

NE CORNER S. FLORIDA AVE AND CHRISTINA BLVD.

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LAKELAND, FL 33813

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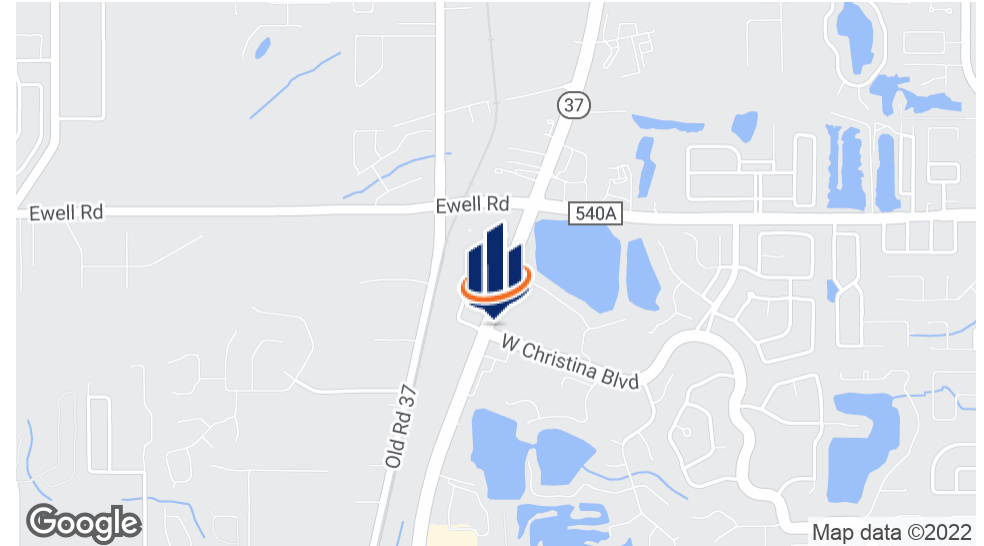
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1 PROPERTY INFORMATION

NE Corner S. Florida Ave And Christina Blvd.
Lakeland, FL 33813

Property Summary



Sale Price **\$1,000,000**

OFFERING SUMMARY

Lot Size: 2 ± Usable Acres
Price / Acre: \$500,000/Usable Acre
Zoning: PUD 71-4 (CAC - Polk County)
Traffic Count: 35,500 cars/day
PIN: 232924000000032080

PROPERTY HIGHLIGHTS

- The subject site is accessed by a traffic signal along Christina Blvd.
- Outstanding demographics... within 10 miles nearly 90,000 people, and Median Household Income of \$69,469 compared to Polk County at \$50,006 and Florida at \$54,238.
- Entranceway to affluent Christina neighborhood
- Great site for QSR, restaurant, gas, or other retail uses
- Water and Sewer on site

Property Description



PROPERTY DESCRIPTION

The subject property is 11.53 acres, 2 ± of which is usable. The property is located at the NE corner of the signalized intersection of S. Florida Ave. [SR 37] and Christina Blvd. The development will require some wetland mitigation and soil remediation, but the resulting development is at an enviable location. Highest and best uses include retail, restaurant, car wash, gas station, and more.

