



PROPERTY FOR SALE

CHRISTINA COMMERCIAL PAD

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TABLE OF CONTENTS

3	EXECUTIVE SUMMARY
4	MAPS
6	DEMOGRAPHICS
9	AERIAL VIEWS
14	FUTURE LAND USE

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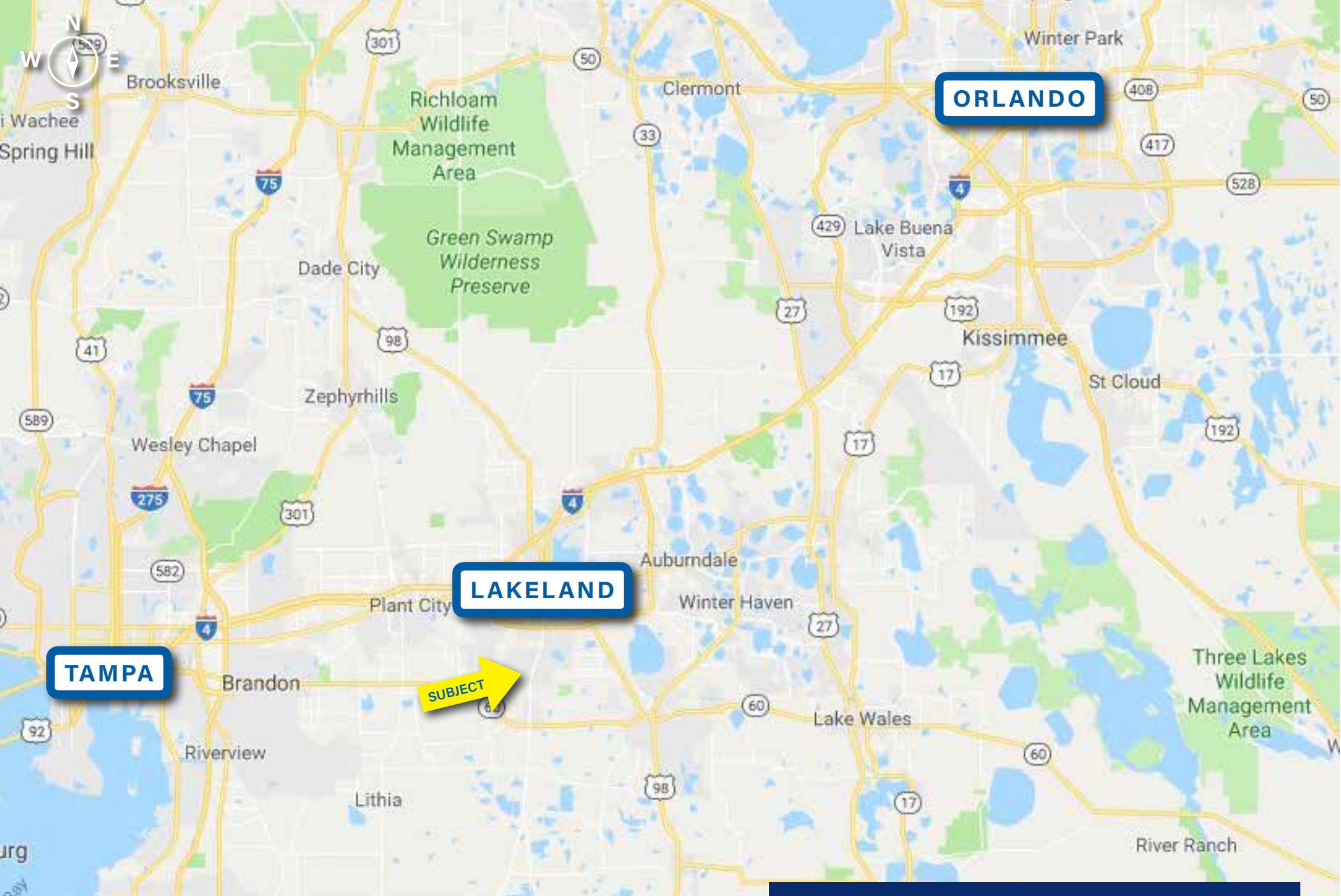


