



Highway 98 N

SHOPPES OF LAKELAND OUTPARCEL

SHARON RD
LAKELAND, FL 33809

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PROPERTY INFORMATION

Property Summary

1

LOCATION INFORMATION

Regional Map

Location Map

Demographics Map

Demos Pages Polk.pdf [1]

Demos Pages Polk.pdf [2]

City

2

MAPS AND PHOTOS

Market Area Map

Trade Area Map

Site Aerial

Water and Sewer

3

AGENT AND COMPANY INFO

Advisor Bio

Advisor Bio

About SVN

Disclaimer

4

Walmart

BIG LOTS!
HOBBY LOBBY
OUTBACK
SUBWAY
REGIONS

sam's club

Wawa

ALDI

STARBUCKS COFFEE

BEST BUY

petco

TJ-MAXX

Michael's

50,000 Cars per Day

Olive Garden

SMOKEY BONES

Timberland

MEN'S WEARHOUSE

CLUB'S GOLF CENTER

ROOMS TO GO

Wingstop



1 PROPERTY INFORMATION

Sharon Rd
Lakeland, FL 33809

Highway 98 N

Gordon
FOOD SERVICE

Property Summary



Sale Price **\$350,000**

OFFERING SUMMARY

Lot Size:	0.38 Acres
Price / Acre:	\$921,053
Zoning:	C-2 [Commercial]
Traffic Count:	50,000 on Highway 98 N
Utitiles:	City Water and Sewer
Taxes:	\$1,548.84 [2021]
APN:	232736015700004101

PROPERTY OVERVIEW

Retail pad available for sale within the Shoppes of Lakeland Community Shopping Center. This 0.38-acre lot is one of the very few retail outparcels within the immediate market. Located near the Target and DICKS Sporting Good entry and less than 3,000 feet from the nearest I-4 interchange. Water is at the site and sewer is only a parcel away. Nearby strong commercial anchors also include BestBuy, Lowes, Ross, Cinemark, and more.

PROPERTY HIGHLIGHTS

- One of the strongest retail markets in the city
- Surrounded by several shopping centers
- Just North of the nearest I-4 entry/exit
- Great site for drive-thru restaurant business