LOCATION DESCRIPTION

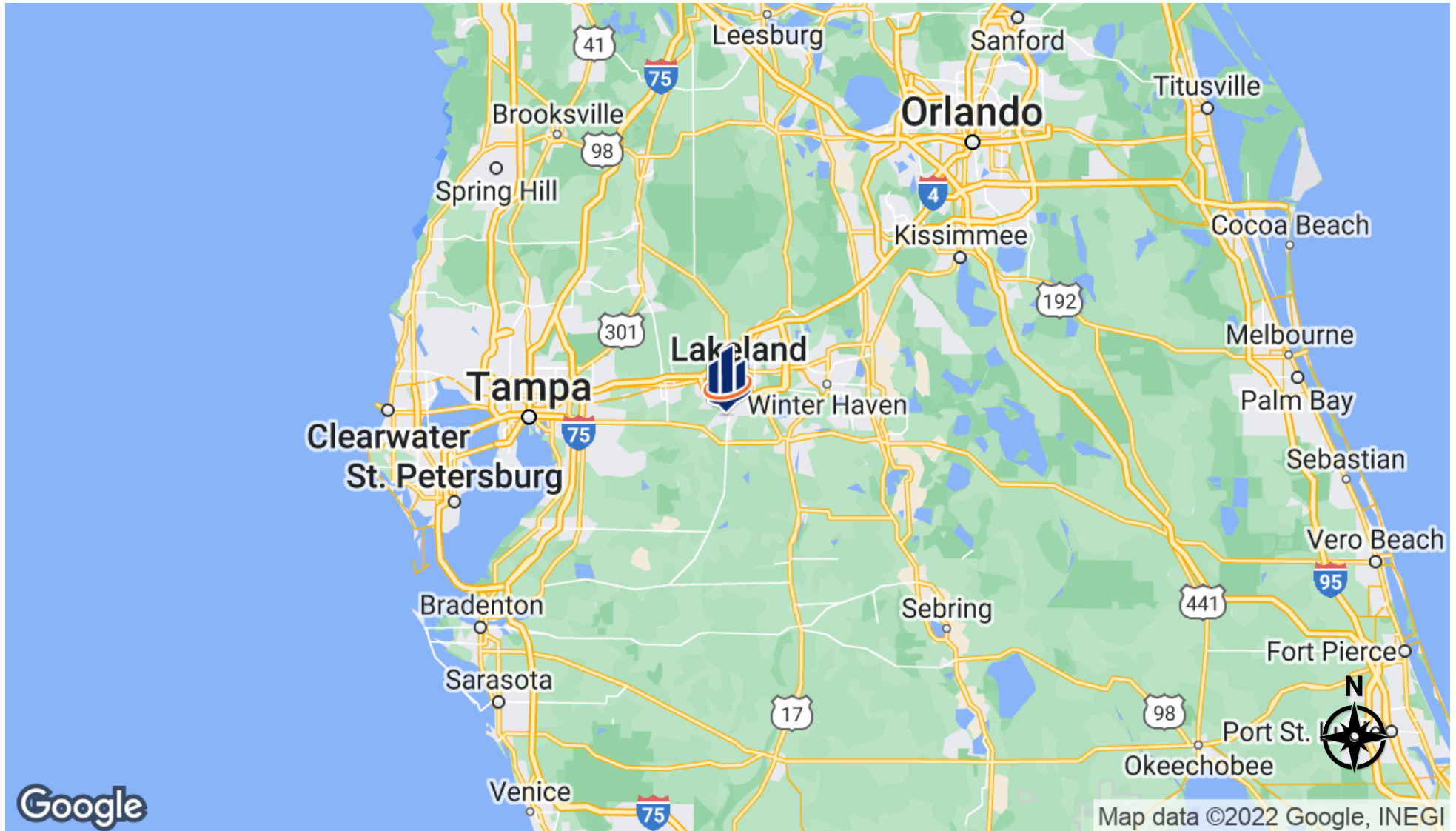
This 2 ± acre usable vacant commercial property is an ideal site for a restaurant and/or retail along S. Florida Ave. The property benefits from affluent South Lakeland demographics. There are several new developments in close proximity including The Century Avenues luxury apartment complex, a new Publix Greenwise grocery store, and several new restaurants. As Lakeland's population continues moving south, this already stable neighborhood is becoming ripe for new commercial developments and new out-of-market concepts.



