



PROPERTY FOR SALE

701 UNION DRIVE, LAKELAND, FL

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

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 ZONING

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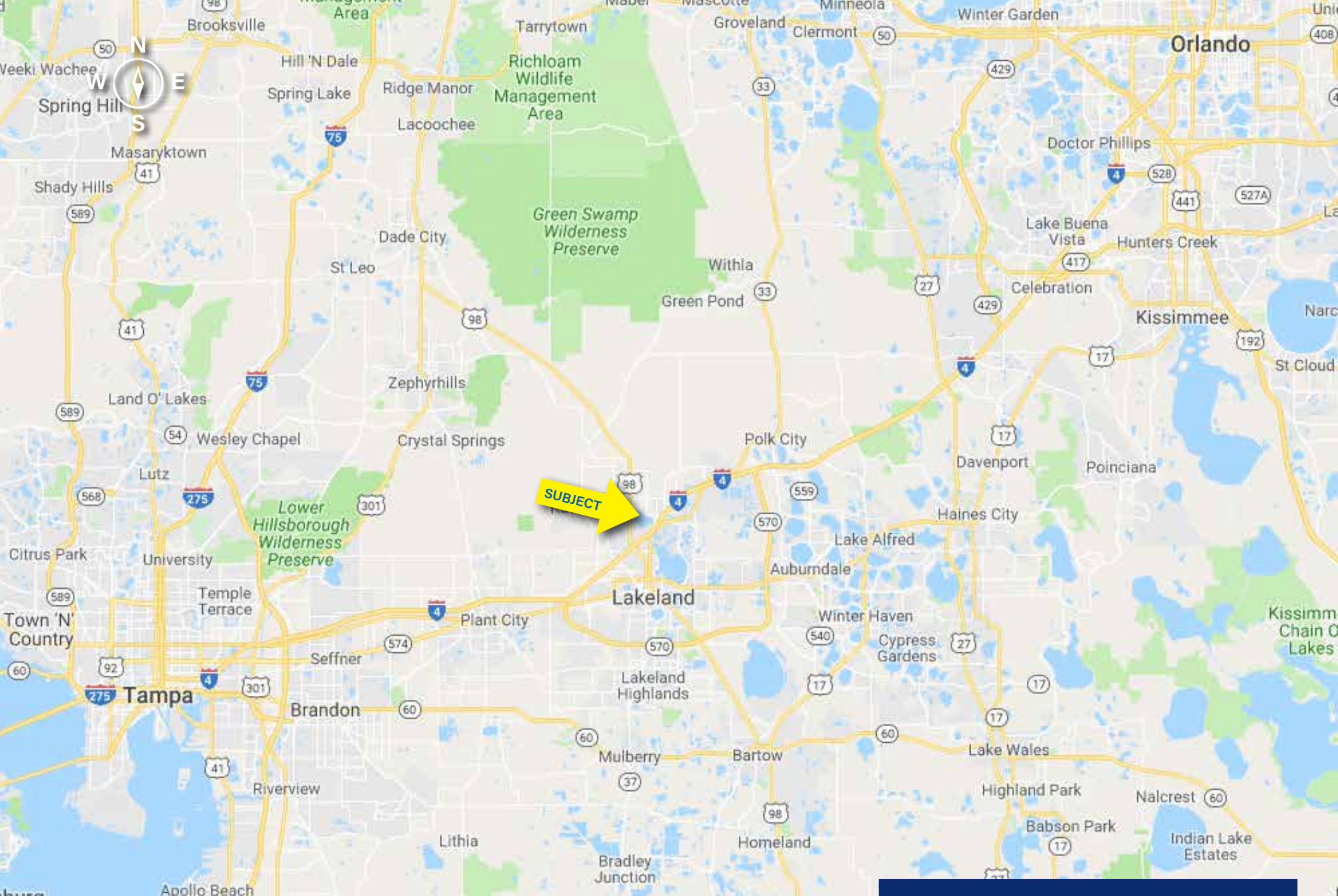


