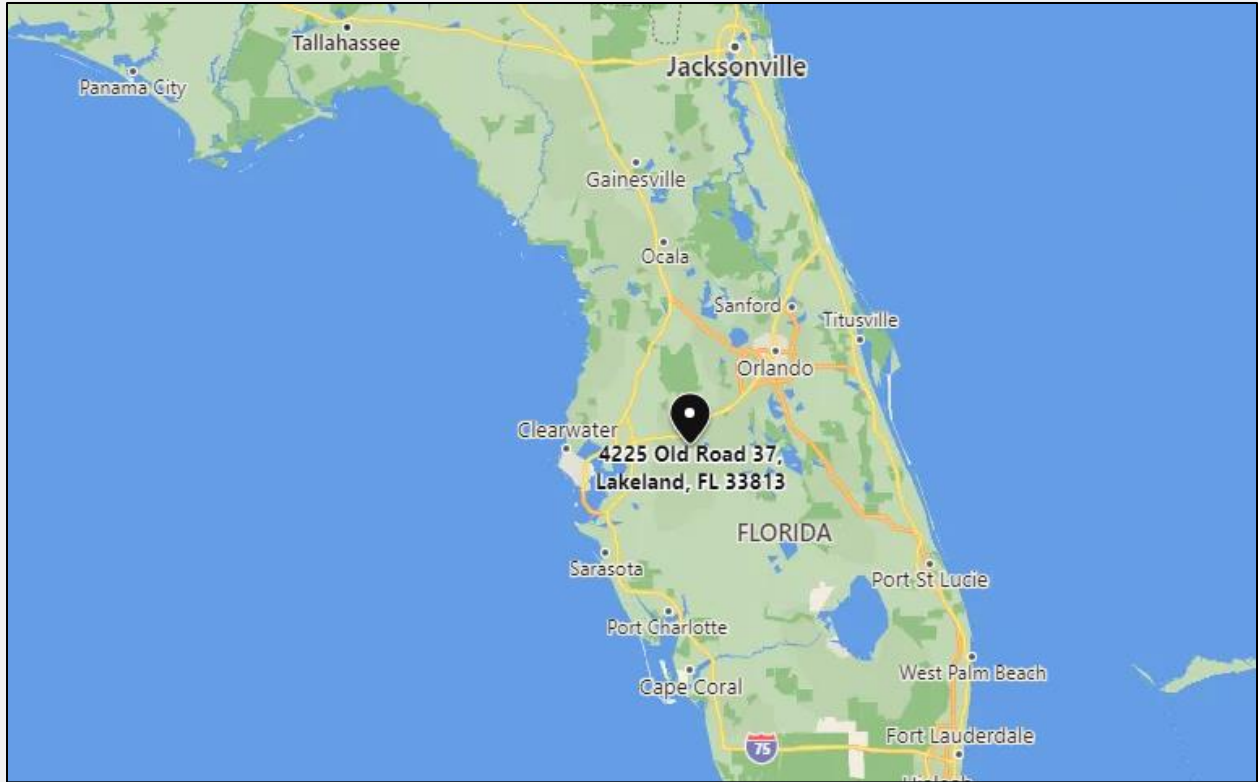
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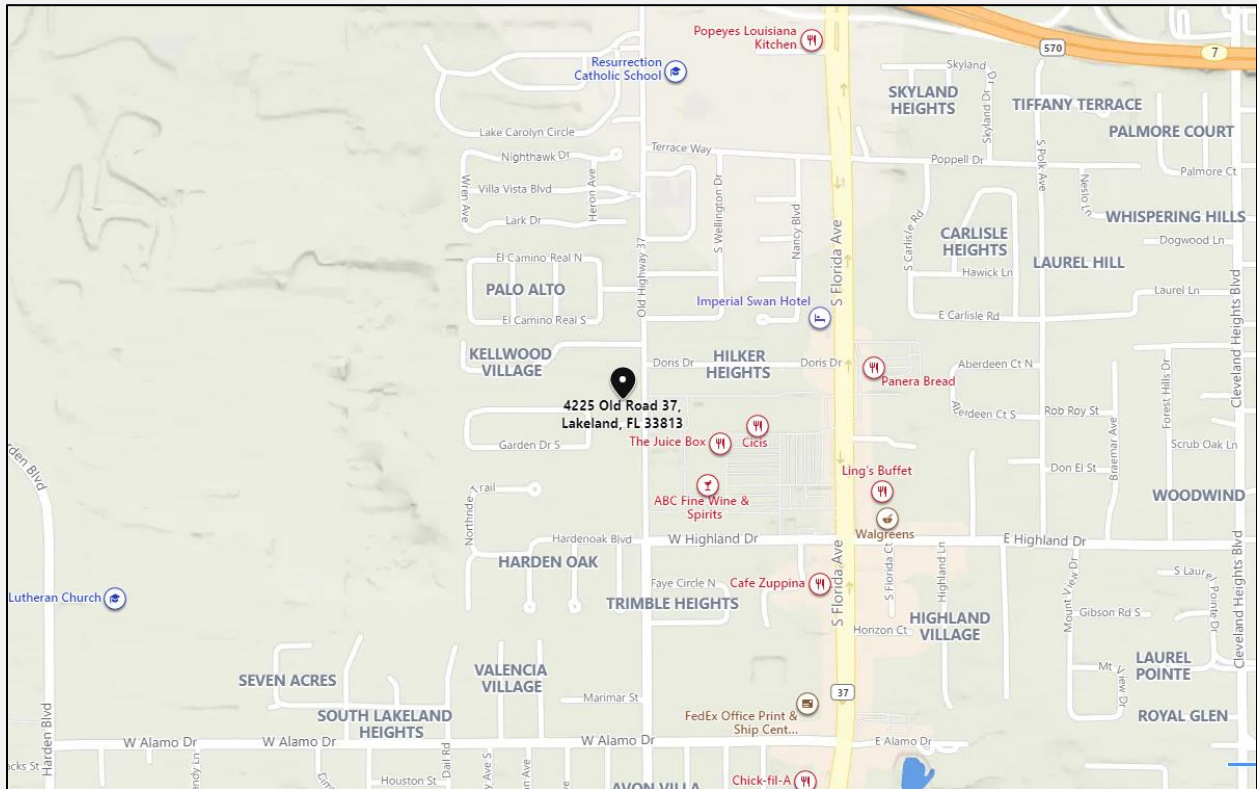
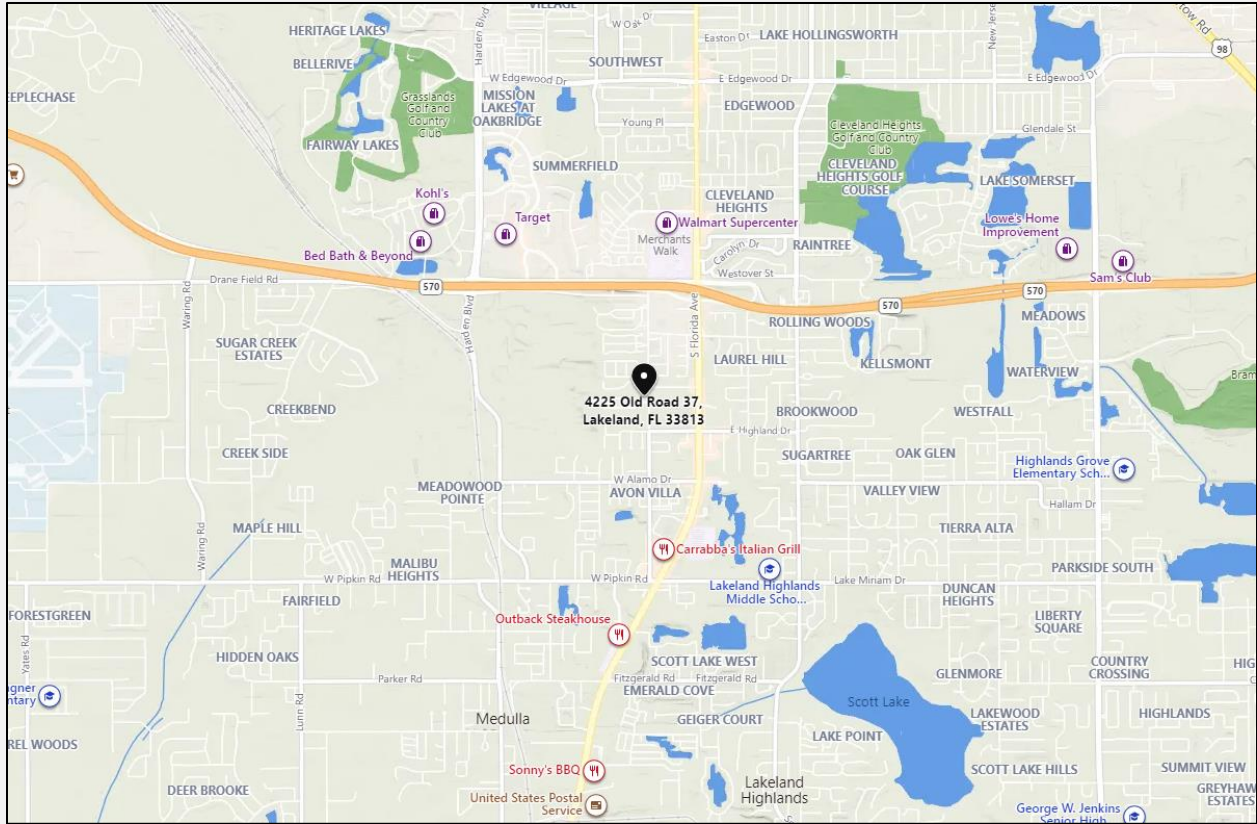
Property Photos



