

FOR SALE



335 Doris Drive, Lakeland, Florida 33813
Property Highlights



- **Zoned O-1**
- **2270 SF**
- **ADA Compliant**
- **Onsite Parking**
- **South Lakeland**
- **Old Road 37 & Doris Drive**

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



335 Doris Drive, Lakeland, Florida 33813

Property: This is a freestanding office building with 2,270 sf located in South Lakeland at the corner of Old Road 37 and Doris Drive. Interior features eight offices, conference room, ADA bathroom, large kitchen/breakroom, and waiting and reception area. Parking is ample with five brick paved parking spaces in the front with ADA ramp, and permitted parking area in the rear for another 5+ vehicles allowing a gracious 5:1000 parking ratio. Interior features rich wood flooring and ceramic tile, a windows in every office. This is a great location for an office in South Lakeland.

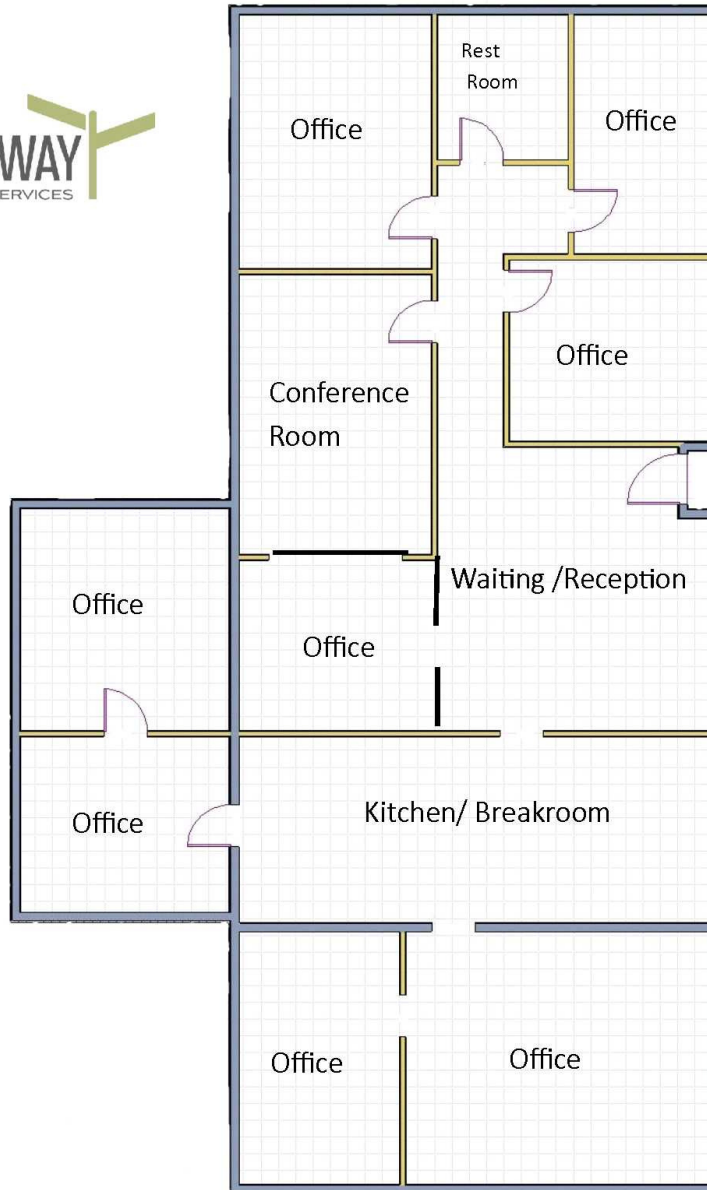
Location: This property is located on busy corner of Old Road 37 & Doris Drive. This is one of only a handful of freestanding properties in South Lakeland of this caliber. You are just minutes to the Polk Parkway and have great access off of Florida Avenue.