EXECUTIVE SUMMARY

CHRISTINA COMMERCIAL PAD

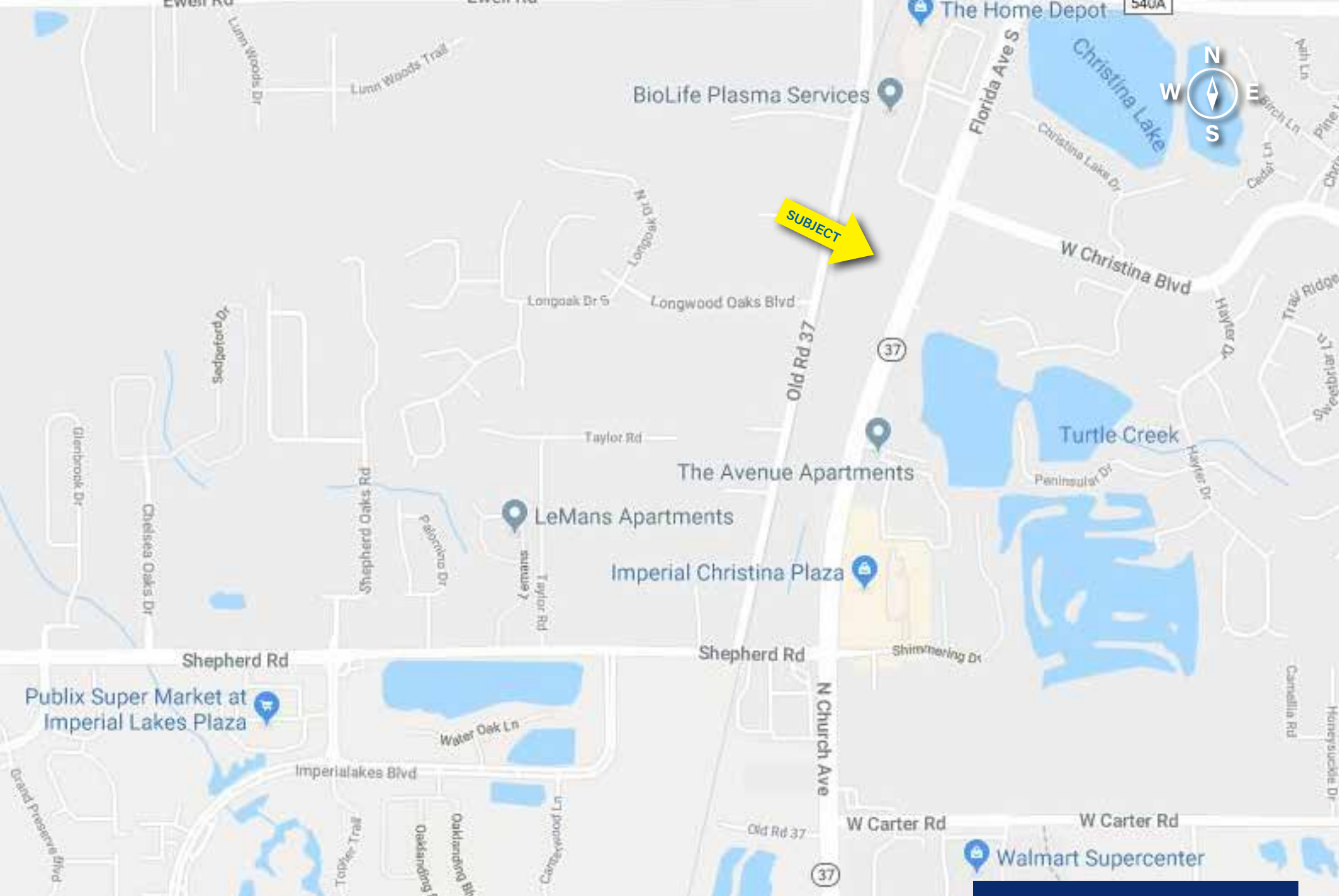
The subject property is a 1.12 +/- acre vacant commercial parcel on South Florida Avenue in South Lakeland. The property benefits from excellent traffic counts and proximity to affluent neighborhoods. The parcel is being sold by the shopping center owner to the south, who is willing to grant cross access. This easement would give the subject parcel full access on South Florida Ave. (SR 37) via the median cut to the south.

