



PROPERTY FOR SALE

PIPKIN ROAD COMMERCIAL, LAKELAND, FL

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

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EXECUTIVE SUMMARY

PIPKIN ROAD COMMERCIAL LAKELAND, FL 33811

The subject property is located in southwest Lakeland near the signalized intersection of Pipkin Rd. and Yates Rd. Consisting of 4.33 +/- acres, this property has approximately 3.00 +/- acres of uplands and has 660 +/- FT of frontage on Pipkin Rd., which features a traffic count of 11,700 cars/day.

The surrounding area is growing rapidly with 3,300 new housing units permitted. Nearby major employers include Geico, Draken, and the Lakeland Linder Regional Airport. The subject property has multiple potential uses and would be a great location for a daycare.

Site Address:	0 Yates Rd.
County:	Polk
PIN (Property Identification Number):	232909000000021010
Land Size:	3.00 +/- upland acres 4.33 +/- gross acres
Property Use:	Vacant Land
Utilities:	On Site
Future Land Use:	CC - Polk County
Taxes:	610.77 (2017)
Traffic Count:	6,800 cars/day
Asking Price:	\$460,000



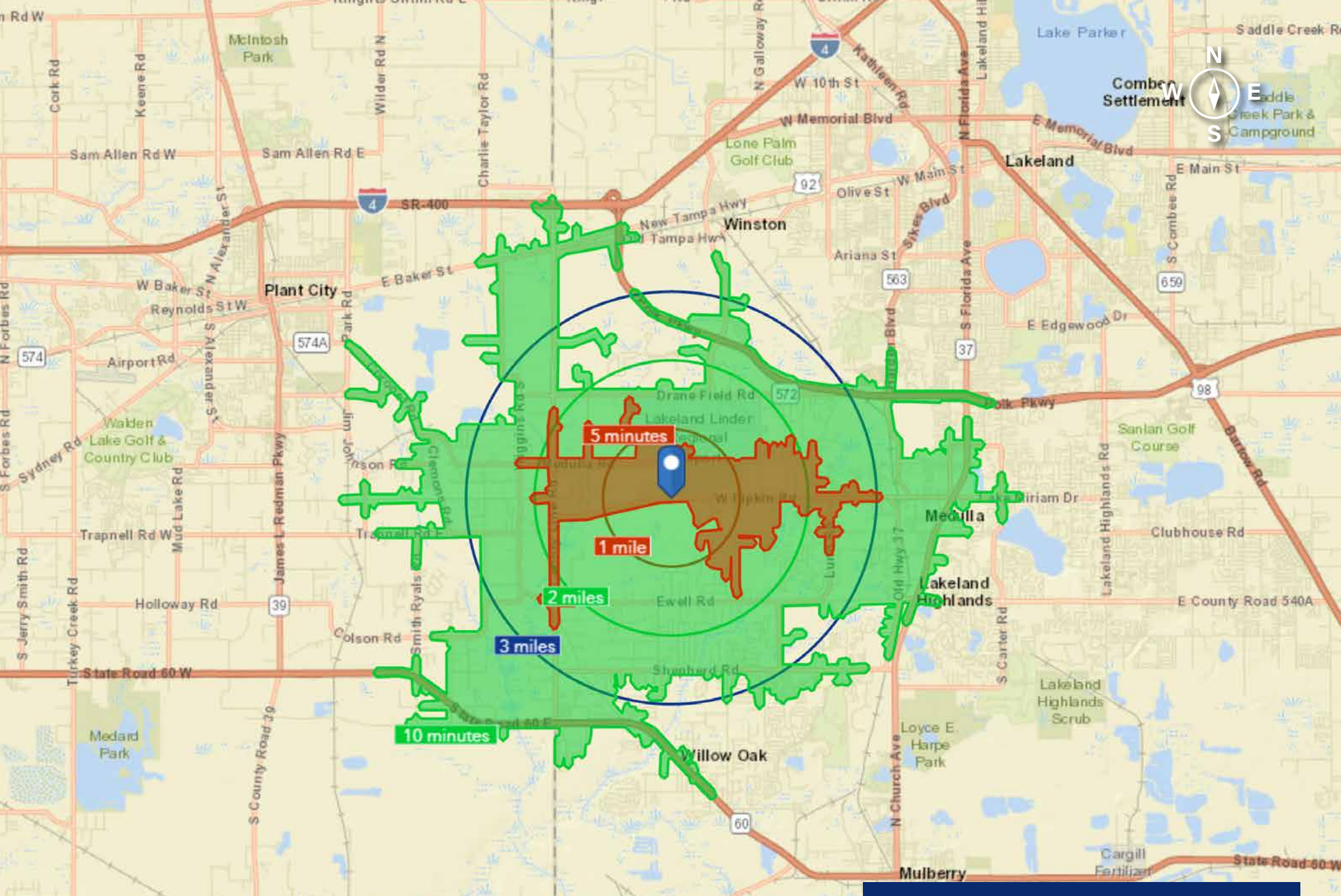
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the center of the
I-4 Corridor.

