



PROPERTY FOR SALE

MASSEE RD. MEDICAL SITE., DAVENPORT, FL 33837

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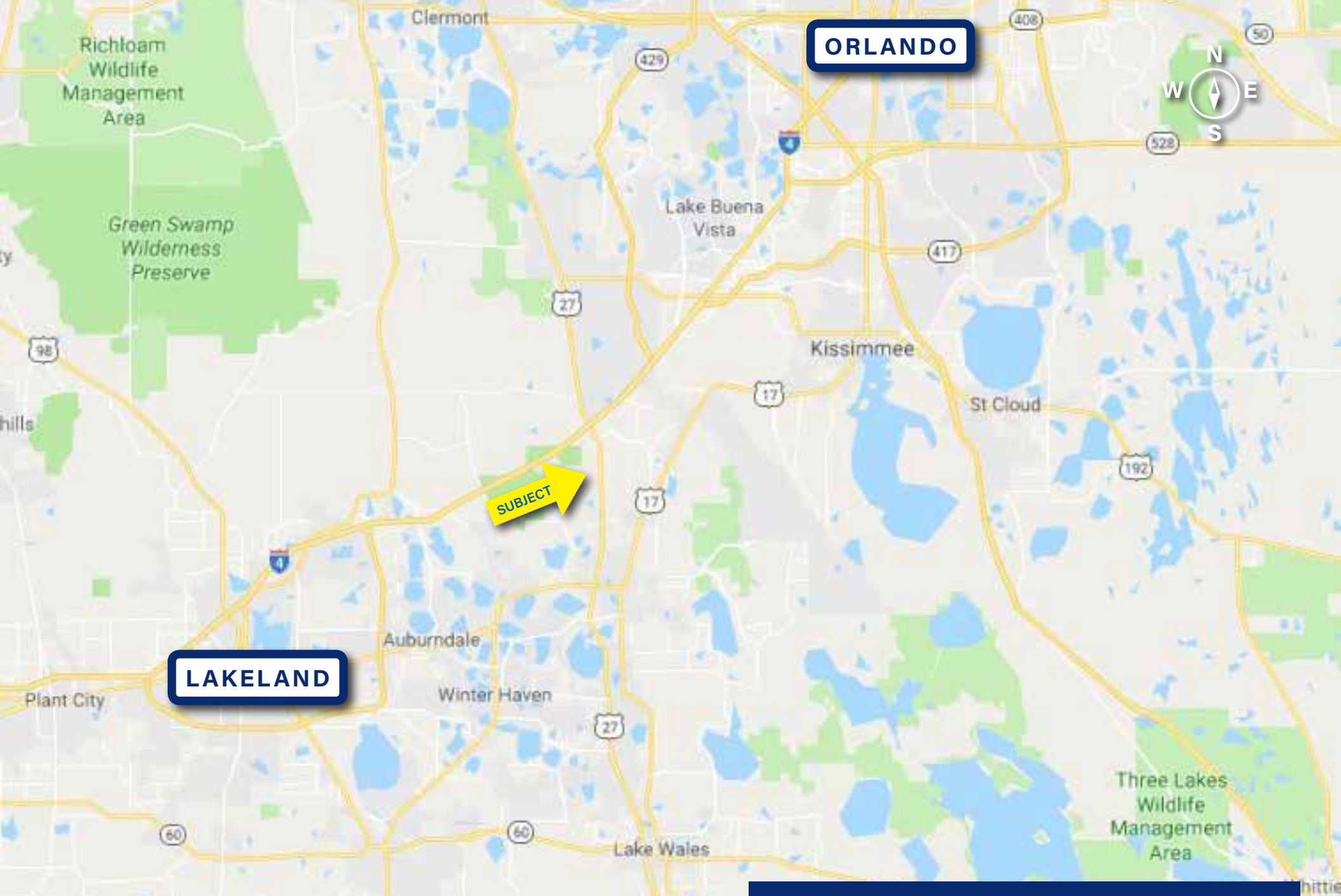
PROPERTY HIGHLIGHTS

MASSEE RD. MEDICAL SITE DAVENPORT, FL, 33837

This 9.5 +/- acre property is adjacent to the Heart of Florida Regional Medical Center in Davenport, FL. The highest and best use for the property is medical, with possible uses including but not limited to medical office, assistant living facility (ALF), or medical clinics.

