

#### FEATURES

- \$1,500,000
- 7.8 +/- acres
- FLU - BP
- Zoning - O-3 (City of Lakeland)
- 440 +/- FT of road frontage on Lakeland Hills Blvd.
- 30,500 AADT on Lakeland Hills Blvd.
- 2016 Taxes - \$11,059
- 24-27-31-163500-000204
- This property is located 1.4 miles from Watson Clinic, 1.7 miles from Lakeland Regional Medical Center, and 1.3 miles from I-4.
- It is an approved PUD for 39,000 +/- SF of general office, medical office, or government office.

#### FOR MORE INFORMATION CONTACT:

**Clay Taylor, ALC**  
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Clay@SREland.com

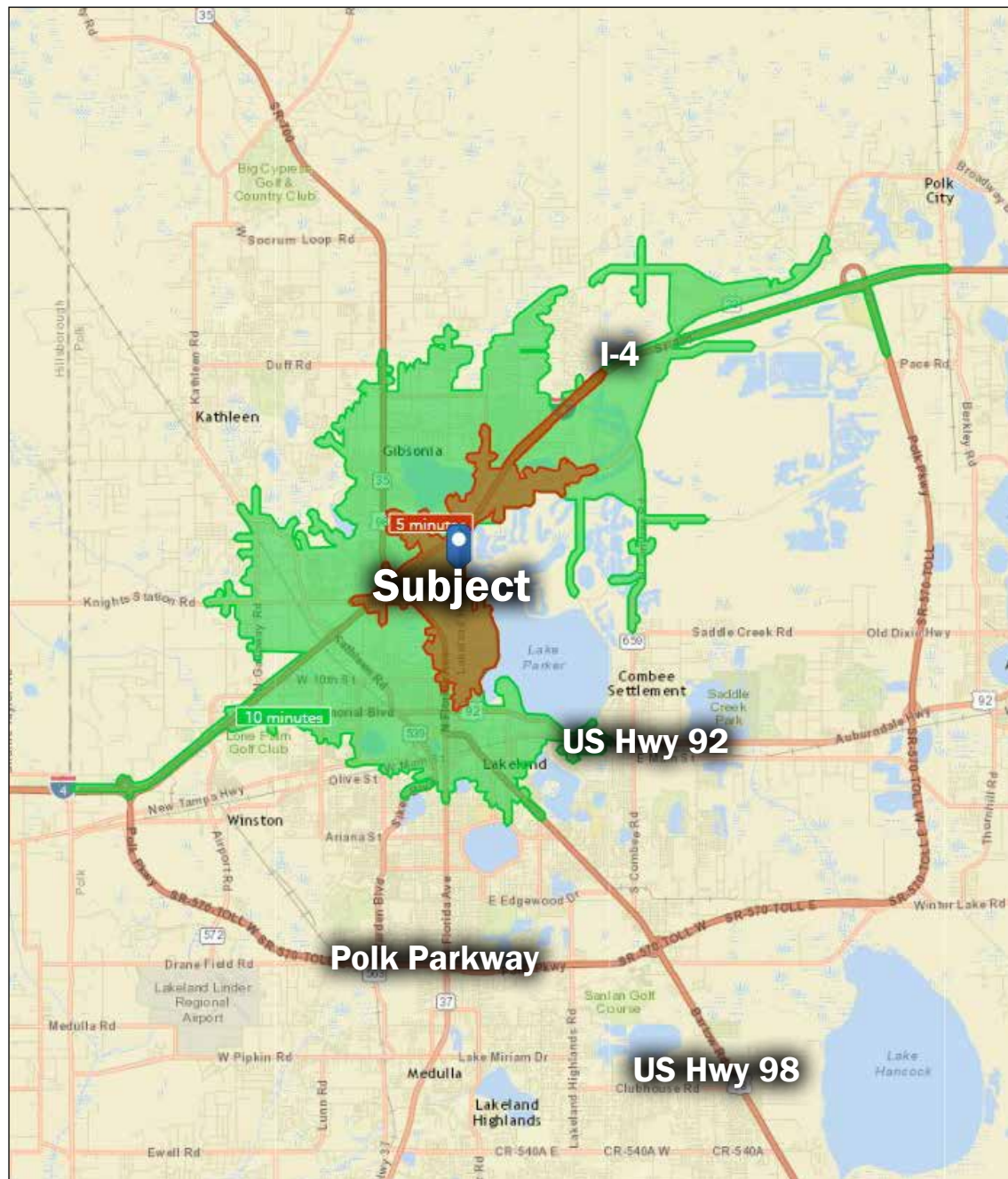
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# PROPERTY FOR SALE