88,000 Cars per Day

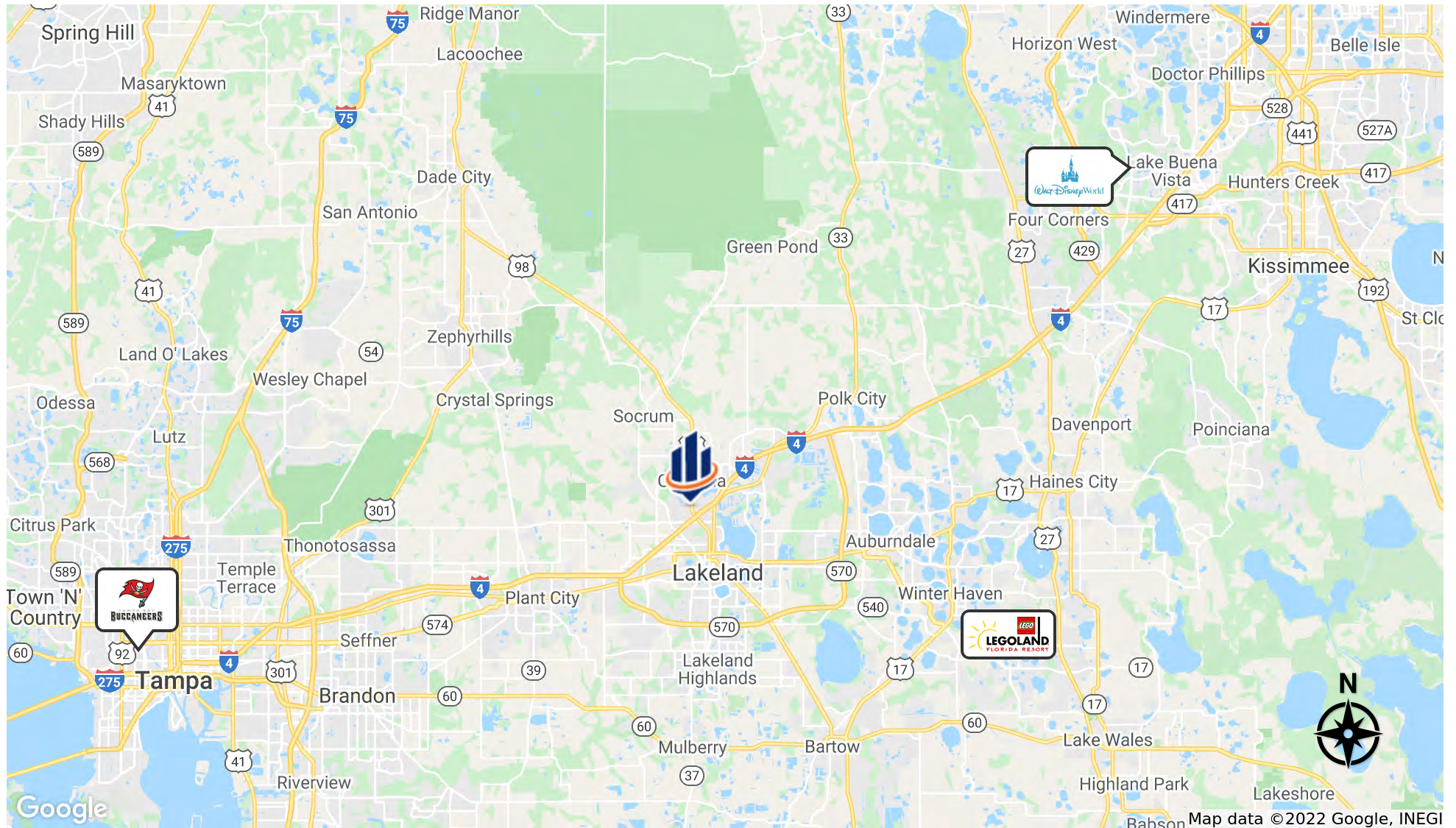


2 LOCATION INFORMATION

