

Hard Corner | .46 acres | C-2 / UCO Zoned

FOR SALE



o Lake Parker Avenue, Lakeland, Florida 33801

Property Highlights

- Excellent location
- 12,100 AADT
- Zoned C- 2 / UCO
- Great location for General Office, Restaurant, Service Center, Retail
- High and Dry flood zone X



Broadway Real Estate Services

Jack Stollo, CCIM, CPM Vice President, Broker 863-683-3425 jstollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

0 Lake Parker Avenue, Lakeland, Florida 33801



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Property: Corner Lot within the C-2/UCO (Urban Corridor District) land use. Permitted uses include, general office and retail use, gas station, kennels, laundry establishment, service and repair, restaurant, bar and lounge, liquor store. Entire site is high and dry in (flood zone X). Excellent site for development.

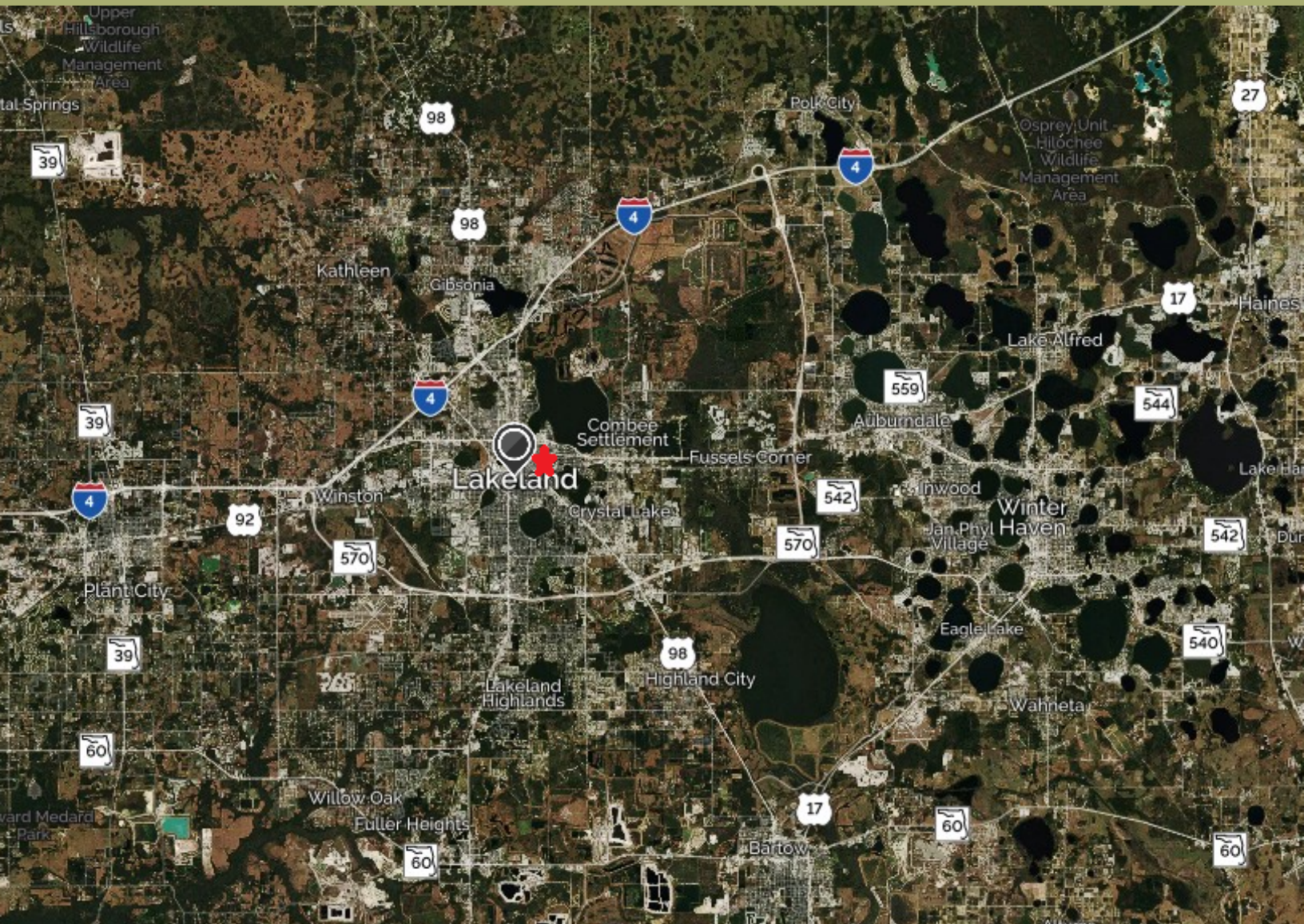
Location: This site is located just 7 miles south of I-4 in a heavily populated residential area with 81,000 people within a 10-minute drive time of site. Site is located at hard corner of North Parker Avenue and East Main Street within the Urban Corridor District with 12,100 VPD.

