



# PROPERTY FOR SALE

## SENIOR HOUSING LAND NORTH LAKE LAND

877.518.5263 | [SVNsaunders.com](http://SVNsaunders.com) | 1723 Bartow Rd. Lakeland, FL 33801

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### Gary M. Ralston

CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS  
Managing Partner & Broker  
gary.ralston@svn.com | 863.877.2828



### David Hungerford, CCIM

Senior Advisor  
david.hungerford@svn.com  
863.272.7156



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## EXECUTIVE SUMMARY

# SENIOR HOUSING LAND NORTH LAKE LAND

The subject property is just north of I-4 and is surrounded by Wedgewood Golf Course. The trade area is highlighted by the Lakeland Square Mall and commercial activity along US Highway 98 North, as well as Lakeland Regional Health to the south.

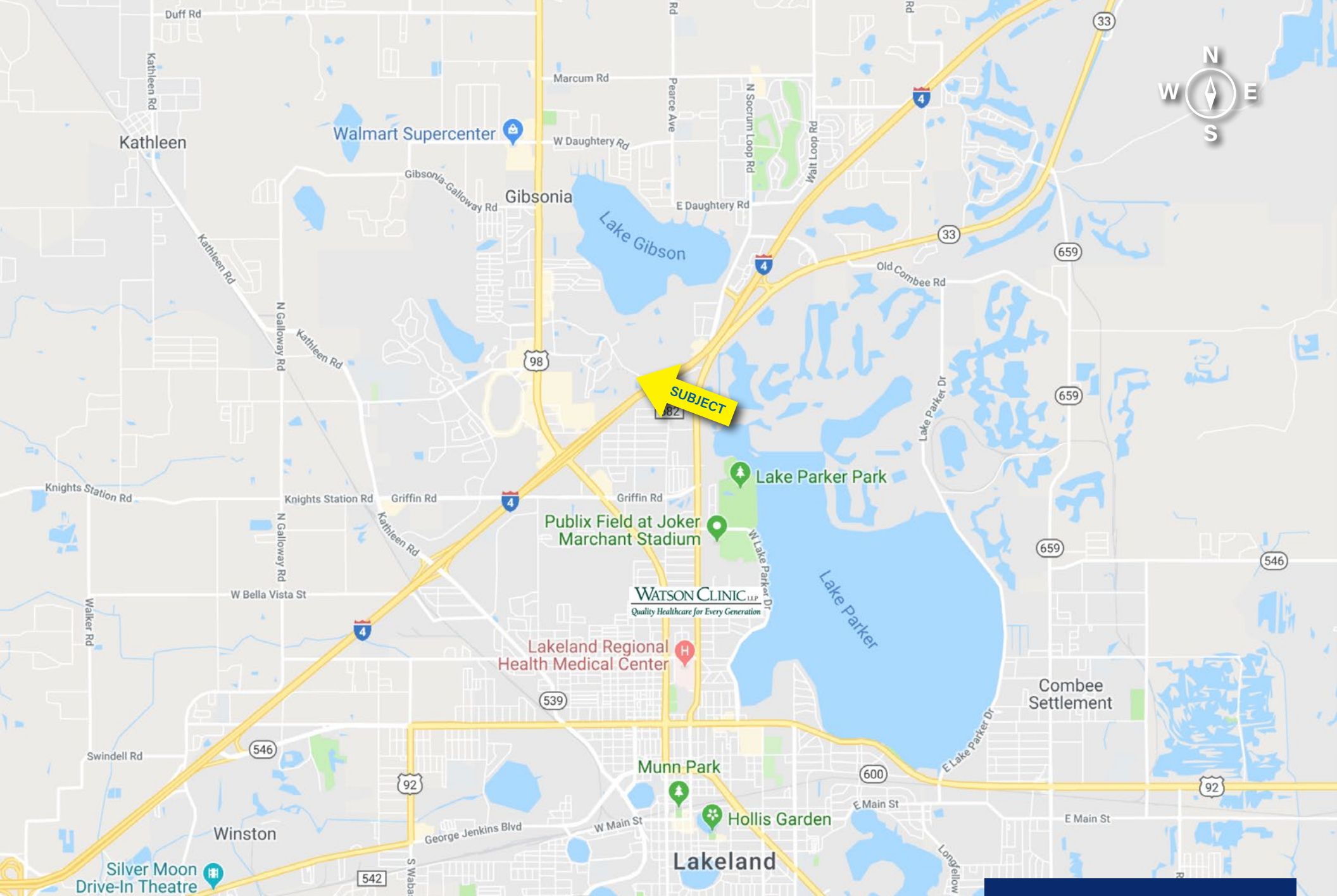
This site is approved for up to 70,100 SF of ALF facilities. There are ALF facilities and other Senior Housing within the neighborhood making this site a great opportunity for a similar or supporting use.