EXECUTIVE SUMMARY

701 UNION DRIVE LAKELAND, FL 33809

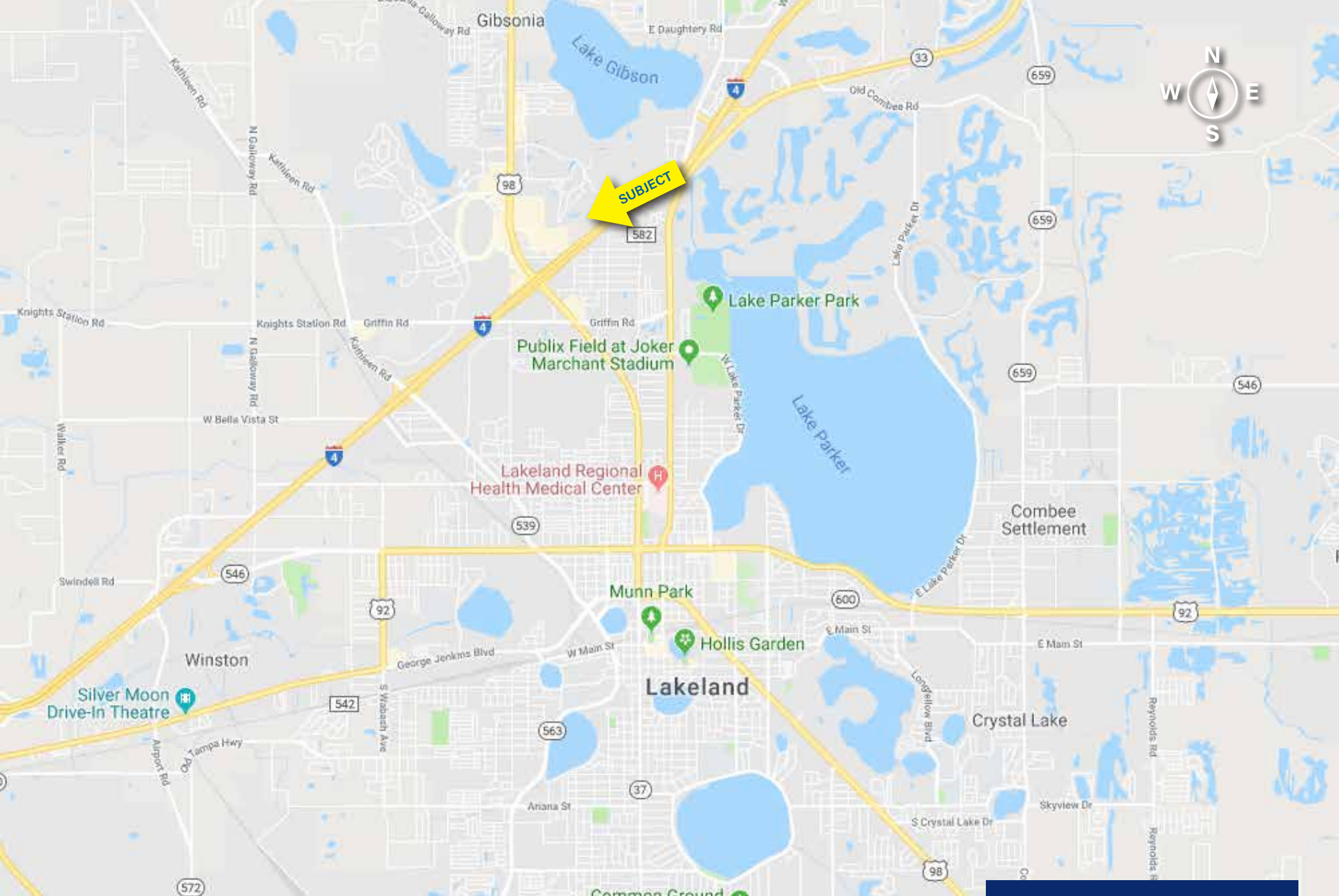
The subject property is a 1.94 vacant commercial parcel adjacent to I-4 in North Lakeland. The property is in close proximity to the Lakeland Square Mall and the Shoppes of Lakeland. Both high activity retail centers bring large amounts of traffic within the trade area of the property. Both parcels have been zoned C-5 Commercial

Site Address:	701 Union Drive, Lakeland, FL 33809
County:	Polk
PIN (Property Identification Number):	232736015500002080, 232736015500002070
Land Size:	1.94 +/- acres
Property Use:	Commercial Land
Utilities:	Water and Septic
Zoning:	Commercial [C-5]
Taxes:	\$6,536.99 [2019 Proposed]
Traffic Count:	101,500 cars/day via I-4
Asking Price:	\$429,900