Sale Price: \$425,000



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Floor Plan
335 Doris Drive, Lakeland, Florida 33813



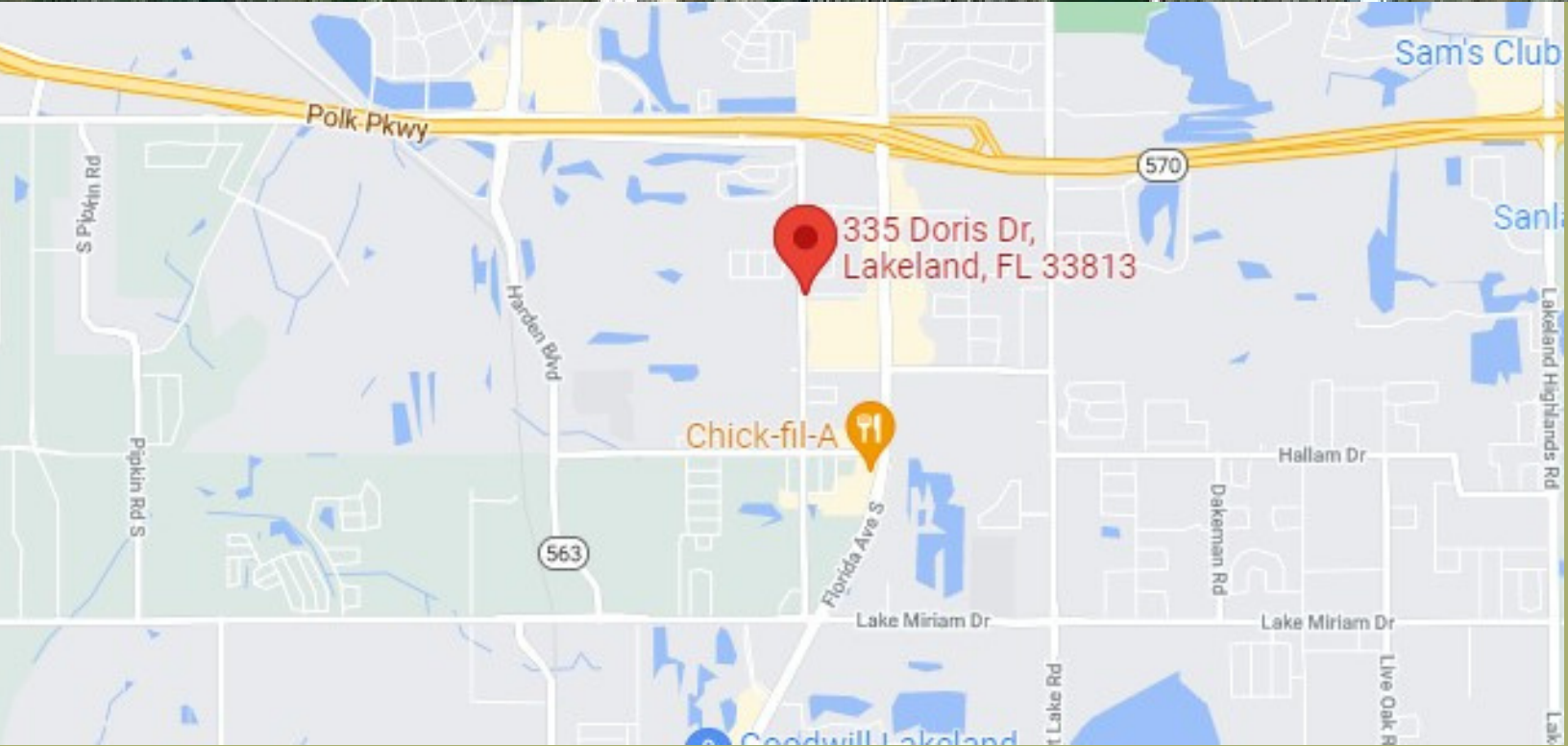
Every effort has been made to provide accurate information. The floor plan contained here is not to scale and does not reflect exact dimensions and is reference for illustrative purposes only.

