



PROPERTY FOR SALE

EAST LAKE LAND BAR & GRILL

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

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EXECUTIVE SUMMARY

EAST LAKELAND BAR & GRILL

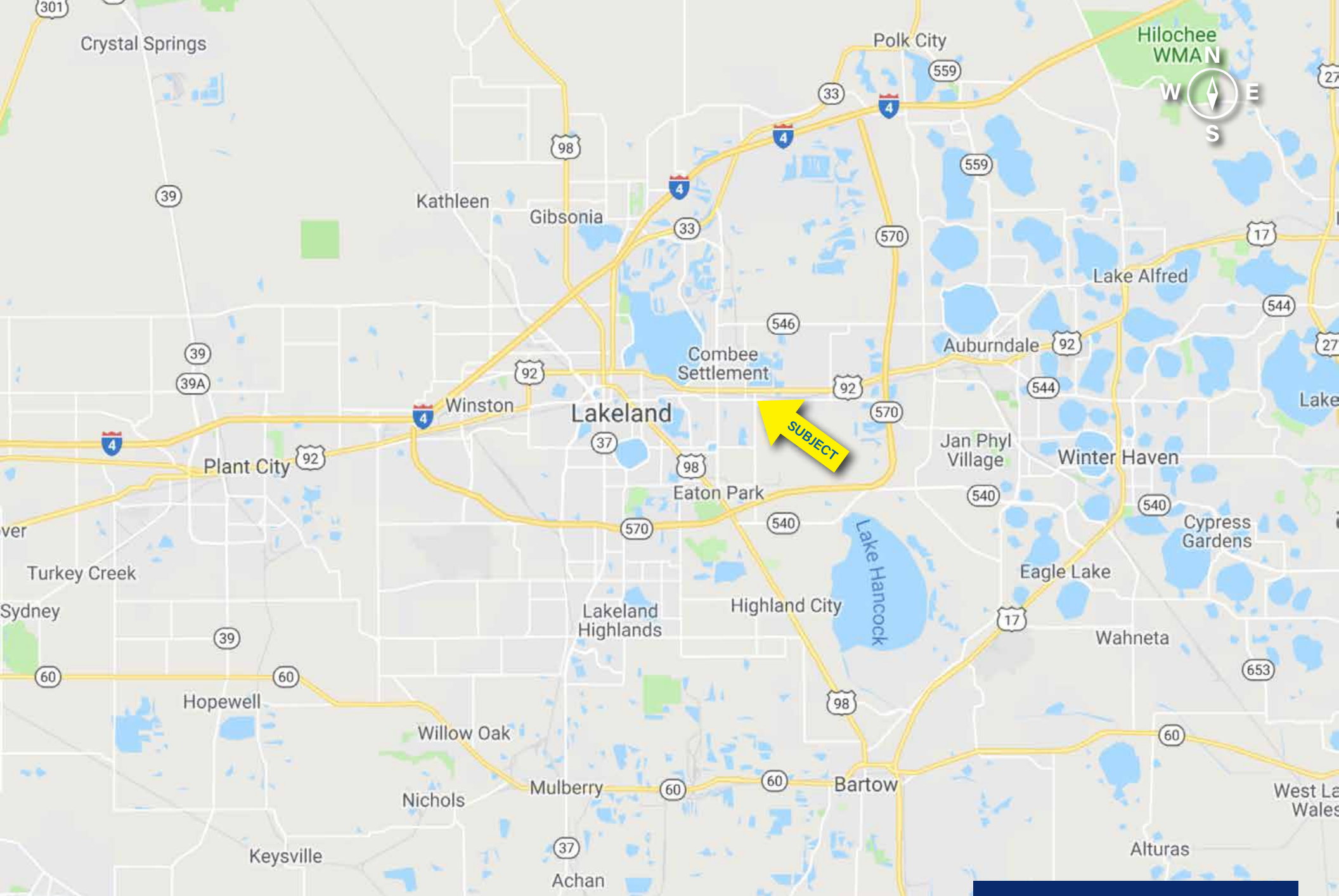
This property consists of two buildings for a combined total of 4,254 +/- Total SF. The restaurant currently operates as Larry's Bar & Grill and has a 4.3 star rating with over 172 Google reviews. The retail building is currently utilized as a neighborhood market and is only open on Sunday's. The reputation of this location provides a future owner with a great opportunity.