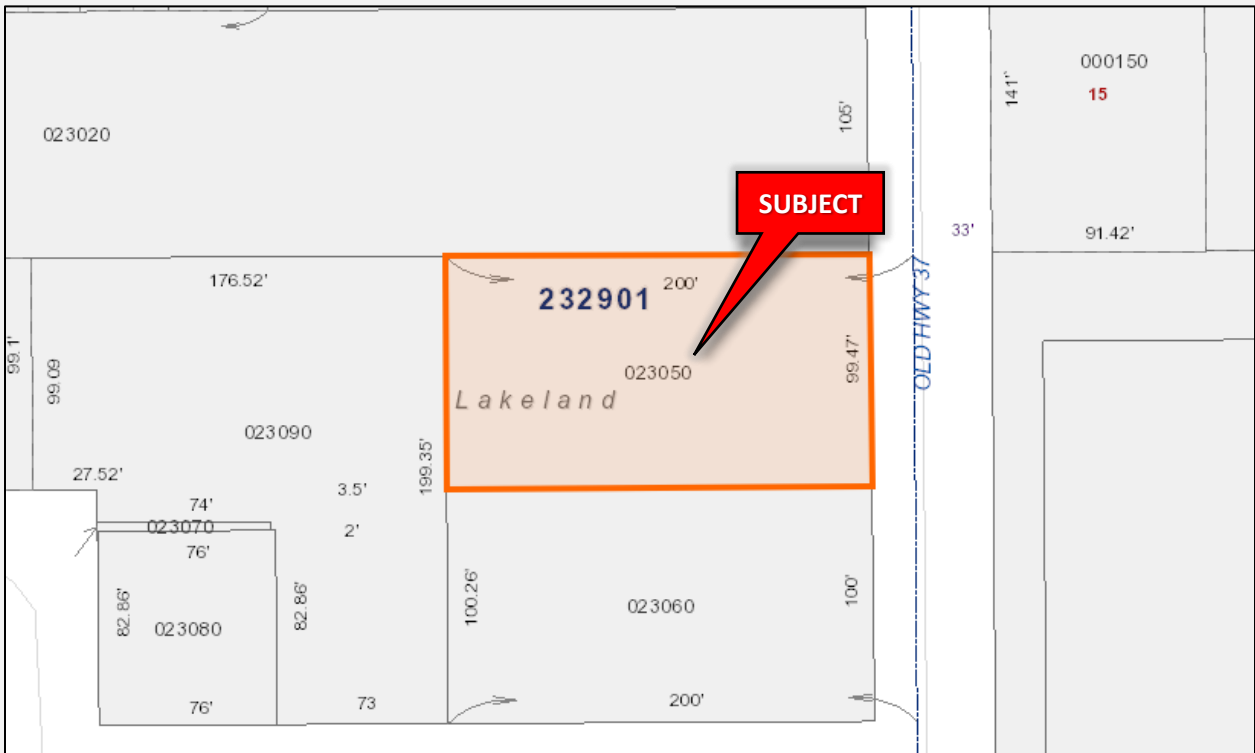
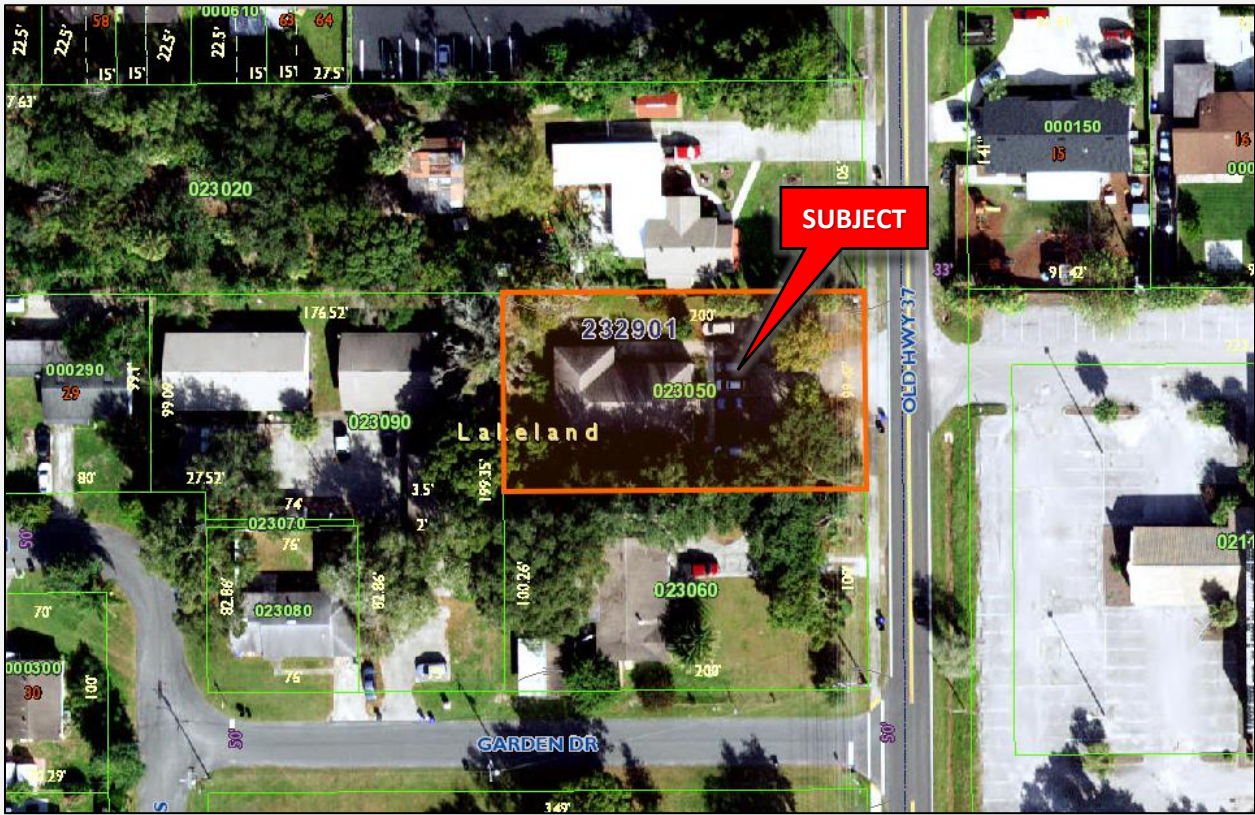
Property Photos