REGIONAL LOCATION MAP



Located South of I-4, near the Lakeland Airport. The surrounding area is growing rapidly with 3,300 new housing units permitted.

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	966	6,793	22,741	2,365	30,934	662,431	20,619,313	327,514,334
Households	324	2,357	8,283	865	11,003	247,585	8,064,657	123,158,887
Families	270	1,914	6,128	699	8,090	172,355	5,223,357	81,106,685
Average Household Size	2.98	2.88	2.74	2.73	2.80	2.62	2.50	2.59
Owner Occupied Housing Units	279	1,982	5,762	742	7,190	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	45	375	2,521	123	3,814	83,821	2,992,867	45,951,844
Median Age	39.0	40.4	38.4	41.0	36.5	41.3	42.2	38.2
<i>Income</i>								
Median Household Income	\$58,533	\$61,690	\$55,763	\$59,819	\$52,928	\$45,704	\$50,606	\$56,124
Average Household Income	\$81,577	\$81,722	\$71,764	\$79,358	\$67,555	\$61,763	\$72,632	\$80,675
Per Capita Income	\$28,097	\$28,470	\$26,034	\$28,430	\$24,202	\$23,623	\$28,921	\$30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	2.29%	1.59%	1.19%	1.79%	1.39%	1.28%	1.36%	0.83%
Households	2.24%	1.51%	1.07%	1.70%	1.29%	1.19%	1.30%	0.79%
Families	2.13%	1.48%	1.04%	1.66%	1.24%	1.13%	1.25%	0.71%
Owner HHs	2.13%	1.46%	1.06%	1.59%	1.28%	1.09%	1.19%	0.72%
Median Household Income	3.12%	2.61%	2.18%	2.44%	1.83%	2.46%	2.13%	2.12%

The Median Household Income within a 2 mile radius is \$61,690 compared to Polk County with a MHI of \$45,704.

The immediate area (1 mile radius) is growing almost twice as fast as the rest of Polk County.

BENCHMARK DEMOGRAPHICS

Households of income \$100,000+ within a 2 mile radius is 25.7% compared to Polk County at 14.4%.