<b>Site Address:</b>	0 Carpenters Way, Lakelakd, FL 33805
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	232736000000011050
<b>Land Size:</b>	2.48 +/- Acres
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	Water & Sewer - Available [City of Lakeland]
<b>Zoning:</b>	PUD 4773 U [City of Lakeland] - 70,100 SF ALF
<b>Taxes:</b>	\$6,242.57 [2021]
<b>Traffic Count:</b>	88,000 cars/day on I-4
<b>Asking Price:</b>	\$500,000



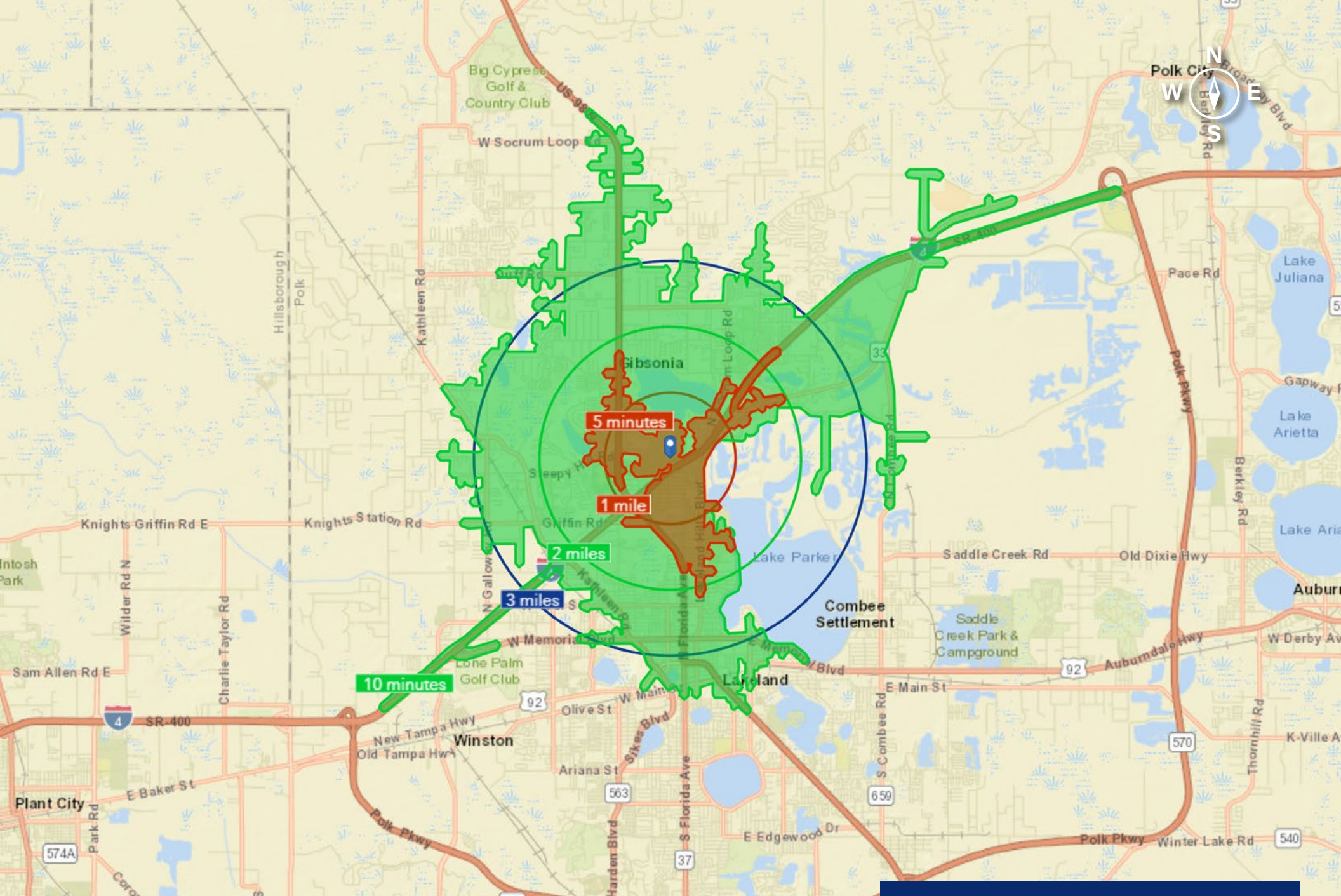
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