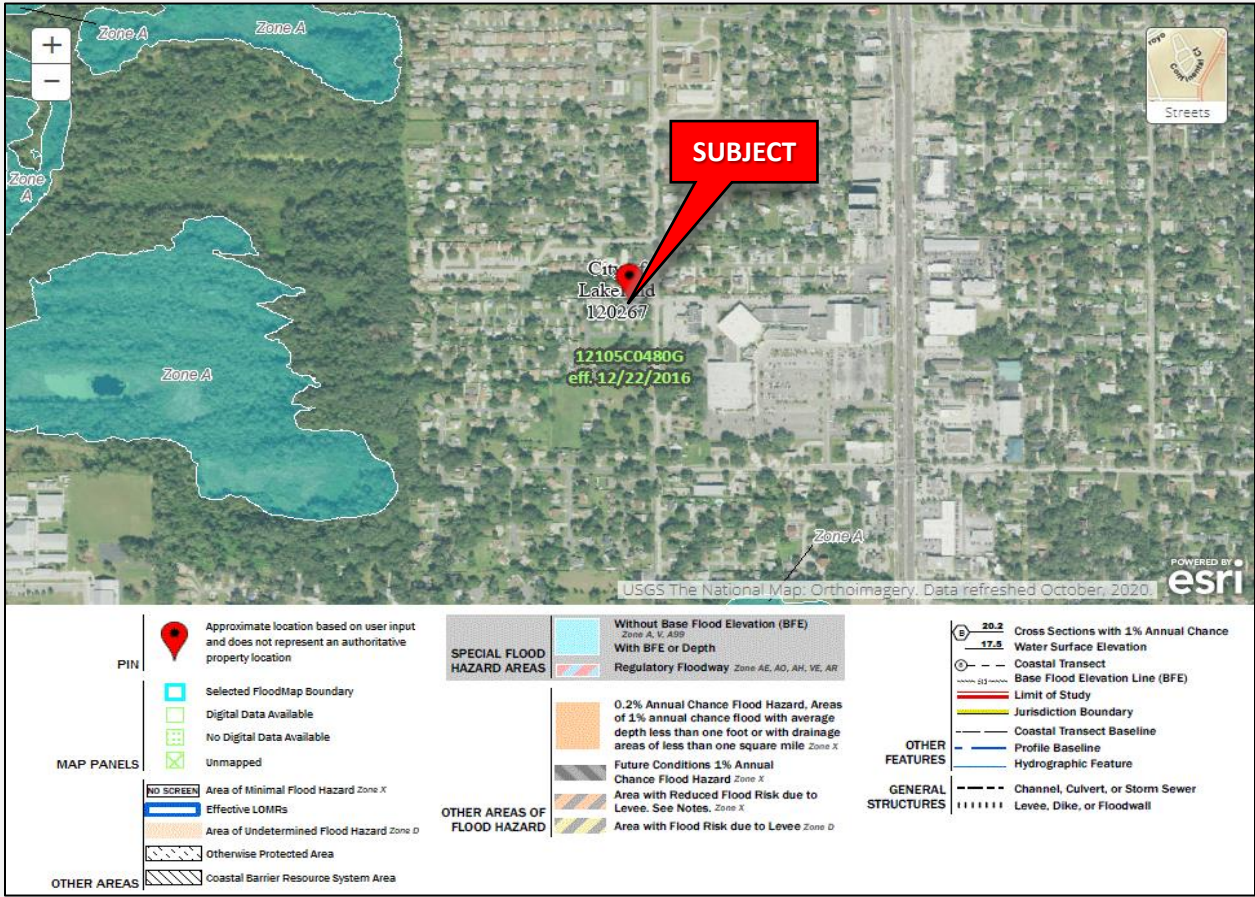




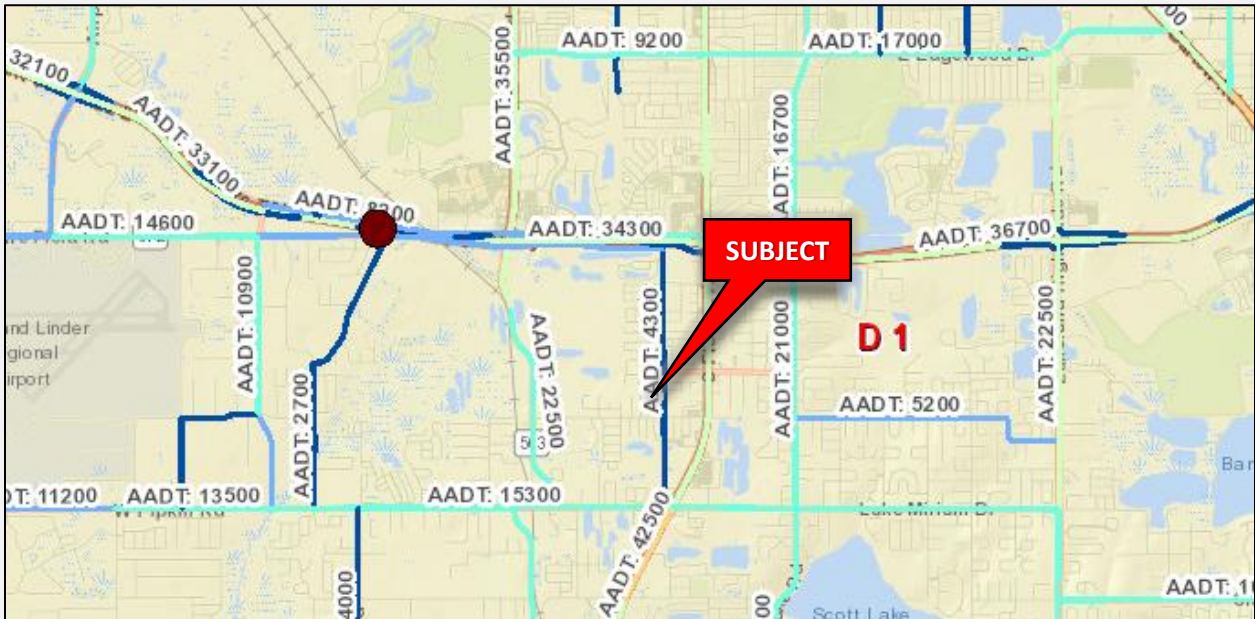
Parcel Maps



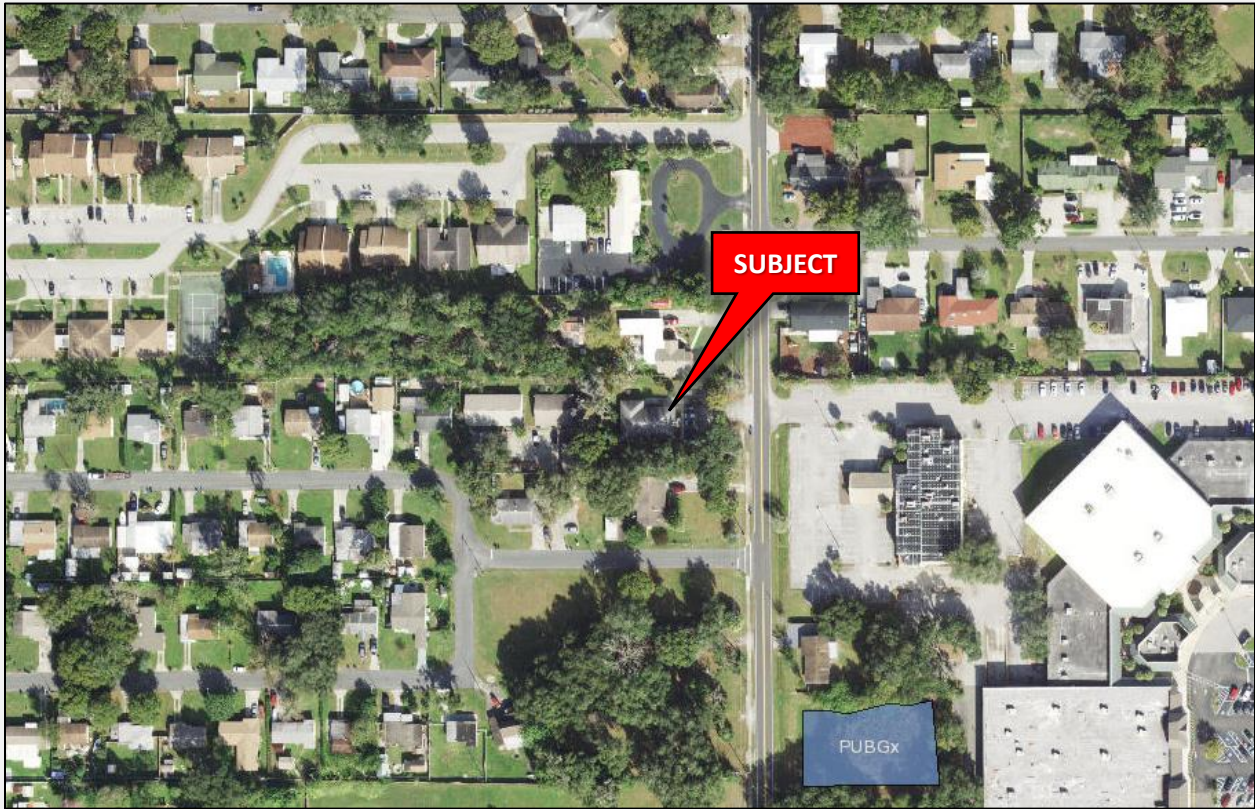
Flood Map



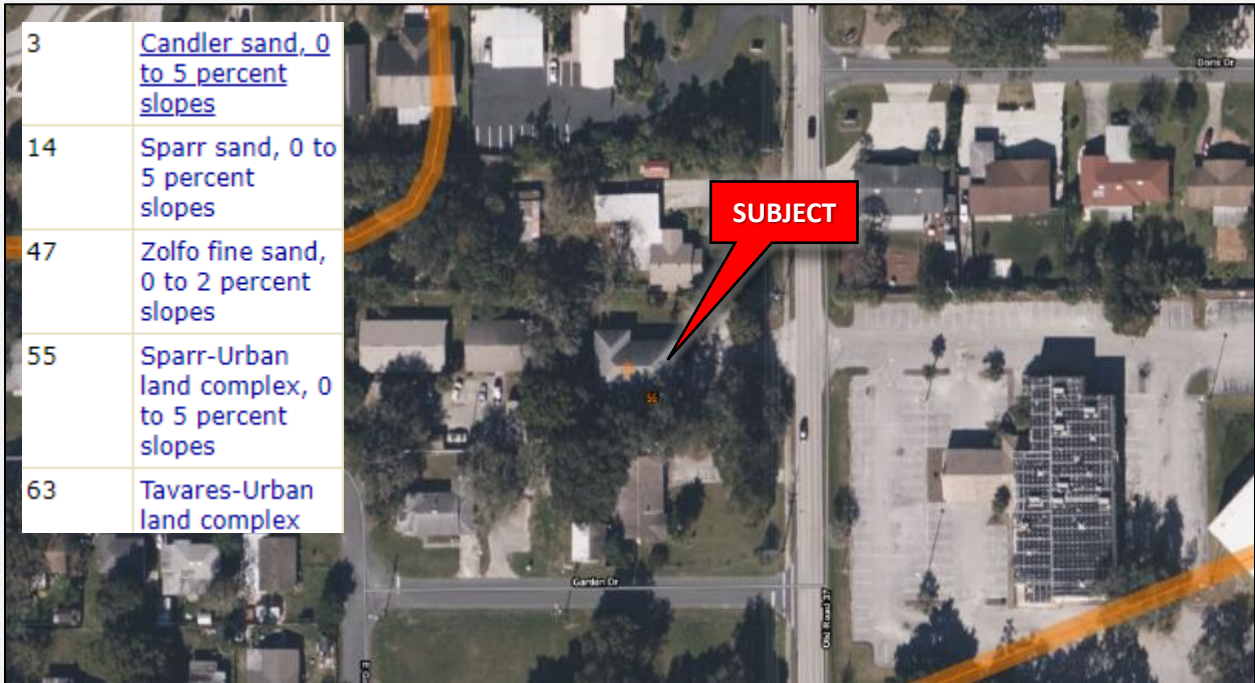
Traffic Map



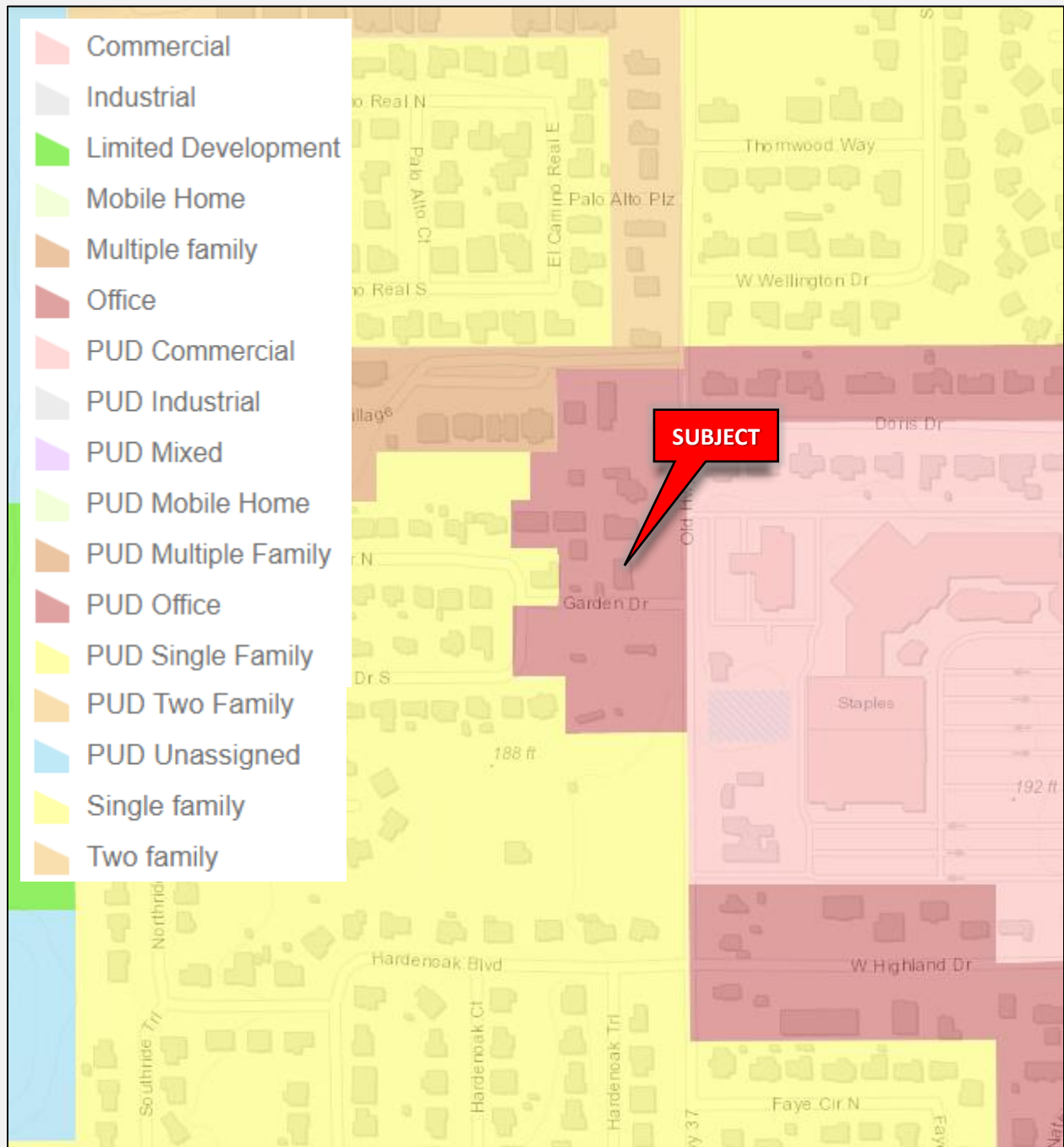
Wetlands Map



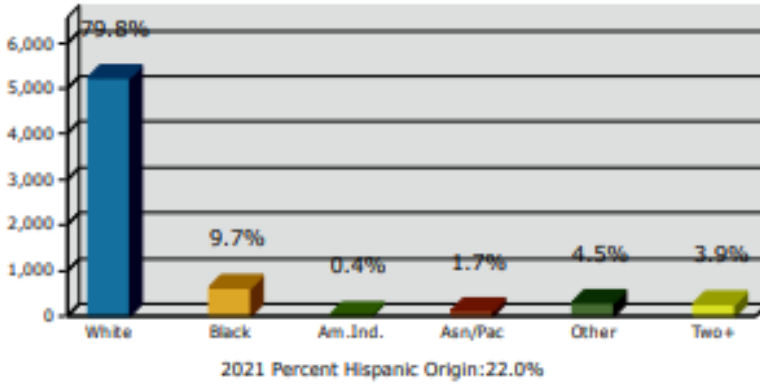
Soils Map



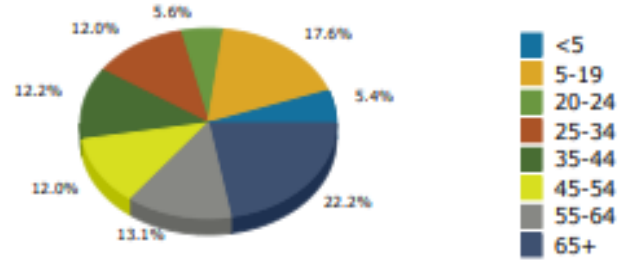