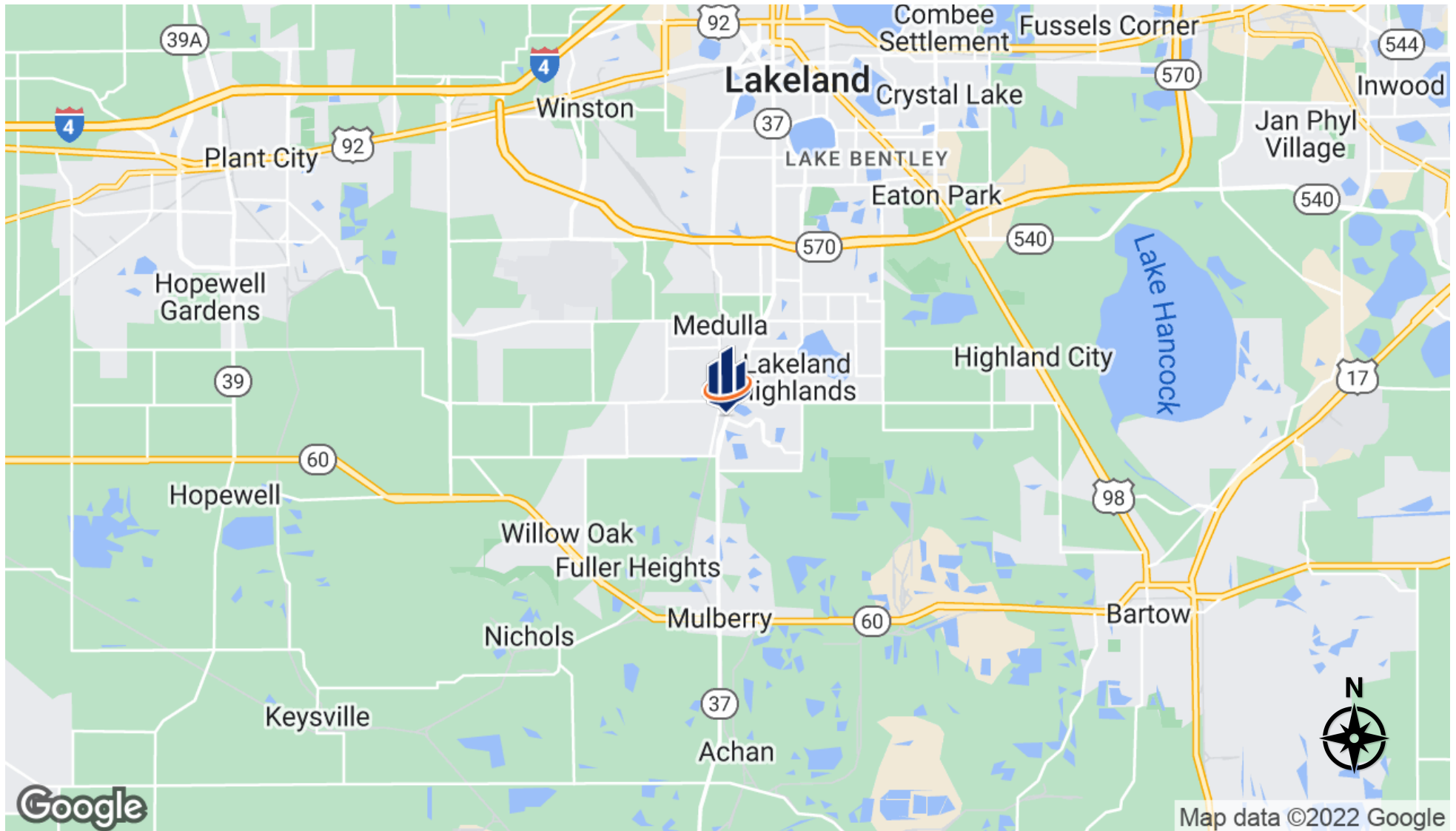
2 LOCATION INFORMATION

NE Corner S. Florida Ave And Christina Blvd.
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Regional Map



