



PROPERTY FOR SALE

SENIOR HOUSING LAND NORTH LAKELAND

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

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 PHOTOS

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EXECUTIVE SUMMARY

SENIOR HOUSING LAND NORTH LAKELAND

The subject property is just north of I-4 and is surrounded by Wedgewood Golf Course. The trade area is highlighted by the Lakeland Square Mall and commercial activity along US Highway 98 North, as well as Lakeland Regional Health to the south.

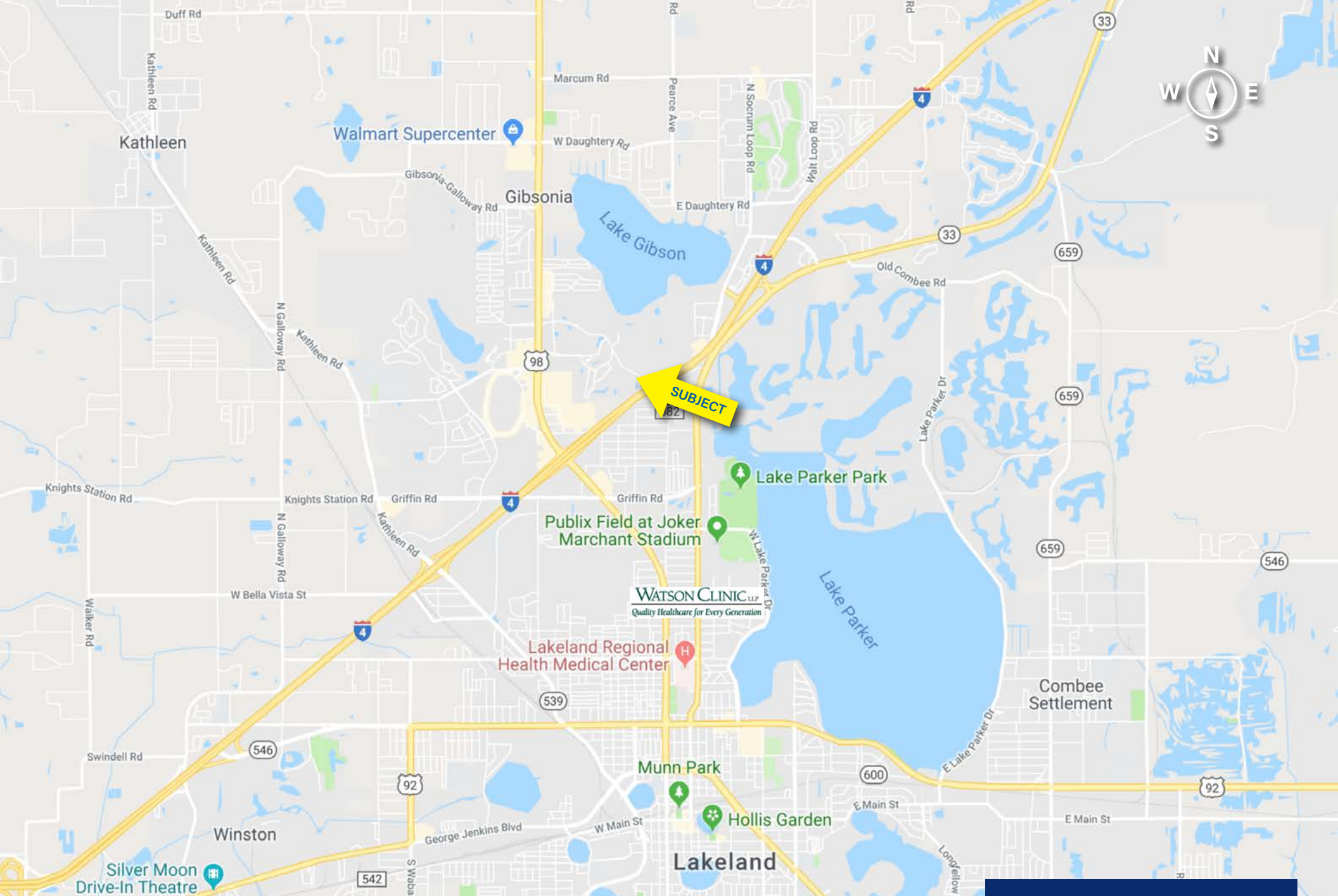
This site is approved for up to 70,100 SF of ALF facilities. There are ALF facilities and other Senior Housing within the neighborhood making this site a great opportunity for a similar or supporting use.

