



PROPERTY FOR SALE

LAKELAND PARK CENTER RETAIL SITES

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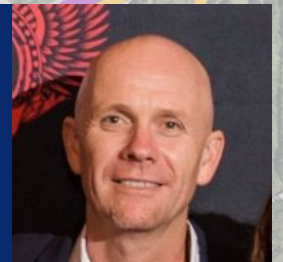


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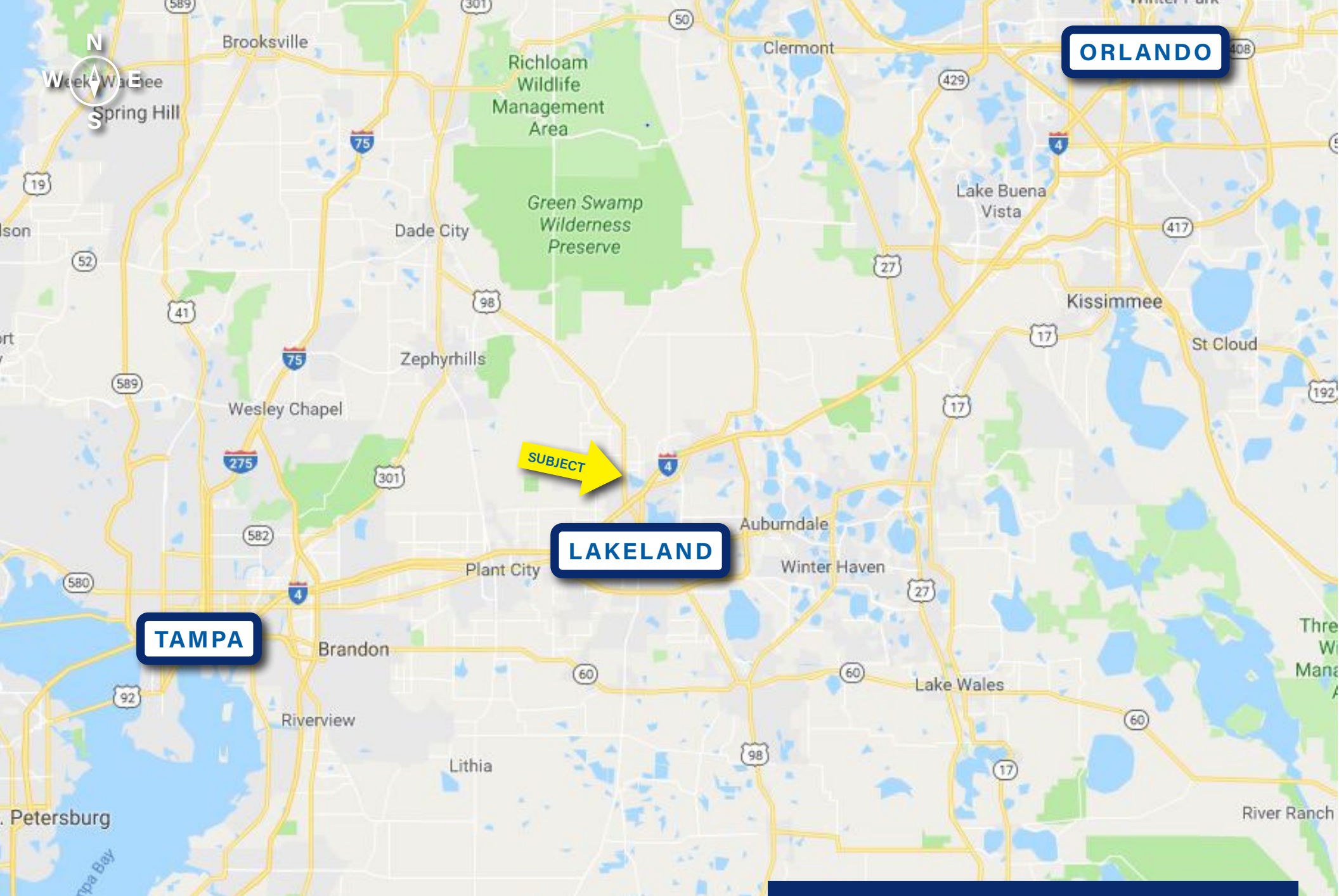
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EXECUTIVE SUMMARY

