



PROPERTY FOR SALE

1241 W. MEMORIAL BOULEVARD

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

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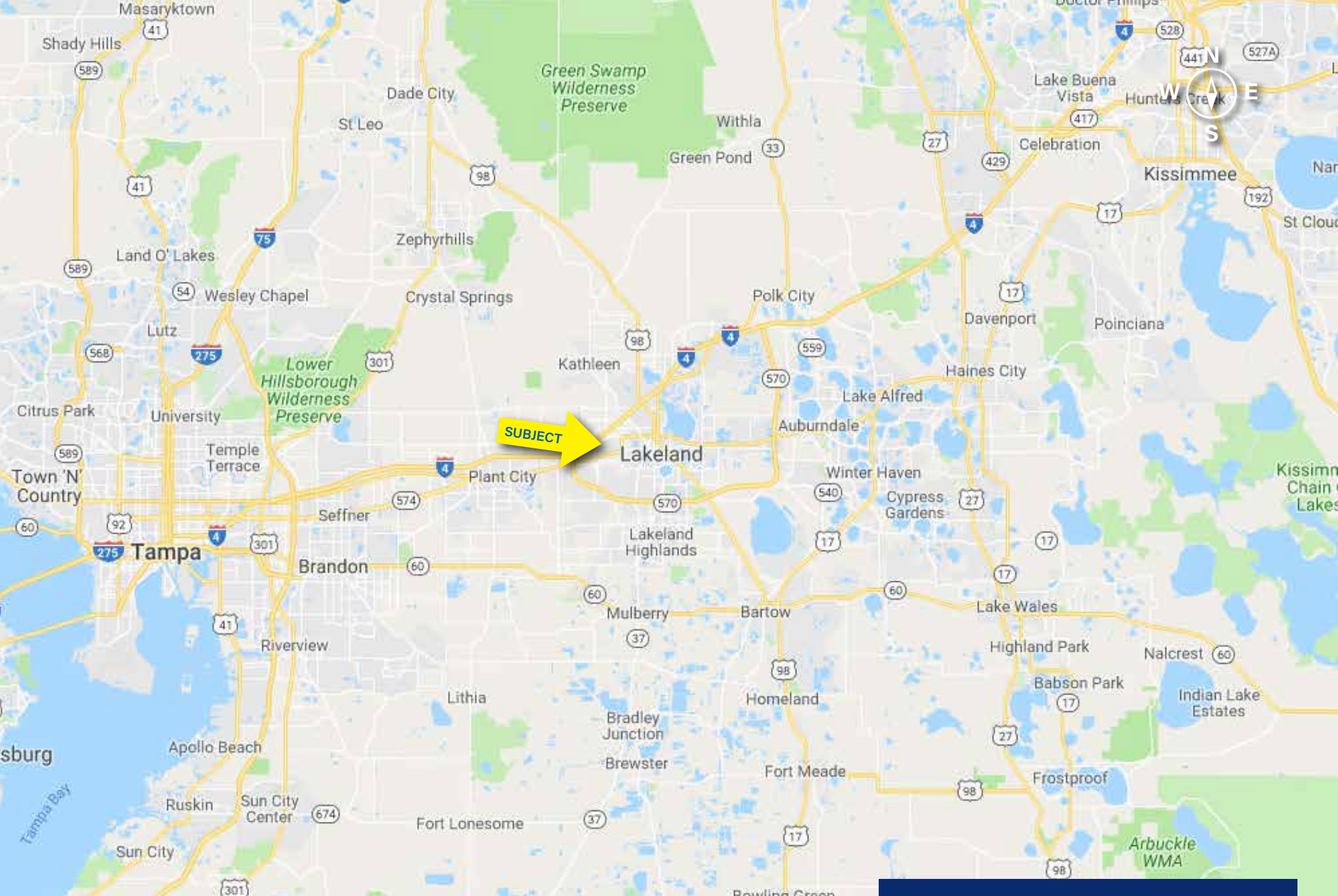