SALE PRICE: \$125,000



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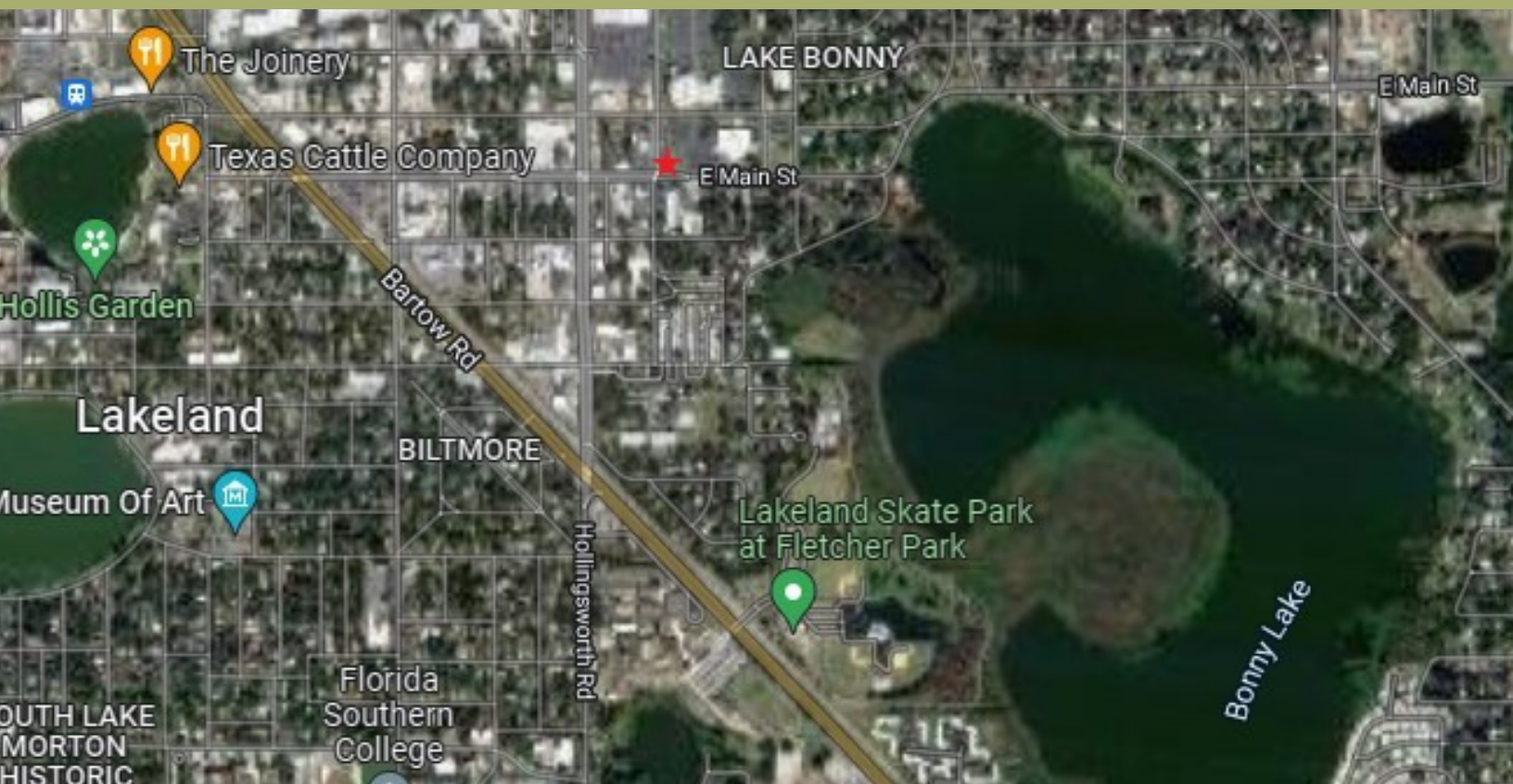