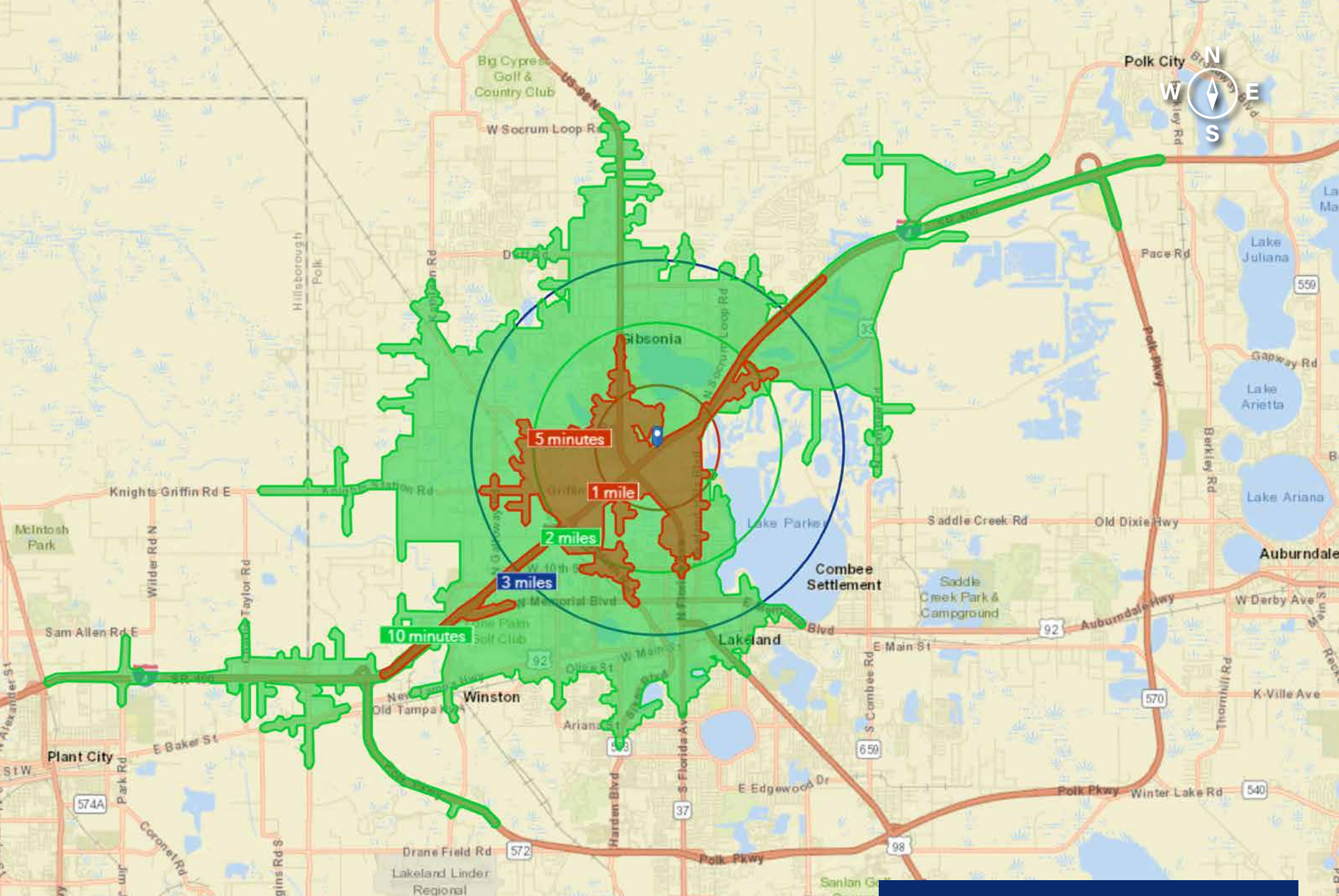
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



The subject is located adjacent to I-4 near the Target Shopping Plaza and the Lakeland Square Mall.