EXECUTIVE SUMMARY

1241 WEST MEMORIAL BLVD LAKELAND, FL 33805

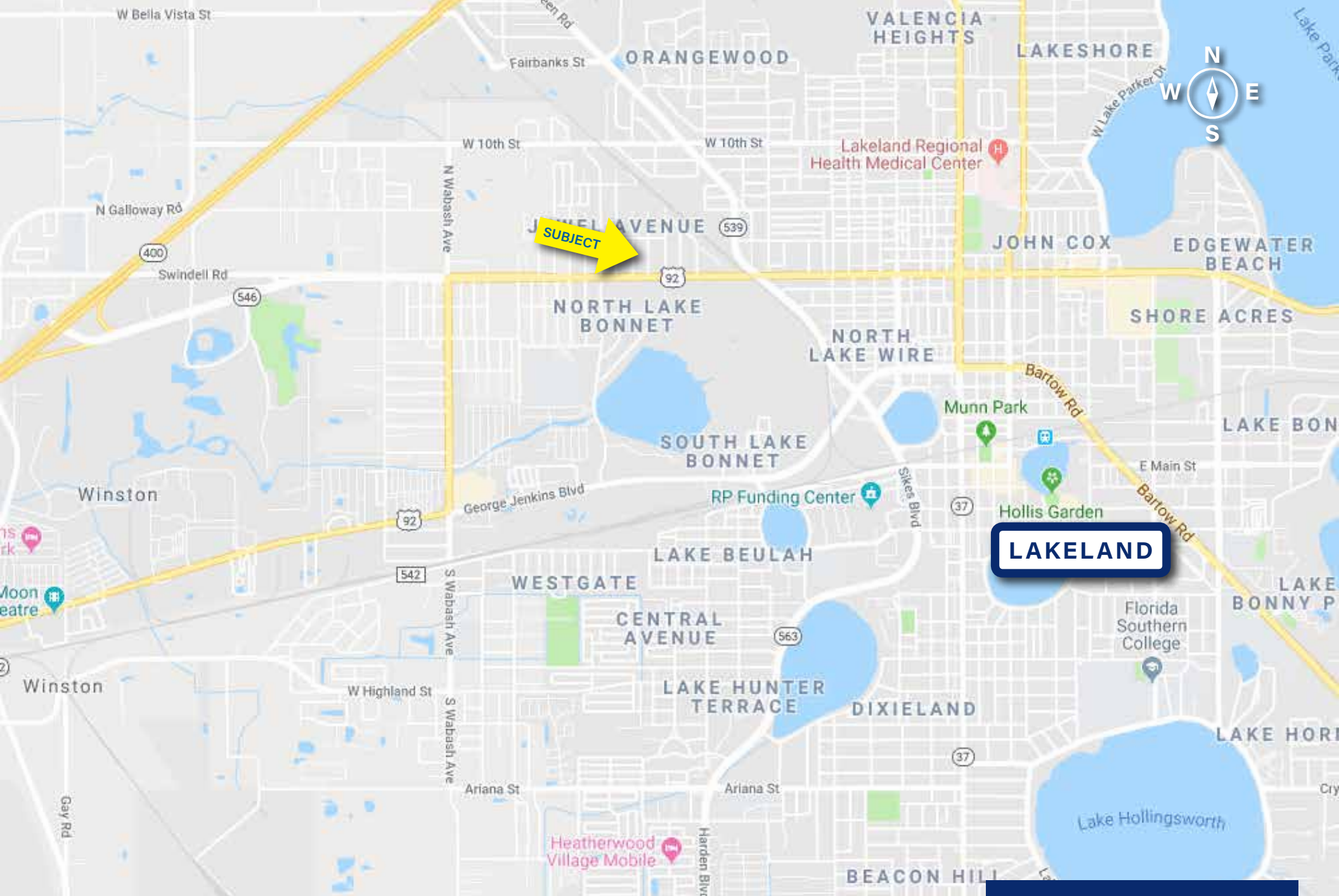
The subject property is an Automotive Repair Shop located on West Memorial Boulevard in Lakeland. The entire property is fenced and gated, a 12,000 lb Atlas lift stays with the subject as well as a 3-phase air compressor. Great opportunity for a turnkey operation. The subject also benefits from close proximity to downtown Lakeland, I-4, and strong traffic counts.