Zoning Map



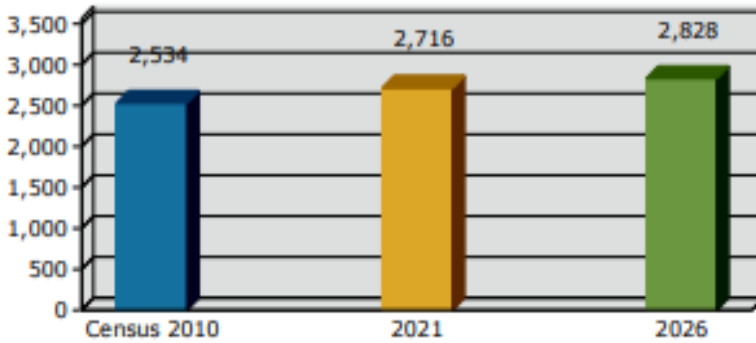
2021 Population by Race



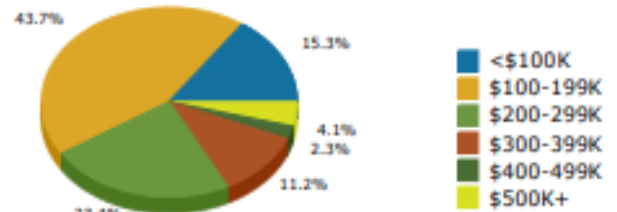
2021 Population by Age



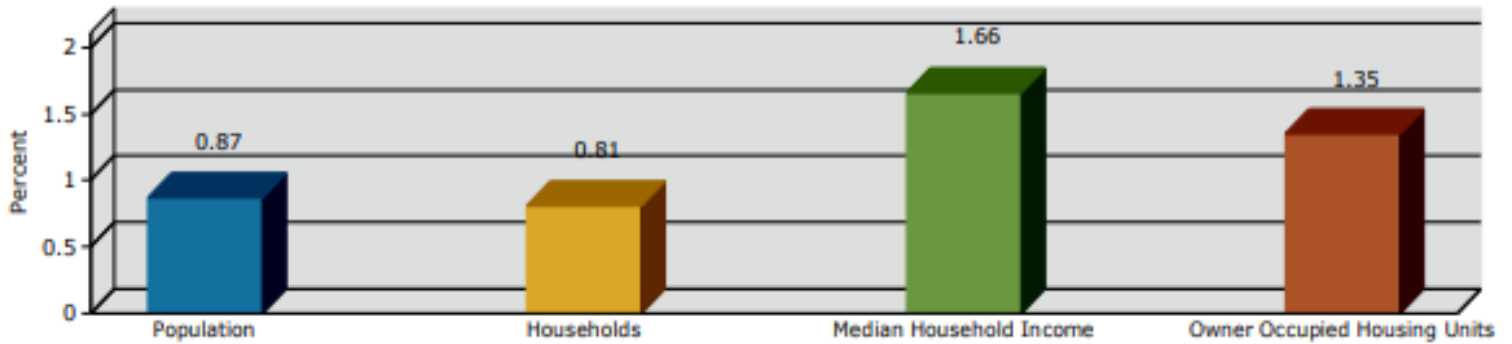
Households



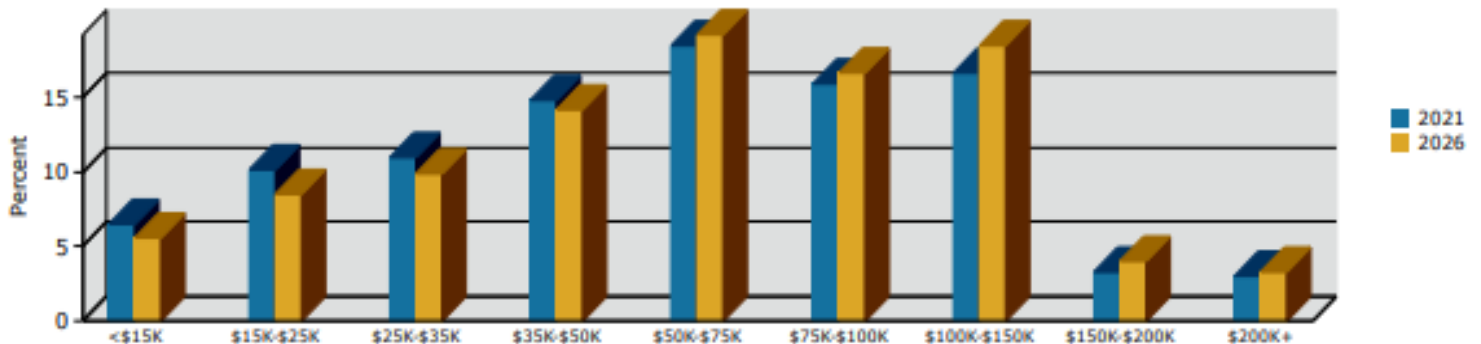
2021 Home Value



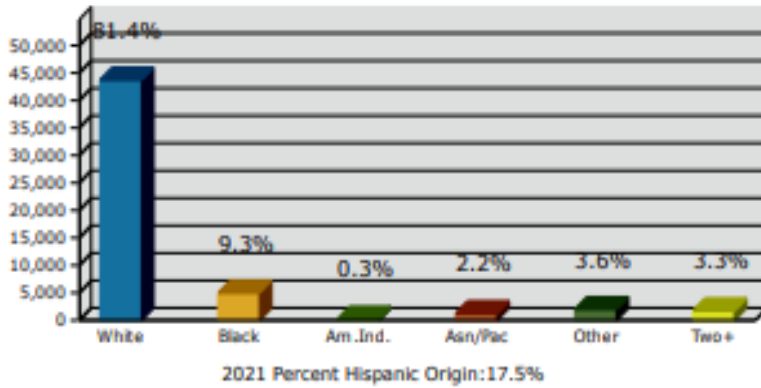
2021-2026 Annual Growth Rate



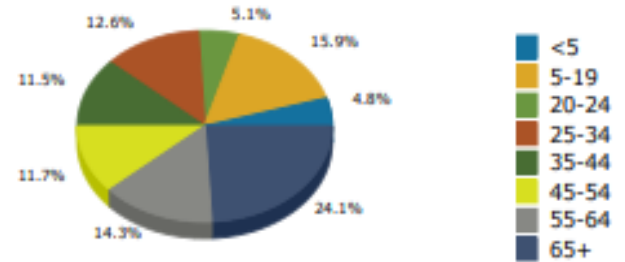