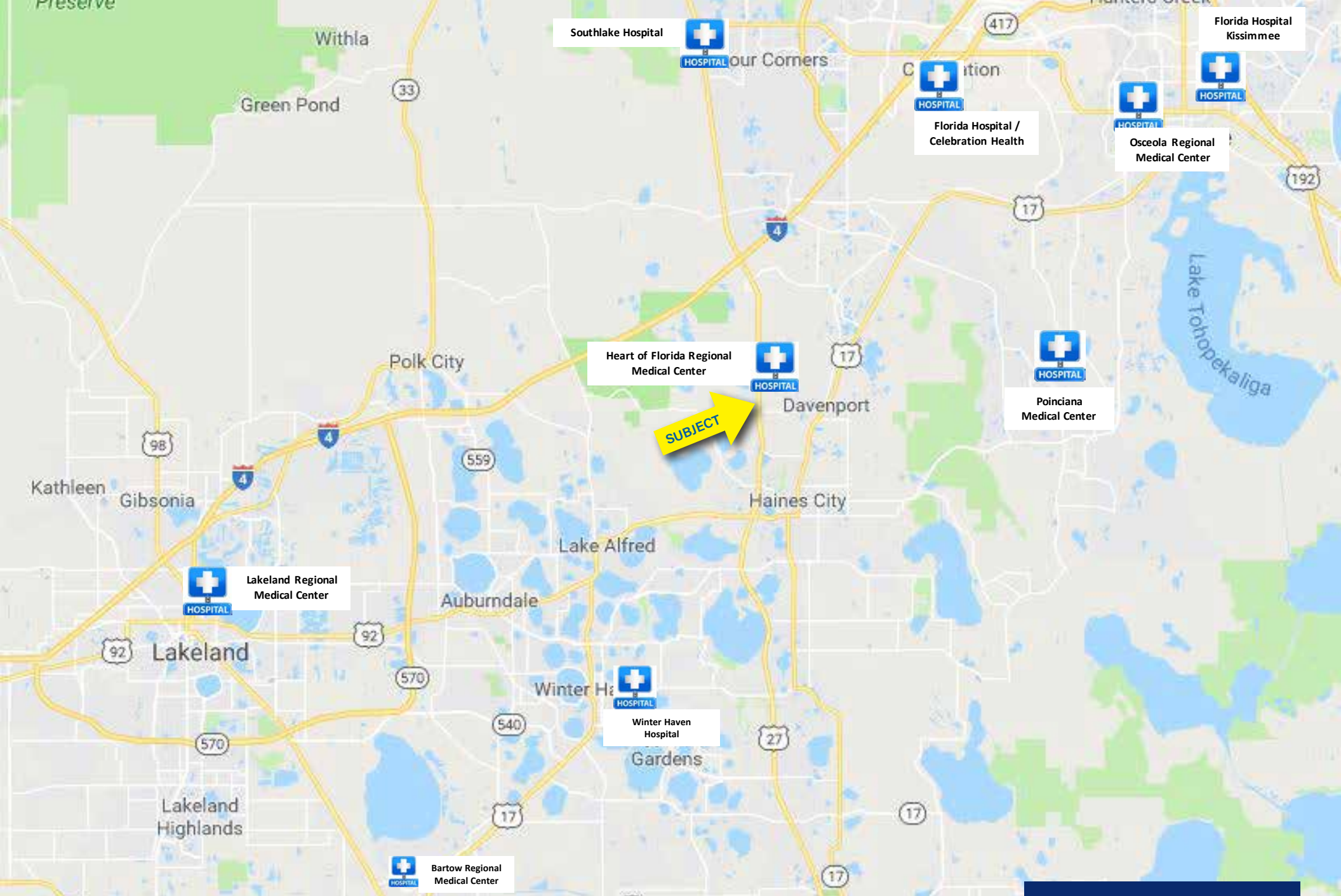
All horizontal improvements are in place including roads, utilities, and master retention. FAR can be conditionally increased to 1.25 allowing 517,820 +/- SF/

Site Address:	Massee Rd.
County:	Polk
PIN (Property Identification Number):	272631709002000111, 272631709002000120
Land Size:	9.5 +/- acres (lots can be purchased seperately)
Property Use:	Vacant Commercial
Infrastructure:	All improvements including master retention
Zoning:	(PIC-NR) - Haines City
Taxes:	25,971.20 (2017)
Traffic Count:	55,600 cars/day on US Hwy 27
Asking Price:	\$1,889,000



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

REGIONAL LOCATION MAP



There are 9 hospitals within a 30 mile radius.