Site Address:	1241 W. Memorial Boulevard, Lakeland, FL 33805
County:	Polk
PIN (Property Identification Number):	232811031000001010
Land Size:	0.35 +/- acres
Building Size:	2,592 +/- SF
Year Built:	1975
Property Use:	Auto Sales/Service
Utilities:	Water & Sewer
Zoning:	Commercial [C-2]
Taxes:	\$3,974.84
Traffic Count:	25,500 cars/day via Memorial Blvd
Asking Price:	\$420,000



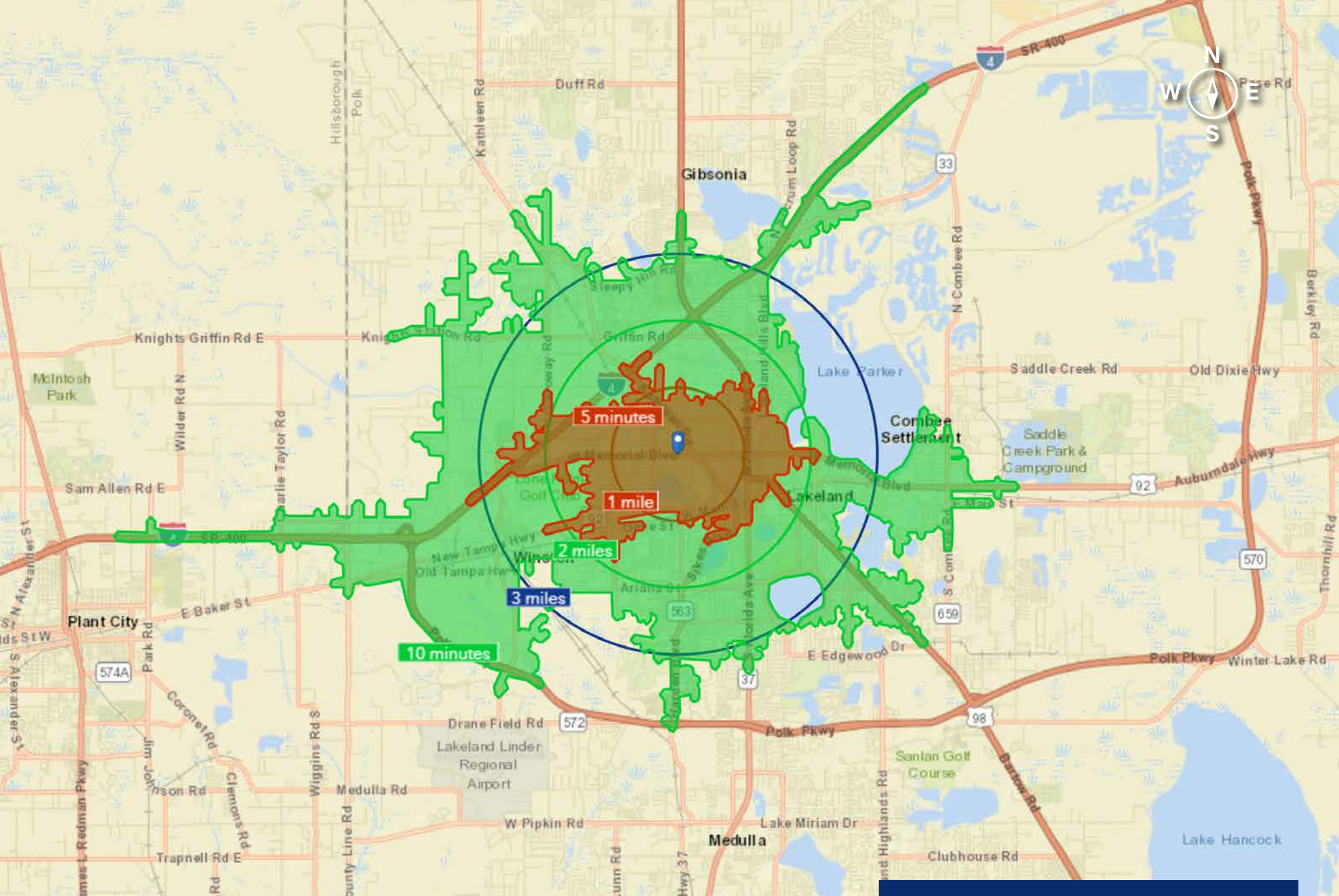
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



The subject is located west of the downtown area of Lakeland and is 2.28 miles east of the I-4.