LAKELAND PARK CENTER RETAIL SITES

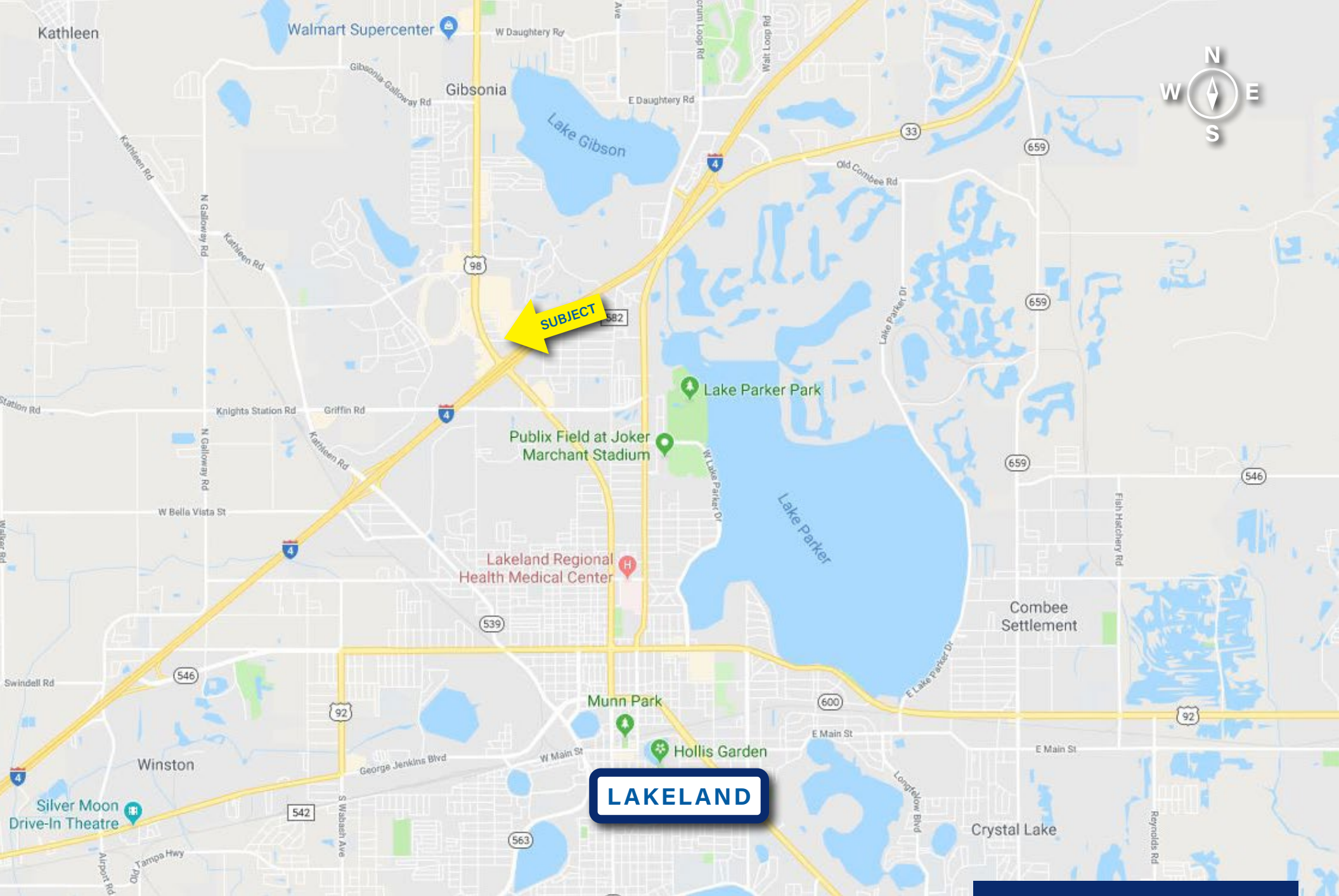
This listing is 3 individual parcels, to be sold individually for \$320,000 each, or all together for \$960,000. Property zoning is still to be determined, but likely will be C2 or C5 (with an underlying future land use of RAC). Single-family homes presently reside on each lot, and are all income-producing and 100% occupied. The properties are located in the new Lakeland Park Center retail community, anchored by Old Navy, Ross, and Dick's Sporting Goods, with a number of other large national retailers and restaurants close by. The high traffic entrance just off Exit 32 (US Highway 98 North) on Interstate 4, located between Orlando and Tampa, with several hotels and the Lakeland Square Mall very close by, all contribute to the highest and best use of retail or hotel. Assembling the other properties on this block will be essential to realize this opportunity's full potential.