Site Address:	3415 E. County Rd. 542, Lakeland, FL 33801
County:	Polk
PIN (Property Identification Number):	242814000000044040
Land Size:	0.77 +/- Acres
Building Size:	Restaurant: 1,853 +/- Total SF Retail: 2,400 +/- Total SF
Year Built:	Restaurant: 1978 Retail: 1984
Property Use:	Restaurant & Retail
Utilities:	Water & Septic
Zoning:	Commercial Center (CC)
Taxes:	\$3,002.43 (2018)
Traffic Count:	15,600 cars/day on Reynolds & CR 542
Asking Price:	\$239,500



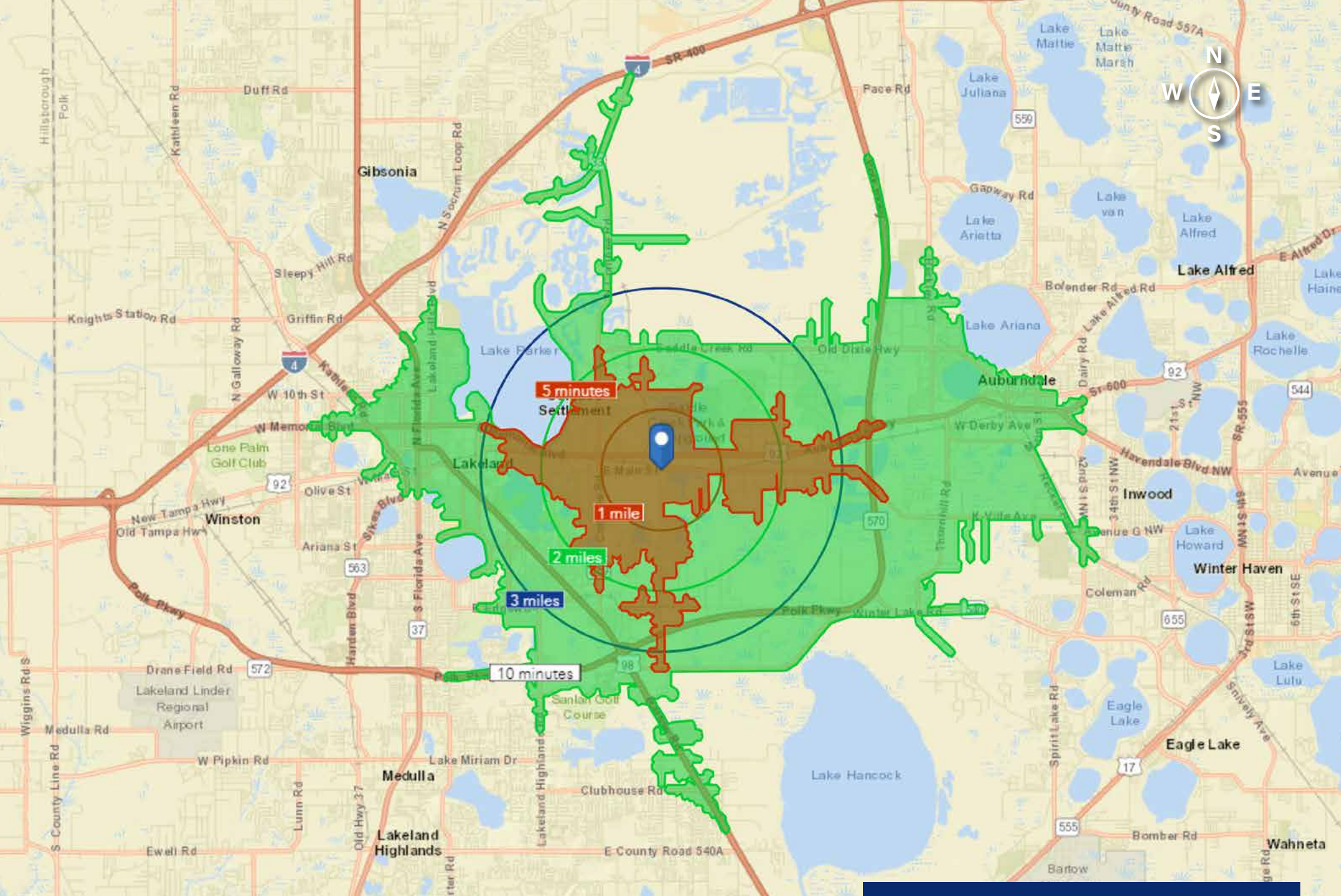
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the center of the
I-4 Corridor.