Household Income



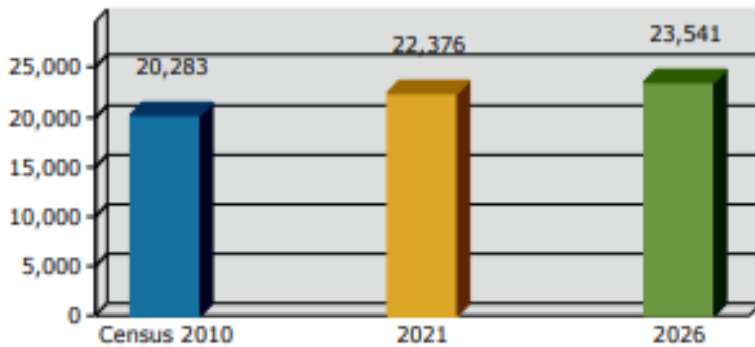
2021 Population by Race



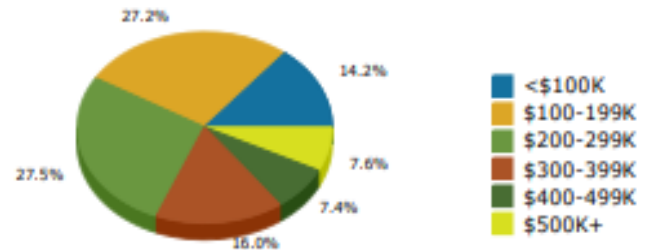
2021 Population by Age



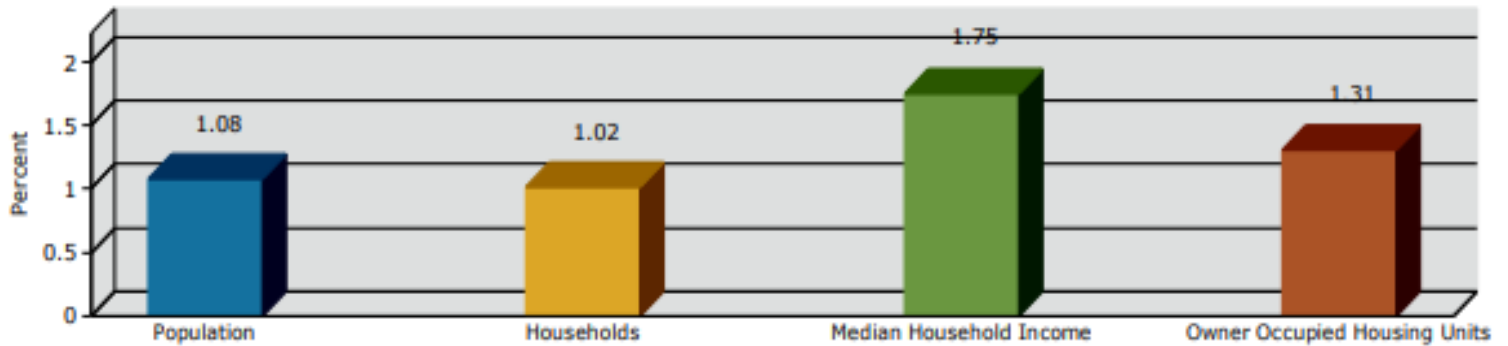
Households



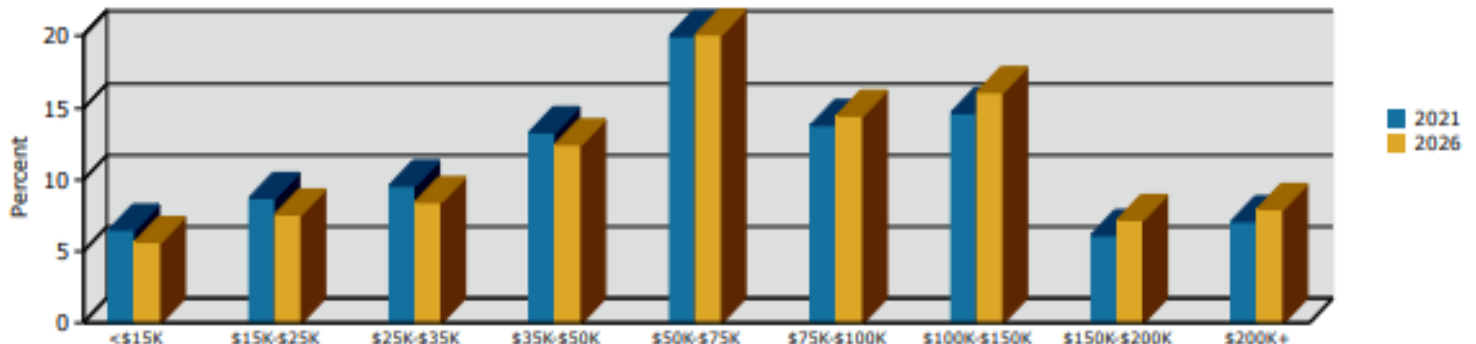
2021 Home Value



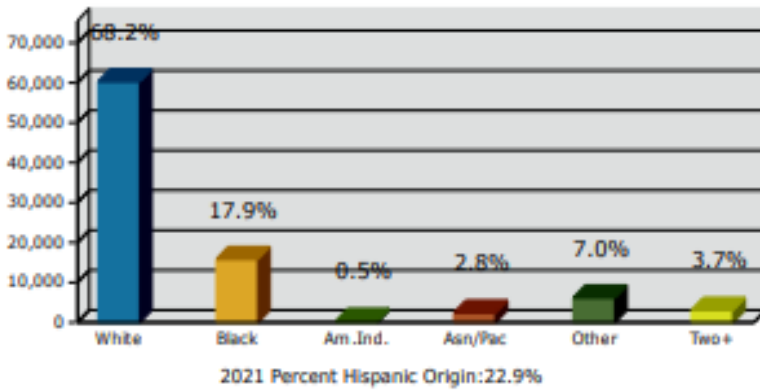
2021-2026 Annual Growth Rate