Location Maps



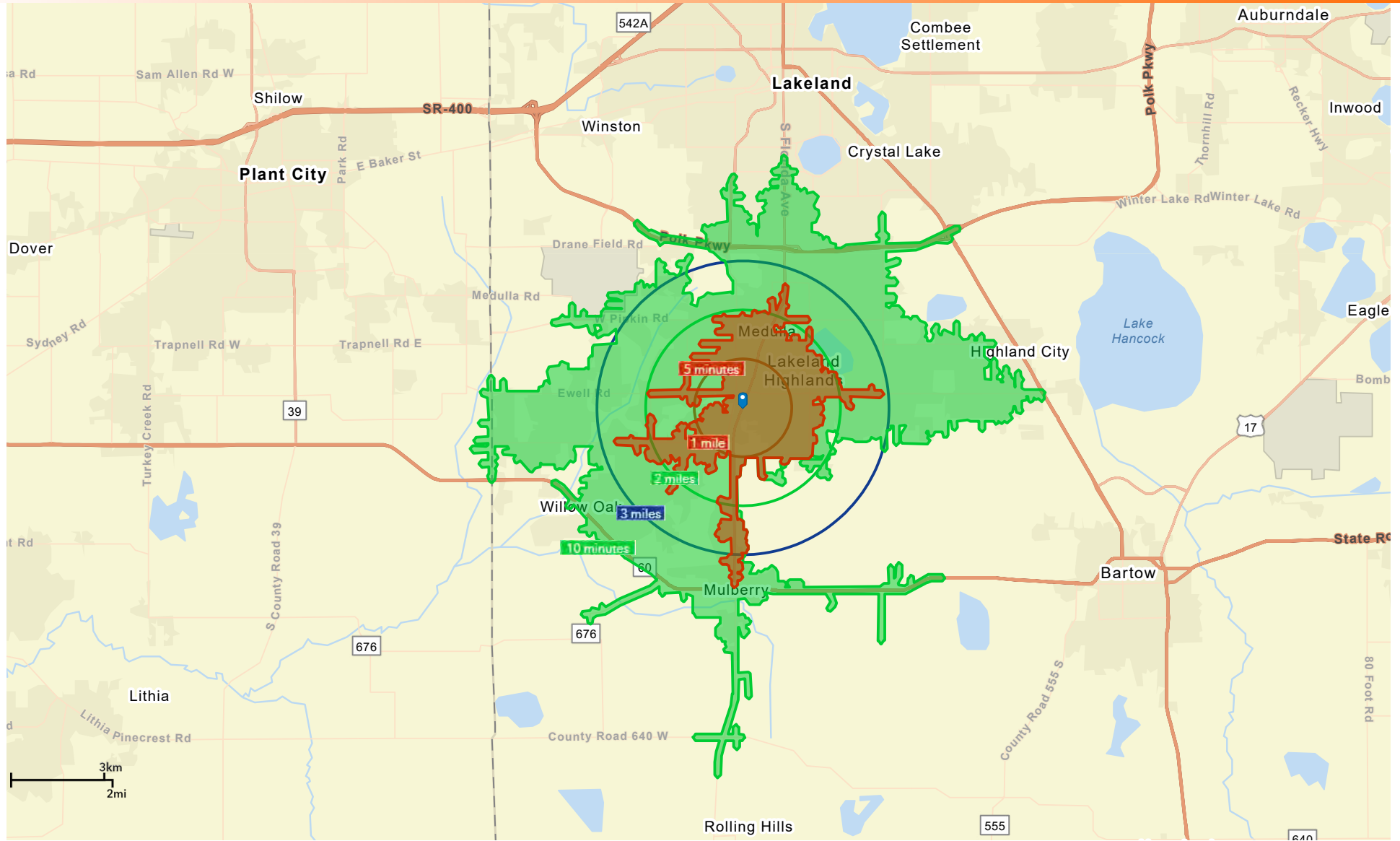


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DEMOGRAPHICS

NE Corner S. Florida Ave And Christina Blvd.
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Demographics Map



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	8,399	23,447	51,432	20,065	91,638	721,312	21,733,419	333,934,112
Households	3,193	8,693	19,513	7,593	33,958	269,314	8,514,543	126,470,675
Families	2,371	6,533	14,388	5,589	24,881	186,883	5,499,508	82,824,624
Average Household Size	2.63	2.70	2.64	2.64	2.70	2.63	2.50	2.58
Owner Occupied Housing Units	2,432	6,650	14,920	5,736	25,405	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	761	2,043	4,593	1,857	8,552	78,942	2,881,106	44,563,900
Median Age	46.3	42.1	42.1	43.1	40.8	41.9	42.80	38.80
<i>Income</i>								
Median Household Income	\$77,534	\$75,322	\$69,977	\$73,291	\$71,165	\$52,507	\$58,462	\$64,730
Average Household Income	\$103,469	\$95,080	\$90,158	\$93,190	\$91,576	\$68,539	\$83,820	\$92,435
Per Capita Income	\$39,358	\$35,357	\$34,024	\$35,391	\$33,959	\$25,640	\$32,917	\$35,106
<i>Trends: 2021 - 2026 Annual Growth Rate</i>								
Population	1.51%	1.52%	1.59%	1.57%	1.44%	1.50%	1.31%	0.71%
Households	1.44%	1.44%	1.51%	1.48%	1.35%	1.43%	1.27%	0.71%
Families	1.39%	1.38%	1.47%	1.42%	1.30%	1.37%	1.22%	0.64%
Owner HHs	1.66%	1.72%	1.87%	1.74%	1.66%	1.67%	1.45%	0.91%
Median Household Income	1.83%	1.42%	1.99%	1.55%	1.82%	1.83%	2.38%	2.41%