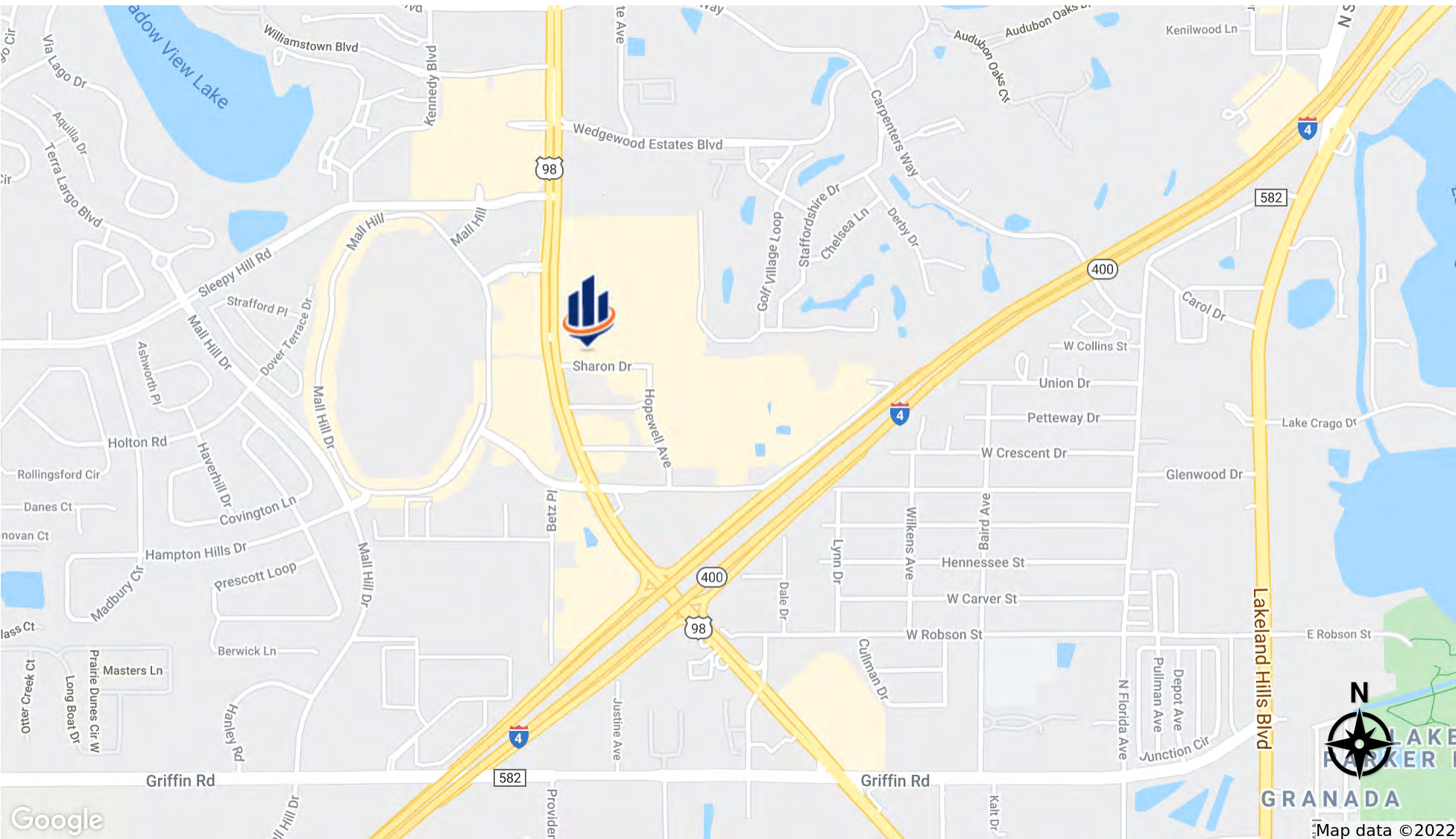
Sharon Rd
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Regional Map