Site Address:	South Florida Avenue, Lakeland, FL 33813
County:	Polk
PIN (Property Identification Number):	232923141799000020
Land Size:	1.12 +/- acres
Building Size:	N/A
Year Built:	N/A
Property Use:	Vacant Commercial
Utilities:	Water & Sewer
Future Land Use:	LCC: Linear Commercial Corridor - Polk
Taxes:	\$3,649 (2017)
Traffic Count:	34,500 cars/day
Asking Price:	\$369,000



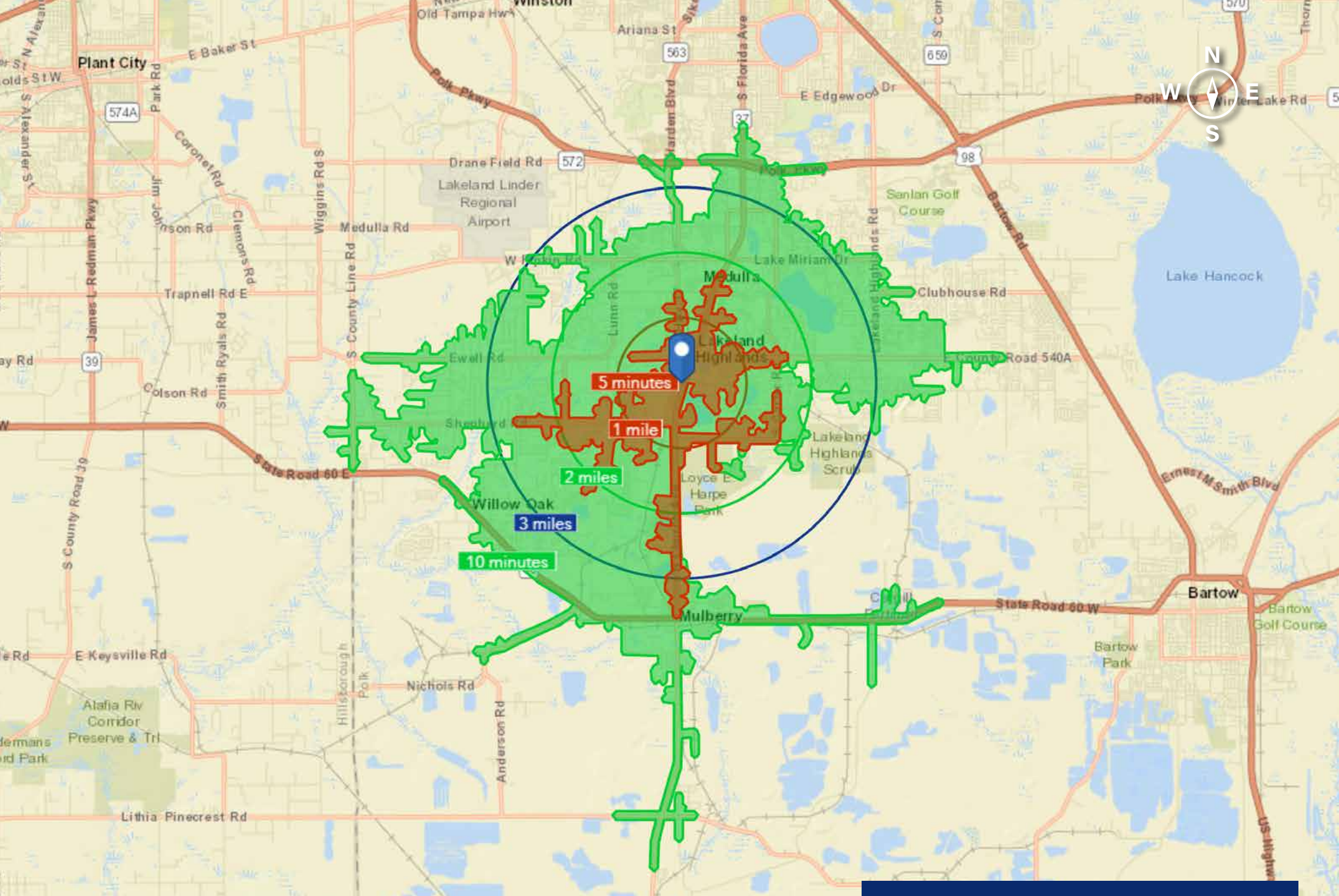
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located on S. Florida Avenue, Lakeland's premier commercial corridor.

