

The Retreat at Lakeland Apartments



N Socrum Loop Rd

Lakeland Park Blvd

Gibson Dr

# 4545 & 4575 GIBSON DRIVE

4545 & 4575 GIBSON DRIVE  
LAKELAND, FL 33809

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The Retreat at Lakeland  
Apartments

## PROPERTY INFORMATION

Property Summary

## LOCATION INFORMATION

Regional and Location Map

Demographics Map & Report

City

## MAPS AND PHOTOS

Market Area Map

Trade Area Map

Site Aerial

Additional Photos

## AGENT AND COMPANY INFO

All Advisor Bios

About SVN

Disclaimer

Stayable  
1

THE FIVE GUYS

2

Wendy's

7  
ELEVEN  
3

4

Lakeland Park Blvd

LAKELAND SQUARE  
MALL



# 1 PROPERTY INFORMATION

4545 & 4575 Gibson Drive  
Lakeland, FL 33809

# Property Summary



Sale Price	<b>\$2,300,000</b>
<b>OFFERING SUMMARY</b>	
Lot Size:	3.72 Acres
Price / Acre:	\$618,280
Zoning:	Vacant Commercial
Future Land Use:	Interchange Activity Center
Traffic Count:	24,500 Cars per Day
Taxes:	\$9,395.37 [2021]
APN:	242730162000020901 & 242730162000020801

## PROPERTY OVERVIEW

Two vacant parcels are being sold as one for commercial development in Lakeland, Florida, and less than 2,000 feet from the nearest I-4 entry/exit. Located at the intersection of Lakeland Park Blvd. and Gibson Drive, the property is just off N Socrum Loop Rd, a significant road boasting 24,500 cars per day. These two parcels allow for a wide variety of uses, everything from medical or general office to hotels. The property is surrounded by strong commercial anchors such as Wendy's, Starbucks, Five Guys, a Publix shopping center, and several hotels.

## PROPERTY HIGHLIGHTS

- Great retail or hotel site. Curb cut already in place.
- FLU of Interchange Activity Center.
- Not far from the SR 33, interchange leading to I-4.
- 100% Uplands
- Tavares fine sand