**REGIONAL LOCATION**



Located in Lakeland, FL, just north of I-4.

**LOCATION MAP**



1, 2, 3 mile radius  
5, 10 minute drive time

## DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	7,417	32,261	55,967	14,168	68,411	721,312	21,733,419	333,934,112
Households	3,166	13,269	22,304	5,961	27,122	269,314	8,514,543	126,470,675
Families	1,681	8,124	14,006	3,431	16,828	186,883	5,499,508	82,824,624
Average Household Size	2.22	2.35	2.44	2.24	2.45	2.63	2.50	2.58
Owner Occupied Housing Units	1,139	6,986	12,436	2,698	15,184	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	2,027	6,283	9,868	3,262	11,939	78,942	2,881,106	44,563,900
Median Age	40.3	41.4	41.5	41.9	41.2	41.90	42.80	38.80
<b><i>Income</i></b>								
Median Household Income	\$42,427	\$50,219	\$46,445	\$46,667	\$47,917	\$52,507	\$58,462	\$64,730
Average Household Income	\$52,691	\$62,152	\$59,925	\$59,567	\$61,176	\$68,539	\$83,820	\$92,435
Per Capita Income	\$22,866	\$24,917	\$23,601	\$24,650	\$24,285	\$25,640	\$32,917	\$35,106
<b><i>Trends: 2019 - 2024 Annual Growth Rate</i></b>								
Population	1.04%	1.27%	1.26%	1.16%	1.40%	1.50%	1.31%	0.71%
Households	0.98%	1.21%	1.19%	1.13%	1.40%	1.43%	1.27%	0.71%
Families	0.89%	1.14%	1.14%	1.07%	1.24%	1.37%	1.22%	0.64%
Owner HHs	1.58%	1.72%	1.66%	1.75%	1.63%	1.67%	1.45%	0.91%
Median Household Income	2.33%	1.67%	2.44%	2.23%	2.14%	1.83%	2.38%	2.41%

There is excellent population density within a 2-mile radius of over 32,000 people.

# BENCHMARK DEMOGRAPHICS

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

There is a high concentration of senior citizens within the immediate area. Within a 1 mile radius, 6.90% of the population is over the age of 85 compared to Polk County at 2.50%

## Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	14.00%	11.10%	13.20%	12.10%	12.90%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	15.00%	12.50%	13.60%	12.60%	13.40%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	10.80%	11.30%	12.10%	11.70%	11.90%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	17.50%	14.70%	13.60%	16.30%	13.20%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	21.60%	21.70%	19.70%	21.80%	19.60%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	9.40%	12.20%	12.20%	9.60%	12.70%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	9.80%	11.40%	10.80%	11.30%	11.20%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	1.00%	3.20%	2.90%	2.70%	3.10%	3.70%	5.60%	7.20%
\$200,000+	1.00%	1.90%	1.90%	1.80%	2.00%	3.30%	6.80%	8.50%