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	5,726	21,955	48,548	11,467	59,278	662,431	20,619,313	327,514,334
Households	2,164	8,090	18,293	4,272	21,564	247,585	8,064,657	123,158,887
Families	1,607	6,062	13,529	3,111	16,215	172,355	5,223,357	81,106,685
Average Household Size	2.65	2.71	2.65	2.68	2.75	2.62	2.50	2.59
Owner Occupied Housing Units	1,615	6,156	13,685	3,227	16,037	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	549	1,935	4,608	1,045	5,526	83,821	2,992,867	45,951,844
Median Age	43.3	41.5	41.2	41.4	40.0	41.3	42.2	38.2
<i>Income</i>								
Median Household Income	62,775	64,819	61,750	61,957	62,003	45,704	50,606	56,124
Average Household Income	97,283	93,023	86,459	89,488	86,350	61,763	72,632	80,675
Per Capita Income	36,641	34,425	32,416	34,026	31,324	23,623	28,921	30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	2.12%	1.91%	1.78%	2.15%	1.67%	1.28%	1.36%	0.83%
Households	2.10%	1.84%	1.69%	2.08%	1.58%	1.19%	1.30%	0.79%
Families	2.04%	1.76%	1.64%	2.02%	1.52%	1.13%	1.25%	0.71%
Owner HHs	1.60%	2.02%	2.07%	2.07%	1.97%	1.09%	1.19%	0.72%
Median Household Income	3.88%	3.23%	2.80%	3.17%	2.90%	2.46%	2.13%	2.12%

The two mile radius indicates strong population density with 21,955 people. The median household income of \$64,819 in the same radius is 42% higher there than Polk County.

The area is growing 50% faster than Polk County.