TO



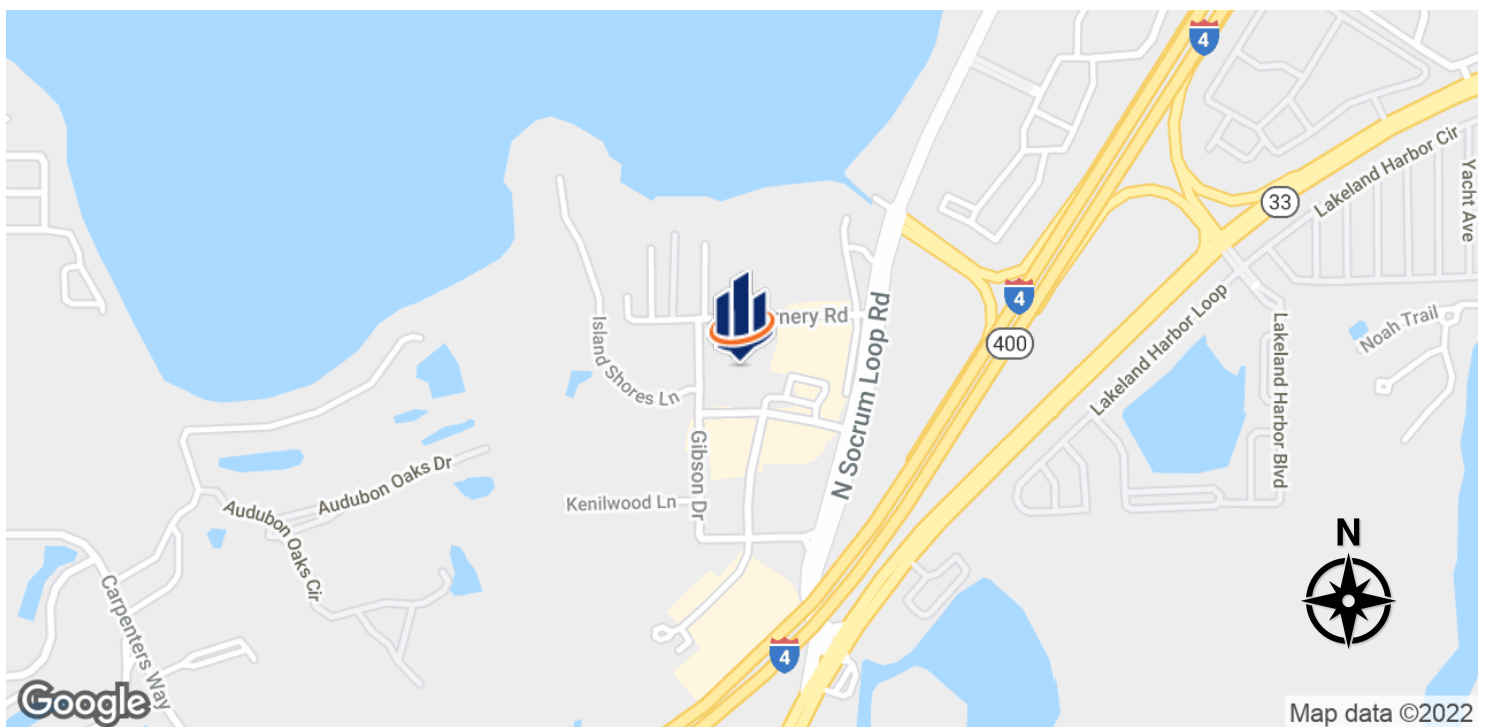
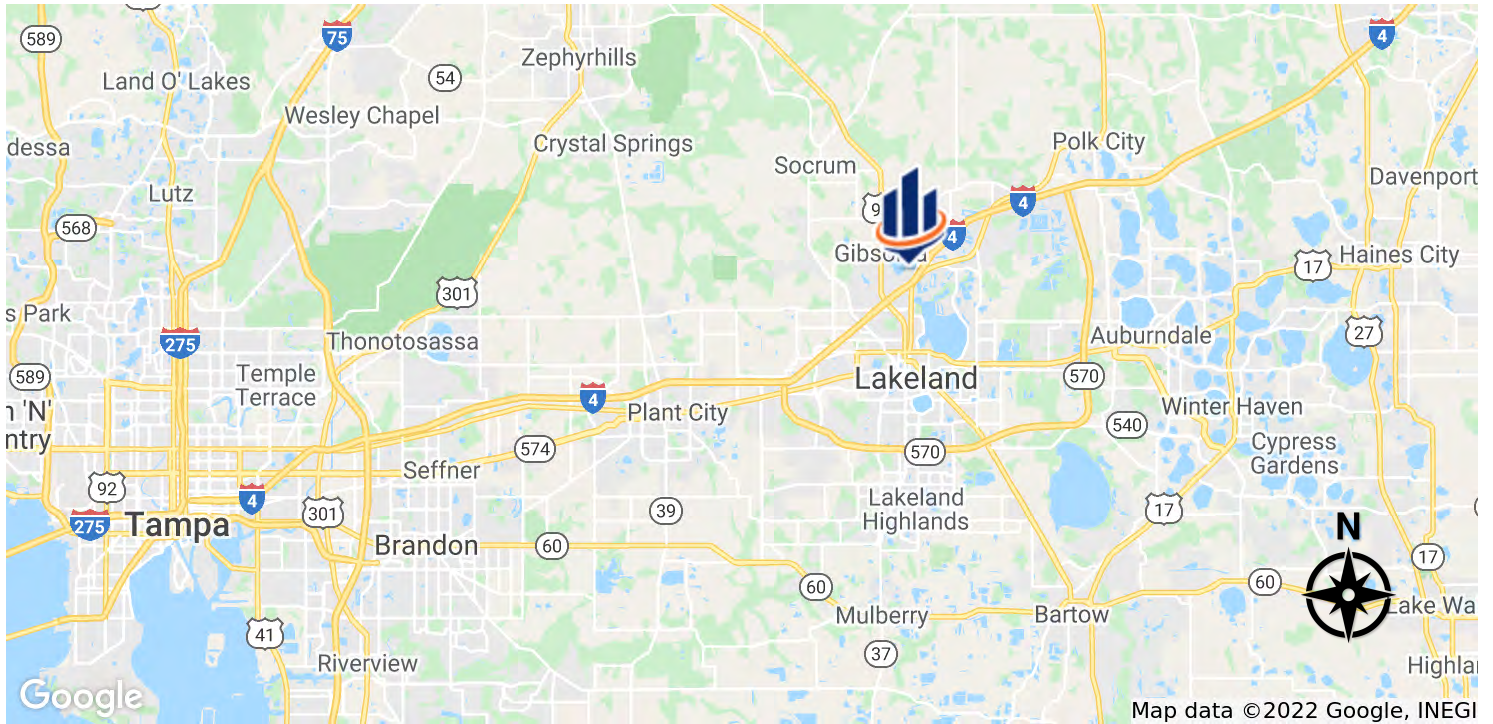