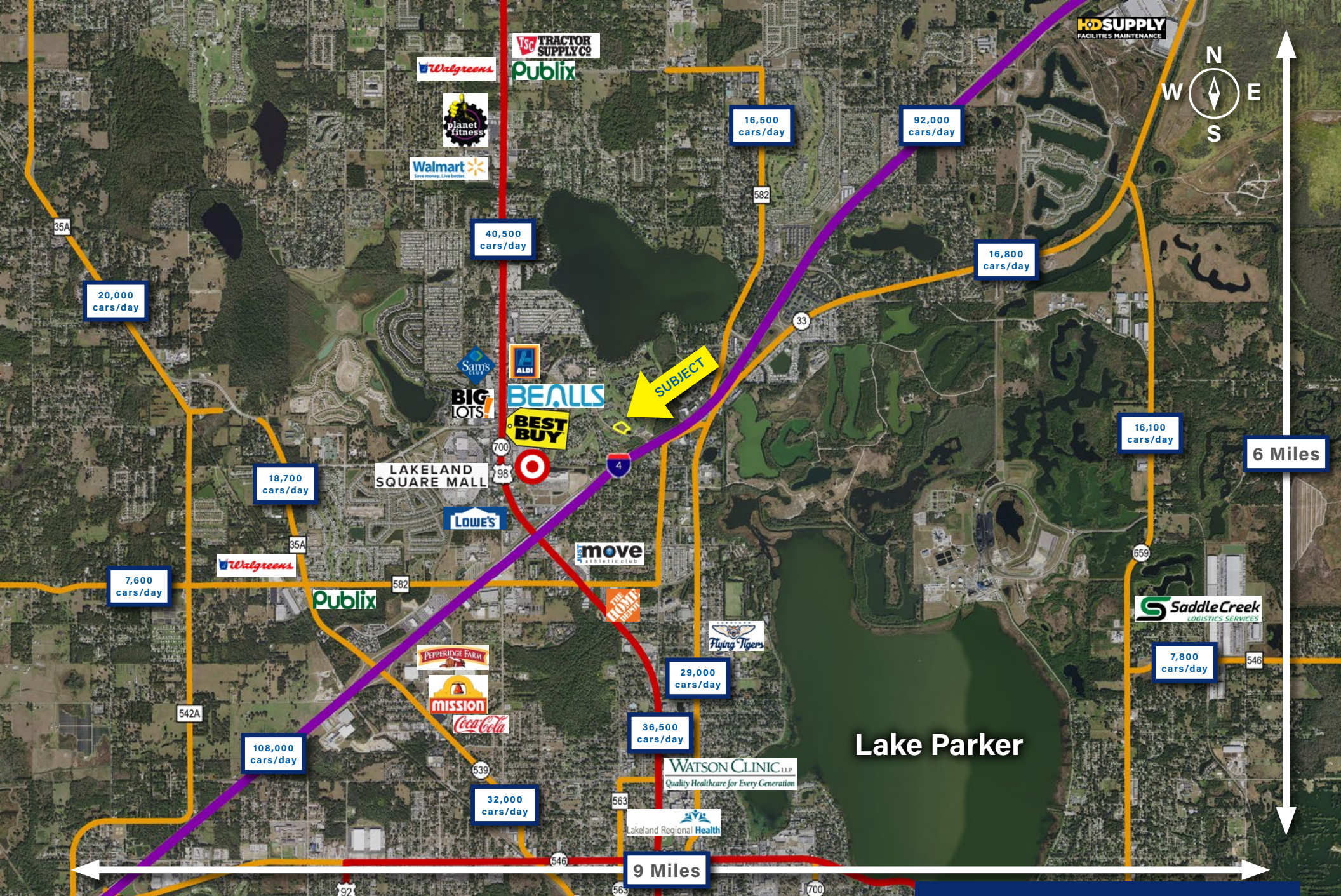
## Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.90%	5.90%	6.10%	5.60%	6.00%	5.80%	5.10%	5.90%
5 - 9	5.40%	5.50%	5.80%	5.30%	5.80%	5.90%	5.30%	6.10%
10 - 14	5.00%	5.30%	5.70%	5.00%	5.60%	5.90%	5.50%	6.20%
15 - 19	4.70%	4.90%	5.20%	4.70%	5.40%	5.80%	5.50%	6.30%
20 - 24	6.50%	6.10%	5.90%	6.10%	6.00%	5.60%	5.90%	6.50%
25 - 34	15.70%	14.60%	13.70%	15.10%	13.80%	12.90%	13.30%	14.00%
35 - 44	11.30%	11.30%	11.20%	11.30%	11.40%	11.60%	11.90%	12.80%
45 - 54	9.60%	9.60%	10.10%	9.80%	10.50%	11.20%	12.00%	12.10%
55 - 64	10.40%	11.20%	11.80%	11.00%	12.00%	12.90%	13.60%	13.00%
65 - 74	10.30%	11.80%	12.00%	11.30%	11.80%	12.60%	12.20%	10.20%
75 - 84	8.20%	8.80%	8.30%	8.70%	7.90%	7.20%	6.90%	5.00%
85+	6.90%	5.10%	4.20%	6.10%	3.90%	2.50%	2.80%	2.00%