Site Address:	1025 Lakeland Park Center Dr, Lakeland, FL 33809
County:	Polk
PIN (Property Identification Number):	232736015700001040, 232736015700001140, 232736015700001020
Land Size:	0.28, 0.24, and 0.24 +/- acres
Building Size:	3,237 +/- SF total heated
Year Built:	1956
Property Use:	Mixed Use Store/Office
Utilities:	Water & Sewer
Future Land Use:	Regional Activity Center (RAC)
Taxes (2017):	\$2,848 total
Traffic Count:	46,000 cars/day on US 98 N 95,500 cars/day on I-4
Asking Price:	\$960,000



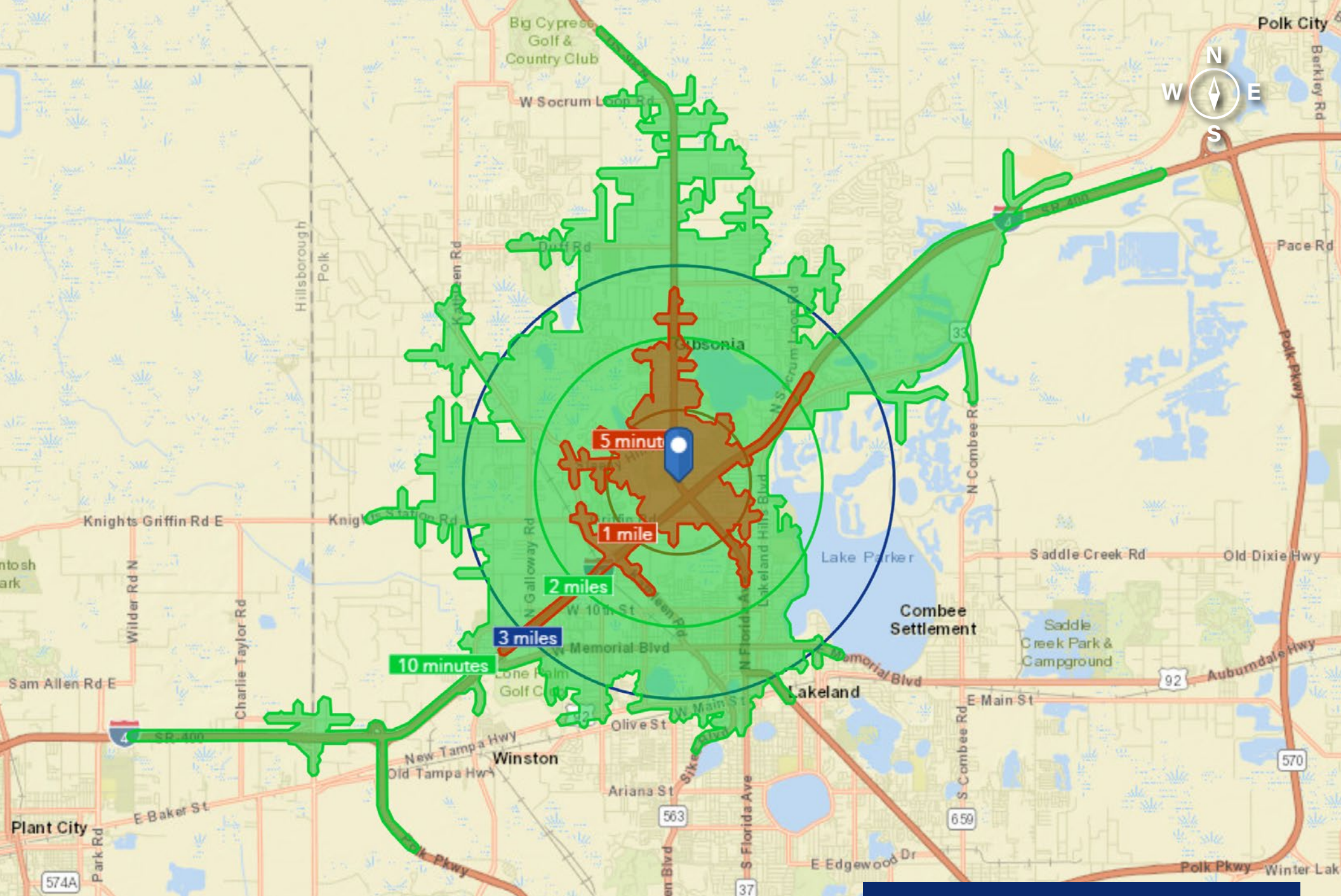
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the center of the
I-4 Corridor.

