



# PROPERTY FOR SALE

802 AVENUE L SW, WINTER HAVEN, FL

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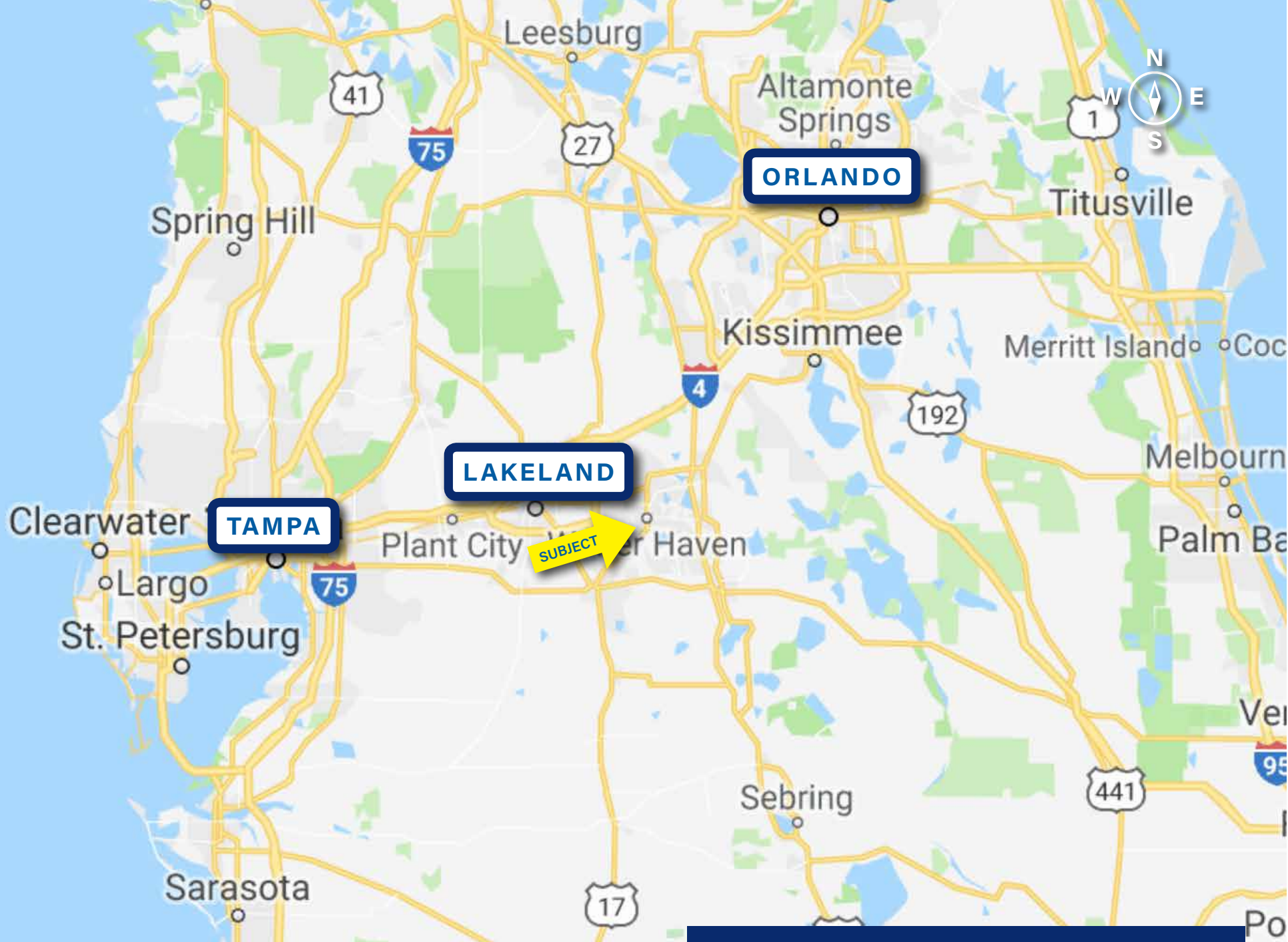
## EXECUTIVE SUMMARY

# 802 AVENUE L SW WINTER HAVEN, FL 33880

This commercial property consists of approximately 2.46 acres of land and a 1,312 SF duplex. The land is all high and dry and directly abuts Lake May in Winter Haven, FL. The property is in close proximity to Downtown Winter Haven, and located just off US Highway 17.