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	8,489	32,690	54,480	15,339	77,305	683,954	21,239,528	332,417,793
Households	3,520	13,228	21,439	5,757	30,499	255,025	8,299,404	125,168,557
Families	1,991	8,163	13,379	3,719	18,845	177,233	5,366,533	82,295,074
Average Household Size	2.30	2.39	2.47	2.59	2.48	2.63	2.51	2.59
Owner Occupied Housing Units	1,197	6,420	11,157	3,078	16,304	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	2,323	6,808	10,282	2,679	14,194	80,217	2,924,369	45,709,279
Median Age	36.9	39.9	40.8	38.6	40.7	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	39,821	43,211	41,500	42,585	41,741	50,006	54,238	60,548
Average Household Income	51,232	59,315	56,749	58,821	56,765	67,890	78,335	87,398
Per Capita Income	21,098	23,331	22,253	21,997	22,562	25,412	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.16%	1.36%	1.39%	1.57%	1.31%	1.46%	1.37%	0.77%
Households	1.15%	1.30%	1.33%	1.48%	1.23%	1.37%	1.31%	0.75%
Families	1.02%	1.21%	1.23%	1.41%	1.14%	1.31%	1.26%	0.68%
Owner HHs	1.68%	1.83%	1.79%	1.97%	1.66%	1.72%	1.60%	0.92%
Median Household Income	2.81%	2.77%	2.59%	3.01%	2.51%	1.95%	2.37%	2.70%

The subject property has a strong population density with 32,690 people within a two mile radius.

BENCHMARK DEMOGRAPHICS

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

Households by Income

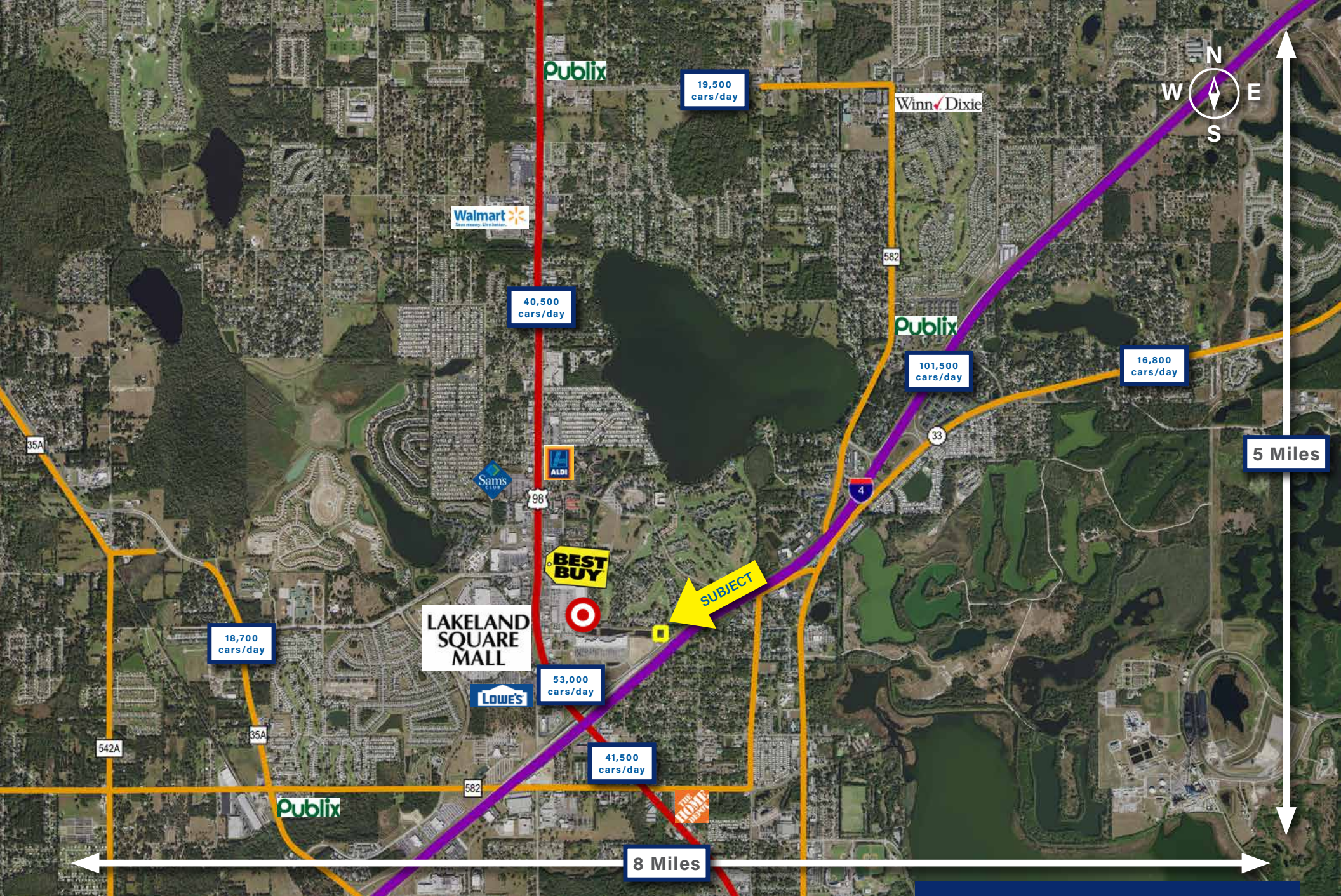
<\$15,000	19.10%	14.00%	16.00%	17.50%	16.00%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	14.10%	13.40%	13.70%	12.70%	13.30%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	10.50%	11.50%	11.40%	10.60%	11.50%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	15.80%	17.60%	17.10%	15.60%	17.00%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	22.30%	19.40%	18.90%	20.10%	18.70%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	9.90%	10.70%	10.10%	10.40%	10.30%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	5.60%	8.00%	8.00%	8.00%	8.50%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	0.50%	2.70%	2.60%	1.90%	2.60%	3.50%	5.00%	6.50%
\$200,000+	2.10%	2.60%	2.20%	3.10%	2.00%	3.60%	5.70%	7.30%