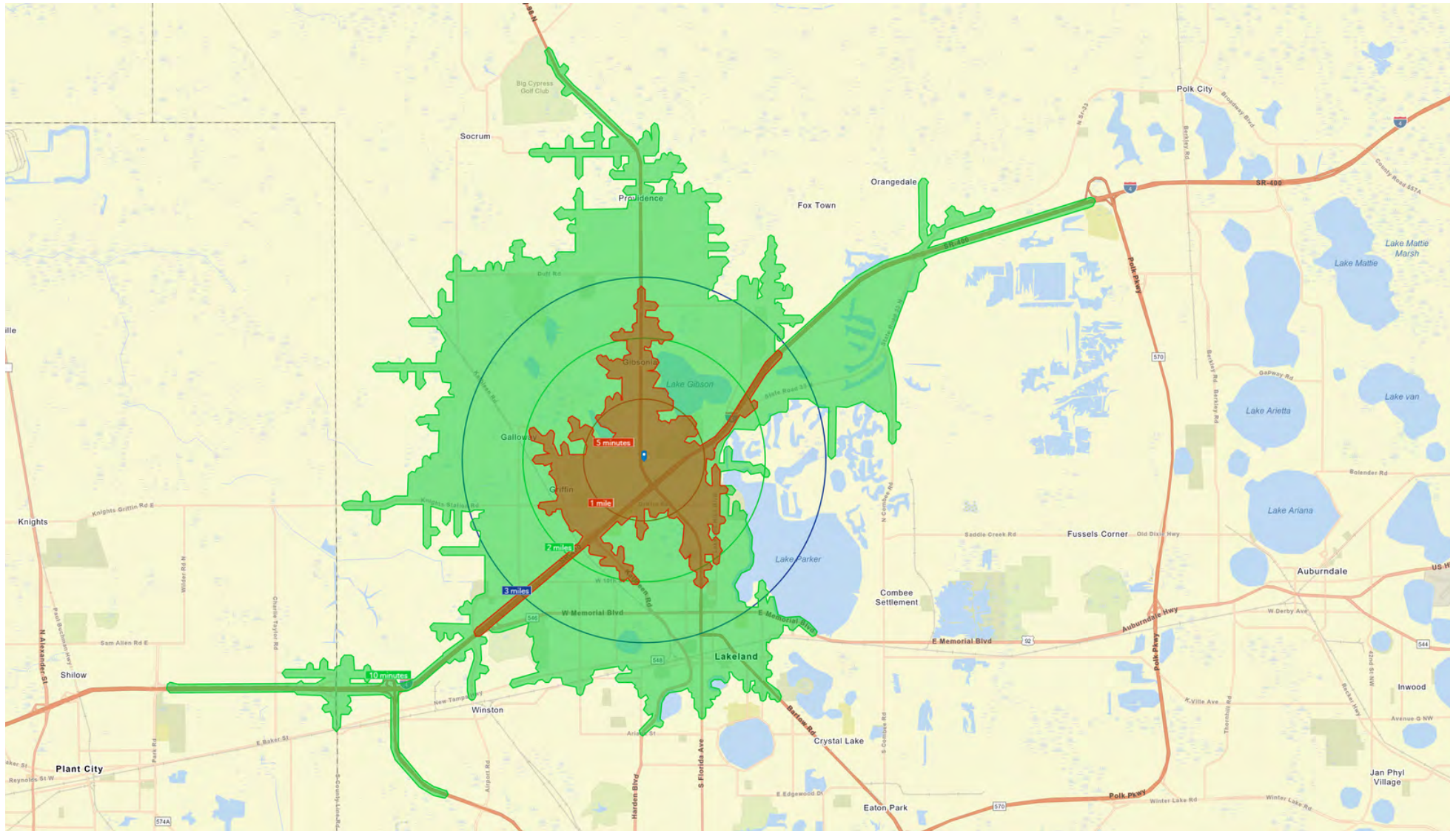


Location Map



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Demographics Map



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	8,828	31,196	61,908	22,429	108,333	721,312	21,733,419	333,934,112
Households	2,795	11,011	24,403	7,947	43,622	269,314	8,514,543	126,470,675
Families	1,940	7,038	14,294	5,046	26,207	186,883	5,499,508	82,824,624
Average Household Size	3.15	2.74	2.45	2.74	2.41	2.63	2.50	2.58
Owner Occupied Housing Units	1,186	5,584	11,733	3,664	24,089	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	1,609	5,427	12,670	4,283	19,533	78,942	2,881,106	44,563,900
Median Age	31.2	37.5	39.0	36.1	40.7	41.9	42.80	38.80
<i>Income</i>								
Median Household Income	\$51,397	\$46,270	\$44,801	\$46,026	\$47,142	\$52,507	\$58,462	\$64,730
Average Household Income	\$64,678	\$59,810	\$58,165	\$60,564	\$60,692	\$68,539	\$83,820	\$92,435
Per Capita Income	\$25,954	\$23,608	\$22,523	\$24,481	\$23,842	\$25,640	\$32,917	\$35,106
<i>Trends: 2021 - 2026 Annual Growth Rate</i>								
Population	1.66%	1.23%	1.21%	1.40%	1.30%	1.50%	1.31%	0.71%
Households	1.52%	1.16%	1.15%	1.29%	1.28%	1.43%	1.27%	0.71%
Families	1.51%	1.08%	1.10%	1.23%	1.14%	1.37%	1.22%	0.64%
Owner HHs	2.14%	1.66%	1.61%	1.80%	1.51%	1.67%	1.45%	0.91%
Median Household Income	1.67%	2.47%	2.72%	2.60%	2.18%	1.83%	2.38%	2.41%

Strong population density with over 31,000 people within a 2-mile radius.