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	9,715	32,906	62,668	17,494	78,938	683,954	21,239,528	332,417,793
Households	3,284	12,524	24,307	6,120	30,874	255,025	8,299,404	125,168,557
Families	2,063	7,249	14,238	3,765	18,516	177,233	5,366,533	82,295,074
Average Household Size	2.90	2.55	2.47	2.77	2.46	2.63	2.51	2.59
Owner Occupied Housing Units	1,318	5,134	11,799	2,507	15,498	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	1,965	7,390	12,508	3,612	15,377	80,217	2,924,369	45,709,279
Median Age	35.3	37.3	38.6	36.7	38.4	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	24,878	28,599	36,838	26,368	39,167	50,006	54,238	60,548
Average Household Income	33,412	40,063	51,880	36,829	55,608	67,890	78,335	87,398
Per Capita Income	11,895	15,299	20,182	13,279	21,509	25,412	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.85%	0.92%	1.09%	1.08%	1.10%	1.46%	1.37%	0.77%
Households	0.68%	0.83%	1.01%	0.95%	1.02%	1.37%	1.31%	0.75%
Families	0.59%	0.71%	0.91%	0.84%	0.93%	1.31%	1.26%	0.68%
Owner HHs	1.04%	1.25%	1.50%	1.34%	1.52%	1.72%	1.60%	0.92%
Median Household Income	2.41%	2.91%	2.32%	2.20%	2.45%	1.95%	2.37%	2.70%

The subject property has a strong population within a two-mile radius

BENCHMARK DEMOGRAPHICS

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

Households by Income

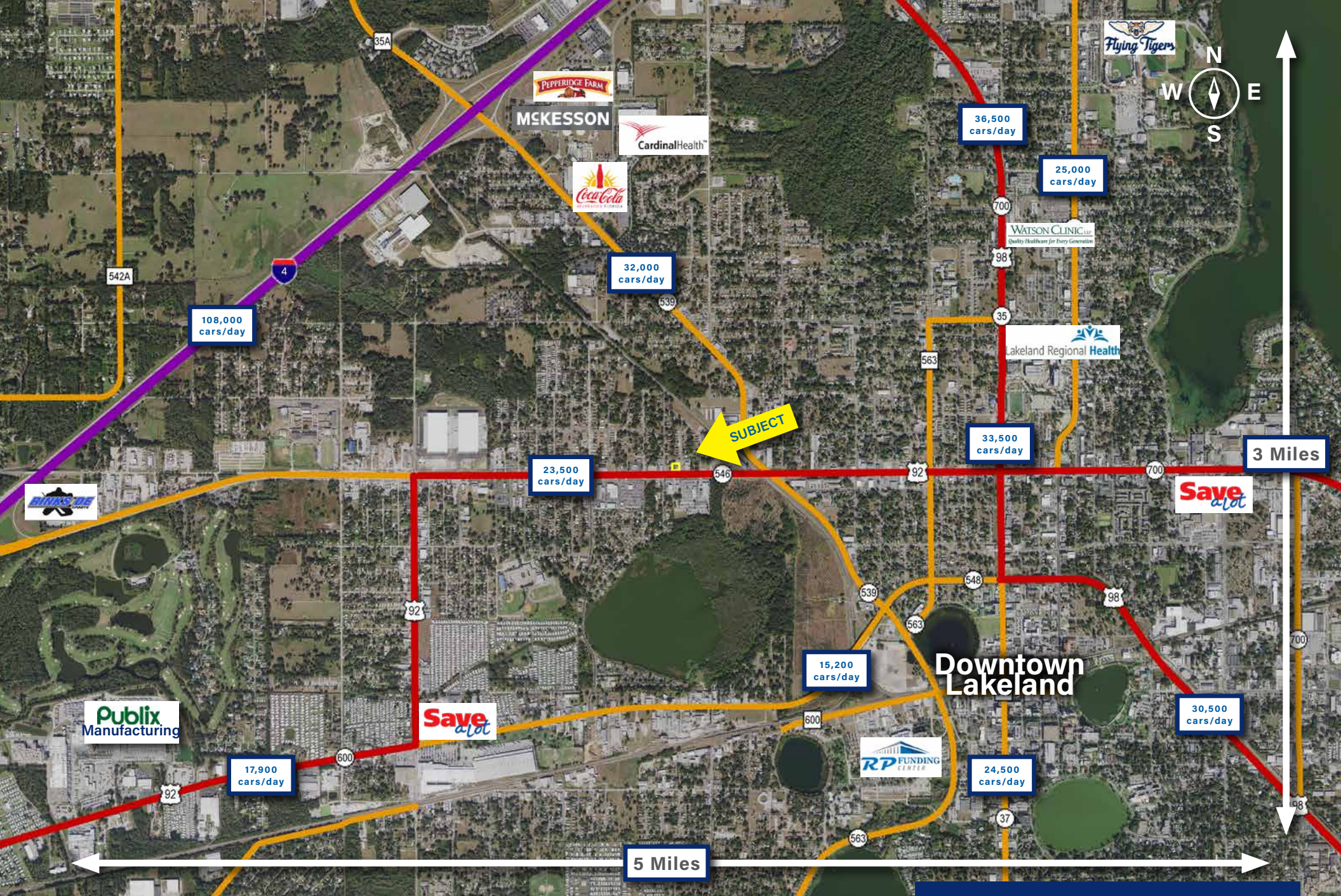
<\$15,000	29.20%	25.70%	20.30%	26.80%	18.50%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	21.00%	18.60%	14.80%	20.60%	14.20%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	13.40%	13.20%	12.30%	14.30%	11.60%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	16.50%	15.50%	15.90%	16.10%	16.20%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	13.10%	15.10%	17.40%	13.30%	17.50%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	2.90%	6.60%	9.20%	4.30%	9.70%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	3.50%	3.60%	6.30%	3.20%	7.80%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	0.20%	1.00%	1.70%	0.70%	2.20%	3.50%	5.00%	6.50%
\$200,000+	0.10%	0.60%	2.10%	0.70%	2.50%	3.60%	5.70%	7.30%