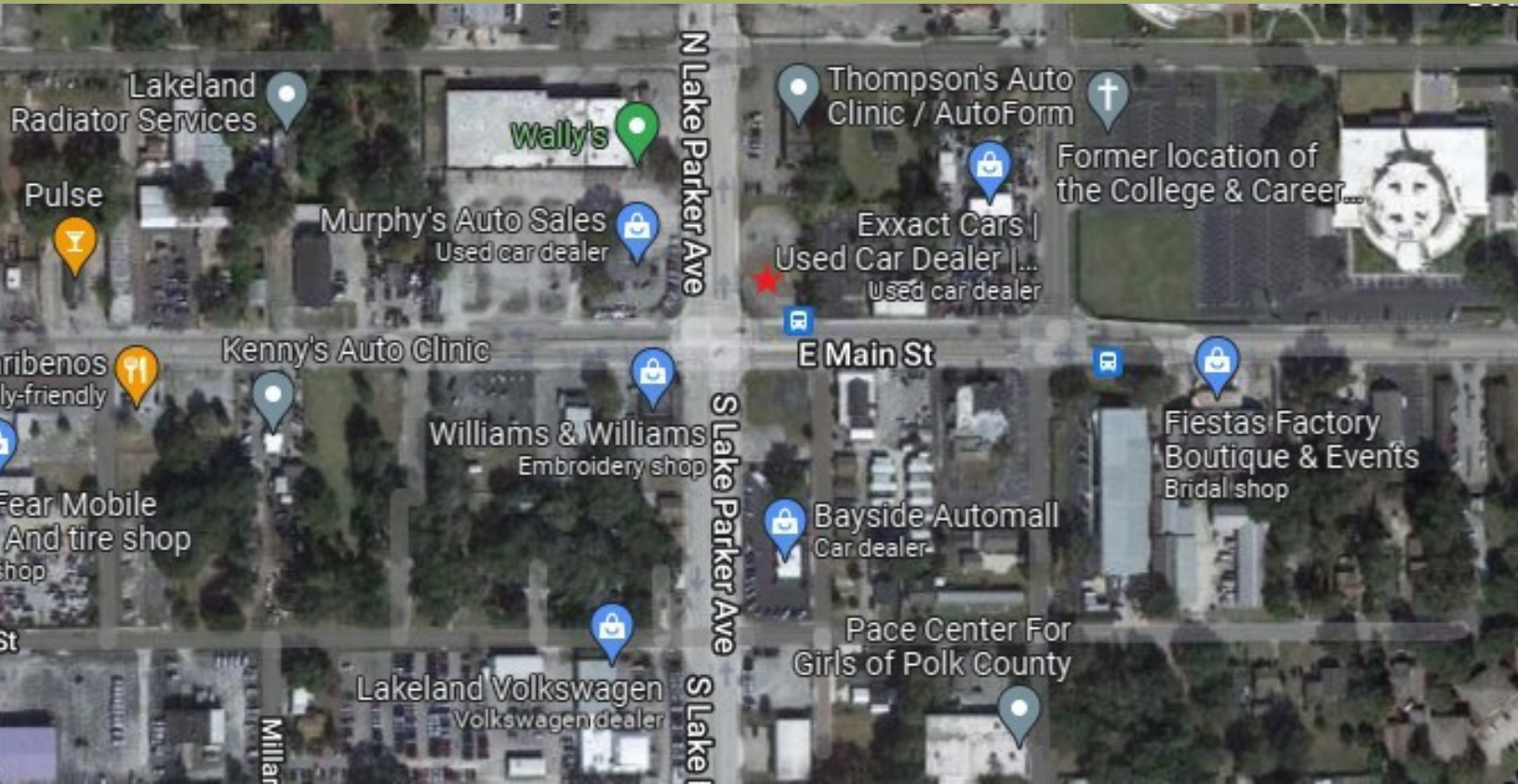
Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.