Benchmark Demographics



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

Households by Income

<\$15,000	11.60%	13.10%	13.80%	13.20%	12.90%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	12.70%	13.90%	14.00%	13.80%	13.30%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	9.00%	11.80%	12.60%	11.70%	12.20%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	14.90%	14.00%	13.50%	14.20%	13.60%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	21.60%	20.50%	19.80%	19.70%	19.90%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	13.80%	11.60%	11.60%	11.30%	12.20%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	11.40%	10.40%	10.40%	11.10%	10.80%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	2.10%	2.80%	2.80%	2.60%	3.10%	3.70%	5.60%	7.20%
\$200,000+	2.90%	2.00%	1.70%	2.30%	2.00%	3.30%	6.80%	8.50%

Population by Age

0 - 4	6.20%	6.40%	6.40%	6.00%	6.20%	5.80%	5.10%	5.90%
5 - 9	5.40%	5.80%	6.10%	5.50%	6.00%	5.90%	5.30%	6.10%
10 - 14	5.40%	5.60%	5.90%	5.40%	5.80%	5.90%	5.50%	6.20%
15 - 19	4.80%	5.10%	5.40%	4.90%	5.40%	5.80%	5.50%	6.30%
20 - 24	5.70%	6.10%	6.00%	5.60%	5.90%	5.60%	5.90%	6.50%
25 - 34	15.60%	14.40%	13.70%	13.70%	13.60%	12.90%	13.30%	14.00%
35 - 44	11.50%	11.00%	11.40%	10.60%	11.50%	11.60%	11.90%	12.80%
45 - 54	8.40%	9.20%	10.10%	8.70%	10.60%	11.20%	12.00%	12.10%
55 - 64	10.20%	11.10%	11.80%	11.10%	12.00%	12.90%	13.60%	13.00%
65 - 74	11.60%	11.70%	11.50%	12.70%	11.70%	12.60%	12.20%	10.20%
75 - 84	9.60%	8.80%	7.80%	9.90%	7.70%	7.20%	6.90%	5.00%
85+	5.60%	5.00%	3.90%	5.90%	3.50%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	65.10%	58.90%	57.40%	62.10%	61.90%	70.50%	72.30%	69.20%
Black Alone	18.90%	27.30%	29.60%	24.20%	25.40%	15.60%	16.40%	13.00%
American Indian Alone	0.20%	0.30%	0.40%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	4.90%	3.10%	2.20%	3.30%	2.20%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.50%	6.60%	6.80%	6.30%	6.50%	8.20%	4.70%	7.10%
Two or More Races	4.40%	3.60%	3.50%	3.70%	3.50%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	24.60%	21.40%	21.40%	21.60%	21.70%	26.50%	27.40%	18.90%



LAKELAND

POLK COUNTY

Founded	1885
Population	110,516 (2018)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	<ul style="list-style-type: none"> 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.