REGIONAL LOCATION MAP



Located near the intersection of East CR 542 and Reynolds Rd.

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	2,537	19,703	36,276	15,822	64,373	667,696	20,875,686	330,088,686
Households	1,033	7,229	13,575	5,830	24,228	249,123	8,152,541	124,110,001
Families	659	4,720	8,779	3,779	14,992	173,193	5,273,287	81,631,156
Average Household Size	2.46	2.60	2.58	2.66	2.53	2.63	2.51	2.59
Owner Occupied Housing Units	615	4,149	7,912	3,152	12,904	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	418	3,079	5,663	2,677	11,324	79,532	2,959,407	45,847,716
Median Age	40.6	36.6	38.1	36.1	38.3	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	33,736	37,147	39,782	36,482	38,423	47,429	52,098	58,100
Average Household Income	43,667	48,440	52,180	47,707	51,114	64,107	75,281	83,694
Per Capita Income	16,856	18,269	20,208	17,704	20,151	24,475	29,913	31,950
<i>Trends: 2018 - 2023 Annual Growth Rate</i>								
Population	1.37%	0.99%	0.96%	1.13%	0.92%	1.55%	1.41%	0.83%
Households	1.12%	0.87%	0.87%	0.99%	0.86%	1.48%	1.36%	0.79%
Families	1.04%	0.77%	0.76%	0.89%	0.72%	1.42%	1.30%	0.71%
Owner HHs	1.67%	1.58%	1.57%	1.90%	1.58%	2.07%	1.91%	1.16%
Median Household Income	1.62%	1.97%	2.31%	1.96%	2.31%	2.65%	2.52%	2.50%

The area has strong population density with almost 20,000 people within a 2 mile radius.