REGIONAL LOCATION MAP



The subject properties are located in excellent proximity to I-4 and US 98 N.

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	8,836	29,472	56,442	9,680	66,965	667,696	20,875,686	330,088,686
Households	3,061	11,695	21,934	3,811	25,563	249,123	8,152,541	124,110,001
Families	1,994	7,174	13,862	2,310	16,526	173,193	5,273,287	81,631,156
Average Household Size	2.79	2.43	2.50	2.45	2.56	2.63	2.51	2.59
Owner Occupied Housing Units	1,535	5,475	11,412	1,867	13,920	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	1,526	6,220	10,522	1,944	11,643	79,532	2,959,407	45,847,716
Median Age	36.1	39.7	39.8	41.3	39.5	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	42,655	39,179	39,593	42,821	41,211	47,429	52,098	58,100
Average Household Income	57,192	52,720	52,699	56,360	54,721	64,107	75,281	83,694
Per Capita Income	21,880	21,756	21,142	24,405	21,679	24,475	29,913	31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.57%	1.37%	1.39%	1.45%	1.40%	1.55%	1.41%	0.83%
Households	1.48%	1.32%	1.34%	1.38%	1.34%	1.48%	1.36%	0.79%
Families	1.41%	1.22%	1.22%	1.30%	1.23%	1.42%	1.30%	0.71%
Owner HHs	2.46%	2.25%	2.14%	2.32%	2.07%	2.07%	1.91%	1.16%
Median Household Income	2.38%	2.79%	2.72%	2.86%	2.98%	2.65%	2.52%	2.50%

The two-mile radius has a very good population density with 29,472 people.

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	14.00%	15.20%	15.20%	13.40%	14.40%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	11.30%	13.80%	14.30%	12.90%	13.80%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	13.60%	14.70%	13.50%	12.90%	13.00%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	18.50%	17.30%	18.10%	17.90%	17.50%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	22.50%	20.20%	19.70%	21.90%	19.90%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	10.10%	9.10%	9.40%	11.10%	10.20%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	5.90%	6.30%	6.80%	6.70%	7.80%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.10%	1.30%	1.50%	1.00%	1.70%	2.90%	4.50%	6.00%
\$200,000+	2.90%	1.80%	1.60%	2.30%	1.60%	2.90%	5.10%	6.70%

Population by Age

0 - 4	7.70%	6.80%	6.60%	6.20%	6.60%	6.00%	5.30%	6.00%
5 - 9	7.20%	6.30%	6.30%	5.60%	6.30%	6.00%	5.40%	6.20%
10 - 14	6.50%	5.80%	6.00%	5.30%	6.10%	6.00%	5.60%	6.30%
15 - 19	5.80%	5.30%	5.60%	5.00%	5.60%	5.90%	5.70%	6.40%
20 - 24	6.50%	6.50%	6.40%	6.50%	6.40%	5.90%	6.30%	6.90%
25 - 34	14.80%	13.90%	13.50%	14.20%	13.60%	12.70%	13.20%	13.90%
35 - 44	12.70%	10.70%	11.10%	11.00%	11.40%	11.40%	11.70%	12.50%
45 - 54	11.10%	10.30%	11.00%	10.70%	11.20%	11.80%	12.70%	12.80%
55 - 64	9.80%	11.00%	12.10%	11.00%	12.10%	13.10%	13.60%	13.00%
65 - 74	8.00%	10.70%	10.70%	10.90%	10.60%	12.10%	11.50%	9.40%
75 - 84	6.10%	7.70%	6.90%	8.10%	6.50%	6.60%	6.30%	4.60%
85+	3.60%	4.90%	3.80%	5.30%	3.40%	2.40%	2.70%	2.00%