SUBJECT

EYEGLASS
WORLD

SONNY'S
BBQ

Aaron's
Easy, Beautiful, Affordable.
RUSSELL'S

Seaside
Club

DICK'S
SPORTING GOODS

SHOE
CARNIVAL

OLD NAVY

ULTA

ROSS
DRESS FOR LESS

FIVE BELOW

PET SMART

FLOOR
DECOR

3 MAPS AND PHOTOS

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Crevasse St



Market Area Map



Trade Area Map

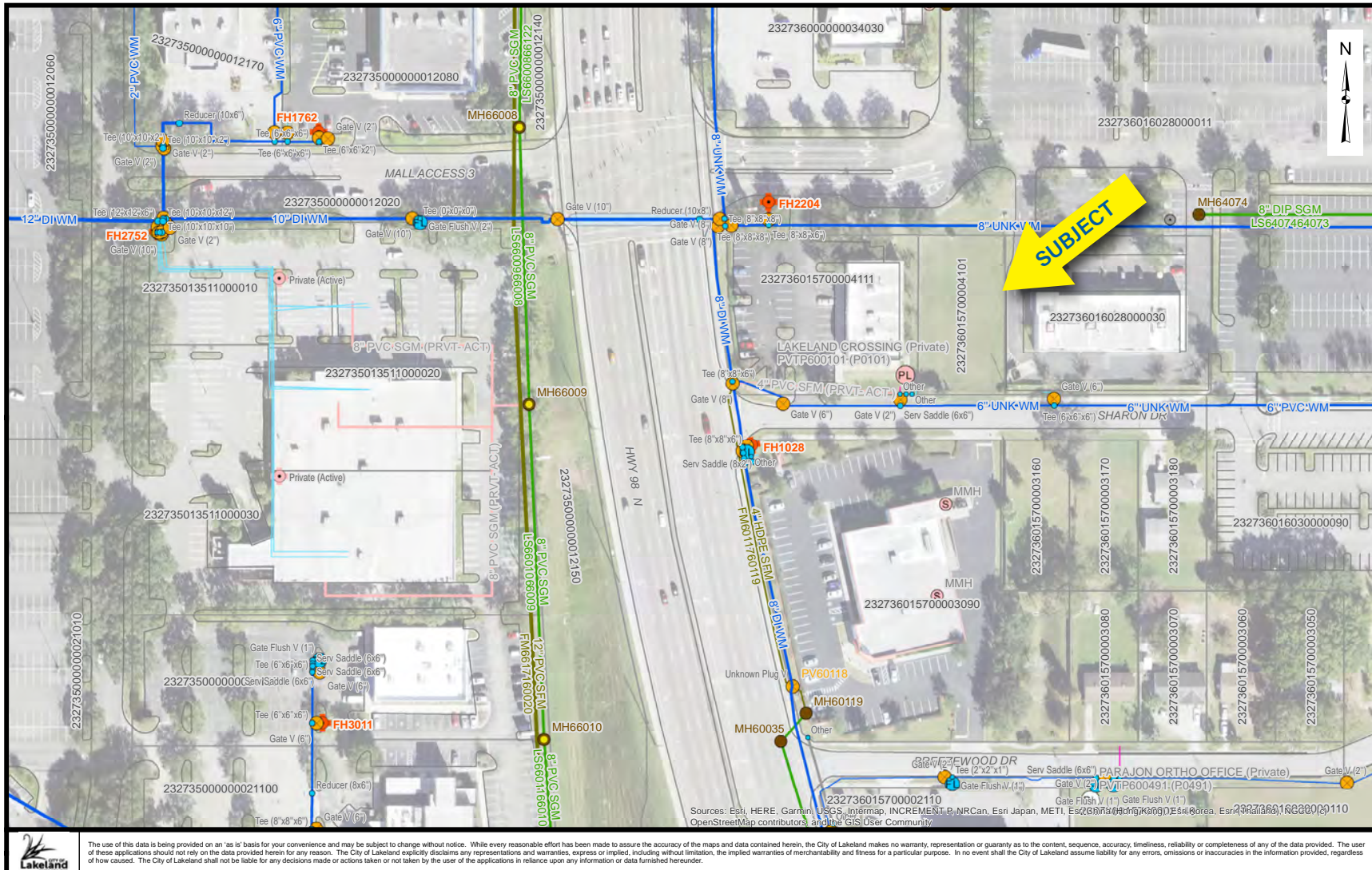


Site Aerial



Google

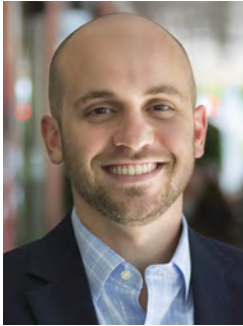
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4 AGENT AND COMPANY INFO

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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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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 NetworkSM 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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