BENCHMARK DEMOGRAPHICS

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

Households by Income

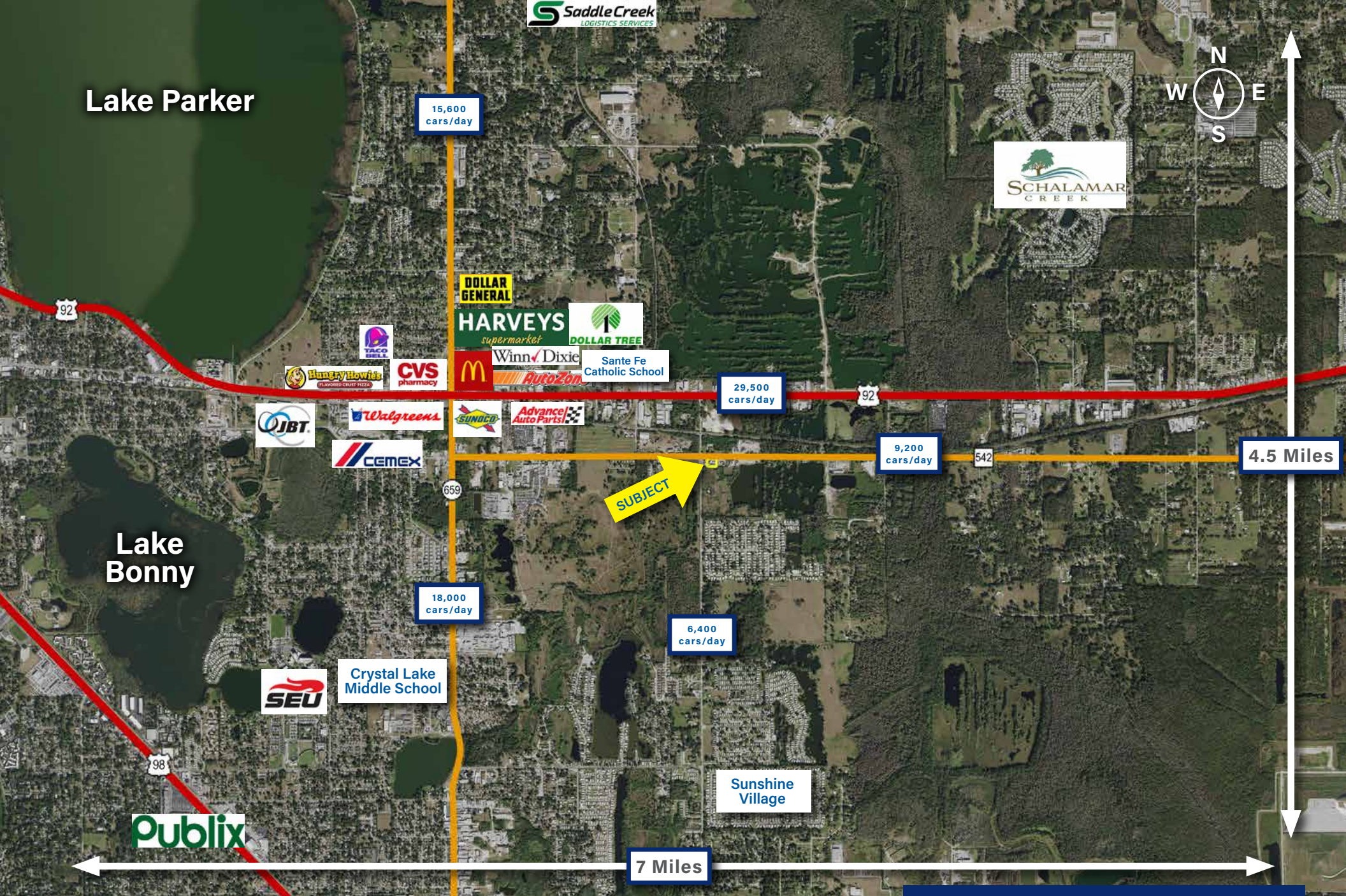
<\$15,000	16.70%	16.50%	14.50%	16.80%	16.40%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	18.80%	16.90%	14.10%	16.60%	14.80%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	16.20%	12.50%	13.30%	13.80%	13.20%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	21.10%	20.30%	19.80%	20.00%	18.70%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	16.10%	18.80%	20.20%	17.70%	19.10%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	3.60%	6.60%	8.60%	6.90%	8.40%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	5.30%	5.10%	6.00%	5.20%	6.20%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.90%	1.90%	1.90%	2.00%	1.70%	2.90%	4.50%	6.00%
\$200,000+	0.50%	1.30%	1.60%	1.10%	1.60%	2.90%	5.10%	6.70%

Population by Age

0 - 4	6.70%	6.80%	6.40%	7.30%	6.30%	6.00%	5.30%	6.00%
5 - 9	6.50%	6.40%	6.10%	6.90%	6.00%	6.00%	5.40%	6.20%
10 - 14	6.30%	5.90%	5.80%	6.40%	5.70%	6.00%	5.60%	6.30%
15 - 19	5.70%	7.50%	6.90%	6.70%	7.00%	5.90%	5.70%	6.40%
20 - 24	5.80%	8.30%	7.80%	7.30%	7.90%	5.90%	6.30%	6.90%
25 - 34	12.50%	13.20%	13.50%	14.10%	13.50%	12.70%	13.20%	13.90%
35 - 44	11.20%	10.70%	10.80%	11.60%	10.90%	11.40%	11.70%	12.50%
45 - 54	10.80%	10.90%	10.90%	11.30%	11.20%	11.80%	12.70%	12.80%
55 - 64	13.00%	11.80%	12.40%	12.00%	12.80%	13.10%	13.60%	13.00%
65 - 74	12.60%	10.70%	11.40%	9.80%	10.80%	12.10%	11.50%	9.40%
75 - 84	6.50%	6.00%	6.10%	5.10%	5.80%	6.60%	6.30%	4.60%
85+	2.40%	1.80%	1.90%	1.60%	2.10%	2.40%	2.70%	2.00%