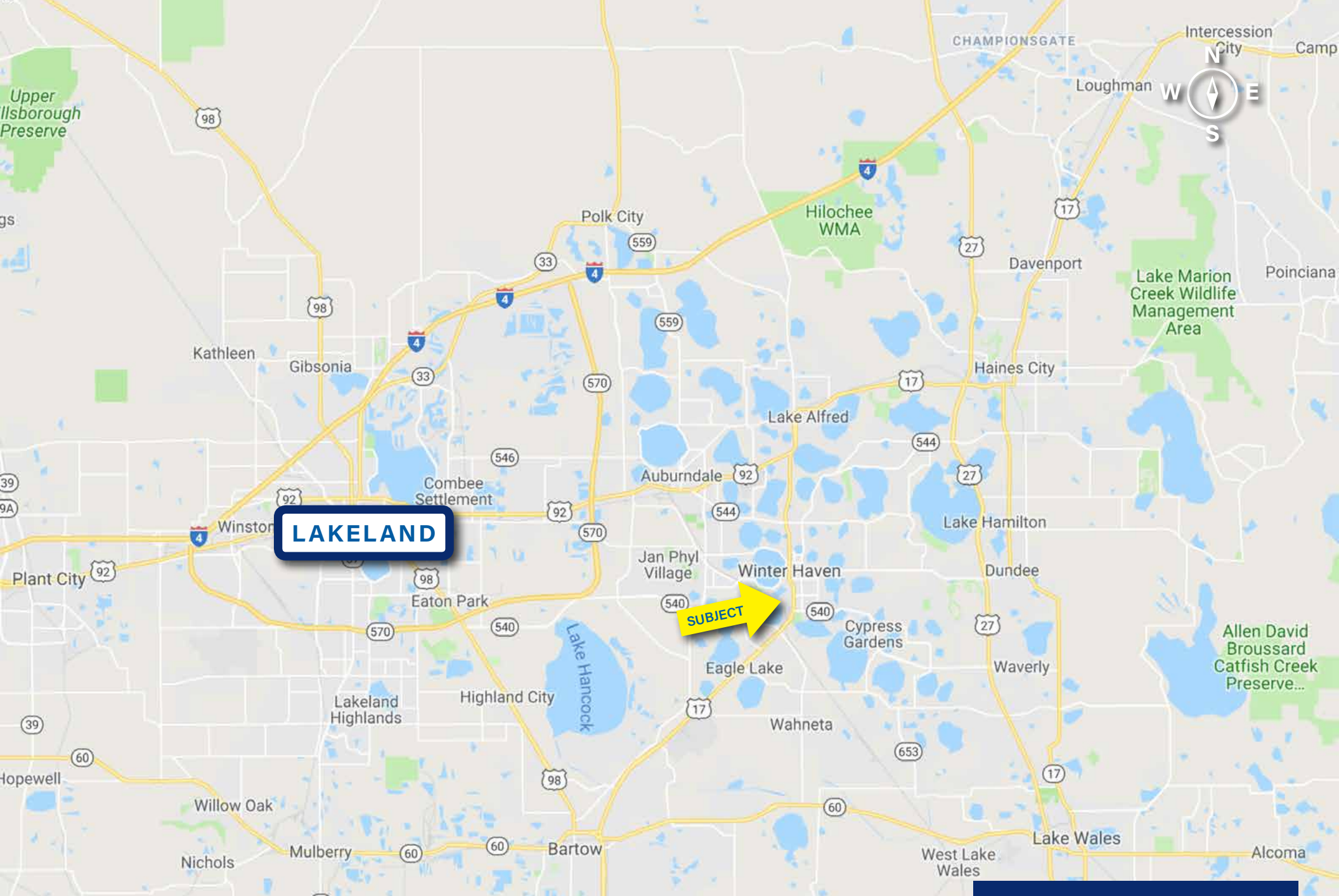
<b>Site Address:</b>	802 Avenue L SW, Winter Haven, FL 33880
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	26-28-32-649000-002010
<b>Land Size:</b>	2.46 +/- Acres
<b>Building Size:</b>	1,312 +/- SF
<b>Year Built:</b>	1955
<b>Property Use:</b>	Multi Family Under 10 Units
<b>Utilities:</b>	Water & Sewer - City of Winter Haven
<b>Zoning:</b>	Commercial Highway (City of Winter Haven)
<b>Taxes:</b>	\$7,945.84 (2018)
<b>Traffic Count:</b>	26,500 cars/day on US 17
<b>Asking Price:</b>	\$349,900