Strong affluent market with a Median Household Income of \$77,534 within a 1-mile radius

Over 20,000 people within a 5-minute drive from the property.

Benchmark Demographics



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

Households by Income

Income Range	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	4.30%	4.10%	4.50%	4.00%	5.20%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	6.40%	5.90%	6.60%	6.70%	6.80%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	10.50%	10.10%	9.00%	10.30%	8.70%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	11.30%	11.60%	13.00%	11.30%	12.30%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	15.40%	18.10%	19.80%	18.50%	19.10%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	15.00%	17.10%	16.50%	17.30%	16.20%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	17.20%	18.30%	17.70%	17.40%	18.20%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	9.80%	7.40%	6.30%	7.20%	6.30%	3.70%	5.60%	7.20%
\$200,000+	10.10%	7.50%	6.60%	7.20%	7.30%	3.30%	6.80%	8.50%

Population by Age

Age Group	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	4.90%	5.60%	5.50%	5.40%	5.70%	5.80%	5.10%	5.90%
5 - 9	5.30%	6.00%	6.00%	5.80%	6.10%	5.90%	5.30%	6.10%
10 - 14	6.00%	6.50%	6.30%	6.30%	6.40%	5.90%	5.50%	6.20%
15 - 19	6.00%	6.50%	6.10%	6.40%	6.10%	5.80%	5.50%	6.30%
20 - 24	4.80%	5.30%	5.10%	5.20%	5.40%	5.60%	5.90%	6.50%
25 - 34	10.40%	11.10%	11.90%	10.90%	12.90%	12.90%	13.30%	14.00%
35 - 44	11.00%	12.70%	12.80%	12.30%	12.50%	11.60%	11.90%	12.80%
45 - 54	12.90%	13.00%	12.70%	12.70%	12.50%	11.20%	12.00%	12.10%
55 - 64	16.50%	14.90%	14.30%	15.00%	13.90%	12.90%	13.60%	13.00%
65 - 74	13.40%	11.70%	11.90%	12.30%	11.20%	12.60%	12.20%	10.20%
75 - 84	6.90%	5.30%	5.60%	6.00%	5.30%	7.20%	6.90%	5.00%
85+	1.90%	1.50%	1.90%	1.80%	1.90%	2.50%	2.80%	2.00%

Race and Ethnicity

Race/Ethnicity	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	83.80%	80.40%	81.30%	81.90%	79.50%	70.50%	72.30%	69.20%
Black Alone	8.40%	9.80%	8.90%	8.40%	8.30%	15.60%	16.40%	13.00%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	1.80%	2.50%	2.30%	2.70%	3.00%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.90%	3.60%	4.10%	3.40%	5.70%	8.20%	4.70%	7.10%
Two or More Races	3.00%	3.30%	3.10%	3.30%	3.10%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	16.80%	19.10%	19.80%	18.50%	21.60%	26.50%	27.40%	18.90%