BENCHMARK DEMOGRAPHICS

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

Households by Income

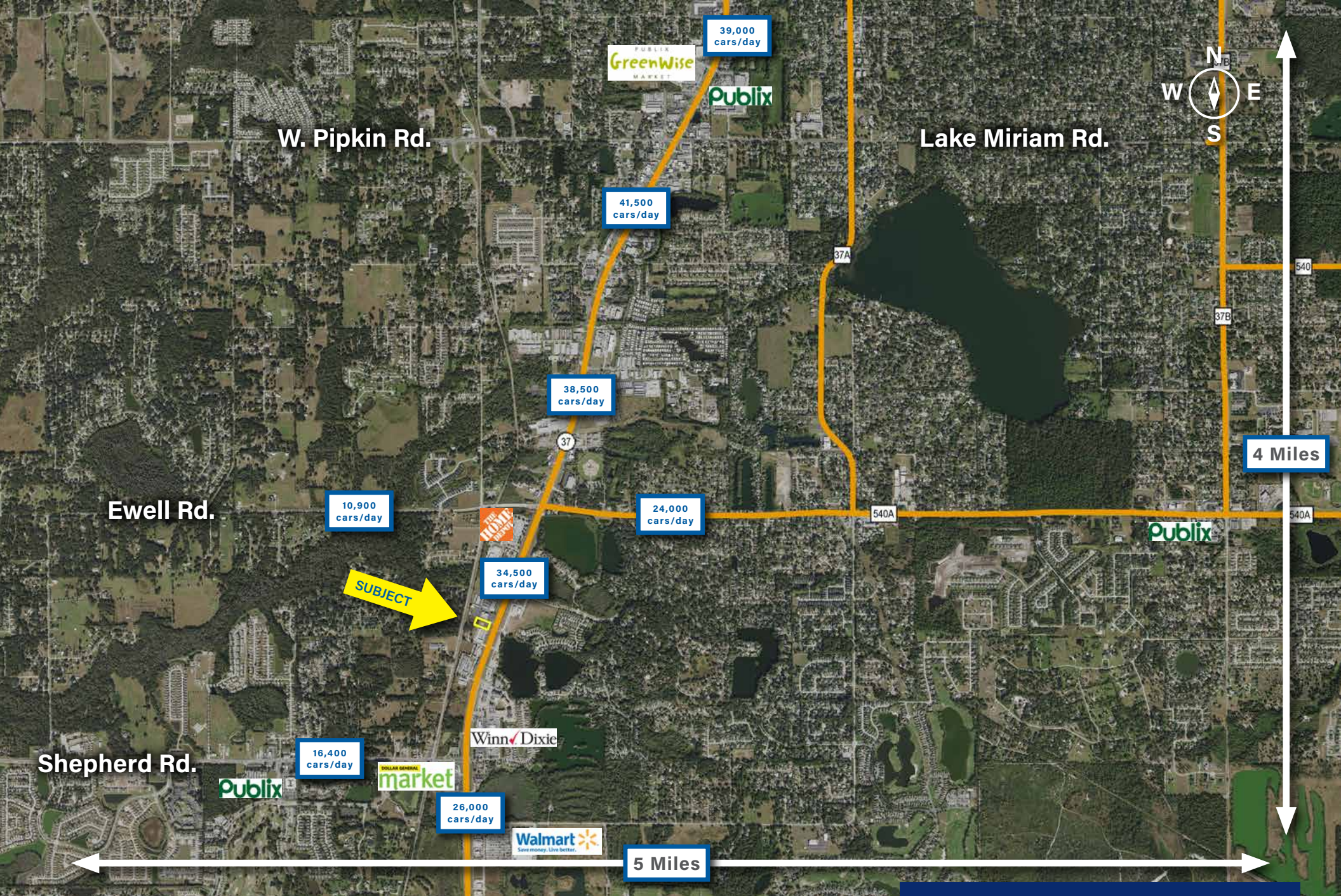
<\$15,000	6.70%	6.50%	6.50%	6.30%	6.70%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	7.60%	6.80%	7.50%	6.80%	7.50%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	11.50%	10.00%	9.80%	10.00%	9.80%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	14.50%	14.40%	14.80%	16.50%	14.70%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	16.00%	18.00%	19.90%	18.10%	19.40%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	13.10%	13.90%	14.90%	15.20%	14.70%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	12.70%	15.60%	14.00%	13.50%	14.60%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	7.90%	6.40%	6.10%	6.30%	6.30%	2.70%	4.30%	5.70%
\$200,000+	9.90%	8.30%	6.40%	7.30%	6.30%	2.50%	4.60%	6.10%

Population by Age

0 - 4	5.50%	5.80%	5.80%	5.90%	6.10%	6.00%	5.30%	6.10%
5 - 9	5.80%	6.20%	6.20%	6.30%	6.50%	6.10%	5.50%	6.30%
10 - 14	6.30%	6.70%	6.50%	6.60%	6.80%	6.10%	5.60%	6.30%
15 - 19	6.20%	6.60%	6.20%	6.20%	6.40%	5.90%	5.70%	6.40%
20 - 24	5.30%	5.30%	5.30%	5.30%	5.60%	6.00%	6.40%	7.00%
25 - 34	11.20%	11.30%	12.00%	11.50%	12.30%	12.60%	13.10%	13.80%
35 - 44	11.60%	12.50%	12.60%	12.80%	12.40%	11.40%	11.80%	12.50%
45 - 54	14.20%	13.70%	13.40%	13.20%	13.20%	12.00%	13.00%	13.00%
55 - 64	15.50%	14.70%	14.30%	14.00%	14.00%	13.10%	13.50%	12.90%
65 - 74	11.50%	10.90%	11.00%	11.40%	10.50%	12.00%	11.30%	9.20%
75 - 84	5.30%	4.80%	5.00%	5.30%	4.70%	6.40%	6.20%	4.40%
85+	1.50%	1.50%	1.70%	1.50%	1.50%	2.40%	2.70%	2.00%