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

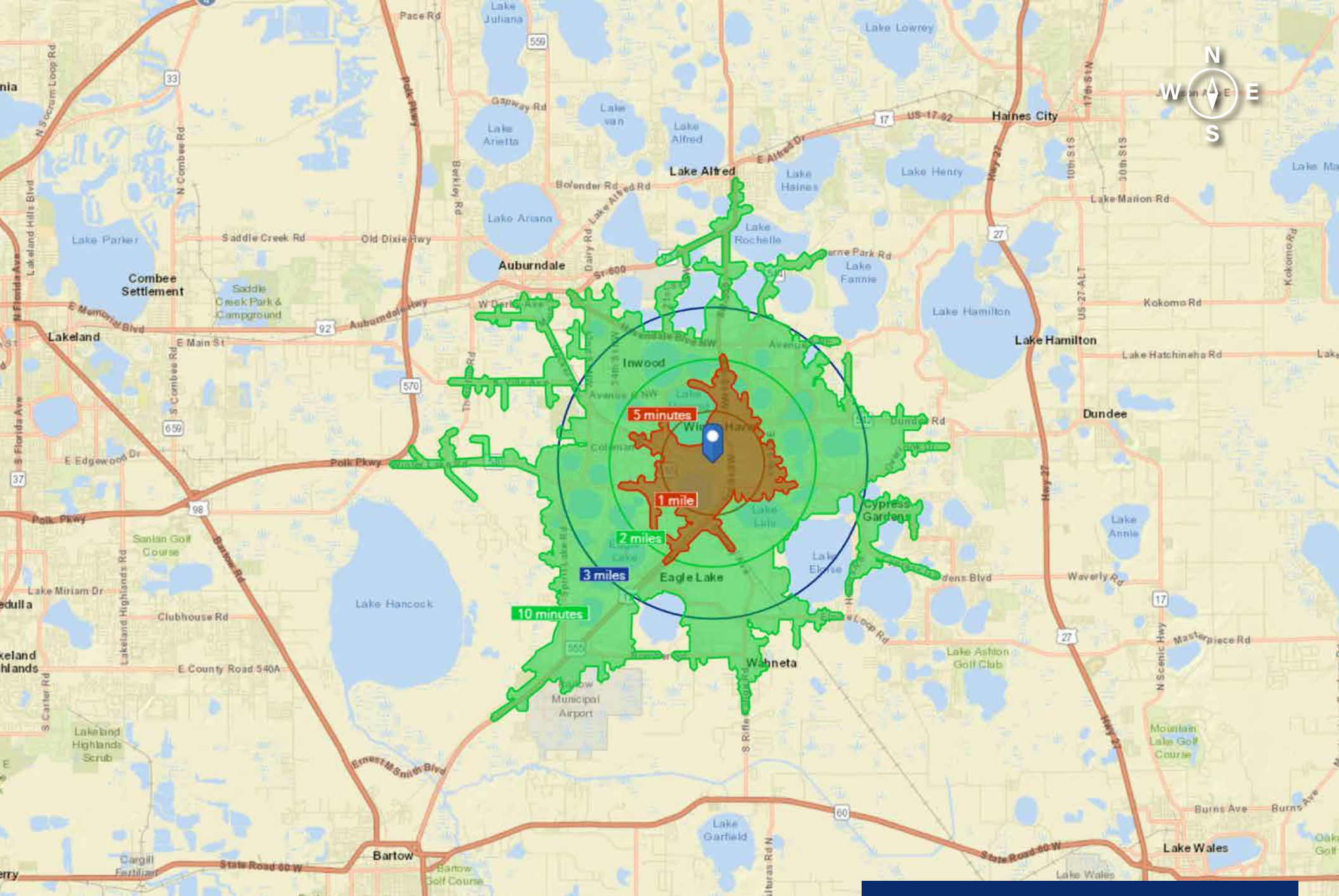
## REGIONAL LOCATION MAP



Located in Winter Haven, FL just west of US 17.