HOSPITALS

HEART OF FLORIDA



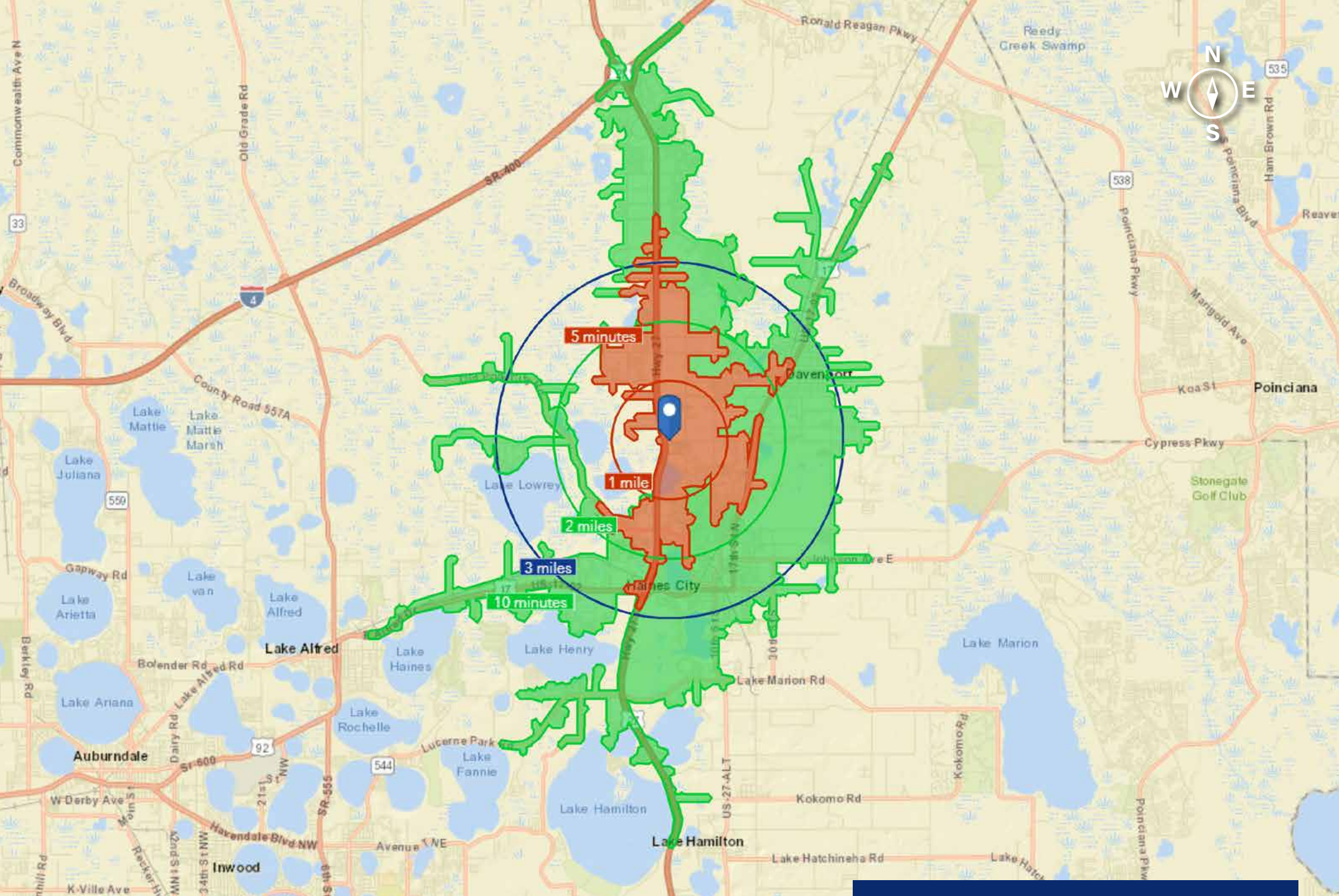
- 200+ Beds
- 200+ Physicians
- 280,000 +/- SF
- Acute care
- Immediately adjacent to the north
- At this location since 1997



Located in Davenport off US Hwy 27.