Site Address:	0 Carpenters Way, Lakeland, FL 33805
County:	Polk
PIN (Property Identification Number):	232736000000011050
Land Size:	2.48 +/- Acres
Property Use:	Vacant Commercial
Utilities:	Water & Sewer - Available [City of Lakeland]
Zoning:	PUD 4773 U [City of Lakeland] - 70,100 SF ALF
Taxes:	\$6,507.65 [2018]
Traffic Count:	101,500 cars/day on I-4
Asking Price:	\$450,000



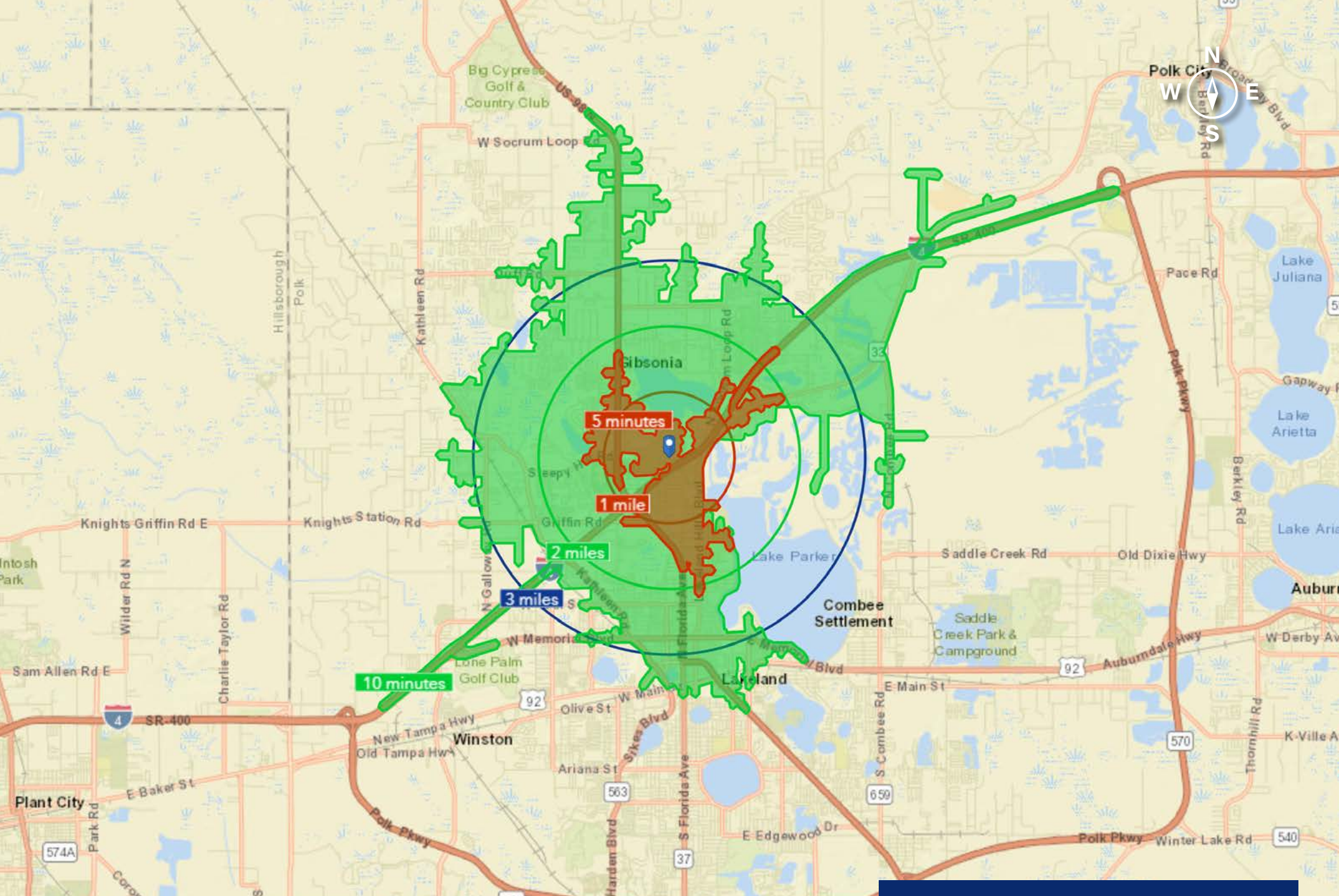
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