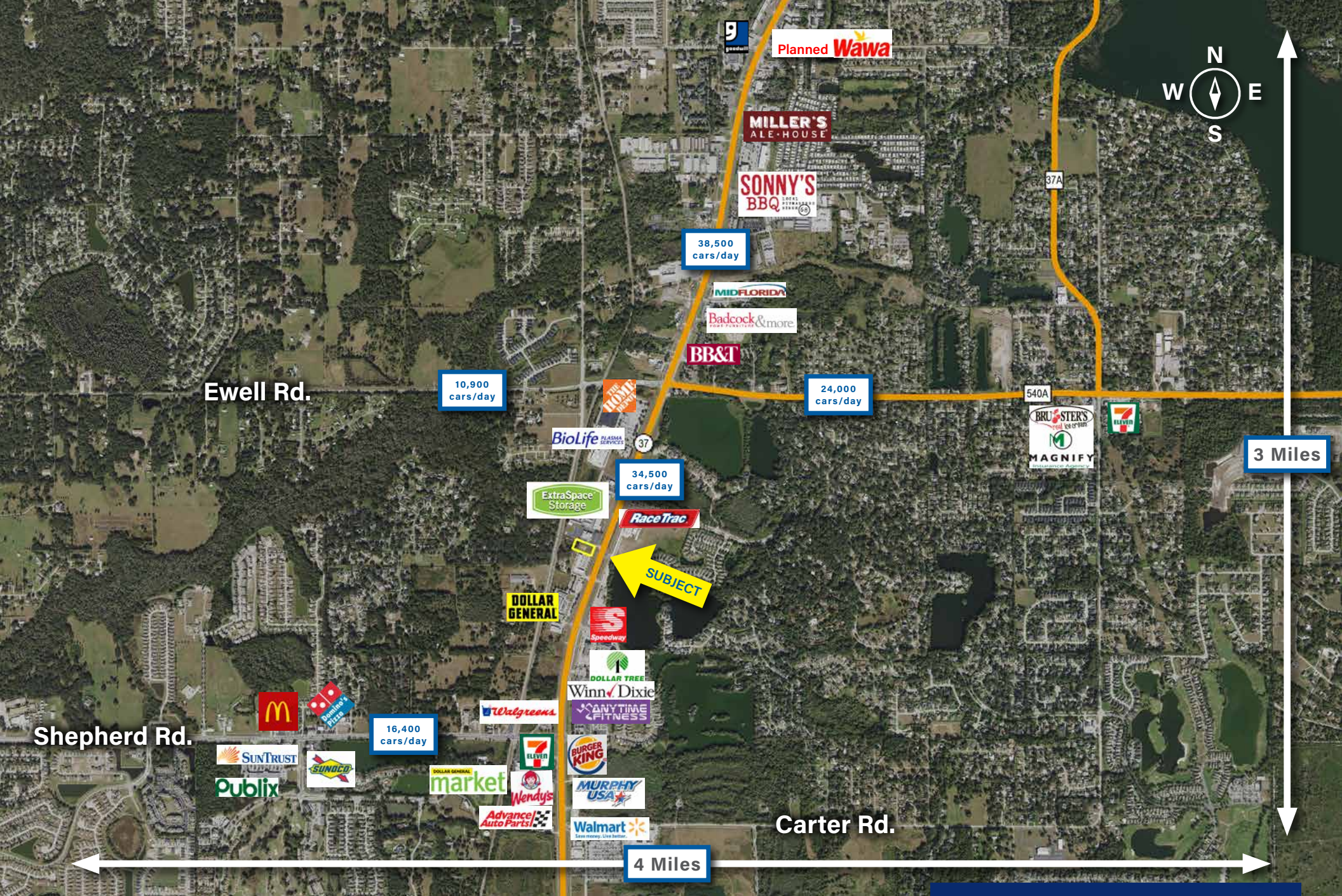
Race and Ethnicity

White Alone	82.80%	81.70%	82.10%	82.60%	80.60%	72.60%	73.10%	70.20%
Black Alone	9.60%	9.40%	8.40%	7.60%	8.20%	15.30%	16.40%	12.80%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	1.60%	2.60%	2.30%	3.00%	2.50%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	3.00%	3.00%	3.90%	3.40%	5.60%	6.80%	4.20%	6.80%
Two or More Races	2.80%	3.00%	2.80%	3.10%	2.80%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	14.80%	16.00%	17.30%	16.00%	19.70%	22.00%	25.50%	18.10%