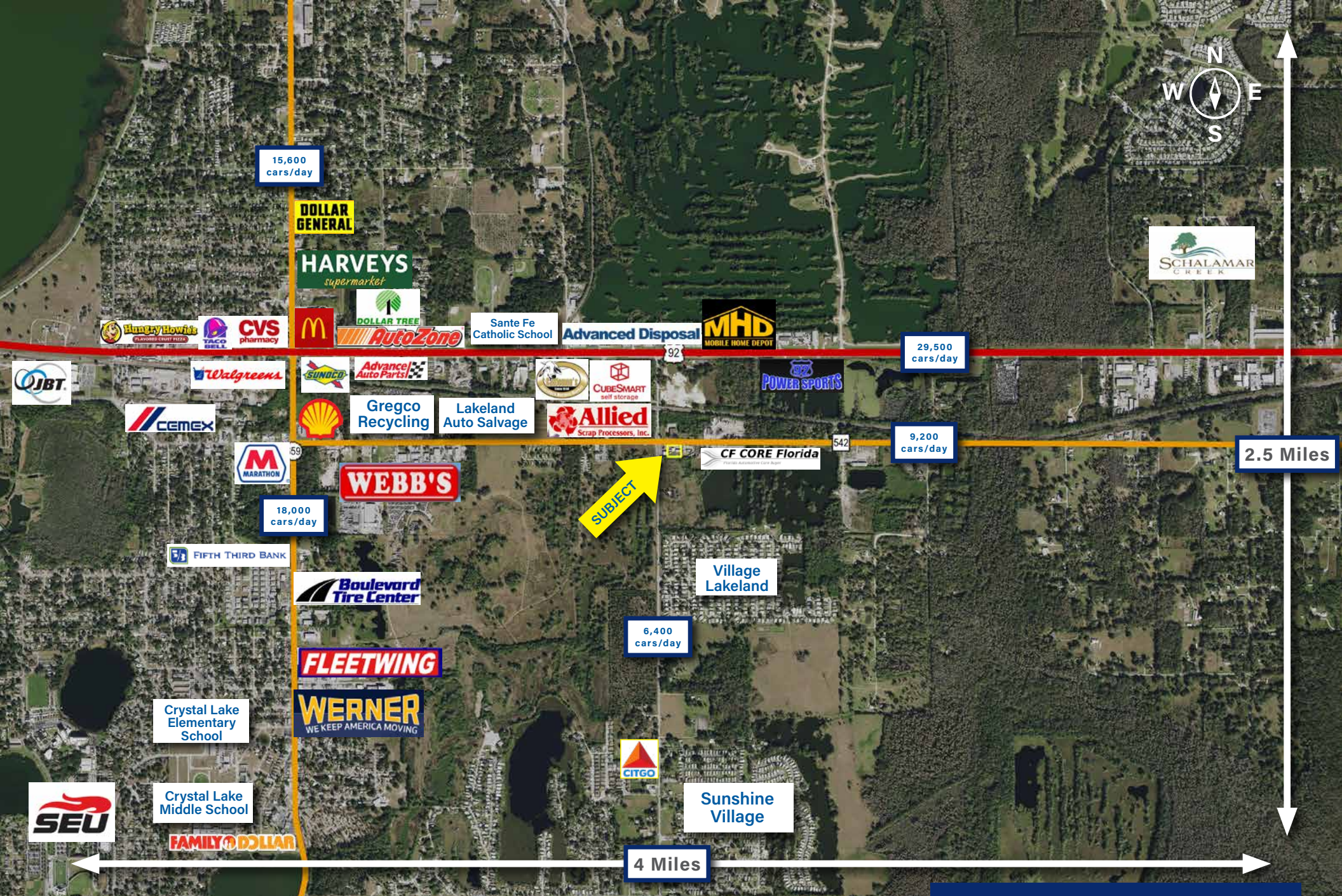
Race and Ethnicity

White Alone	70.10%	71.20%	72.60%	70.30%	68.10%	72.30%	73.00%	69.90%
Black Alone	15.50%	14.40%	14.50%	15.00%	19.90%	15.30%	16.40%	12.90%
American Indian Alone	0.40%	0.50%	0.50%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.30%	1.00%	1.30%	0.90%	1.20%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.40%	