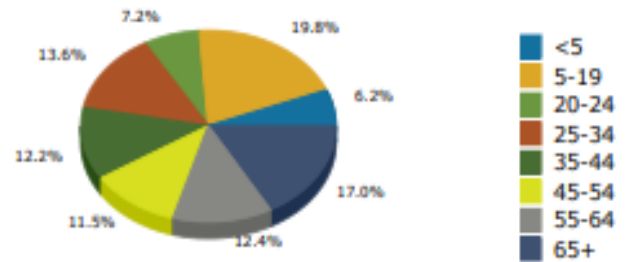
Household Income



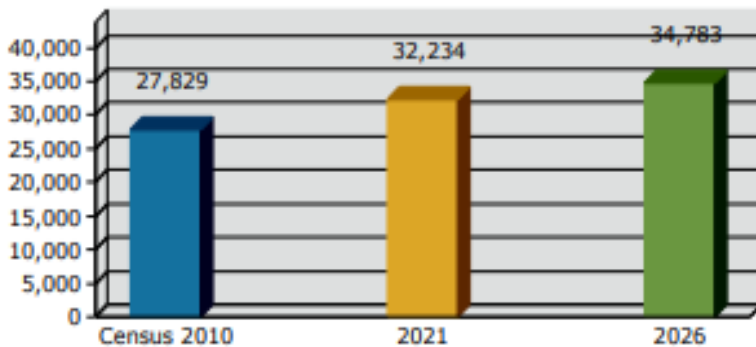
2021 Population by Race



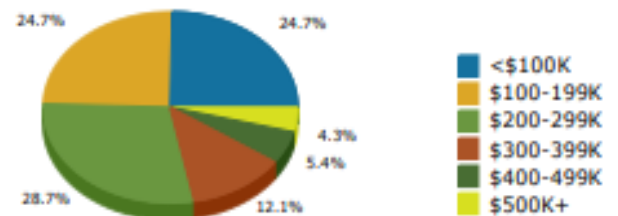
2021 Population by Age



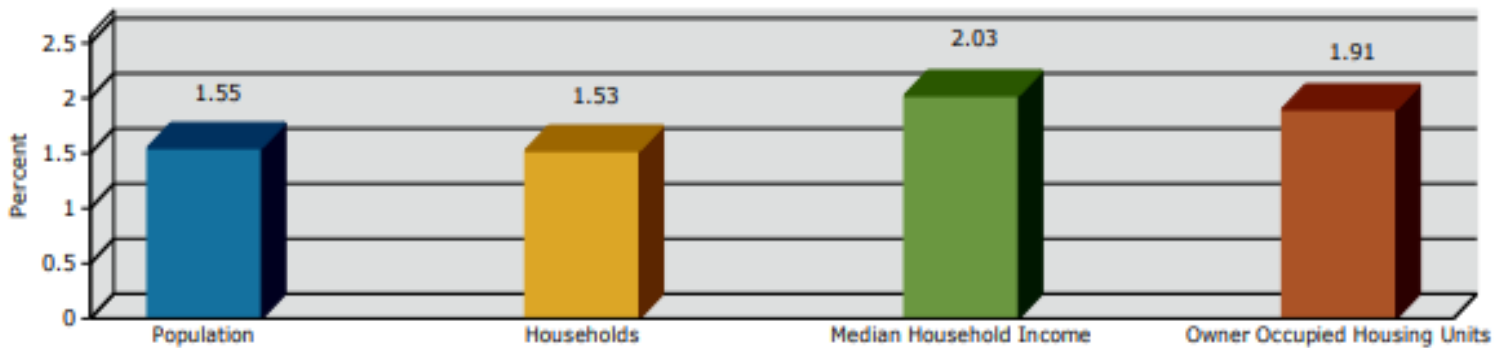
Households



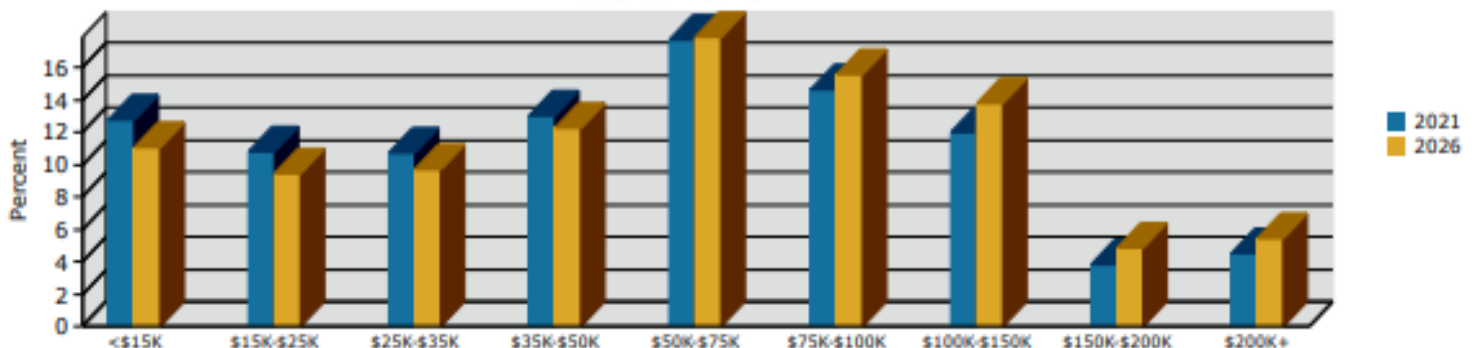
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Executive Summary