**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	6,331	22,719	47,877	10,099	66,704	667,696	20,875,686	330,088,686
Households	2,682	8,872	18,343	4,361	25,221	249,123	8,152,541	124,110,001
Families	1,431	5,377	11,855	2,297	16,601	173,193	5,273,287	81,631,156
Average Household Size	2.35	2.52	2.58	2.30	2.62	2.63	2.51	2.59
Owner Occupied Housing Units	1,036	4,798	10,896	1,802	15,632	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	1,646	4,074	7,447	2,559	9,589	79,532	2,959,407	45,847,716
Median Age	35.6	38.9	40.1	38.5	40.1	41.4	42.3	38.3
<b>Income</b>								
Median Household Income	\$33,082	\$38,677	\$40,824	\$34,233	\$42,037	\$47,429	\$52,098	\$58,100
Average Household Income	\$44,049	\$54,389	\$57,307	\$47,342	\$57,548	\$64,107	\$75,281	\$83,694
Per Capita Income	\$18,420	\$21,932	\$22,278	\$20,403	\$21,952	\$24,475	\$29,913	\$31,950
<b>Trends: 2018 - 2023 Annual Growth Rate</b>								
Population	0.89%	1.11%	1.25%	0.95%	1.23%	1.55%	1.41%	0.83%
Households	0.73%	0.99%	1.14%	0.82%	1.13%	1.48%	1.36%	0.79%
Families	0.63%	0.92%	1.07%	0.73%	1.05%	1.42%	1.30%	0.71%
Owner HHs	1.57%	1.59%	1.75%	1.62%	1.72%	2.07%	1.91%	1.16%
Median Household Income	2.29%	2.65%	2.94%	2.19%	3.03%	2.65%	2.52%	2.50%

There is good population density within a 2 mile radius of 22,719 people with a growth rate of 1.11%.



# BENCHMARK DEMOGRAPHICS

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

## Households by Income

<\$15,000	21.90%	17.70%	16.60%	21.10%	15.70%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	13.60%	14.10%	13.90%	14.70%	13.80%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	17.00%	13.00%	12.00%	15.00%	11.60%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	17.90%	16.40%	16.00%	17.60%	16.10%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	15.00%	17.90%	18.90%	15.10%	19.40%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	8.00%	9.60%	10.40%	8.10%	10.90%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	4.80%	7.20%	7.70%	5.60%	8.10%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.00%	1.70%	1.80%	1.40%	1.90%	2.90%	4.50%	6.00%
\$200,000+	0.70%	2.40%	2.80%	1.40%	2.50%	2.90%	5.10%	6.70%