## Race and Ethnicity

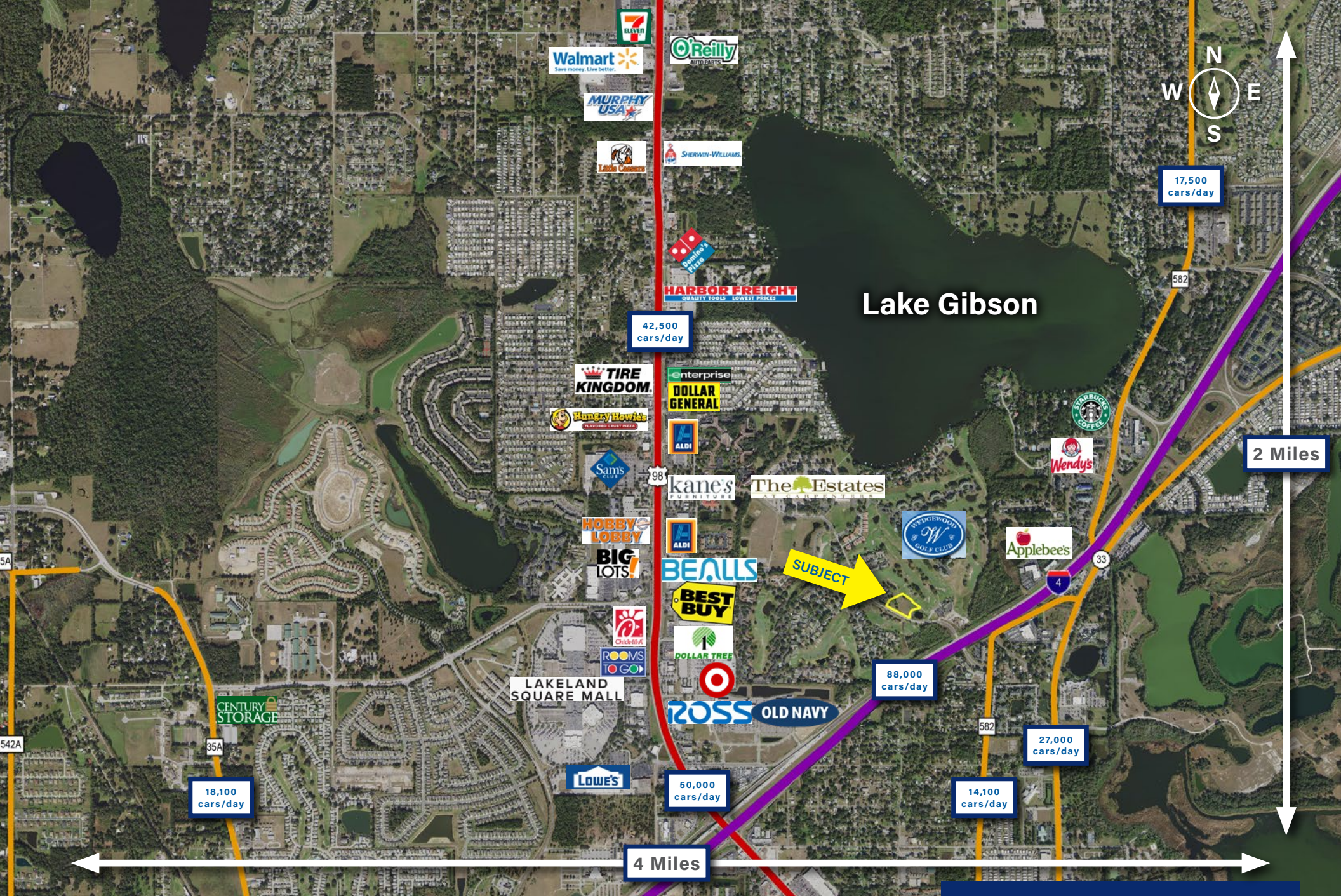
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	70.00%	64.20%	58.60%	69.50%	61.20%	70.50%	72.30%	69.20%
Black Alone	15.10%	21.80%	28.50%	16.80%	26.20%	15.60%	16.40%	13.00%
American Indian Alone	0.30%	0.30%	0.40%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	2.60%	3.10%	2.40%	2.70%	2.50%	1.80%	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	7.90%	6.80%	6.50%	7.10%	6.20%	8.20%	4.70%	7.10%
Two or More Races	4.10%	3.70%	3.50%	3.50%	3.50%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	26.00%	22.40%	20.70%	24.00%	20.70%	26.50%	27.40%	18.90%