Race and Ethnicity

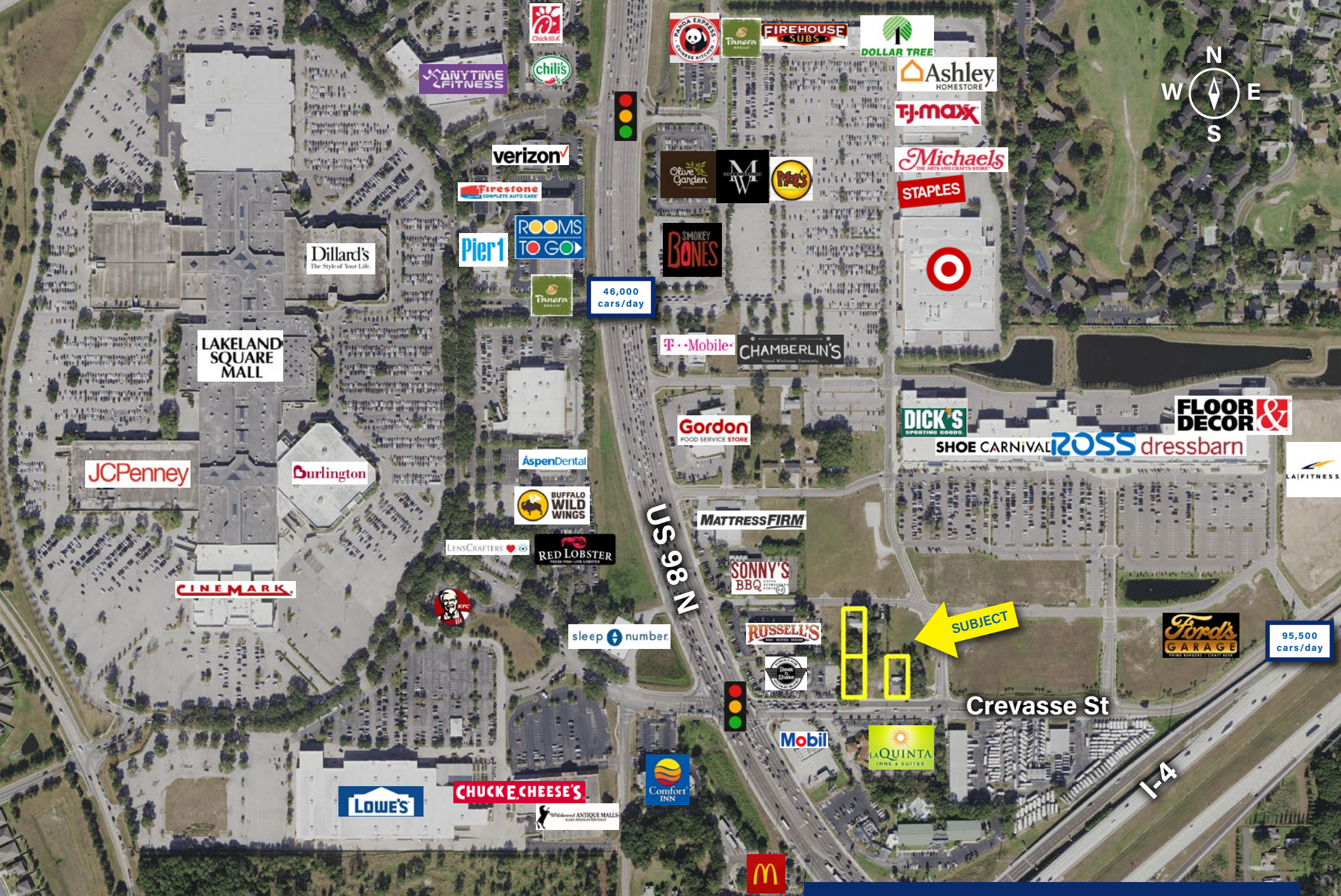
White Alone	53.00%	55.60%	58.30%	67.60%	60.60%	72.30%	73.00%	69.90%
Black Alone	30.50%	32.00%	29.70%	19.40%	27.40%	15.30%	16.40%	12.90%
American Indian Alone	0.20%	0.30%	0.40%	0.20%	0.40%	0.50%	0.40%	1.00%
Asian Alone	4.80%	3.00%	2.30%	3.90%	2.40%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.80%	5.60%	6.00%	5.30%	5.90%	7.00%	4.30%	6.90%
Two or More Races	4.50%	3.40%	3.20%	3.50%	3.20%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	23.10%	17.80%	18.60%	18.80%	18.90%	22.60%	25.90%	18.30%