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

Households by Income

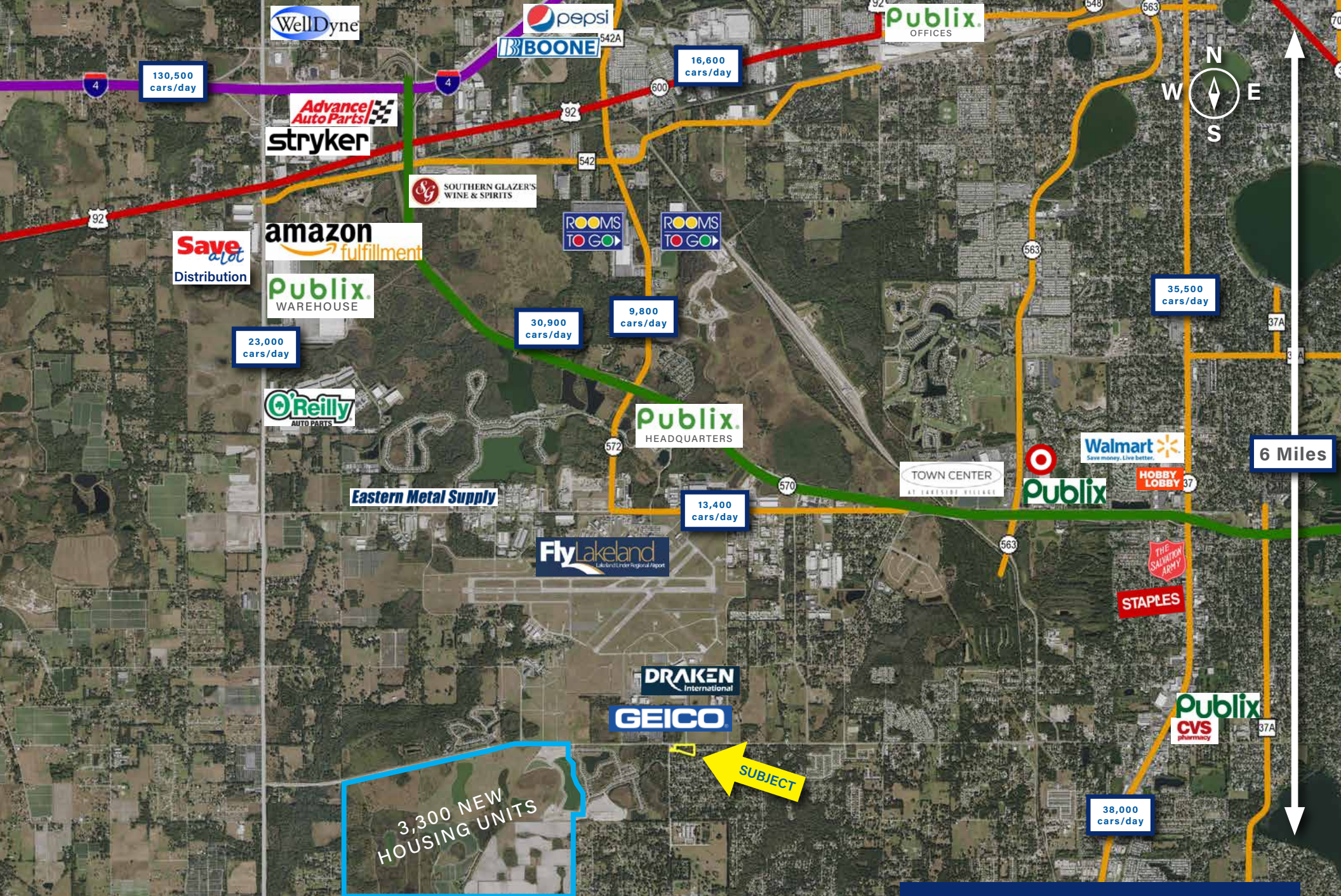
<\$15,000	2.80%	4.50%	5.90%	3.10%	7.60%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	6.80%	6.00%	8.70%	7.20%	9.00%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	12.30%	9.90%	11.10%	10.60%	11.20%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	18.80%	14.80%	16.50%	16.10%	17.90%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	21.00%	25.50%	24.20%	25.50%	24.10%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	9.90%	13.50%	14.00%	13.80%	12.70%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	19.40%	16.60%	12.90%	16.20%	11.80%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	4.00%	4.90%	4.20%	3.20%	3.50%	2.70%	4.30%	5.70%
\$200,000+	4.90%	4.20%	2.60%	4.20%	2.10%	2.50%	4.60%	6.10%

Population by Age

0 - 4	5.60%	5.70%	6.50%	5.30%	6.80%	6.00%	5.30%	6.10%
5 - 9	5.80%	6.20%	6.70%	5.70%	6.90%	6.10%	5.50%	6.30%
10 - 14	6.90%	6.70%	6.50%	6.50%	6.90%	6.10%	5.60%	6.30%
15 - 19	6.50%	6.30%	6.00%	6.30%	6.40%	5.90%	5.70%	6.40%
20 - 24	5.90%	5.60%	5.90%	5.60%	6.50%	6.00%	6.40%	7.00%
25 - 34	13.70%	12.40%	13.90%	12.60%	14.30%	12.60%	13.10%	13.80%
35 - 44	13.70%	13.20%	13.10%	13.40%	13.50%	11.40%	11.80%	12.50%
45 - 54	14.10%	14.50%	13.30%	14.50%	13.00%	12.00%	13.00%	13.00%
55 - 64	13.70%	14.20%	13.00%	14.30%	12.10%	13.10%	13.50%	12.90%
65 - 74	9.40%	10.20%	9.50%	10.20%	8.60%	12.00%	11.30%	9.20%
75 - 84	3.60%	4.00%	4.20%	4.30%	3.70%	6.40%	6.20%	4.40%
85+	0.90%	1.00%	1.30%	1.40%	1.30%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	87.40%	86.20%	81.50%	87.40%	78.10%	72.60%	73.10%	70.20%
Black Alone	4.90%	4.80%	7.30%	5.10%	10.70%	15.30%	16.40%	12.80%
American Indian Alone	0.20%	0.40%	0.50%	0.30%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.90%	1.90%	1.50%	1.70%	1.70%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.20%	0.10%	0.00%	0.10%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	3.80%	4.30%	6.80%	3.60%	6.20%	6.80%	4.20%	6.80%
Two or More Races	1.70%	2.30%	2.40%	1.80%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	16.10%	16.10%	20.80%	14.50%	21.90%	22.00%	25.50%	18.10%