Population by Age

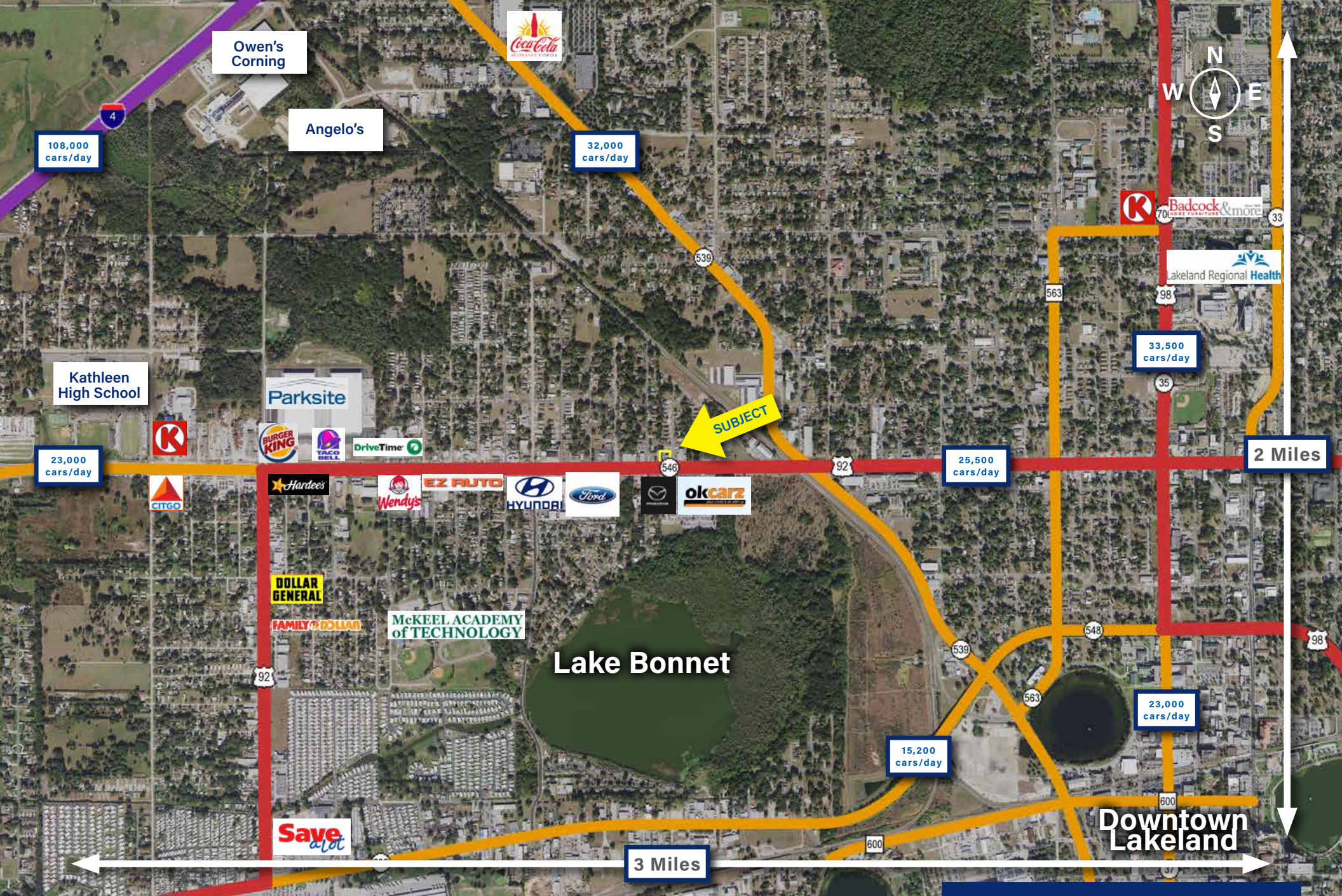
0 - 4	8.40%	7.80%	6.80%	7.90%	6.70%	5.90%	5.20%	6.00%
5 - 9	7.80%	7.10%	6.30%	7.40%	6.40%	6.00%	5.40%	6.10%
10 - 14	7.50%	6.70%	6.00%	7.10%	6.10%	6.00%	5.60%	6.30%
15 - 19	6.80%	6.00%	6.40%	6.30%	6.30%	5.90%	5.60%	6.30%
20 - 24	6.80%	6.40%	6.90%	6.40%	6.90%	5.70%	6.10%	6.70%
25 - 34	12.40%	13.50%	13.40%	12.90%	13.70%	12.90%	13.30%	14.00%
35 - 44	10.60%	10.70%	10.80%	11.00%	11.10%	11.40%	11.70%	12.60%
45 - 54	10.20%	10.40%	10.50%	10.70%	10.70%	11.70%	12.50%	12.50%
55 - 64	12.30%	11.80%	11.80%	12.30%	12.00%	13.10%	13.70%	13.10%
65 - 74	10.50%	10.40%	10.90%	10.40%	10.70%	12.20%	11.70%	9.70%
75 - 84	5.10%	6.30%	6.90%	5.70%	6.40%	6.80%	6.50%	4.70%
85+	1.70%	2.90%	3.40%	1.90%	3.10%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	23.60%	41.80%	56.10%	33.20%	59.80%	71.50%	72.70%	69.60%
Black Alone	64.80%	45.00%	30.90%	53.90%	27.40%	15.60%	16.50%	12.90%
American Indian Alone	0.30%	0.50%	0.50%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.40%	0.50%	1.50%	0.40%	1.60%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.40%	8.50%	7.30%	8.60%	7.10%	7.40%	4.50%	7.00%
Two or More Races	3.30%	3.50%	3.60%	3.30%	3.50%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	19.20%	22.60%	22.10%	21.90%	21.80%	24.00%	26.60%	18.60%