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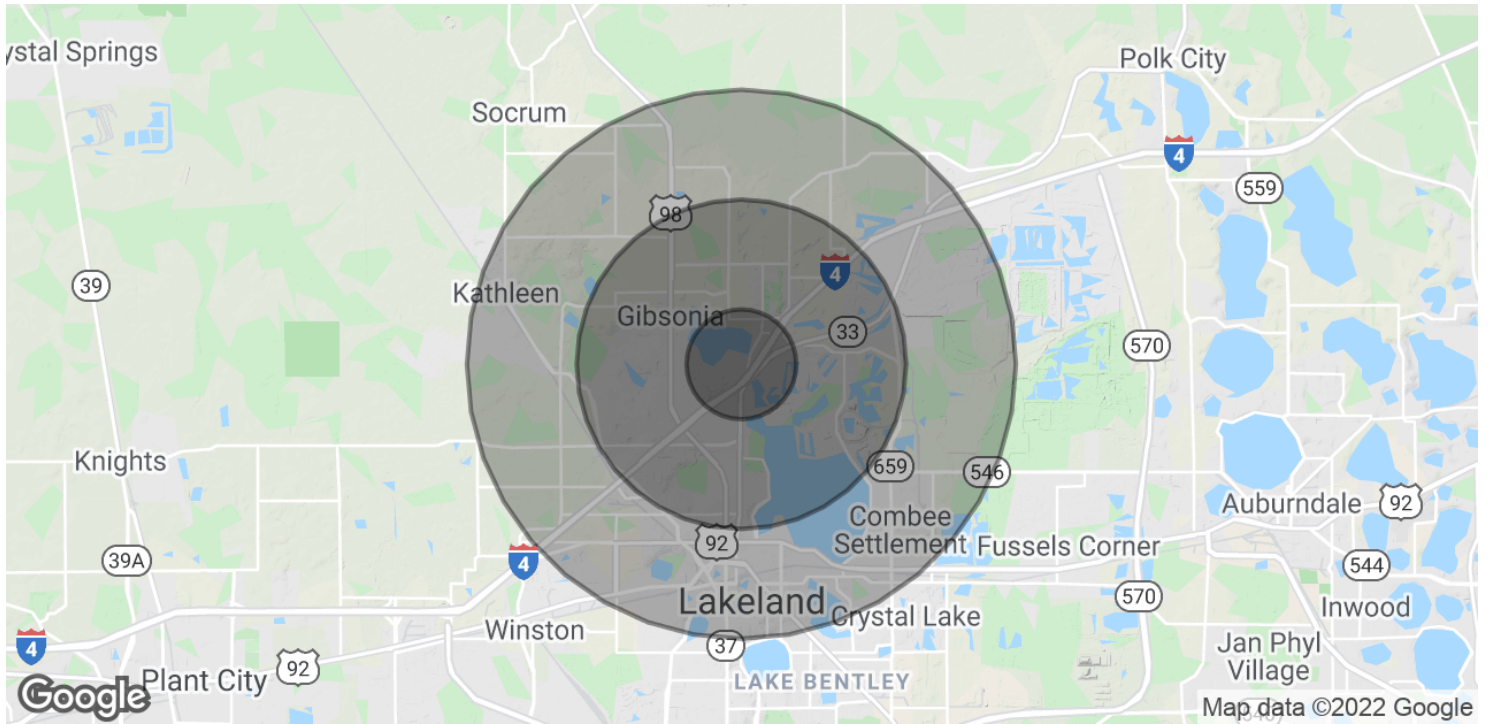
## 2 LOCATION INFORMATION