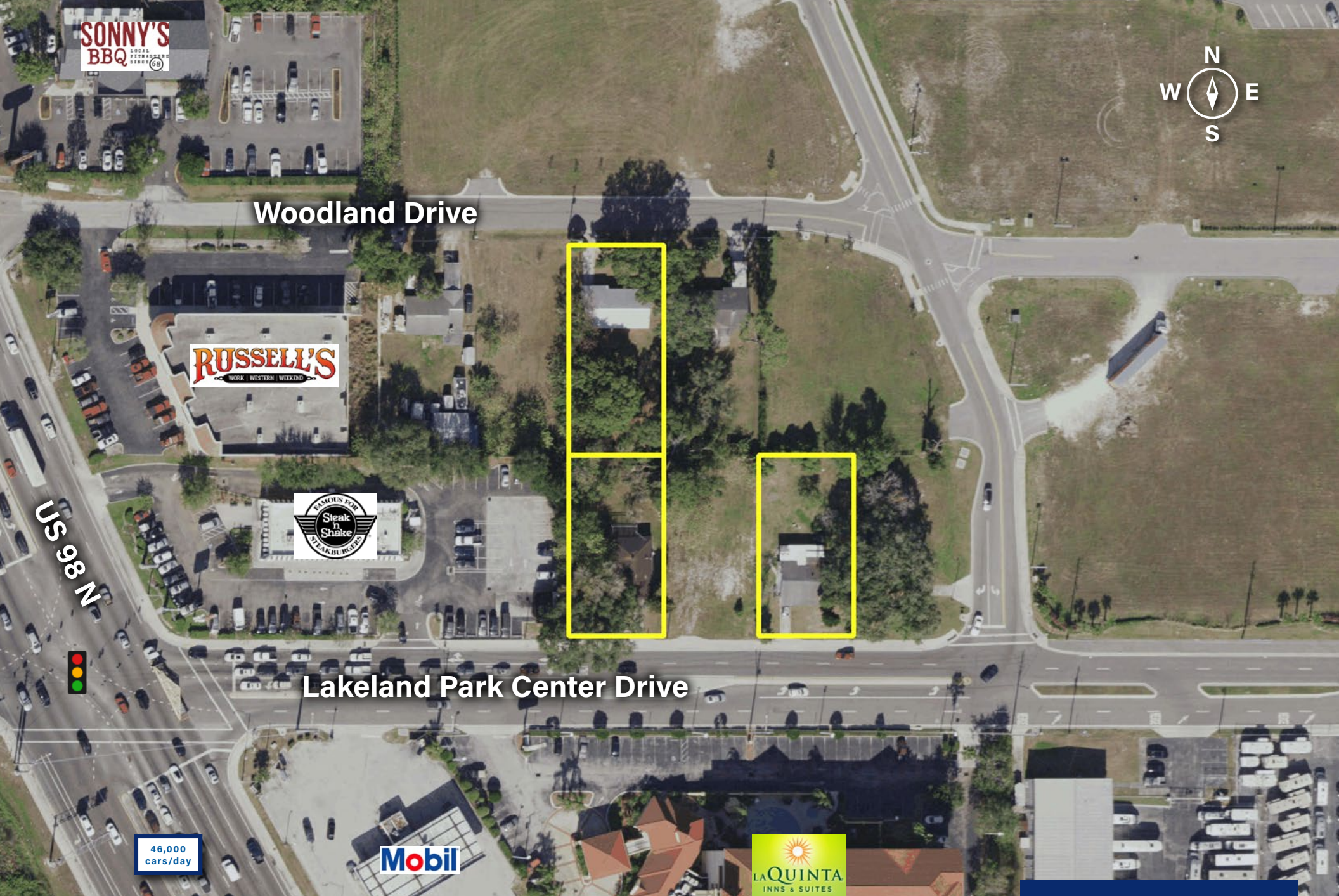
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The trade area encompasses most of the commercial trade areas of North Lakeland.