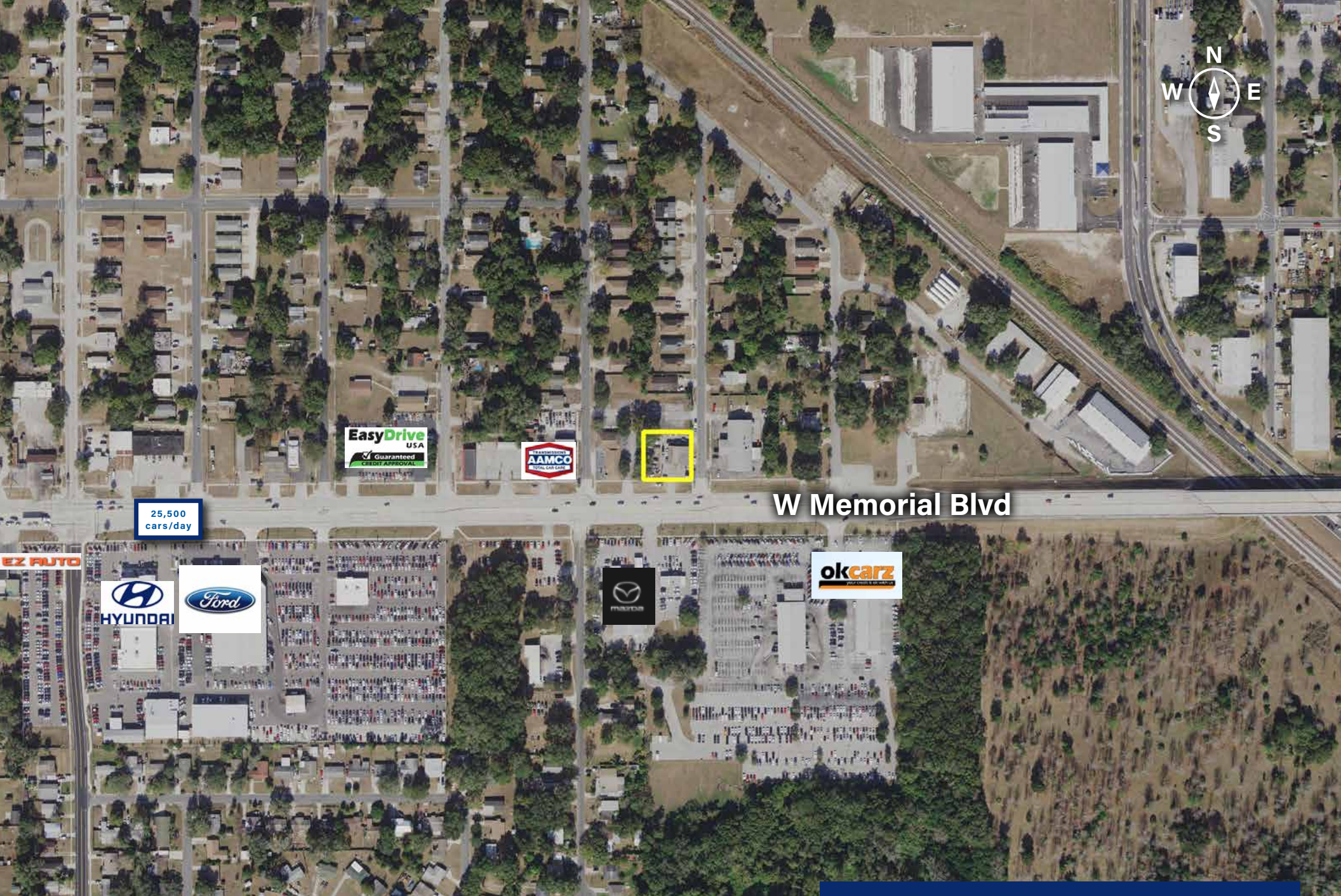


The market area encompasses Central and West Lakeland and is highlighted by Downtown and Publix Manufacturing



The trade area is comprised of retail and several warehouse and manufacturing businesses.

TRADE AREA MAP



The neighborhood is comprised heavily residential and Automotive sales business.

NEIGHBORHOOD AERIAL



The subject has two entry points and has right in right out access to Memorial Boulevard.

SITE AERIAL

BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	2,592 +/- SF
Actual Year Built	1975
Effective Year	2005
Wall Structure	Concrete
Garage Doors	3
Hydraulic Lifts	4