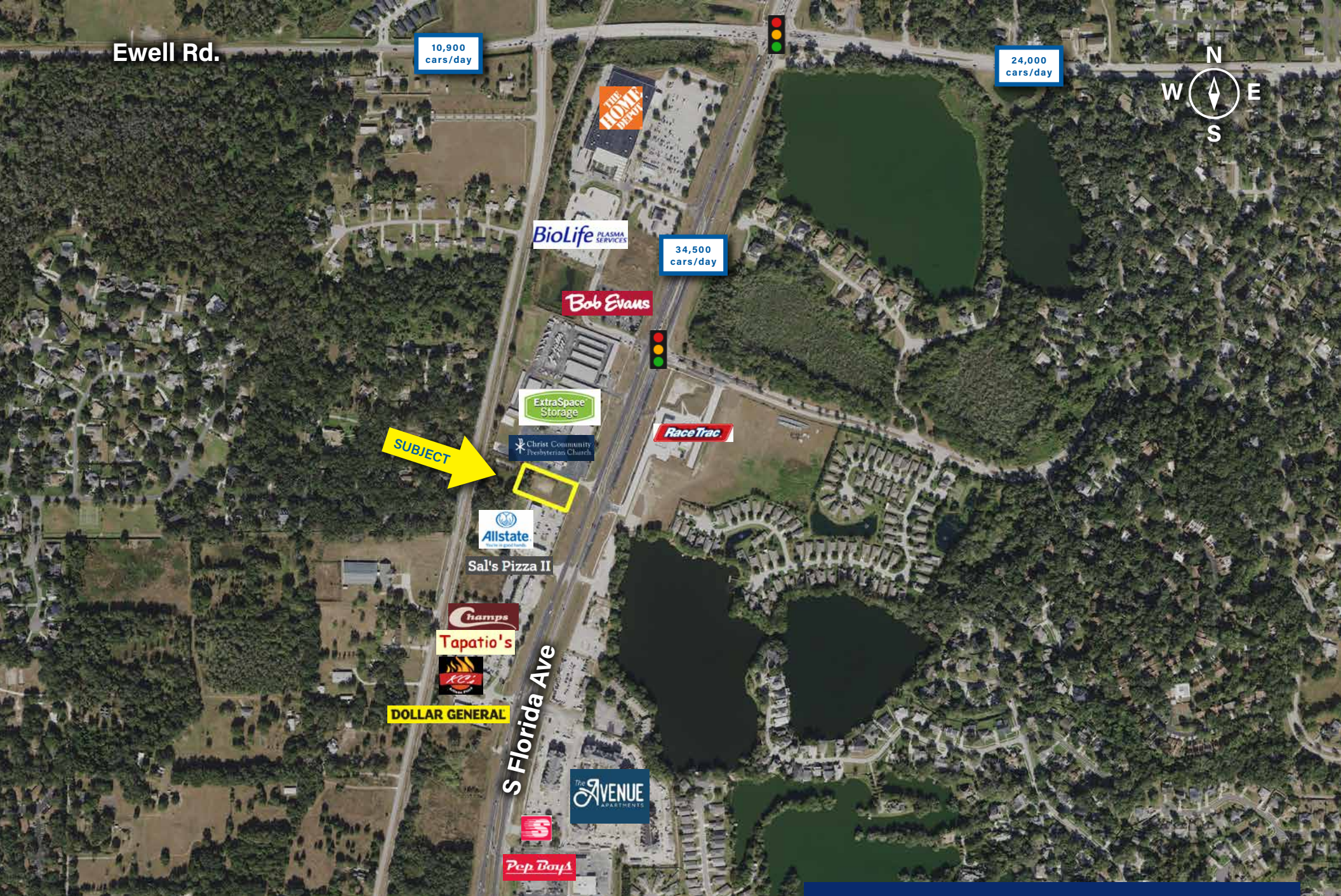
MARKET AREA MAP

Highly active market area... within a 5 minute drive time, there are 3 Publix's and a new Publix Greenwise.



Strong commercial demand and growth

TRADE AREA MAP



Subject is located across from Christina, one of Lakeland's most affluent and established neighborhoods.