## LAKELAND HILLS BLVD COMMERCIAL LAND

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

## 1, 2, 3 Mile Radius - 5, 10 Minute Drive Time



Benchmark Demographics	1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population	5,402	22,491	50,423	12,417	58,654	642,909	20,108,440	323,580,626
Households	2,179	9,052	19,818	5,004	23,057	240,058	7,858,449	121,786,233
Families	1,222	5,459	12,329	3,088	14,317	166,952	5,083,223	80,307,260
Average Household Size	2.33	2.40	2.47	2.37	2.47	2.63	2.50	2.59
Owner Occupied Housing Units	750	3,894	9,593	2,037	11,618	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	1,429	5,158	10,225	2,967	11,439	81,462	2,922,303	45,359,091
Median Age	37.4	39.2	40.0	37.4	40.1	41.0	41.9	38.0
Trends: 2015 - 2020 Annual Rate								
Population	1.05%	0.86%	1.02%	0.88%	1.01%	1.18%	1.29%	0.84%
Households	0.96%	0.77%	0.92%	0.85%	0.90%	1.07%	1.21%	0.79%
Families	0.85%	0.65%	0.79%	0.74%	0.78%	1.00%	1.13%	0.72%
Owner HHs	0.61%	0.41%	0.69%	0.38%	0.68%	0.97%	1.09%	0.73%
Median Household Income	1.05%	1.09%	1.08%	1.32%	1.28%	2.79%	2.52%	1.89%
Households by Income								
<\$15,000	22.90%	18.50%	18.20%	18.80%	18.70%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	15.30%	16.20%	15.10%	16.70%	15.20%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	12.90%	14.00%	13.00%	14.00%	12.70%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	16.00%	16.00%	17.10%	14.70%	16.00%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	20.60%	18.80%	19.30%	17.90%	18.50%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	7.50%	9.40%	8.60%	10.30%	9.20%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	3.30%	4.80%	5.80%	5.70%	6.80%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	0.00%	0.90%	1.50%	0.60%	1.70%	2.40%	3.99%	5.29%
\$200,000+	1.50%	1.30%	1.30%	1.20%	1.20%	2.16%	4.08%	5.36%
Median Household Income	\$33,897	\$35,846	\$37,370	\$35,304	\$37,446	\$43,856	\$48,377	\$54,149
Average Household Income	\$43,810	\$47,599	\$49,343	\$47,439	\$50,209	\$59,091	\$69,330	\$77,008
Per Capita Income	\$18,523	\$20,101	\$20,238	\$19,234	\$20,441	\$22,615	\$27,618	\$29,472
Population by Age								
0 - 4	6.90%	6.80%	6.70%	6.90%	6.50%	6.12%	5.40%	6.19%
5 - 9	6.50%	6.40%	6.30%	6.60%	6.20%	6.11%	5.53%	6.33%
10 - 14	5.60%	5.70%	5.90%	6.00%	5.90%	6.23%	5.69%	6.46%
15 - 19	5.00%	5.40%	5.60%	5.50%	5.80%	6.09%	5.85%	6.55%
20 - 24	6.00%	6.60%	6.50%	6.90%	6.60%	6.17%	6.56%	7.09%
25 - 34	17.10%	14.50%	13.50%	15.30%	13.30%	12.37%	12.83%	13.64%
35 - 44	11.30%	10.70%	11.00%	11.50%	11.10%	11.56%	11.93%	12.62%
45 - 54	11.10%	10.50%	11.20%	11.10%	11.50%	12.23%	13.34%	13.27%
55 - 64	11.30%	11.10%	11.70%	11.50%	12.10%	13.00%	13.37%	12.82%
65 - 74	8.60%	10.00%	10.40%	9.10%	10.40%	11.61%	10.90%	8.76%
75 - 84	6.40%	7.30%	7.20%	5.90%	6.90%	6.21%	6.03%	4.35%
85+	4.20%	5.10%	4.00%	3.70%	3.70%	2.30%	2.59%	1.92%
Race and Ethnicity								
White Alone	66.30%	57.20%	58.20%	60.70%	60.20%	72.91%	73.36%	70.52%
Black Alone	19.50%	31.60%	30.60%	27.30%	28.80%	15.39%	16.38%	12.79%
American Indian Alone	0.30%	0.30%	0.30%	0.30%	0.40%	0.46%	0.40%	0.97%
Asian Alone	2.00%	2.30%	2.30%	2.00%	2.10%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.07%	0.07%	0.19%
Some Other Race Alone	8.20%	5.20%	5.30%	6.30%	5.30%	6.46%	4.12%	6.76%
Two or More Races	3.70%	3.30%	3.10%	3.20%	3.10%	2.88%	2.90%	3.32%
Hispanic Origin (Any Race)	24.80%	17.20%	16.60%	20.60%	16.80%	21.08%	25.07%	17.92%



COMMERCIAL LAND FOR SALE

# Lakeland Hills Blvd. Commercial Land

3445 Lakeland Hills Blvd. | Lakeland, FL 33805



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