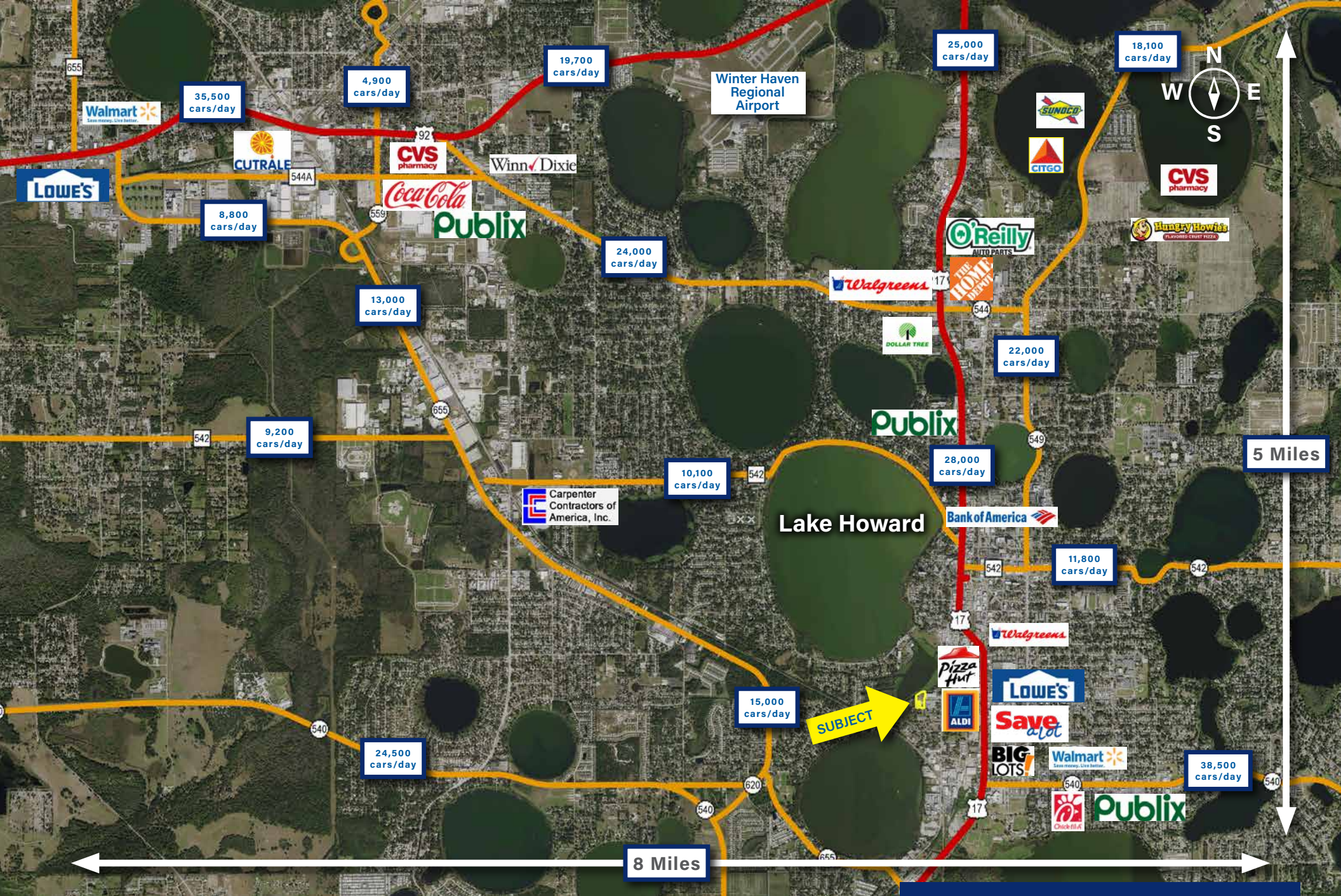
## Population by Age

0 - 4	7.30%	6.40%	6.30%	6.70%	6.30%	6.00%	5.30%	6.00%
5 - 9	6.80%	6.30%	6.20%	6.40%	6.30%	6.00%	5.40%	6.20%
10 - 14	6.30%	6.40%	6.40%	6.00%	6.40%	6.00%	5.60%	6.30%
15 - 19	6.00%	6.00%	6.10%	5.80%	6.10%	5.90%	5.70%	6.40%
20 - 24	7.40%	6.40%	6.20%	6.70%	6.00%	5.90%	6.30%	6.90%
25 - 34	15.40%	13.80%	13.10%	14.40%	13.00%	12.70%	13.20%	13.90%
35 - 44	11.70%	11.30%	11.00%	11.10%	11.10%	11.40%	11.70%	12.50%
45 - 54	11.80%	11.90%	11.90%	11.50%	11.80%	11.80%	12.70%	12.80%
55 - 64	11.80%	12.70%	13.30%	12.10%	13.10%	13.10%	13.60%	13.00%
65 - 74	8.50%	9.90%	10.50%	9.50%	10.70%	12.10%	11.50%	9.40%
75 - 84	4.70%	5.80%	6.10%	6.00%	6.20%	6.60%	6.30%	4.60%
85+	2.30%	3.10%	3.00%	3.80%	3.00%	2.40%	2.70%	2.00%

## Race and Ethnicity

White Alone	61.70%	65.10%	63.20%	64.90%	65.30%	72.30%	73.00%	69.90%
Black Alone	25.50%	22.50%	25.50%	22.30%	21.90%	15.30%	16.40%	12.90%
American Indian Alone	0.60%	0.60%	0.50%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.90%	1.70%	1.60%	1.70%	1.70%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.20%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.80%	6.90%	6.20%	7.10%	7.50%	7.00%	4.30%	6.90%
Two or More Races	3.40%	3.00%	2.90%	3.20%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	18.30%	18.40%	17.20%	18.60%	20.10%	22.60%	25.90%	18.30%





**MARKET AREA MAP**

The subject property is located just off the extremely active commercial corridor of US 17.



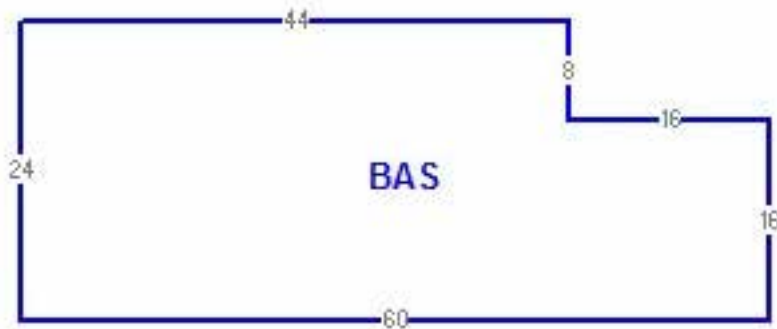


Access via 8th St with 315 +/- FT of lake frontage.