4545 & 4575 Gibson Drive  
Lakeland, FL 33809

# Regional And Location Map



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,134	43,264	109,194
Average Age	44.4	41.3	38.0
Average Age (Male)	41.9	38.1	35.4
Average Age (Female)	47.0	44.1	40.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,382	17,406	41,640
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$47,743	\$51,786	\$51,468
Average House Value	\$153,550	\$153,666	\$164,558

\* Demographic data derived from 2010 US Census



**LAKELAND**  
**POLK COUNTY**

**Founded** 1885  
**Population** 110,516 (2018)  
**Area** 74.4 sq mi  
**Website** lakelandgov.net

**Major Employers**  
Publix  
Supermarkets  
Saddle Creek  
Logistics  
Geico Insurance  
Amazon  
Rooms to Go  
Welldyne  
Advance Auto  
Parts

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland’s living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

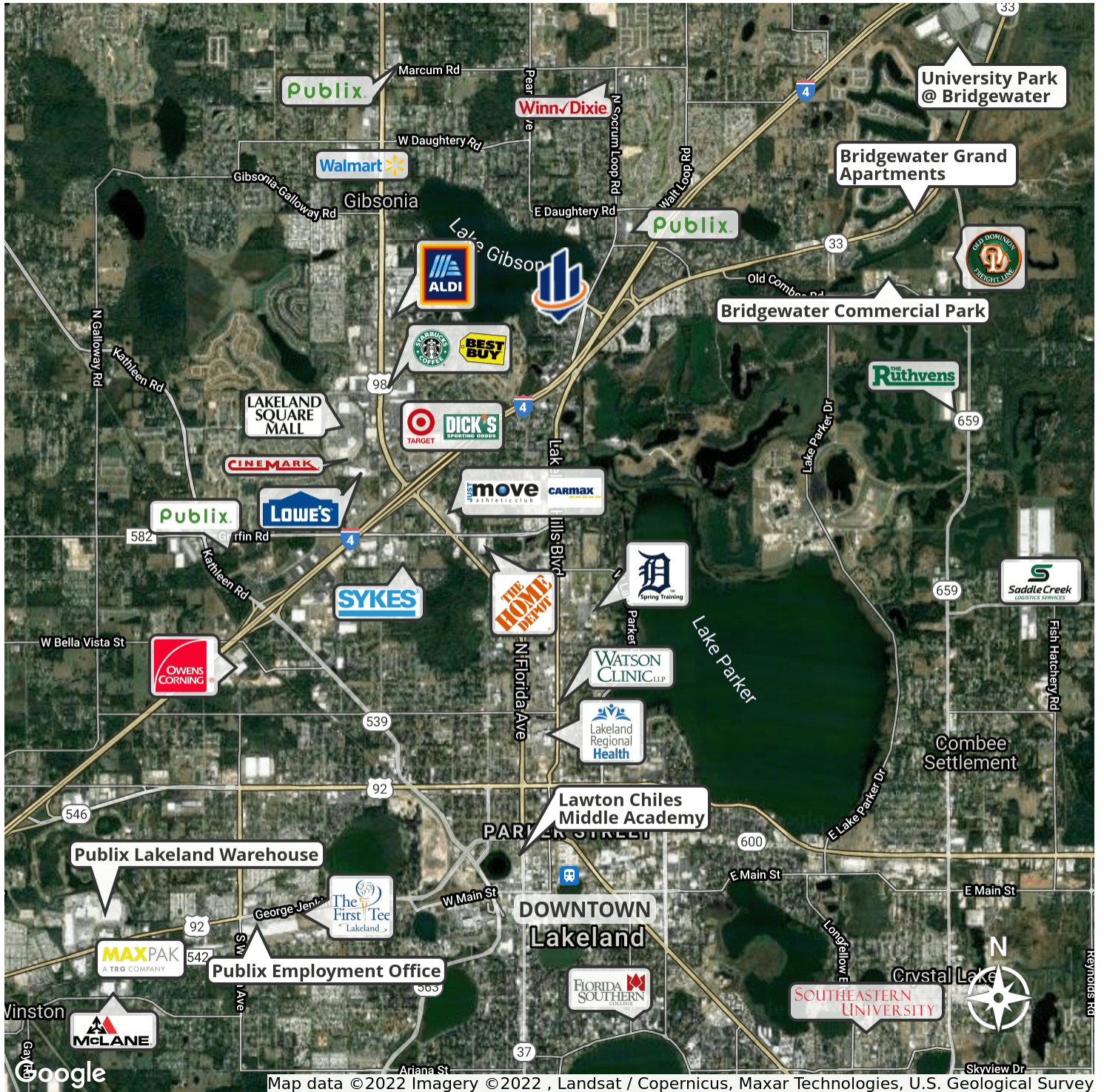
The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College’s Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture’s most extensive on-site collection.