DAVENPORT

LOCATION MAP



1, 3, 5 mile radius

10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Mins	15 Mins	Polk	FL	US
Population	1,408	16,535	37,865	30,013	68,528	662,431	20,619,313	327,514,334
Households	540	6,277	13,701	11,074	24,914	247,585	8,064,657	123,158,887
Families	399	4,648	10,042	8,052	18,088	172,355	5,223,357	81,106,685
Average Household Size	2.61	2.63	2.75	2.70	2.74	2.62	2.50	2.59
Owner Occupied Housing Units	384	4,780	9,636	7,753	16,813	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	156	1,497	4,065	3,321	8,101	83,821	2,992,867	45,951,844
Median Age	39.0	45.3	42.1	43.5	41.1	41.3	42.2	38.2
Income								
Median Household Income	\$47,303	\$51,843	\$44,254	\$44,019	\$44,353	\$45,704	\$50,606	\$56,124
Average Household Income	\$55,730	\$63,857	\$56,756	\$57,275	\$57,884	\$61,763	\$72,632	\$80,675
Per Capita Income	\$19,345	\$24,129	\$20,706	\$21,372	\$21,102	\$23,623	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate								
Population	2.06%	2.45%	2.23%	2.36%	2.30%	1.28%	1.36%	0.83%
Households	1.82%	2.42%	2.17%	2.29%	2.20%	1.19%	1.30%	0.79%
Families	1.79%	2.38%	2.11%	2.25%	2.14%	1.13%	1.25%	0.71%
Owner HHs	1.86%	2.43%	2.11%	2.24%	2.09%	1.09%	1.19%	0.72%
Median Household Income	1.70%	1.74%	2.50%	2.43%	2.60%	2.46%	2.13%	2.12%

Population is growing almost twice as fast within a 3 mile radius compared to Florida.

Median Household Income within a 3 mile radius is 12% greater compared to Polk County.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 10 Mins 15 Mins Polk FL US

Households by Income of \$50,000-\$99,999 are 9.6% greater within a 3 mile radius compared to Florida.

Households by Income

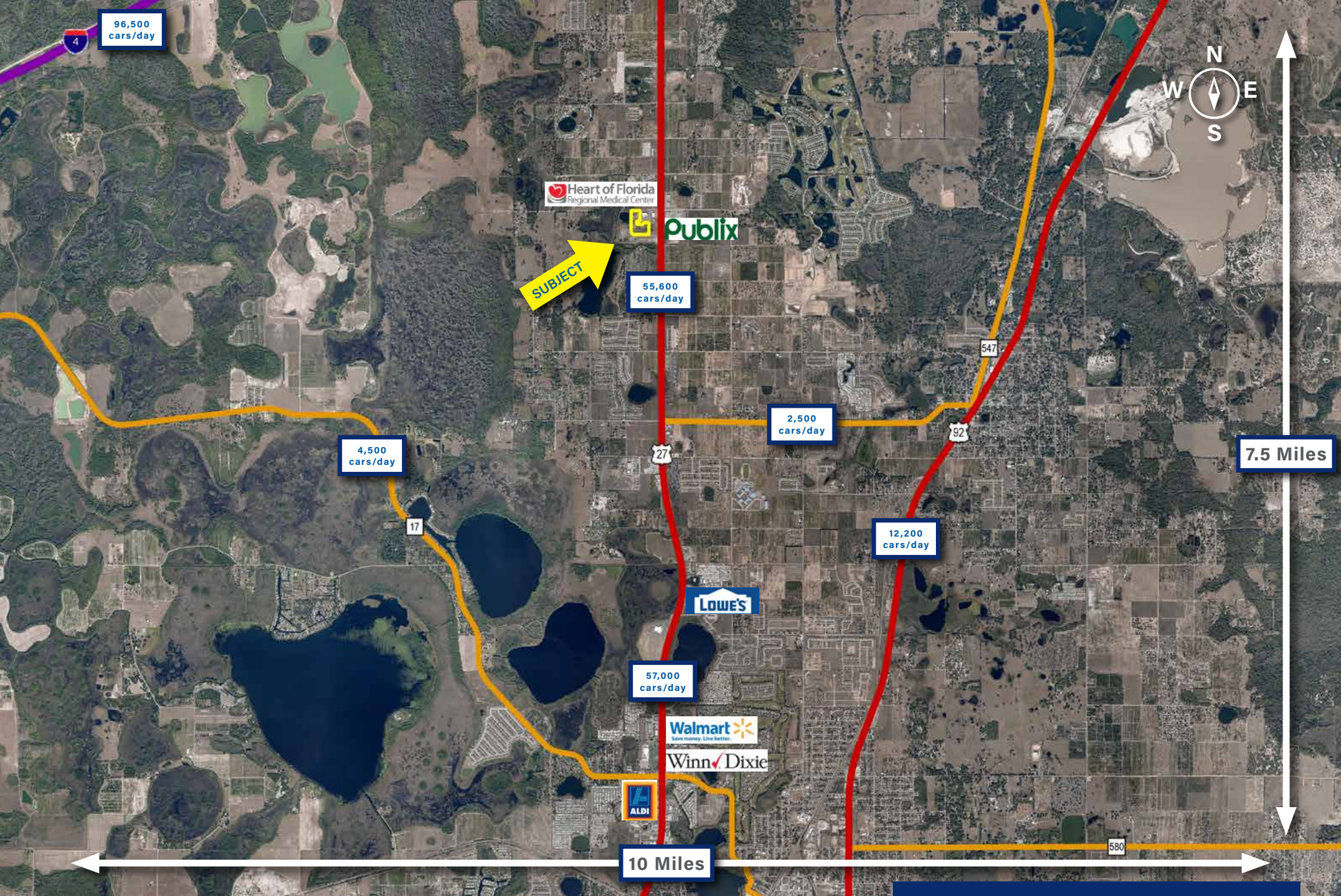
<\$15,000	12.00%	10.00%	12.40%	12.30%	11.90%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	8.00%	8.40%	11.40%	11.40%	12.10%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	14.60%	12.60%	14.60%	14.80%	14.20%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	17.80%	16.30%	16.70%	16.90%	17.00%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	24.10%	23.40%	21.50%	21.20%	20.10%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	12.80%	16.60%	12.70%	12.40%	13.20%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	9.10%	8.90%	7.40%	7.50%	8.20%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	1.50%	2.20%	1.80%	2.00%	1.90%	2.70%	4.30%	5.70%
\$200,000+	0.20%	1.70%	1.40%	1.50%	1.60%	2.50%	4.60%	6.10%