NEIGHBORHOOD AERIAL

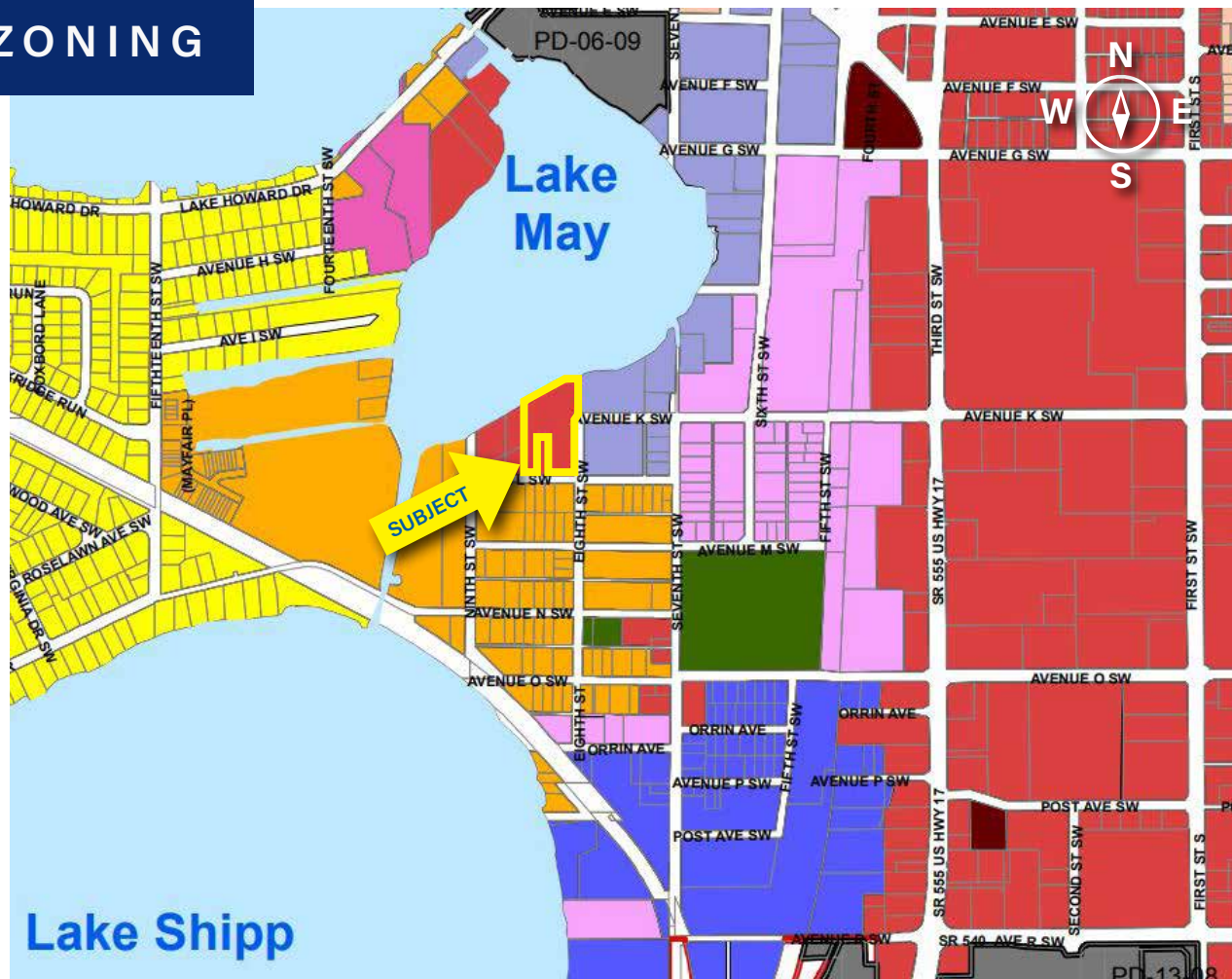


## BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	1,312 +/- SF
Actual Year Built	1955
Effective Year	1960
Wall Structure	Concrete
Wall Height	8'

## ZONING



-  C-3
-  R-2
-  CN
-  I-1

## Commercial Highway (C-3)

The C-3 highway business district is intended to apply to arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may properly be located to serve large sections of the City. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.





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Real Estate

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