0.10%	0.10%	0.20%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.80%	8.70%	7.20%	8.90%	6.70%	7.00%	4.30%	6.90%
Two or More Races	4.70%	4.00%	3.80%	4.10%	3.50%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	21.00%	21.20%	19.20%	22.30%	18.20%	22.60%	25.90%	18.30%



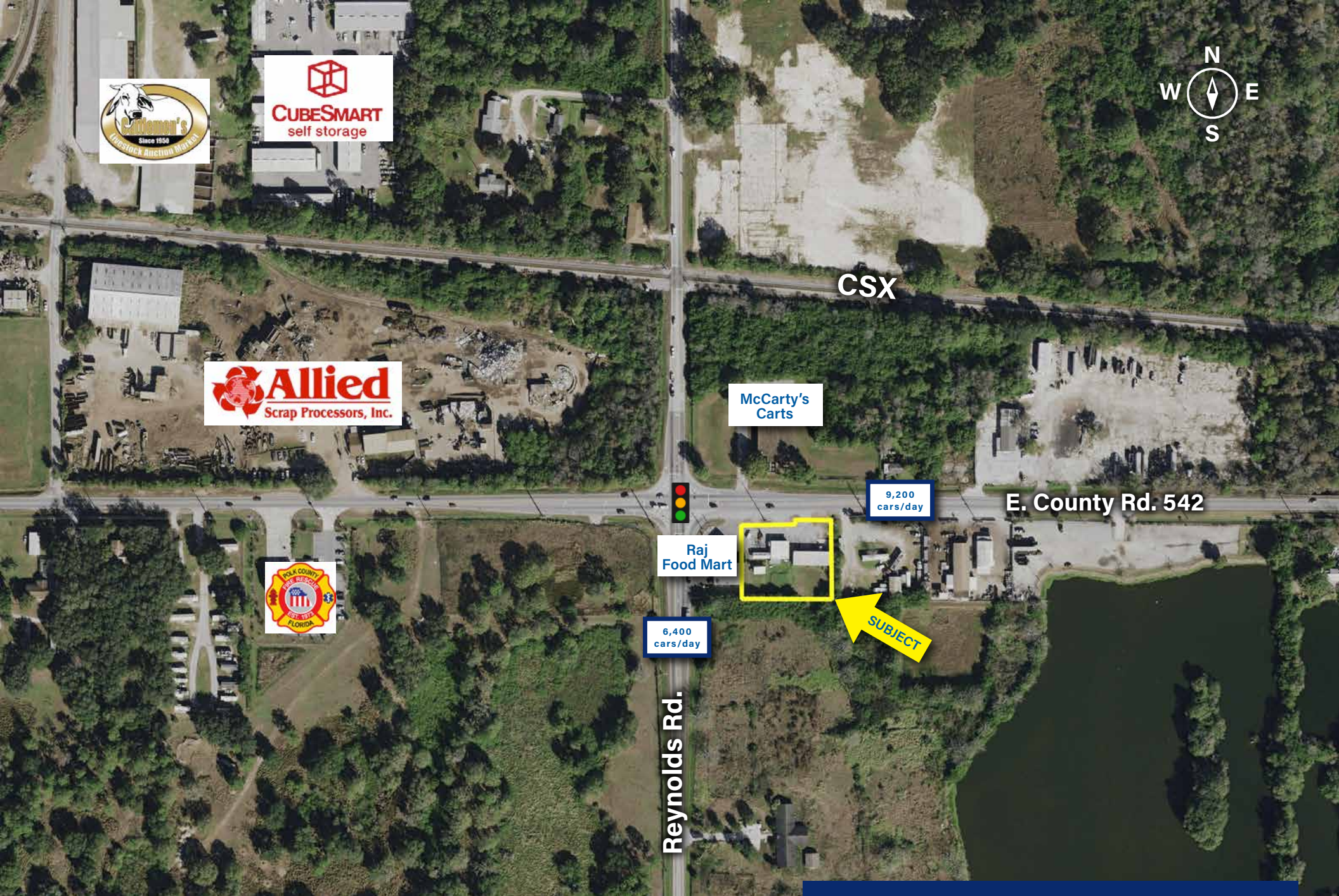
The market area encompasses most of East Lakeland.