MARKET AREA MAP

The Southwest Lakeland market area is dominated by some of Lakeland's largest employers. 3,300 new residential units are permitted nearby.



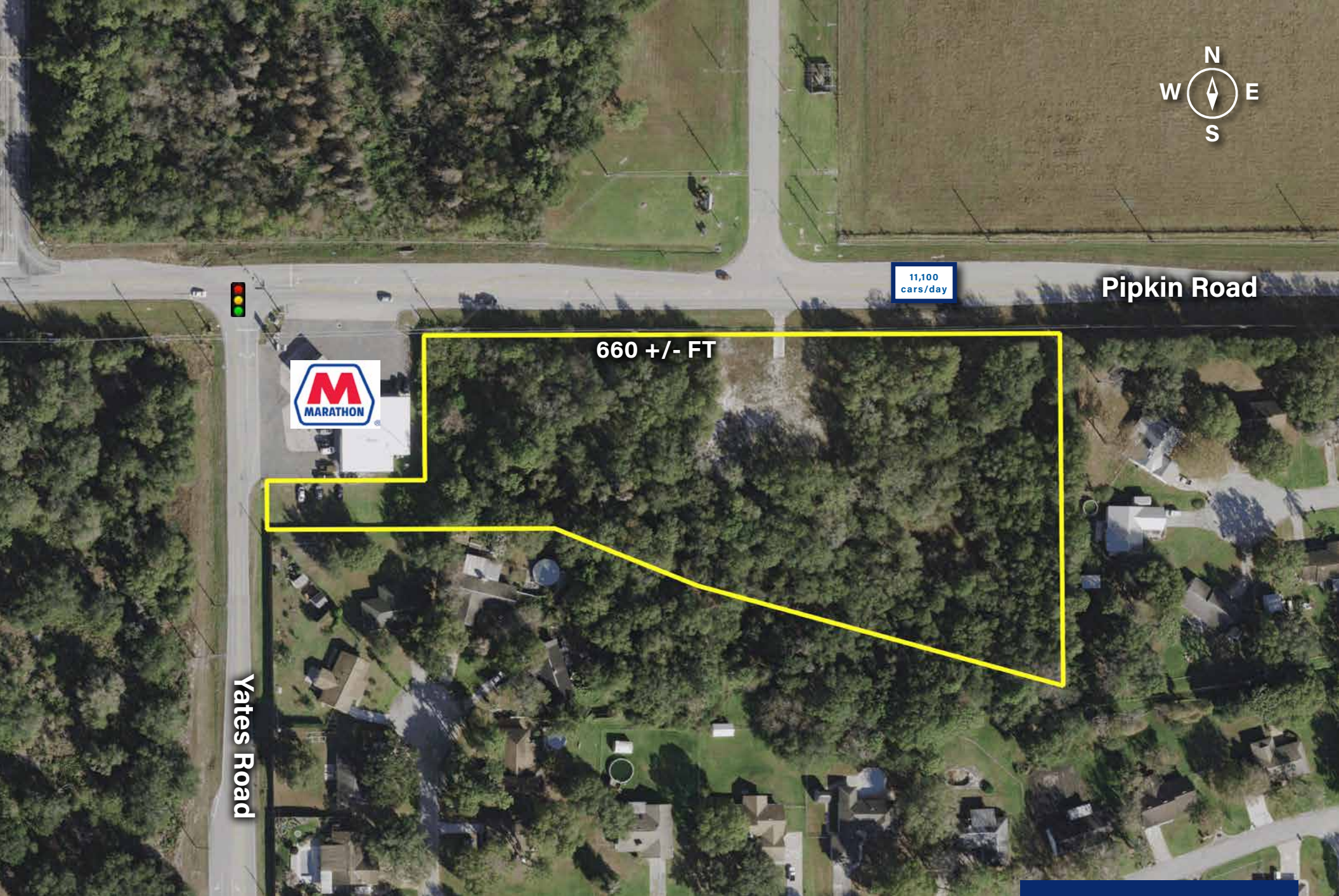
Subject property is located south of the Lakeland Airport, with easy access to I-4 and the Polk Parkway.