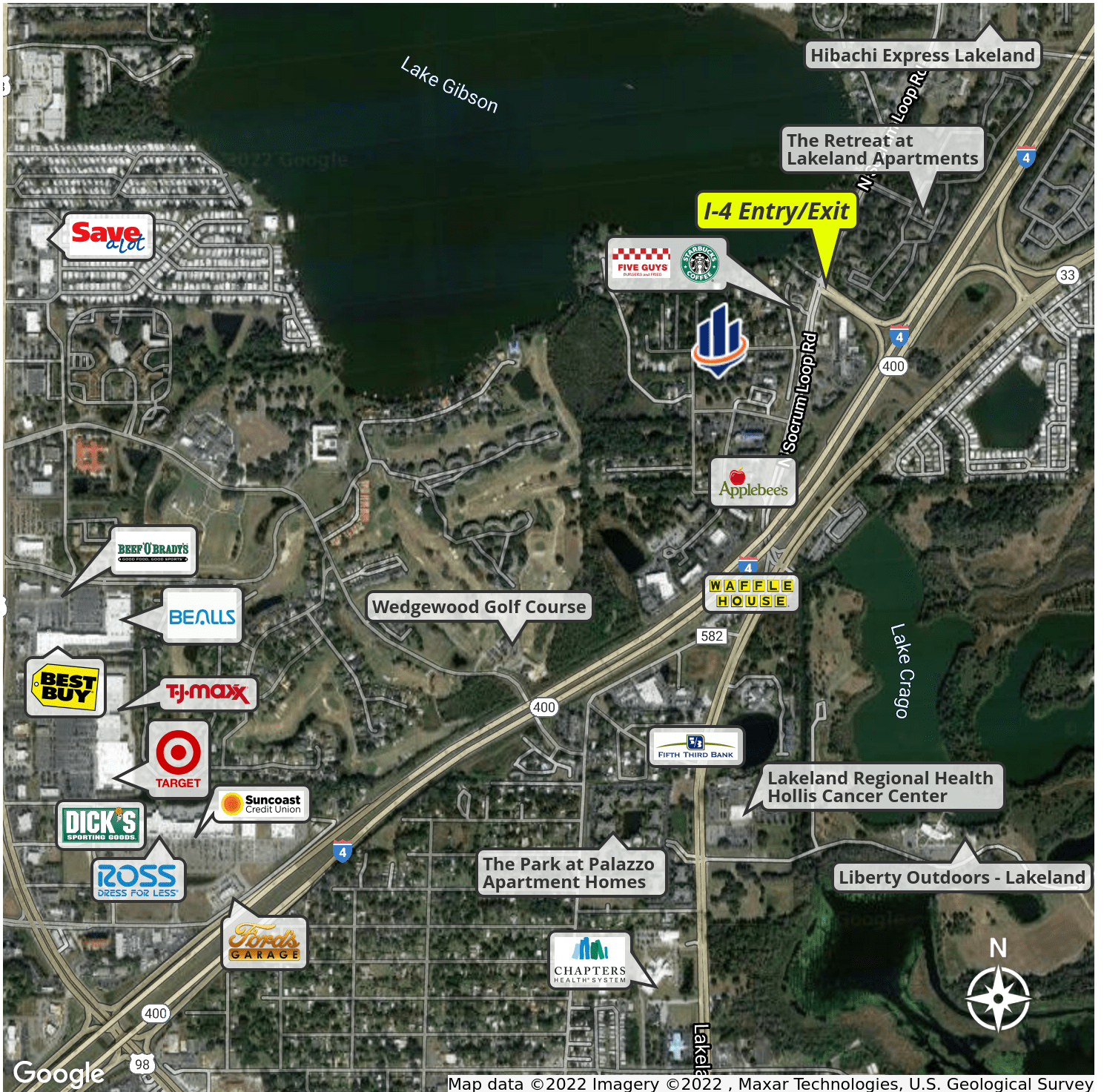
# 3 MAPS AND PHOTOS

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Lakeland, FL 33809

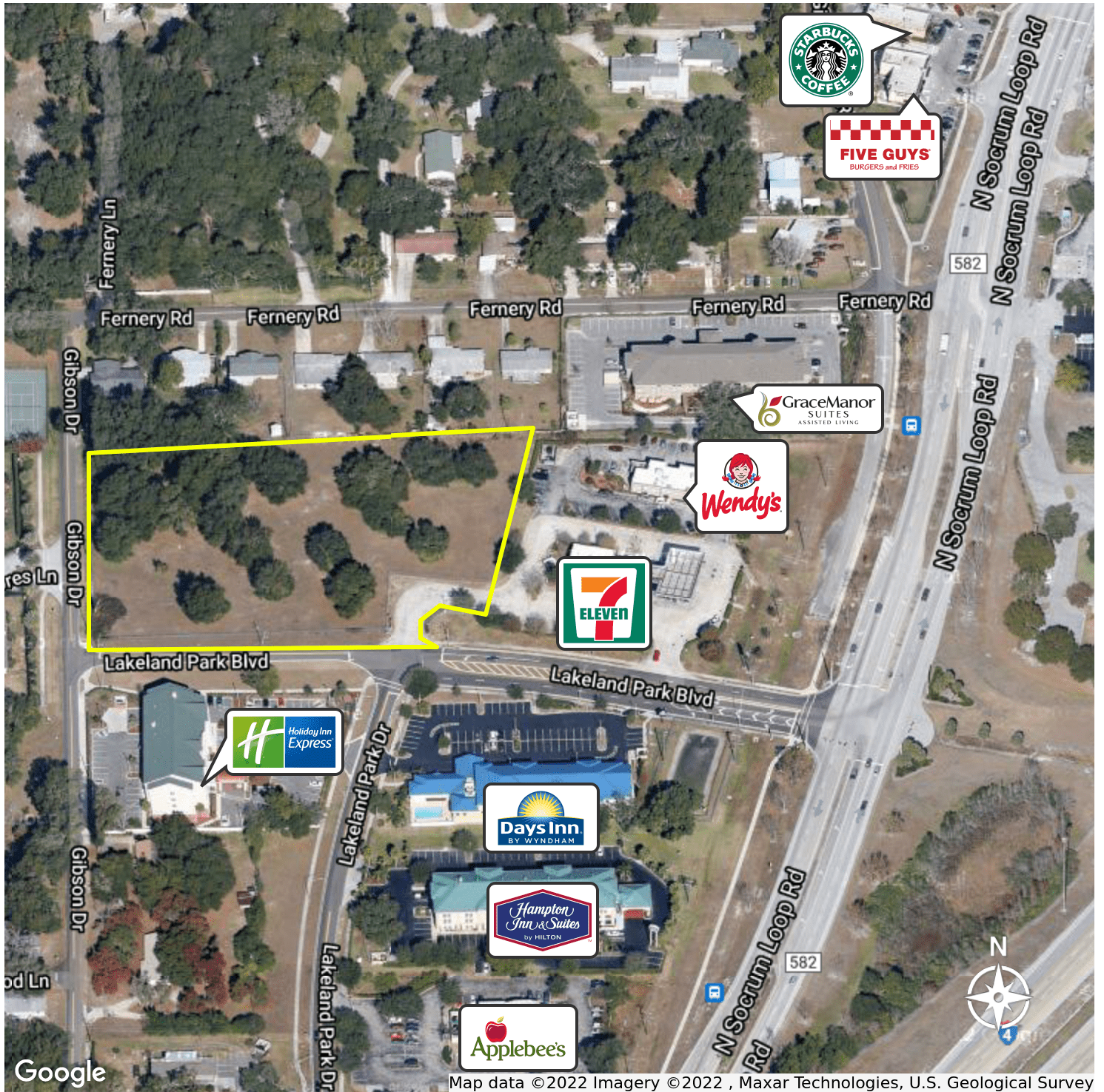
# Market Area Map



# Trade Area Map



# Site Aerial



# Additional Photos





# 4 AGENT AND COMPANY INFO

4545 & 4575 Gibson Drive  
Lakeland, FL 33809



## Eric Ammon, CCIM

Senior Advisor  
SVN | Saunders Ralston Dantzler

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida.

In his career he has managed, acquired and or sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including; multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170MM in multifamily acquisitions, \$335MM in overall dispositions, brokered the sale of over \$195MM in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States.

Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He holds the Certified Commercial Investment Member [CCIM] designation.

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