MARKET AREA MAP



The US Highway 92 corridor features a mixture of commercial, industrial, and residential uses.

TRADE AREA MAP



The subject sits at the busy intersection of Reynolds Rd. and East County Rd. 542.

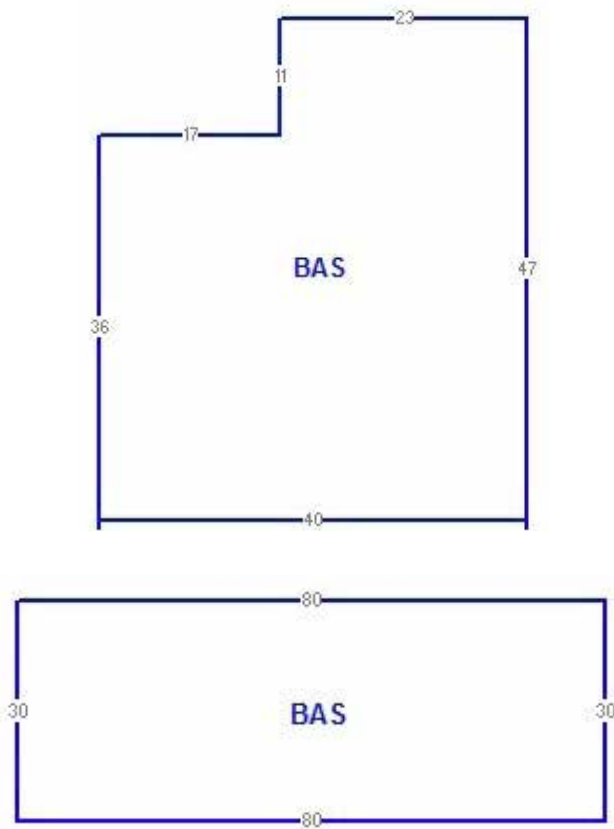
NEIGHBORHOOD AERIAL



The site features full access via median cut from E. County Rd. 542

SITE AERIAL

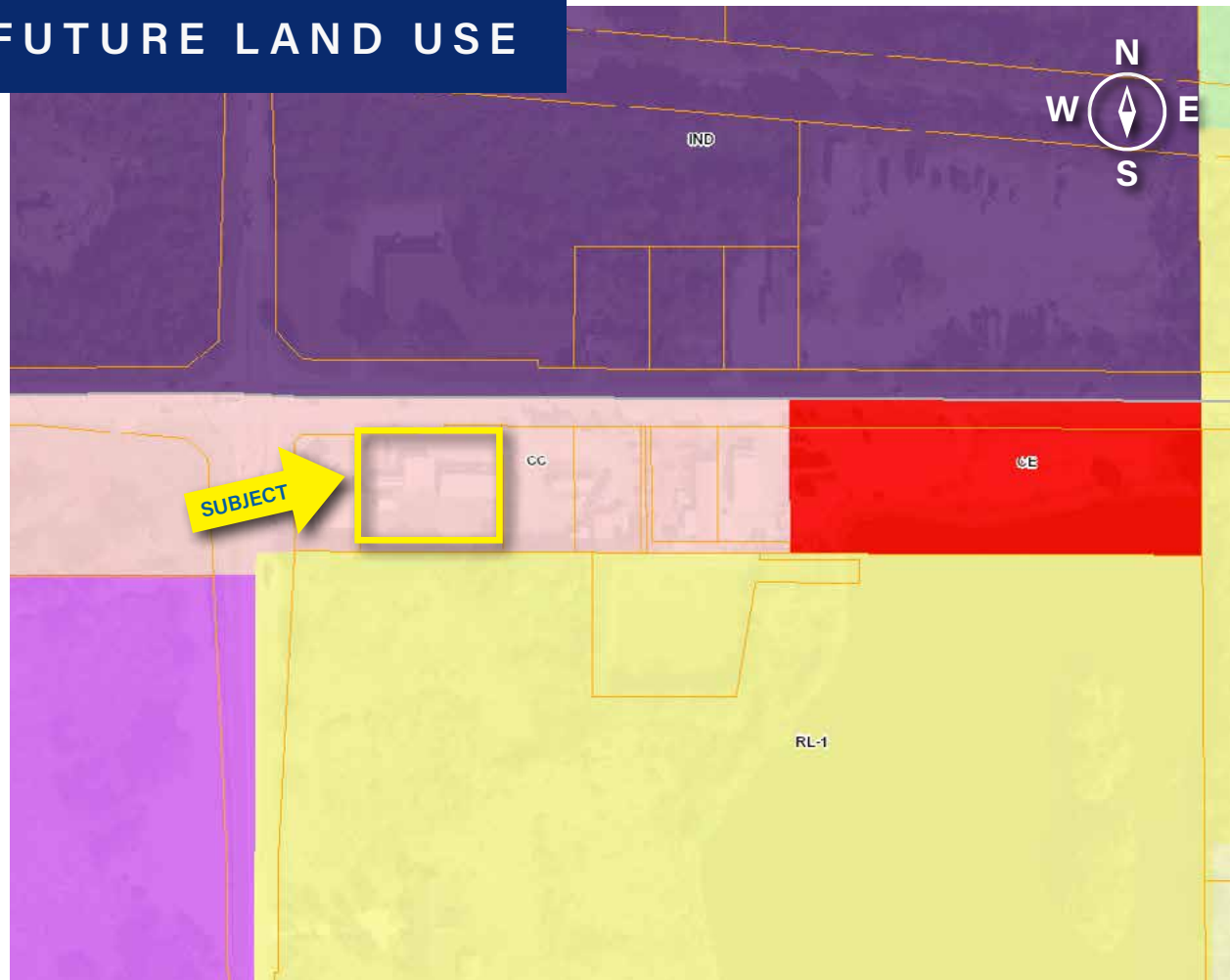
BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Restaurant Building	1,653 +/- SF
Construction	Steel
Built	1978
Use	Bar/Tavern
Retail Building	2,400 +/- Sf
Construction	Concrete
Built	1984
Use	Retail

According to the property appraiser, there are two structures on the property that are used for a bar and grill, and also a retail building.

FUTURE LAND USE



Convenience Center (CC)

The purpose of the CC district is to provide for the convenience shopping needs of residents within an immediate surrounding area. The CC district permits non-residential uses such as offices, convenience stores, gas stations, dry cleaners and community facilities.

✓ CONVENIENCE CENTER (CC)

INDUSTRIAL (IND)

BUSINESS PARK CENTER (BPC-1)

COMMERCIAL ENCLAVE (CE)

RESIDENTIAL LOW (RL-1)

Exterior of the restaurant features potential for great signage and outdoor seating.





Walk-In Cooler



Restaurant Interior



Restaurant Interior

Detached Office Building

This building is currently not shown on the Polk County Property Appraisers website, and was previously used as a BBQ Shed. The building is currently air conditioned and utilized as an office space to support restaurant operations.



Retail Building

This building is currently sub-leased by the restaurant operator and is utilized as a neighborhood market. The business is only open on Sunday's, but does seem to draw a crowd both to the neighborhood market and restaurant. This building is currently not air conditioned, but has structural improvements for air conditioning to become available.





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