Located in Lakeland, FL, just north of 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	7,313	30,595	54,047	9,377	59,543	683,954	21,239,528	332,417,793
Households	3,121	12,612	21,535	3,933	23,373	255,025	8,299,404	125,168,557
Families	1,667	7,726	13,566	2,237	14,752	177,233	5,366,533	82,295,074
Average Household Size	2.22	2.34	2.44	2.25	2.48	2.63	2.51	2.59
Owner Occupied Housing Units	1,057	6,346	11,615	1,547	12,883	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	2,064	6,267	9,920	2,386	10,490	80,217	2,924,369	45,709,279
Median Age	40.1	41.1	41.2	40.0	41.2	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	\$42,862	\$45,438	\$43,283	\$43,604	\$44,723	\$50,006	\$54,238	\$60,548
Average Household Income	\$54,105	\$61,303	\$58,870	\$56,443	\$60,253	\$67,890	\$78,335	\$87,398
Per Capita Income	\$23,441	\$24,672	\$23,191	\$23,490	\$23,790	\$25,412	\$30,703	\$33,028
<i>Trends: 2019 - 2024 Annual Growth Rate</i>								
Population	1.28%	1.40%	1.40%	1.27%	1.41%	1.46%	1.37%	0.77%
Households	1.24%	1.35%	1.33%	1.23%	1.34%	1.37%	1.31%	0.75%
Families	1.14%	1.26%	1.23%	1.14%	1.24%	1.31%	1.26%	0.68%
Owner HHs	1.79%	1.85%	1.77%	1.84%	1.77%	1.72%	1.60%	0.92%
Median Household Income	2.65%	2.48%	2.72%	2.96%	2.64%	1.95%	2.37%	2.70%

There is excellent population density within a 2-mile radius of 30,595 people.

BENCHMARK DEMOGRAPHICS

There is a high concentration of senior citizens within the immediate area. Within a 1 mile radius, 7.00% of the population is over the age of 85 compared to Polk County at 2.50%