Shot of the subject from Memorial
Boulevard looking North





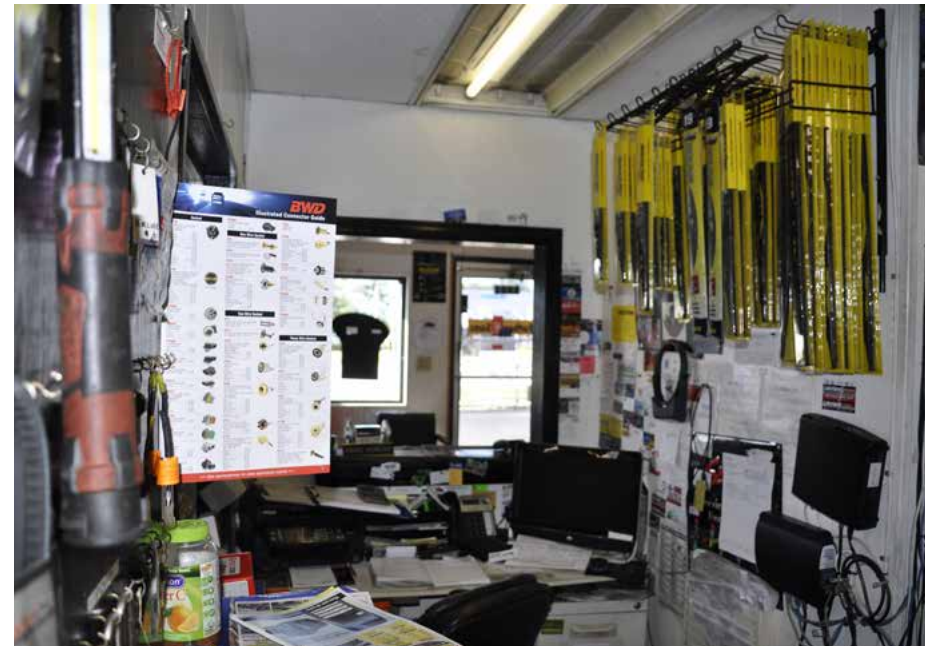
Good signage on Memorial Blvd



Shot of subject facing Southwest

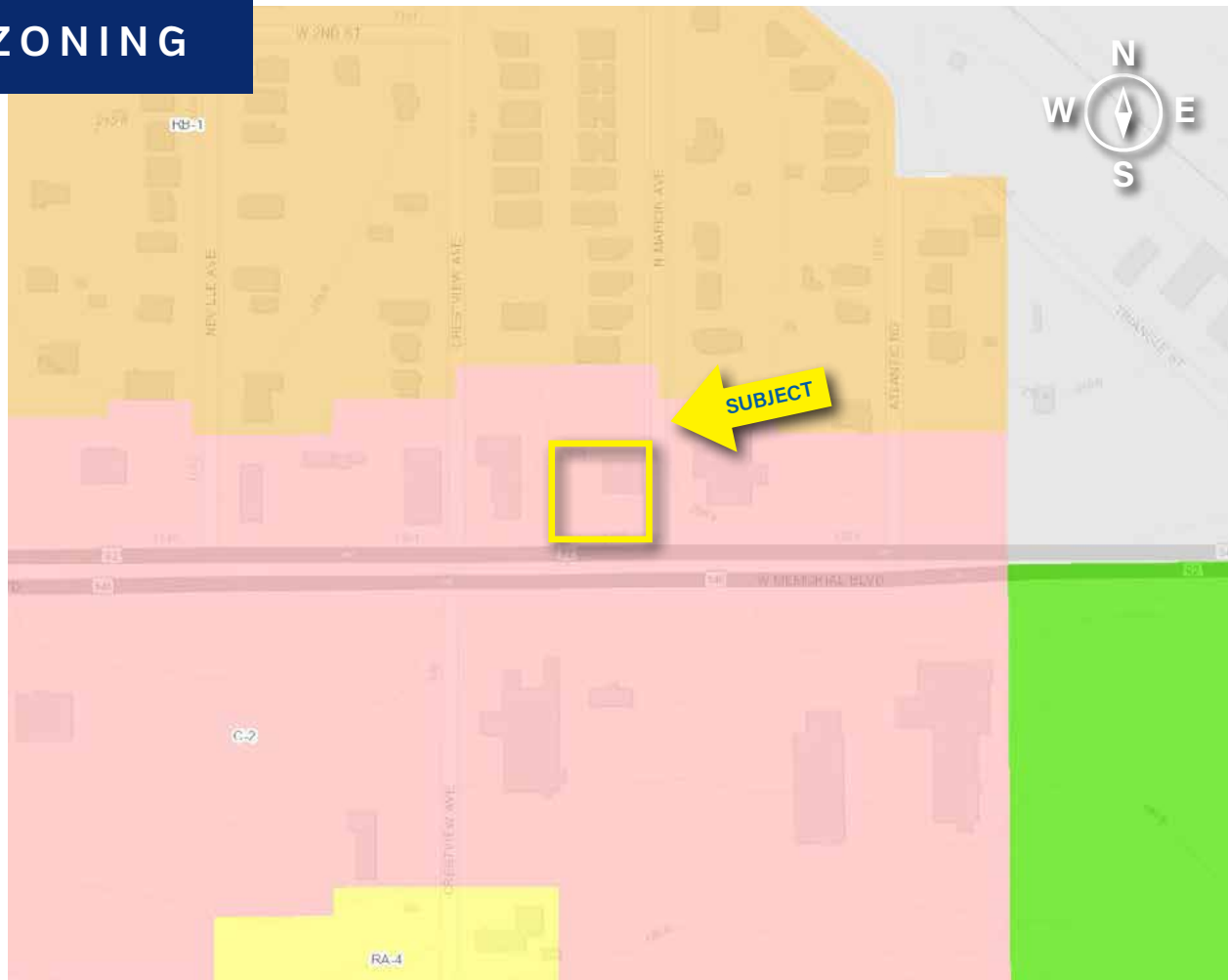


Clean body shop with hydraulic lift



Office Space

ZONING



Commercial (C-2)

The intent of the C 2 District is to provide for a broad range of office and retail uses primarily oriented toward the motoring public and development on relatively small individual lots with exposure to high traffic volumes. The C 2 Highway Commercial District is intended for locations along arterial and collector streets. The district is not intended for shopping centers or large retail establishments other than as outparcels.

✓ COMMERCIAL

RA-4

AG

IND



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