Population by Age

0 - 4	7.10%	6.50%	6.40%	7.20%	6.40%	5.90%	5.20%	6.00%
5 - 9	6.20%	6.00%	6.00%	6.90%	6.10%	6.00%	5.40%	6.10%
10 - 14	5.70%	5.70%	5.80%	6.50%	5.90%	6.00%	5.60%	6.30%
15 - 19	5.20%	5.20%	5.40%	5.60%	5.40%	5.90%	5.60%	6.30%
20 - 24	7.10%	6.60%	6.30%	5.90%	6.10%	5.70%	6.10%	6.70%
25 - 34	16.30%	14.10%	13.30%	13.30%	13.50%	12.90%	13.30%	14.00%
35 - 44	11.10%	11.20%	11.10%	11.80%	11.20%	11.40%	11.70%	12.60%
45 - 54	10.10%	10.40%	10.80%	10.70%	11.00%	11.70%	12.50%	12.50%
55 - 64	10.60%	11.20%	11.90%	10.80%	12.10%	13.10%	13.70%	13.10%
65 - 74	8.90%	10.70%	11.20%	10.00%	11.30%	12.20%	11.70%	9.70%
75 - 84	6.70%	7.50%	7.60%	7.20%	7.30%	6.80%	6.50%	4.70%
85+	5.10%	4.90%	4.20%	4.10%	3.80%	2.50%	2.80%	2.00%