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

Households by Income

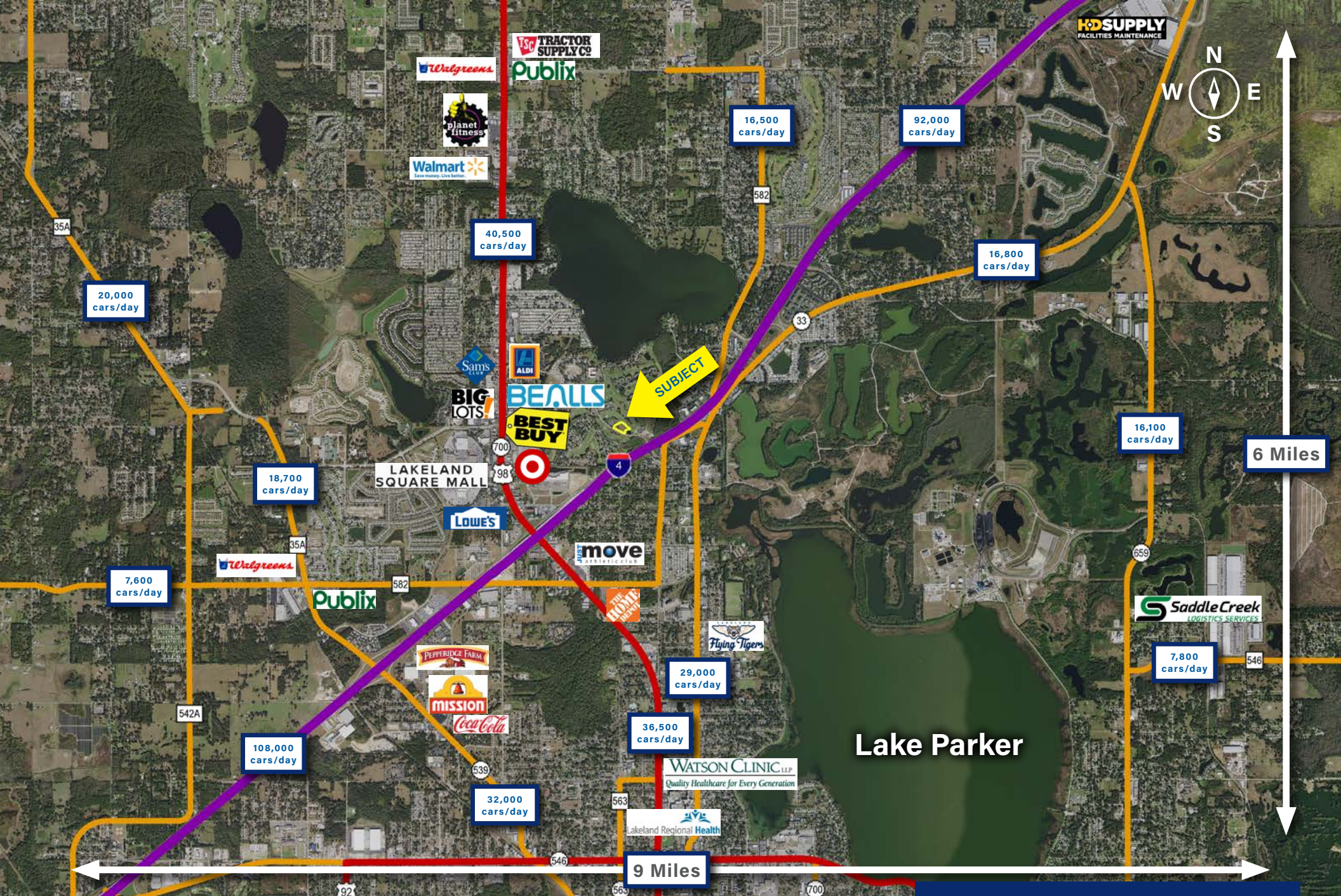
<\$15,000	16.10%	12.70%	15.10%	15.50%	14.40%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	13.00%	12.20%	13.10%	13.00%	12.80%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	10.70%	11.00%	11.00%	11.10%	10.90%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	16.80%	18.40%	17.10%	16.00%	16.50%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	23.50%	20.50%	19.10%	22.70%	19.40%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	11.20%	11.10%	10.80%	11.50%	11.20%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	6.20%	8.40%	8.60%	6.20%	9.30%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	0.30%	3.00%	2.90%	1.50%	3.10%	3.50%	5.00%	6.50%
\$200,000+	2.30%	2.70%	2.30%	2.50%	2.40%	3.60%	5.70%	7.30%