NEIGHBORHOOD AERIAL



Cross access can be established with the shopping center to the south, providing access to the full median cut.

SITE AERIAL



Excellent exposure on S. Florida Ave

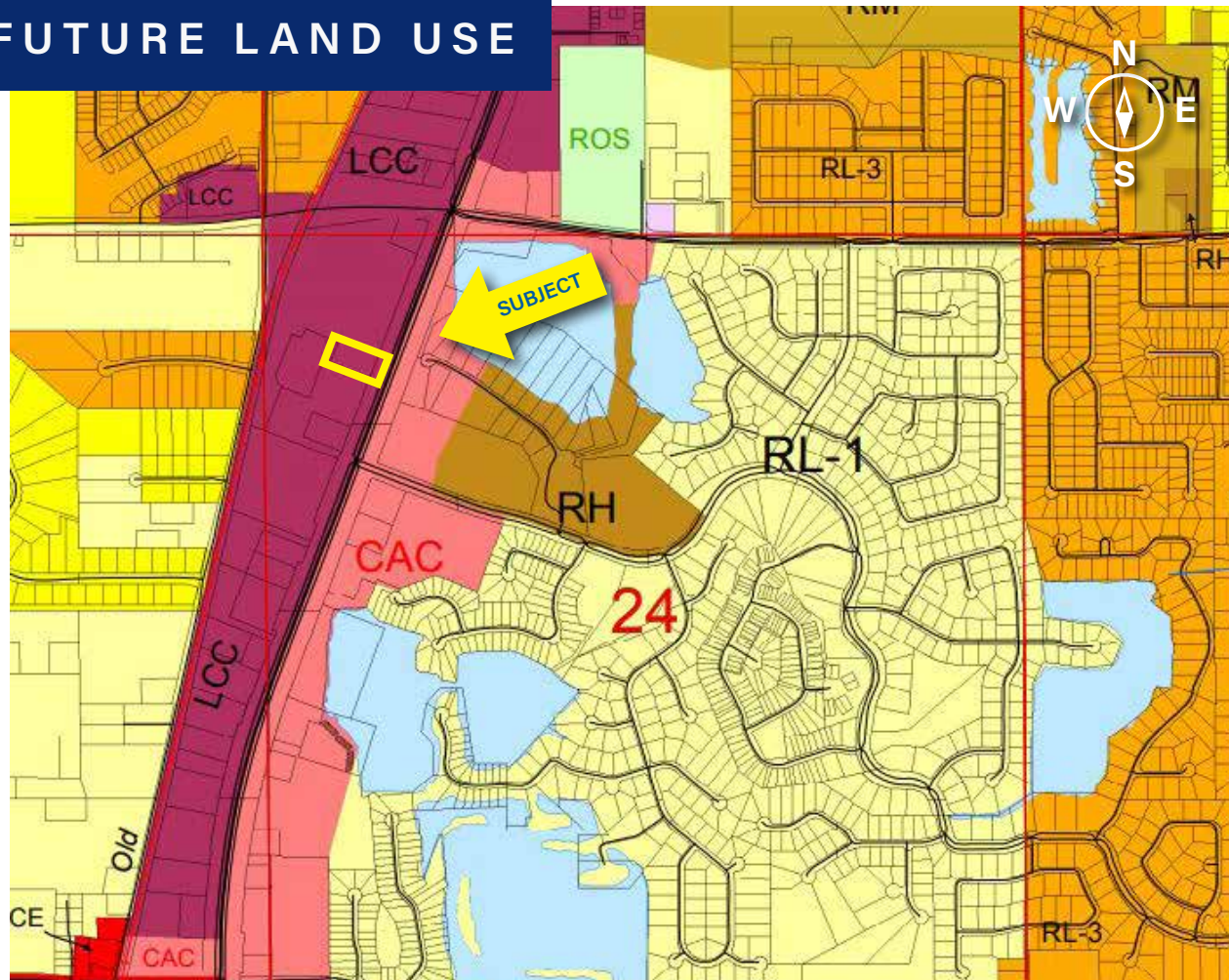


Adjacent to an active commercial shopping center



1.12 +/- acres with potential full access

FUTURE LAND USE



Linear Commerical Corridor (LCC)

The purpose of the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.





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