Population by Age

0 - 4	6.70%	5.50%	6.30%	6.10%	6.40%	6.00%	5.30%	6.10%
5 - 9	6.90%	5.70%	6.30%	6.10%	6.40%	6.10%	5.50%	6.30%
10 - 14	6.70%	5.50%	6.00%	5.80%	6.20%	6.10%	5.60%	6.30%
15 - 19	5.70%	4.90%	5.30%	5.10%	5.50%	5.90%	5.70%	6.40%
20 - 24	5.50%	4.60%	5.30%	5.10%	5.40%	6.00%	6.40%	7.00%
25 - 34	12.80%	11.00%	12.10%	11.60%	12.50%	12.60%	13.10%	13.80%
35 - 44	14.40%	12.40%	12.20%	11.90%	12.10%	11.40%	11.80%	12.50%
45 - 54	13.30%	12.30%	11.90%	11.70%	11.80%	12.00%	13.00%	13.00%
55 - 64	10.60%	12.40%	12.10%	12.40%	12.00%	13.10%	13.50%	12.90%
65 - 74	9.90%	14.40%	12.80%	13.70%	12.20%	12.00%	11.30%	9.20%
75 - 84	5.90%	8.80%	7.50%	8.00%	7.20%	6.40%	6.20%	4.40%
85+	1.60%	2.50%	2.30%	2.50%	2.30%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	70.40%	74.80%	65.10%	64.60%	67.10%	72.60%	73.10%	70.20%
Black Alone	12.60%	9.90%	17.70%	19.10%	15.40%	15.30%	16.40%	12.80%
American Indian Alone	0.50%	0.60%	0.50%	0.50%	0.50%	0.50%	0.40%	1.00%
Asian Alone	2.20%	2.00%	1.80%	1.70%	1.80%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	10.10%	9.10%	11.70%	10.90%	12.00%	6.80%	4.20%	6.80%
Two or More Races	4.00%	3.60%	3.20%	3.10%	3.20%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	41.00%	34.60%	35.20%	33.00%	35.70%	22.00%	25.50%	18.10%



Subject property is in close proximity to Publix, Walmart, Lowes, and Heart of Florida hospital.

MARKET AREA MAP



TRADE AREA MAP

Subject property is located along US Hwy 27, a growing corridor for medical and residential uses.



NEIGHBORHOOD AERIAL



Subject property is located off US Hwy 27, with access to the traffic signal via Masee Rd. Parcel can be purchased separately or together.

SITE AERIAL

ZONING



Professional Institutional Center (PIC-NR) - Haines City

The Professional Institutional Center shall be an Activity Center Future Land Use Map designation only within the US27/ North Ridge SAP and shall be designed to allow health related and professional facilities and other support businesses. The following policies are applicable to development on lands designated PIC-NR:

Typical Tenants: Services to persons needing professional and medical services such as administrative, clerical, or professional duty offices, doctors offices, hospitals, pharmacies, medical supply retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.





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