**MARKET AREA MAP**

The market area includes the Lakeland Square Mall, multiple big box retailers, and is highlighted by I-4. Lakeland Regional Health to the south, is one of the largest hospitals in the state.



The subject property is a short distance from US Highway 98 N., a major commercial corridor in Lakeland.

**TRADE AREA MAP**



Lakeland Park Center and Lake Gibson Village (senior housing) are new developments within close proximity. The Estates at Carpenters is a well established Senior Housing facility with 372 ILF, 49 ALF, and 72 skilled nursing beds.

## NEIGHBORHOOD AERIAL



Carpenters Way

88,000 cars/day



**SITE AERIAL**

Located adjacent to Wedgewood Golf Course and Savannah Cottage Memory Care.

# Concept Plan - Insignia Senior Living



NO. OF SHEETS	1
SHEET NO.	C-1
DATE	7/1/2019
ISSUED FOR REVIEW	

CHASTAIN-SKILLMAN  
205 EAST ORANGE STREET  
SUITE #110  
LAKELAND, FL 33801-4611  
8833 948-1402



INSIGNIA SENIOR LIVING  
SENIOR LIVING FACILITY  
CARPENTERS WAY, LAKELAND, FLORIDA

CONCEPTUAL SITE PLAN

**CHARLES S. FOMI** State of Florida, Professional Engineer  
License No. 99958  
This plan has been digitally signed and sealed by the PE ENGINEER on the date indicated here.  
Physical copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER: CHARLES S. FOMI, P.E.  
E.O. NO. 14176