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LOCATION MAP

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Executive Summary

1200 E Main St, Lakeland, Florida, 33801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.04441
Longitude: -81.94062

	1 mile	3 miles	5 miles
Population			
2000 Population	7,331	65,843	114,739
2010 Population	7,701	66,878	125,073
2021 Population	8,715	72,558	139,879
2026 Population	9,554	75,553	147,113
2000-2010 Annual Rate	0.49%	0.16%	0.87%
2010-2021 Annual Rate	1.11%	0.73%	1.00%
2021-2026 Annual Rate	1.86%	0.81%	1.01%
2021 Male Population	48.8%	47.9%	47.9%
2021 Female Population	51.1%	52.1%	52.1%
2021 Median Age	33.4	37.2	40.1

In the identified area, the current year population is 139,879. In 2010, the Census count in the area was 125,073. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 147,113 representing a change of 1.01% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	64.8%	59.4%	66.5%
2021 Black Alone	22.1%	27.6%	20.6%
2021 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2021 Asian Alone	1.6%	1.2%	1.7%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	6.5%	7.1%	6.9%
2021 Two or More Races	4.2%	4.1%	3.7%
2021 Hispanic Origin (Any Race)	21.5%	22.0%	22.0%

Persons of Hispanic origin represent 22.0% 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 68.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	39	47	60
2000 Households	3,502	27,006	47,304
2010 Households	3,053	26,076	50,500
2021 Total Households	3,392	27,854	55,770
2026 Total Households	3,865	29,043	58,589
2000-2010 Annual Rate	-1.36%	-0.35%	0.66%
2010-2021 Annual Rate	0.94%	0.59%	0.89%
2021-2026 Annual Rate	2.65%	0.84%	0.99%
2021 Average Household Size	2.20	2.46	2.43

The household count in this area has changed from 50,500 in 2010 to 55,770 in the current year, a change of 0.89% annually. The five-year projection of households is 58,589, a change of 0.99% annually from the current year total. Average household size is currently 2.43, compared to 2.40 in the year 2010. The number of families in the current year is 33,941 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	19.0%	15.2%	15.4%
Median Household Income			
2021 Median Household Income	\$35,843	\$38,298	\$45,221
2026 Median Household Income	\$39,984	\$42,842	\$50,878
2021-2026 Annual Rate	2.21%	2.27%	2.39%
Average Household Income			
2021 Average Household Income	\$52,648	\$54,492	\$62,054
2026 Average Household Income	\$59,330	\$61,013	\$69,543
2021-2026 Annual Rate	2.42%	2.29%	2.30%
Per Capita Income			
2021 Per Capita Income	\$20,077	\$21,053	\$24,671
2026 Per Capita Income	\$23,236	\$23,593	\$27,603
2021-2026 Annual Rate	2.97%	2.30%	2.27%

Current median household income is \$45,221 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$50,878 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$62,054 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$69,543 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,671 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,603 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	126	152	145
2000 Total Housing Units	3,937	31,320	55,653
2000 Owner Occupied Housing Units	1,257	15,122	29,640
2000 Renter Occupied Housing Units	2,245	11,884	17,665
2000 Vacant Housing Units	435	4,314	8,348
2010 Total Housing Units	3,772	30,967	59,868
2010 Owner Occupied Housing Units	1,167	13,770	29,465
2010 Renter Occupied Housing Units	1,886	12,306	21,035
2010 Vacant Housing Units	719	4,891	9,368
2021 Total Housing Units	4,276	33,435	66,155
2021 Owner Occupied Housing Units	1,194	13,915	31,516
2021 Renter Occupied Housing Units	2,198	13,939	24,254
2021 Vacant Housing Units	884	5,581	10,385
2026 Total Housing Units	4,794	34,860	69,534
2026 Owner Occupied Housing Units	1,282	14,650	33,564
2026 Renter Occupied Housing Units	2,583	14,393	25,025
2026 Vacant Housing Units	929	5,817	10,945

Currently, 47.6% of the 66,155 housing units in the area are owner occupied; 36.7%, renter occupied; and 15.7% 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 59,868 housing units in the area - 49.2% owner occupied, 35.1% renter occupied, and 15.6% vacant. The annual rate of change in housing units since 2010 is 4.54%. Median home value in the area is \$166,076, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.95% annually to \$211,446.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**