4225 Old Road 37, Lakeland, Florida, 33813
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 27.98839
 Longitude: -81.96141

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	6,018	46,729	60,493
2010 Population	6,105	48,666	74,993
2021 Population	6,568	53,829	88,282
2026 Population	6,858	56,806	95,341
2000-2010 Annual Rate	0.14%	0.41%	2.17%
2010-2021 Annual Rate	0.65%	0.90%	1.46%
2021-2026 Annual Rate	0.87%	1.08%	1.55%
2021 Male Population	47.8%	47.7%	48.8%
2021 Female Population	52.2%	52.3%	51.2%
2021 Median Age	42.6	45.1	37.5

In the identified area, the current year population is 88,282. In 2010, the Census count in the area was 74,993. The rate of change since 2010 was 1.46% annually. The five-year projection for the population in the area is 95,341 representing a change of 1.55% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 42.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	79.8%	81.4%	68.2%
2021 Black Alone	9.7%	9.3%	17.9%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.5%
2021 Asian Alone	1.6%	2.1%	2.7%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	4.5%	3.6%	7.0%
2021 Two or More Races	3.9%	3.3%	3.7%
2021 Hispanic Origin (Any Race)	22.0%	17.5%	22.9%

Persons of Hispanic origin represent 22.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	78	107	72
2000 Households	2,536	18,866	23,946
2010 Households	2,534	20,283	27,829
2021 Total Households	2,716	22,376	32,234
2026 Total Households	2,828	23,541	34,783
2000-2010 Annual Rate	-0.01%	0.73%	1.51%
2010-2021 Annual Rate	0.62%	0.88%	1.31%
2021-2026 Annual Rate	0.81%	1.02%	1.53%
2021 Average Household Size	2.42	2.40	2.63

The household count in this area has changed from 27,829 in 2010 to 32,234 in the current year, a change of 1.31% annually. The five-year projection of households is 34,783, a change of 1.53% annually from the current year total. Average household size is currently 2.63, compared to 2.58 in the year 2010. The number of families in the current year is 21,311 in the specified area.

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	13.2%	15.5%	16.1%
Median Household Income			
2021 Median Household Income	\$57,881	\$62,253	\$52,632
2026 Median Household Income	\$62,845	\$67,887	\$58,189
2021-2026 Annual Rate	1.66%	1.75%	2.03%
Average Household Income			
2021 Average Household Income	\$73,150	\$87,139	\$71,225
2026 Average Household Income	\$80,275	\$96,583	\$80,920
2021-2026 Annual Rate	1.88%	2.08%	2.59%
Per Capita Income			
2021 Per Capita Income	\$29,962	\$36,219	\$26,147
2026 Per Capita Income	\$32,749	\$40,014	\$29,672
2021-2026 Annual Rate	1.79%	2.01%	2.56%

Households by Income

Current median household income is \$52,632 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,189 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,225 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,920 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$26,147 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,672 in five years, compared to \$39,378 for all U.S. households

Housing

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2021 Housing Affordability Index	178	143	139
2000 Total Housing Units	2,649	21,060	28,110
2000 Owner Occupied Housing Units	1,755	14,086	14,700
2000 Renter Occupied Housing Units	782	4,781	9,246
2000 Vacant Housing Units	112	2,193	4,164
2010 Total Housing Units	2,765	22,976	32,556
2010 Owner Occupied Housing Units	1,756	14,446	17,051
2010 Renter Occupied Housing Units	778	5,837	10,778
2010 Vacant Housing Units	231	2,693	4,727
2021 Total Housing Units	2,945	25,412	37,465
2021 Owner Occupied Housing Units	1,819	15,374	19,660
2021 Renter Occupied Housing Units	898	7,002	12,574
2021 Vacant Housing Units	229	3,036	5,231
2026 Total Housing Units	3,066	26,754	40,277
2026 Owner Occupied Housing Units	1,945	16,405	21,608
2026 Renter Occupied Housing Units	882	7,137	13,175
2026 Vacant Housing Units	238	3,213	5,494

Currently, 52.5% of the 37,465 housing units in the area are owner occupied; 33.6%, renter occupied; and 14.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 32,556 housing units in the area - 52.4% owner occupied, 33.1% renter occupied, and 14.5% vacant. The annual rate of change in housing units since 2010 is 6.44%. Median home value in the area is \$201,851, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.81% annually to \$243,298.

Business Summary

4225 Old Road 37, Lakeland, Florida, 33813
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 27.98839
 Longitude: -81.96141

Data for all businesses in area	0 - 1 mile		1 - 3 mile		3 - 5 mile							
Total Businesses:	522		2,062		3,316							
Total Employees:	5,165		20,808		43,322							
Total Residential Population:	6,568		53,829		88,282							
Employee/Residential Population Ratio (per 100 Residents)	79		39		49							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	1.0%	16	0.3%	44	2.1%	304	1.5%	59	1.8%	344	0.8%
Construction	26	5.0%	159	3.1%	142	6.9%	1,488	7.2%	235	7.1%	2,018	4.7%
Manufacturing	12	2.3%	481	9.3%	52	2.5%	691	3.3%	126	3.8%	3,426	7.9%
Transportation	7	1.3%	33	0.6%	50	2.4%	387	1.9%	76	2.3%	711	1.6%
Communication	4	0.8%	40	0.8%	11	0.5%	89	0.4%	31	0.9%	464	1.1%
Utility	0	0.0%	0	0.0%	1	0.0%	19	0.1%	8	0.2%	118	0.3%
Wholesale Trade	6	1.1%	51	1.0%	56	2.7%	396	1.9%	143	4.3%	2,019	4.7%
Retail Trade Summary	106	20.3%	1,936	37.5%	403	19.5%	5,597	26.9%	596	18.0%	6,542	15.1%
Home Improvement	3	0.6%	12	0.2%	16	0.8%	312	1.5%	40	1.2%	378	0.9%
General Merchandise Stores	4	0.8%	167	3.2%	18	0.9%	644	3.1%	23	0.7%	501	1.2%
Food Stores	7	1.3%	286	5.5%	38	1.8%	947	4.6%	70	2.1%	1,379	3.2%
Auto Dealers, Gas Stations, Auto Aftermarket	6	1.1%	170	3.3%	34	1.6%	230	1.1%	110	3.3%	1,266	2.9%
Apparel & Accessory Stores	3	0.6%	12	0.2%	30	1.5%	221	1.1%	26	0.8%	99	0.2%
Furniture & Home Furnishings	7	1.3%	45	0.9%	25	1.2%	154	0.7%	29	0.9%	150	0.3%
Eating & Drinking Places	42	8.0%	959	18.6%	117	5.7%	2,479	11.9%	143	4.3%	2,036	4.7%
Miscellaneous Retail	35	6.7%	285	5.5%	125	6.1%	610	2.9%	155	4.7%	732	1.7%
Finance, Insurance, Real Estate Summary	71	13.6%	534	10.3%	250	12.1%	3,435	16.5%	304	9.2%	5,625	13.0%
Banks, Savings & Lending Institutions	14	2.7%	98	1.9%	45	2.2%	475	2.3%	66	2.0%	869	2.0%
Securities Brokers	7	1.3%	24	0.5%	33	1.6%	162	0.8%	42	1.3%	206	0.5%
Insurance Carriers & Agents	17	3.3%	263	5.1%	55	2.7%	2,208	10.6%	62	1.9%	3,892	9.0%
Real Estate, Holding, Other Investment Offices	32	6.1%	148	2.9%	117	5.7%	590	2.8%	135	4.1%	658	1.5%
Services Summary	241	46.2%	1,890	36.6%	846	41.0%	8,110	39.0%	1,331	40.1%	18,540	42.8%
Hotels & Lodging	2	0.4%	12	0.2%	9	0.4%	118	0.6%	21	0.6%	377	0.9%
Automotive Services	6	1.1%	33	0.6%	36	1.7%	170	0.8%	134	4.0%	659	1.5%
Motion Pictures & Amusements	16	3.1%	80	1.5%	57	2.8%	376	1.8%	86	2.6%	645	1.5%
Health Services	59	11.3%	587	11.4%	138	6.7%	1,718	8.3%	136	4.1%	6,070	14.0%
Legal Services	16	3.1%	88	1.7%	78	3.8%	1,005	4.8%	87	2.6%	646	1.5%
Education Institutions & Libraries	10	1.9%	255	4.9%	37	1.8%	1,296	6.2%	83	2.5%	3,363	7.8%
Other Services	131	25.1%	835	16.2%	491	23.8%	3,426	16.5%	785	23.7%	6,780	15.7%
Government	3	0.6%	24	0.5%	14	0.7%	252	1.2%	77	2.3%	3,396	7.8%
Unclassified Establishments	40	7.7%	2	0.0%	193	9.4%	40	0.2%	330	10.0%	120	0.3%
Totals	522	100.0%	5,165	100.0%	2,062	100.0%	20,808	100.0%	3,316	100.0%	43,322	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