HOME
DEPOT



SUBJECT

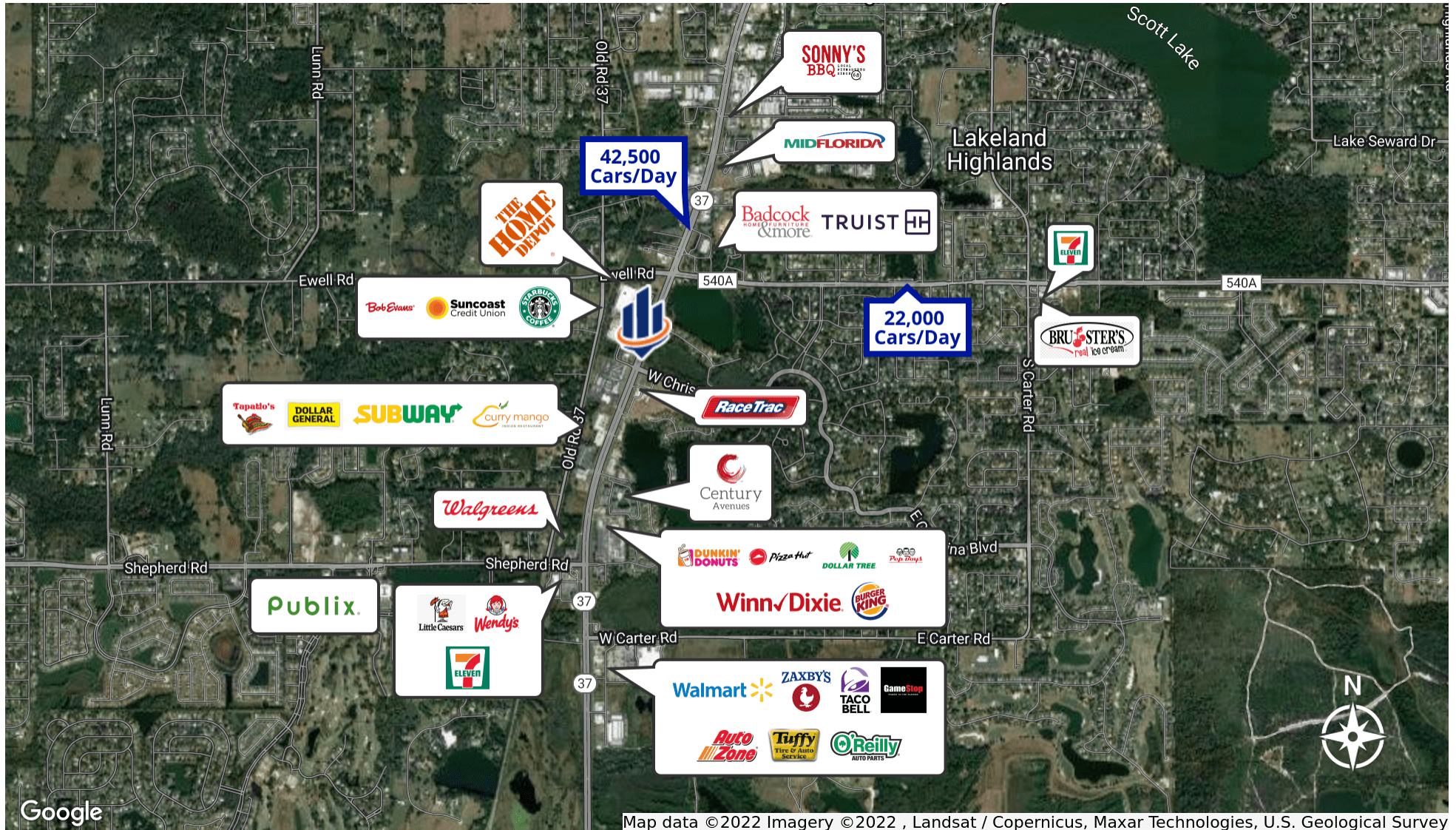
4 MAPS AND PHOTOS

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Market Area Map



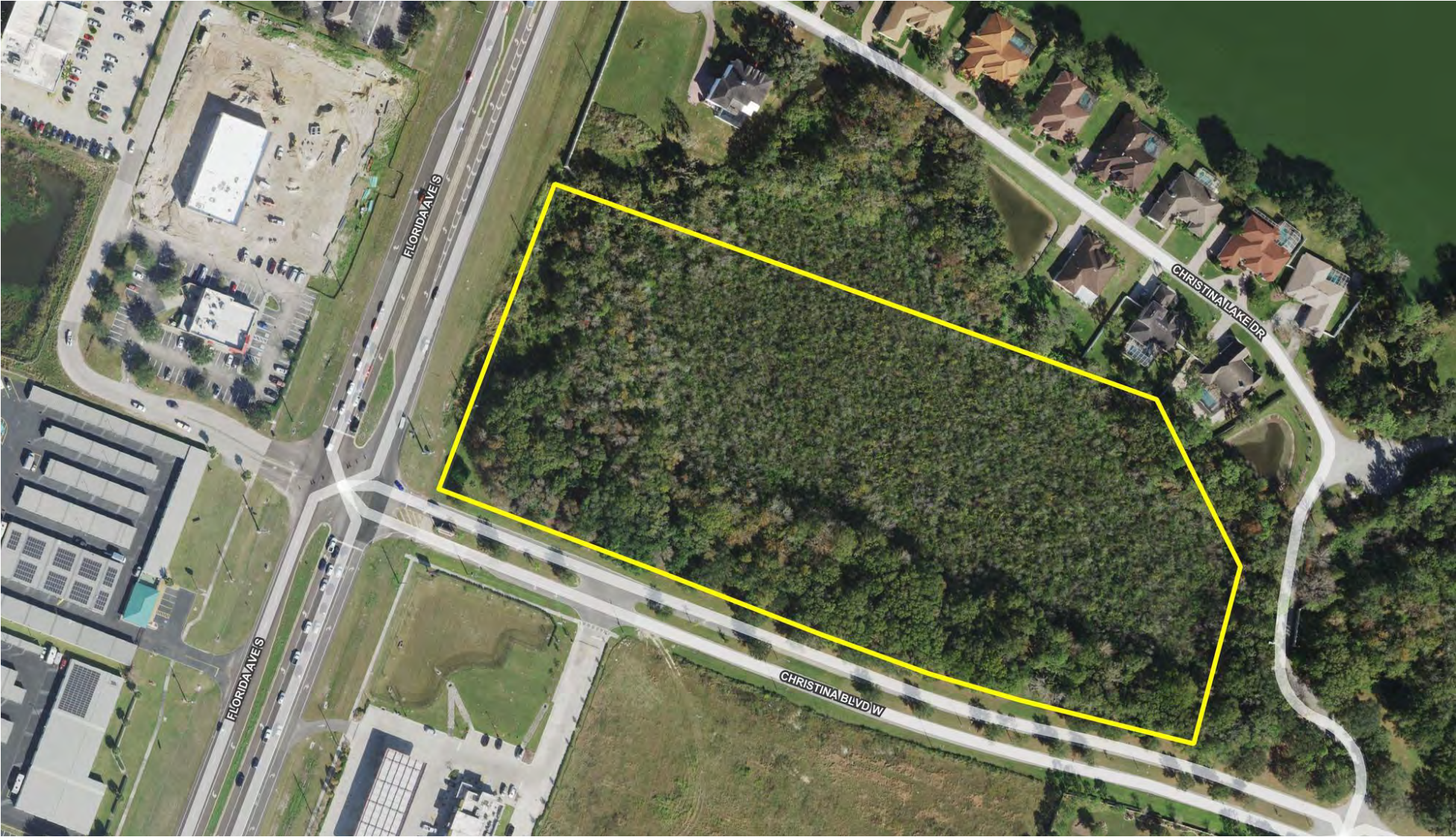
Trade Area Map



Neighborhood Aerial



Site Aerial Map



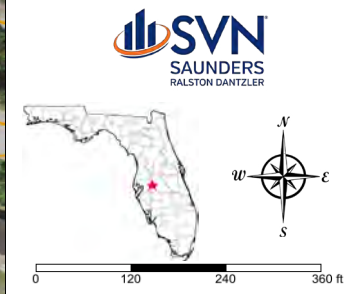
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Public Wetlands Map (Used For Estimation Only)



CODE	DESC	ACRES
PSS1/3Cx	Freshwater Forested/Shrub Wetland	6.9
	TOTAL WETLANDS	6.9
	TOTAL UPLANDS	4.7
	TOTAL ACRES	11.6



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Additional Photos



Additional Photos





David Hungerford, CCIM
Senior Advisor

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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Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS
Managing Director/ Senior Advisor

Gary Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is Managing Director of SVN Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor and group investment sponsor.

Gary holds the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Disciplines:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty

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MEET THE TEAM

Biography

Disclaimer



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