Property Photos
335 Doris Drive, Lakeland, Florida 33813



LOCATION MAP

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Executive Summary

335 Doris Dr, Lakeland, Florida, 33813
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 27.98924
 Longitude: -81.96073

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	6,885	47,208	59,607
2010 Population	7,034	49,248	73,850
2021 Population	7,599	54,390	87,151
2026 Population	7,936	57,334	94,228
2000-2010 Annual Rate	0.21%	0.42%	2.17%
2010-2021 Annual Rate	0.69%	0.89%	1.48%
2021-2026 Annual Rate	0.87%	1.06%	1.57%
2021 Male Population	47.6%	47.7%	48.9%
2021 Female Population	52.4%	52.3%	51.1%
2021 Median Age	42.9	44.7	37.6

In the identified area, the current year population is 87,151. In 2010, the Census count in the area was 73,850. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 94,228 representing a change of 1.57% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.0%	81.2%	67.7%
2021 Black Alone	9.4%	9.4%	18.3%
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	4.8%	3.6%	7.1%
2021 Two or More Races	3.8%	3.3%	3.7%
2021 Hispanic Origin (Any Race)	22.1%	17.5%	23.0%

Persons of Hispanic origin represent 23.0% 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 68.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	74	106	72
2000 Households	2,930	19,038	23,570
2010 Households	2,960	20,370	27,428
2021 Total Households	3,188	22,424	31,850
2026 Total Households	3,319	23,575	34,400
2000-2010 Annual Rate	0.10%	0.68%	1.53%
2010-2021 Annual Rate	0.66%	0.86%	1.34%
2021-2026 Annual Rate	0.81%	1.01%	1.55%
2021 Average Household Size	2.38	2.40	2.64

The household count in this area has changed from 27,428 in 2010 to 31,850 in the current year, a change of 1.34% annually. The five-year projection of households is 34,400, a change of 1.55% annually from the current year total. Average household size is currently 2.64, compared to 2.59 in the year 2010. The number of families in the current year is 21,135 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.

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	13.4%	15.6%	16.2%
Median Household Income			
2021 Median Household Income	\$56,152	\$61,976	\$52,506
2026 Median Household Income	\$60,892	\$67,587	\$58,054
2021-2026 Annual Rate	1.63%	1.75%	2.03%
Average Household Income			
2021 Average Household Income	\$71,319	\$86,818	\$71,207
2026 Average Household Income	\$78,505	\$96,201	\$80,944
2021-2026 Annual Rate	1.94%	2.07%	2.60%
Per Capita Income			
2021 Per Capita Income	\$29,687	\$35,849	\$26,131
2026 Per Capita Income	\$32,546	\$39,607	\$29,667
2021-2026 Annual Rate	1.86%	2.01%	2.57%

Households by Income

Current median household income is \$52,506 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,054 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,207 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,944 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$26,131 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,667 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	176	142	139
2000 Total Housing Units	3,106	21,218	27,723
2000 Owner Occupied Housing Units	1,999	14,152	14,466
2000 Renter Occupied Housing Units	932	4,886	9,104
2000 Vacant Housing Units	175	2,180	4,153
2010 Total Housing Units	3,278	23,019	32,162
2010 Owner Occupied Housing Units	2,025	14,428	16,783
2010 Renter Occupied Housing Units	935	5,942	10,645
2010 Vacant Housing Units	318	2,649	4,734
2021 Total Housing Units	3,514	25,427	37,064
2021 Owner Occupied Housing Units	2,102	15,320	19,413
2021 Renter Occupied Housing Units	1,085	7,104	12,437
2021 Vacant Housing Units	326	3,003	5,214
2026 Total Housing Units	3,659	26,756	39,874
2026 Owner Occupied Housing Units	2,245	16,340	21,357
2026 Renter Occupied Housing Units	1,074	7,235	13,043
2026 Vacant Housing Units	340	3,181	5,474

Currently, 52.4% of the 37,064 housing units in the area are owner occupied; 33.6%, renter occupied; and 14.1% 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 32,162 housing units in the area - 52.2% owner occupied, 33.1% renter occupied, and 14.7% vacant. The annual rate of change in housing units since 2010 is 6.51%. Median home value in the area is \$202,324, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.78% annually to \$243,587.

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**