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Prepared by Esri
 Latitude: 27.98839
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	6	0.1%	6	0.3%	20	0.1%	7	0.2%	69	0.2%
Mining	0	0.0%	0	0.0%	1	0.0%	1	0.0%	2	0.1%	10	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	17	0.1%	4	0.1%	58	0.1%
Construction	29	5.6%	182	3.5%	148	7.2%	1,538	7.4%	245	7.4%	2,140	4.9%
Manufacturing	13	2.5%	492	9.5%	61	3.0%	719	3.5%	132	4.0%	2,961	6.8%
Wholesale Trade	5	1.0%	43	0.8%	54	2.6%	381	1.8%	138	4.2%	1,996	4.6%
Retail Trade	63	12.1%	949	18.4%	278	13.5%	3,069	14.7%	434	13.1%	4,408	10.2%
Motor Vehicle & Parts Dealers	6	1.1%	169	3.3%	26	1.3%	201	1.0%	91	2.7%	1,181	2.7%
Furniture & Home Furnishings Stores	7	1.3%	45	0.9%	16	0.8%	113	0.5%	16	0.5%	75	0.2%
Electronics & Appliance Stores	0	0.0%	1	0.0%	7	0.3%	28	0.1%	9	0.3%	66	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.6%	12	0.2%	16	0.8%	312	1.5%	39	1.2%	373	0.9%
Food & Beverage Stores	7	1.3%	261	5.1%	32	1.6%	894	4.3%	64	1.9%	1,333	3.1%
Health & Personal Care Stores	12	2.3%	135	2.6%	33	1.6%	247	1.2%	42	1.3%	321	0.7%
Gasoline Stations	0	0.0%	1	0.0%	9	0.4%	29	0.1%	18	0.5%	85	0.2%
Clothing & Clothing Accessories Stores	4	0.8%	18	0.3%	38	1.8%	257	1.2%	30	0.9%	112	0.3%
Sport Goods, Hobby, Book, & Music Stores	3	0.6%	21	0.4%	24	1.2%	120	0.6%	18	0.5%	59	0.1%
General Merchandise Stores	4	0.8%	167	3.2%	18	0.9%	644	3.1%	23	0.7%	501	1.2%
Miscellaneous Store Retailers	14	2.7%	119	2.3%	39	1.9%	220	1.1%	45	1.4%	173	0.4%
Nonstore Retailers	4	0.8%	0	0.0%	21	1.0%	3	0.0%	38	1.1%	127	0.3%
Transportation & Warehousing	3	0.6%	13	0.3%	35	1.7%	352	1.7%	66	2.0%	729	1.7%
Information	9	1.7%	146	2.8%	32	1.6%	297	1.4%	64	1.9%	1,307	3.0%
Finance & Insurance	38	7.3%	386	7.5%	133	6.5%	2,848	13.7%	180	5.4%	5,001	11.5%
Central Bank/Credit Intermediation & Related Activities	14	2.7%	98	1.9%	45	2.2%	475	2.3%	75	2.3%	901	2.1%
Securities, Commodity Contracts & Other Financial	7	1.3%	24	0.5%	34	1.6%	165	0.8%	44	1.3%	208	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	17	3.3%	263	5.1%	55	2.7%	2,208	10.6%	62	1.9%	3,892	9.0%
Real Estate, Rental & Leasing	31	5.9%	128	2.5%	124	6.0%	581	2.8%	174	5.2%	787	1.8%
Professional, Scientific & Tech Services	56	10.7%	284	5.5%	245	11.9%	2,007	9.6%	317	9.6%	2,511	5.8%
Legal Services	21	4.0%	113	2.2%	88	4.3%	1,039	5.0%	94	2.8%	678	1.6%
Management of Companies & Enterprises	2	0.4%	5	0.1%	4	0.2%	21	0.1%	3	0.1%	6	0.0%
Administrative & Support & Waste Management & Remediation	19	3.6%	87	1.7%	89	4.3%	435	2.1%	138	4.2%	1,549	3.6%
Educational Services	15	2.9%	273	5.3%	46	2.2%	1,322	6.4%	97	2.9%	3,485	8.0%
Health Care & Social Assistance	71	13.6%	719	13.9%	178	8.6%	2,445	11.8%	222	6.7%	7,201	16.6%
Arts, Entertainment & Recreation	8	1.5%	56	1.1%	40	1.9%	352	1.7%	69	2.1%	603	1.4%
Accommodation & Food Services	45	8.6%	997	19.3%	131	6.4%	2,636	12.7%	166	5.0%	2,447	5.6%
Accommodation	2	0.4%	12	0.2%	9	0.4%	118	0.6%	21	0.6%	377	0.9%
Food Services & Drinking Places	43	8.2%	985	19.1%	122	5.9%	2,518	12.1%	146	4.4%	2,070	4.8%
Other Services (except Public Administration)	70	13.4%	373	7.2%	251	12.2%	1,477	7.1%	450	13.6%	2,540	5.9%
Automotive Repair & Maintenance	5	1.0%	27	0.5%	33	1.6%	150	0.7%	102	3.1%	482	1.1%
Public Administration	3	0.6%	24	0.5%	14	0.7%	252	1.2%	77	2.3%	3,396	7.8%
Unclassified Establishments	40	7.7%	2	0.0%	192	9.3%	38	0.2%	330	10.0%	120	0.3%
Total	522	100.0%	5,165	100.0%	2,062	100.0%	20,808	100.0%	3,316	100.0%	43,322	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Zoning Uses:

O-1 Low Impact Office District

Residential Uses

Conditional Uses:

1. Two Family

Permitted Uses:

1. Office Uses, Medical
2. Multi-Family
3. Multi-Family for the Elderly
4. Residential Above 1st Floor
5. Residential, Above 1st fronting TOC
6. Single-Family, Attached
7. Single-Family, Detached

Office Uses

Permitted Uses:

1. Office Uses, Medical
2. Office Uses, Non-Medical
3. Office-Type R & D

Commercial Uses

Commercial Uses - Commercial Lodging Uses

Permitted Uses:

1. Bed & Breakfast
2. Hotels

Commercial Uses – Motor Vehicle Oriented Uses

Permitted Uses:

1. Off-Street Parking, Surface

Commercial Uses – Personal Services Uses

Permitted Uses:

1. Barber Shops, Hair Salons & Day Spas
2. Exercise, Fitness & Martial Arts Studios
3. Funeral Homes & Crematoriums
4. Music & Dance Studios
5. Veterinary Clinics & Animal Hospitals

Conditional Uses:

1. Banks, Credit Unions and Savings & Loan Associations

Commercial Uses – Retail Sales Uses

Conditional Uses:

1. Neighborhood Convenience Centers

Community Facilities Uses

Permitted Uses:

1. Churches, Synagogues and Other Houses of Worship
2. Community Gardens
3. Public & Quasi Public Non-Commercial Principal Uses Level 1
4. Vocational Training for Activities Permitted in the District where Located

Conditional Uses:

1. Public & Quasi Public Non-Commercial Principal Uses Level 2
2. Day Care Center Accessory to a House of Worship
3. Day Care Centers/Adult
4. Day Care Centers/Child

Healthcare & Social Services Uses

Conditional Uses:

1. Group Homes, Level 1
2. Group Homes, Level 2
3. Institutional Residential, Level 1
4. Institutional Residential, Level 2
5. Nursing Homes
6. Transient Lodging & Social Services

Infrastructure & Transportation Uses

Permitted Uses:

1. Broadcast & Transmission Towers
2. Communication Studios
3. Ground-Mounted Personal Wireless Service Facilities
4. Utility & Essential Service Facilities, Level 1

Conditional Uses:

1. Utility & Essential Service Facilities, Level 2