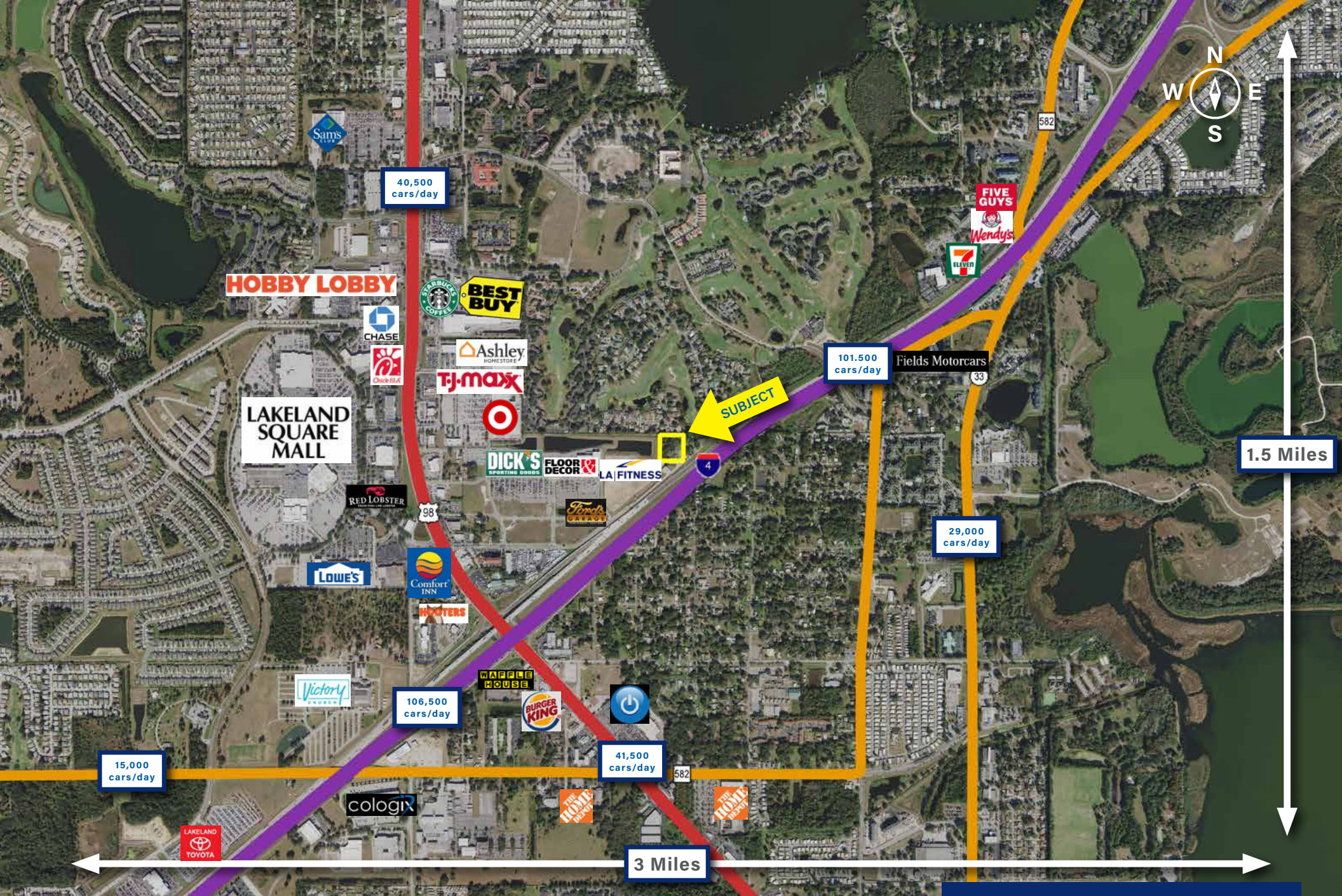
Race and Ethnicity

White Alone	59.40%	59.10%	57.70%	52.70%	61.30%	71.50%	72.70%	69.60%
Black Alone	26.40%	28.00%	30.20%	33.00%	26.60%	15.60%	16.50%	12.90%
American Indian Alone	0.30%	0.30%	0.40%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	2.40%	3.00%	2.30%	3.30%	2.10%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.40%	6.10%	6.10%	6.80%	6.20%	7.40%	4.50%	7.00%
Two or More Races	4.00%	3.40%	3.30%	3.80%	3.20%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	23.00%	19.80%	19.00%	22.20%	19.80%	24.00%	26.60%	18.60%



The subject property is adjacent to I-4 and the heavy retail activity of US 98 N.

MARKET AREA MAP



North Lakeland is home to a thriving retail area highlighted by the Lakeland Square Mall and the Shoppes of Lakeland.

TRADE AREA MAP



The neighborhood includes the Shoppes of Lakeland.

NEIGHBORHOOD AERIAL



Single entry point on Union Drive.

SITE AERIAL

ZONING



Commercial (C-5)

The intent of the C 5 District is to provide for a broad range of office and retail uses serving a region wide population and which are appropriate for large shopping centers that are under unified ownership or management. This district is most appropriate for sites which are separated from single family residential development by natural features or other less intensive land uses. The C 5 District is intended for sites which are located at the intersection of two arterial streets.



C-5



PUD 5509



PUD 4473 N



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