The immediate neighborhood is the most densely concentrated area for retail in Lakeland.

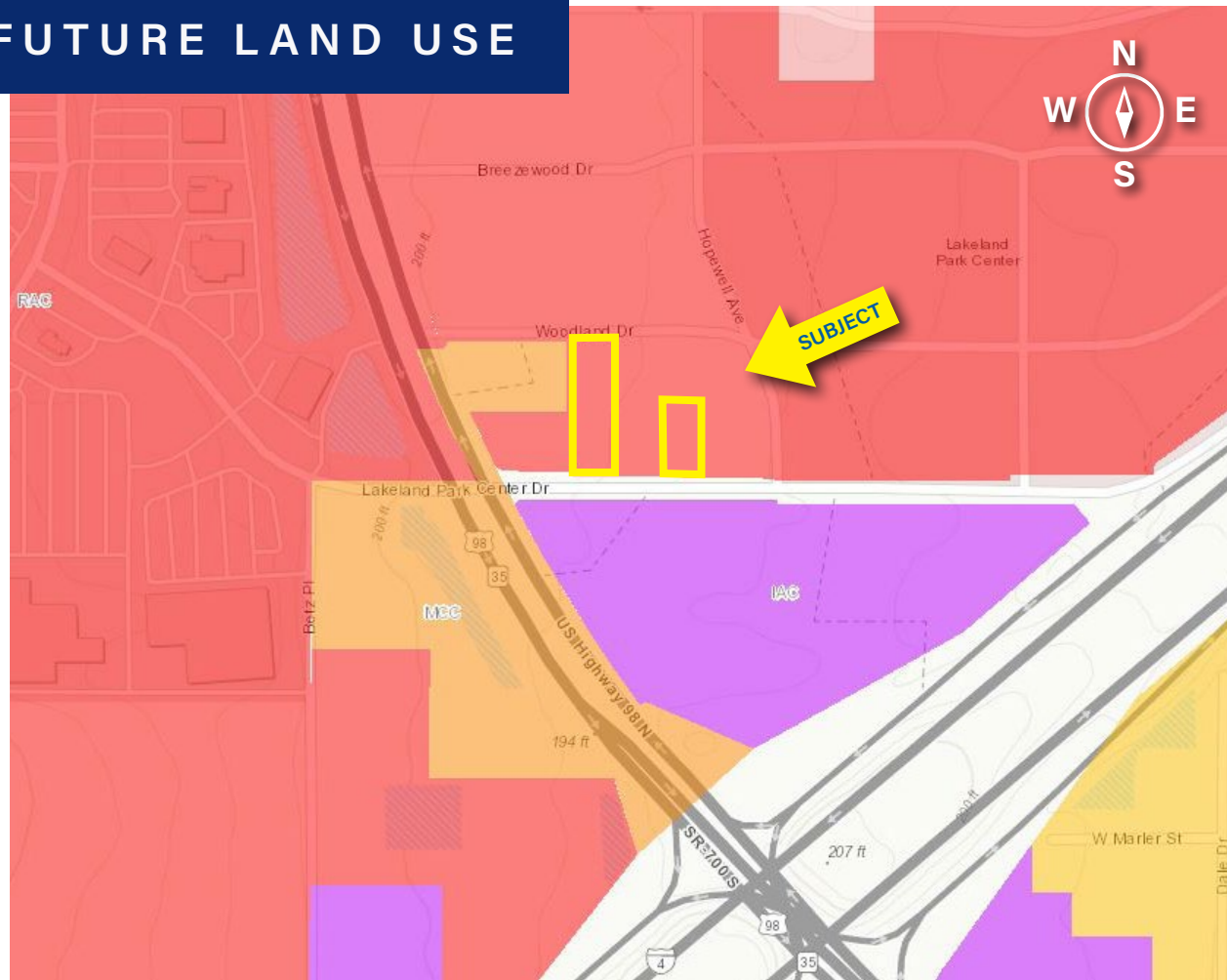


All 3 properties have good access via Woodland Dr. and Lakeland Park Center Dr.

SITE AERIAL



FUTURE LAND USE



Regional Activity Center (RAC)

The purpose of the RAC district is to provide for the regional shopping needs of residents. The RAC district permits special residential development, regional shopping centers, other regional attractors and community facilities

-  RAC
-  IAC
-  MCC
-  RM



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