PROJECT NUMBER:  
0000.00

SHEET NUMBER:  
C-1

Aerial view looking north





I-4 & Carpenters Way

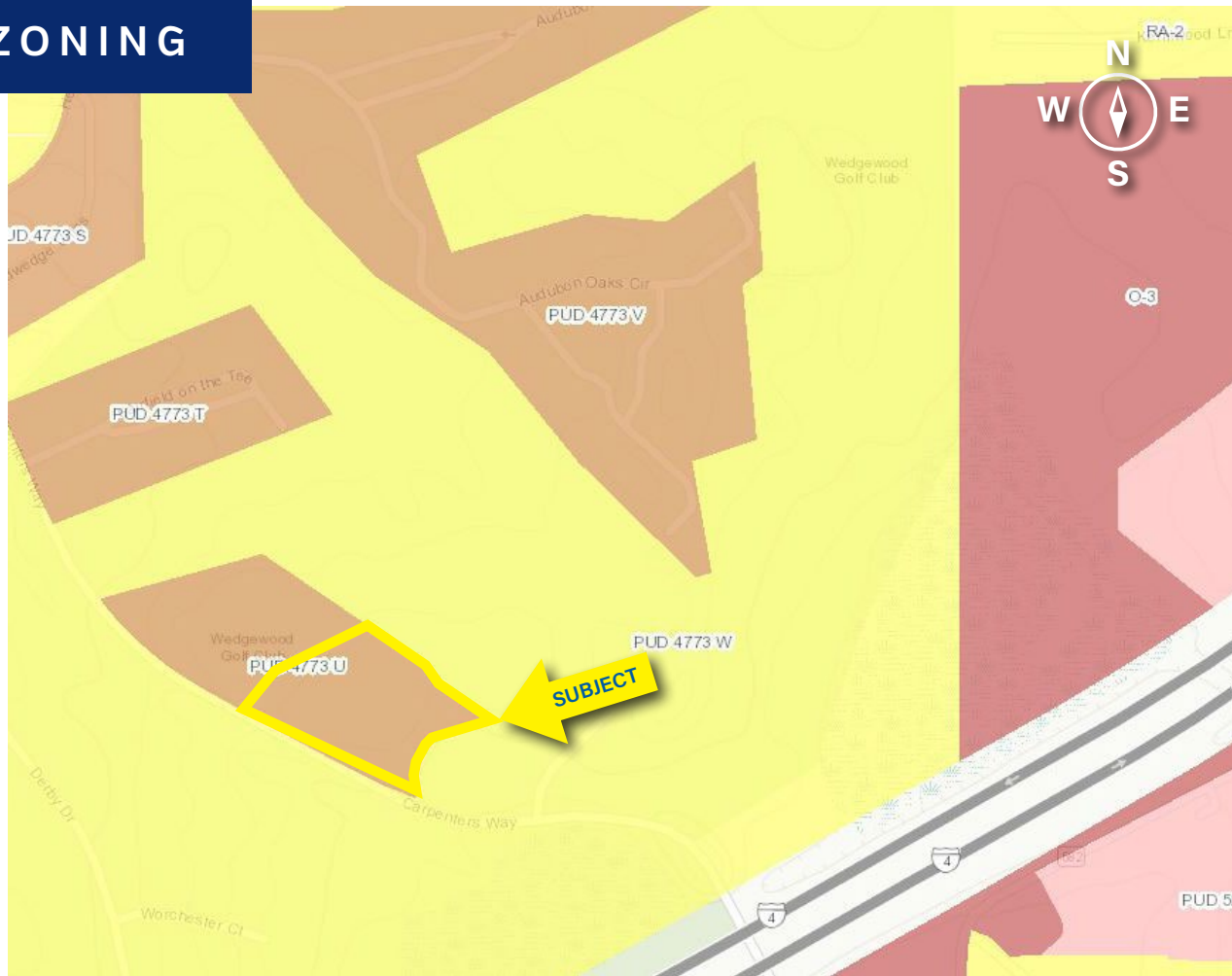


Carpenters Way







Looking East

# ZONING



## ***PUD 4773 U***

**P**ermitted Uses: Assisted living facility in one or more buildings. The subject is identified in the PUD as Phase II, and allows for up to 70,100 SF [2 stories].

-  PUD 4773 U
-  PUD
-  O-3
-  PUD





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