Population by Age

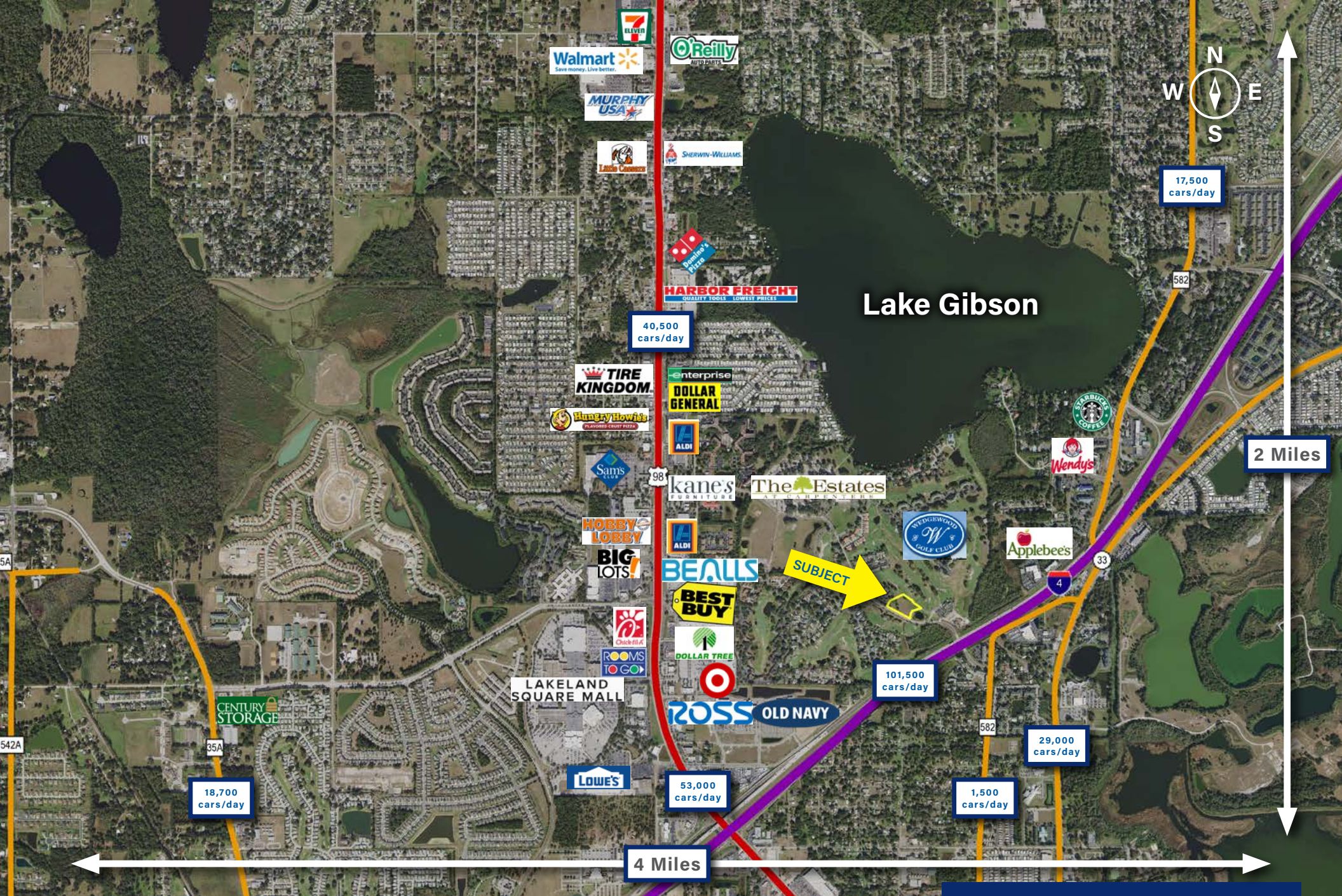
0 - 4	6.10%	6.00%	6.20%	6.00%	6.10%	5.90%	5.20%	6.00%
5 - 9	5.40%	5.70%	6.00%	5.50%	5.90%	6.00%	5.40%	6.10%
10 - 14	5.00%	5.30%	5.80%	5.20%	5.70%	6.00%	5.60%	6.30%
15 - 19	4.60%	5.00%	5.30%	4.80%	5.30%	5.90%	5.60%	6.30%
20 - 24	6.70%	6.50%	6.20%	6.60%	6.10%	5.70%	6.10%	6.70%
25 - 34	15.90%	14.10%	13.30%	15.60%	13.40%	12.90%	13.30%	14.00%
35 - 44	10.90%	11.30%	11.20%	11.30%	11.30%	11.40%	11.70%	12.60%
45 - 54	9.90%	10.60%	10.80%	10.30%	11.10%	11.70%	12.50%	12.50%
55 - 64	10.50%	11.30%	12.00%	11.10%	12.20%	13.10%	13.70%	13.10%
65 - 74	10.00%	10.90%	11.30%	10.30%	11.30%	12.20%	11.70%	9.70%
75 - 84	8.00%	7.90%	7.60%	7.70%	7.40%	6.80%	6.50%	4.70%
85+	7.00%	5.20%	4.20%	5.60%	4.00%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	71.10%	65.00%	59.60%	69.20%	61.40%	71.50%	72.70%	69.60%
Black Alone	14.90%	21.80%	28.40%	17.20%	26.70%	15.60%	16.50%	12.90%
American Indian Alone	0.20%	0.30%	0.40%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	2.60%	3.20%	2.50%	2.40%	2.60%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.20%	6.10%	5.90%	7.40%	5.50%	7.40%	4.50%	7.00%
Two or More Races	3.80%	3.40%	3.30%	3.40%	3.30%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	23.60%	20.30%	18.70%	23.60%	18.50%	24.00%	26.60%	18.60%



The market area includes the Lakeland Square Mall, multiple big box retailers, and is highlighted by I-4. Lakeland Regional Health to the south, is one of the largest hospitals in the state.