TRADE AREA MAP



The property is well positioned for future growth.

NEIGHBORHOOD AERIAL



11,100
cars/day

Pipkin Road

660 +/- FT

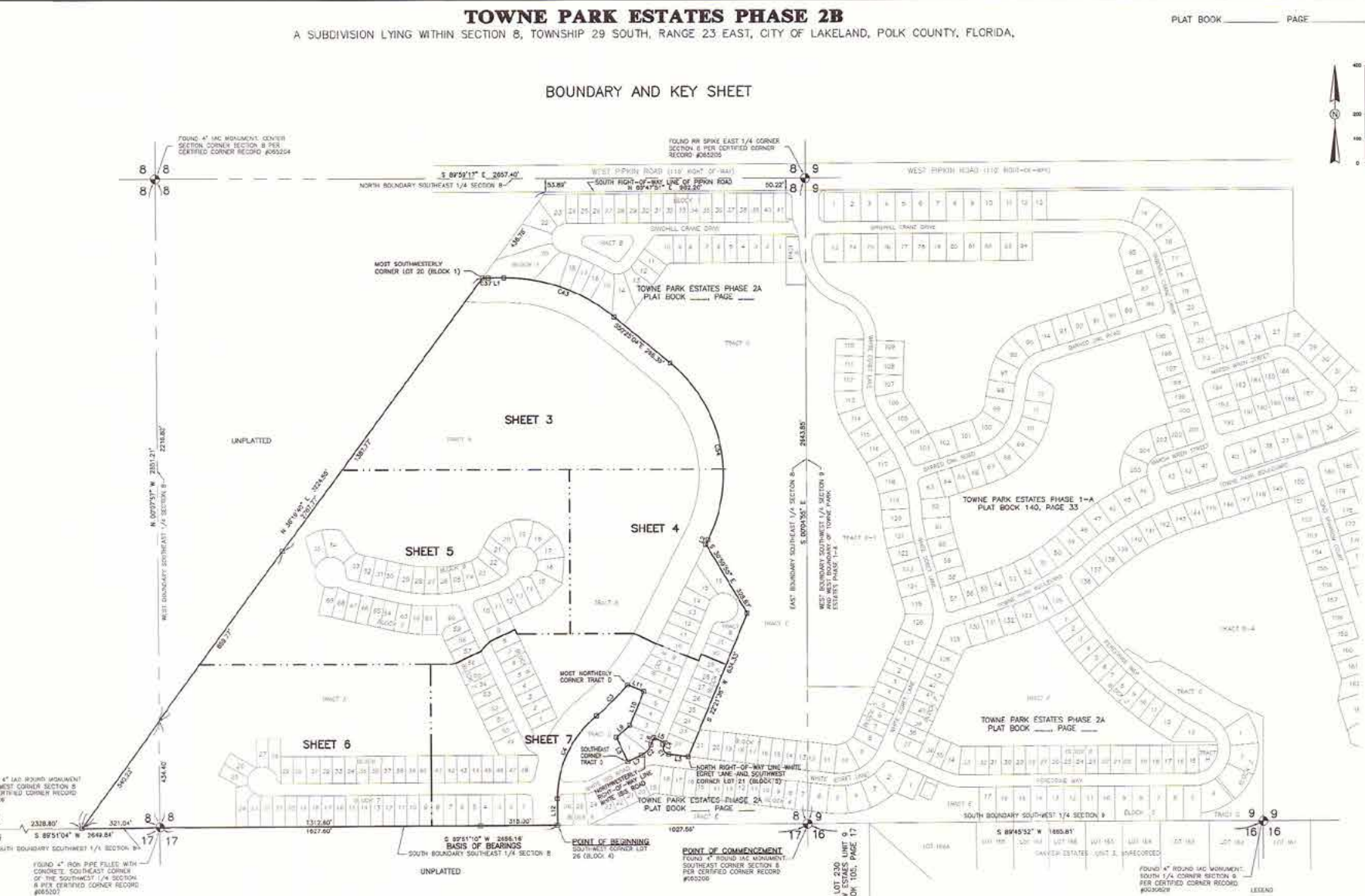


Yates Road

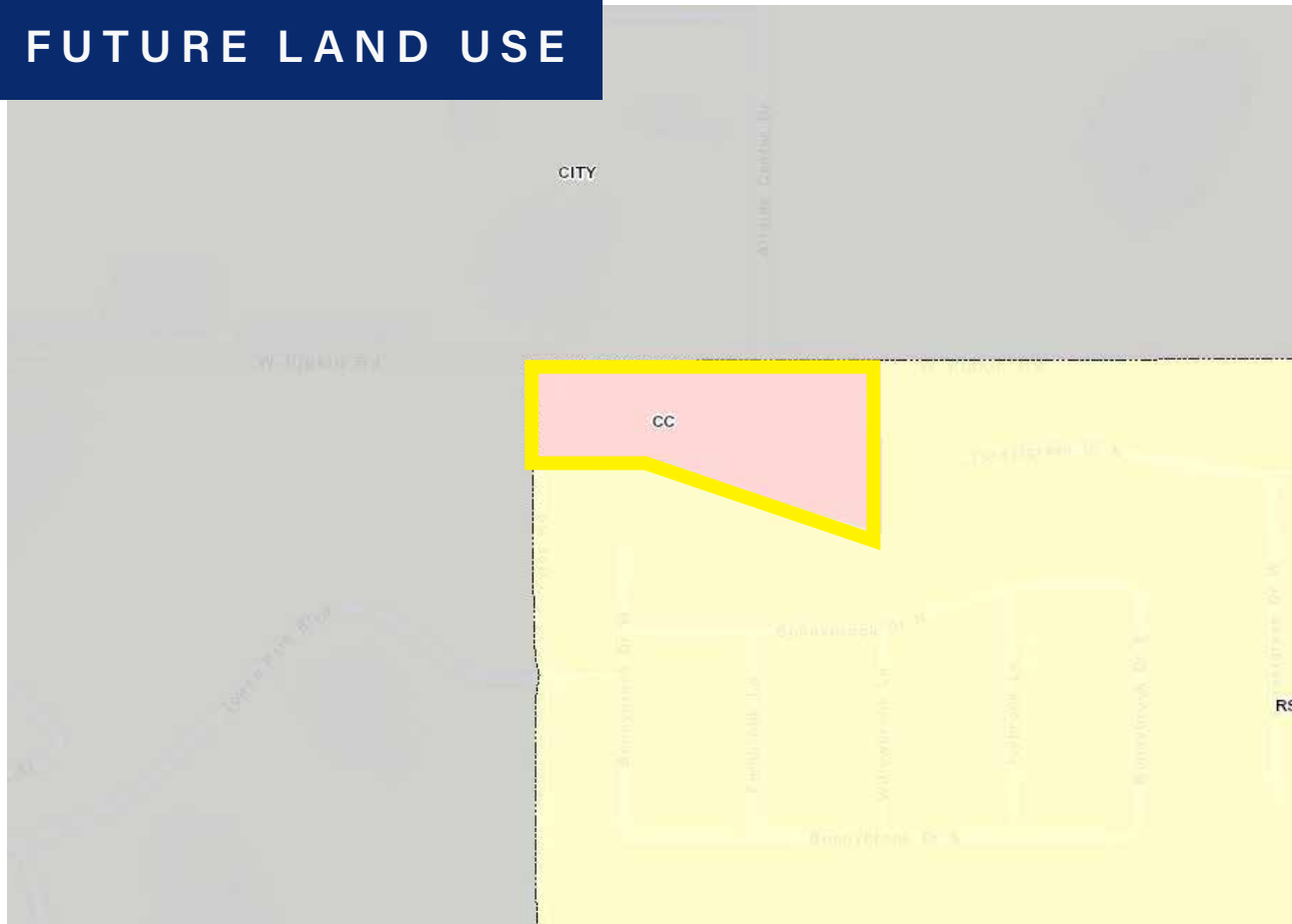
SITE AERIAL

Located at the signalized intersection of Pipkin Rd. and Yates Rd., with full access to traffic signal.

Residential development site plan located directly west of the subject



FUTURE LAND USE



Convenience Center (CC) - Polk County

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.





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