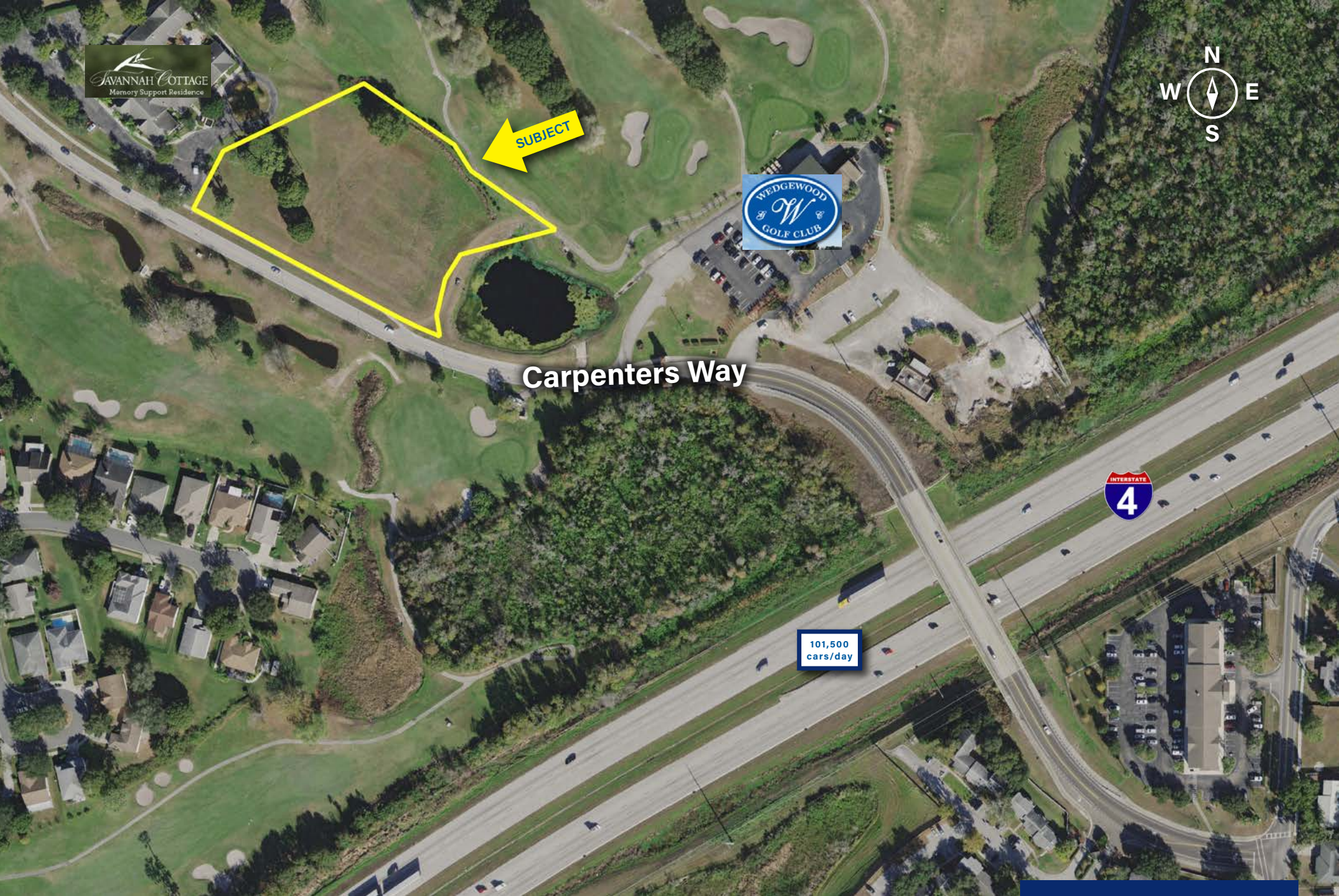


The subject property is a short distance from US Highway 98 N., a major commercial corridor in Lakeland.



Lakeland Park Center and Lake Gibson Village (senior housing) are new developments within close proximity. The Estates at Carpenters is a well established Senior Housing facility with 372 ILF, 49 ALF, and 72 skilled nursing beds.

NEIGHBORHOOD AERIAL



Located adjacent to Wedgewood Golf Course and Savannah Cottage Memory Care.

SITE AERIAL

Concept Plan - Insignia Senior Living



DATE	DESCRIPTION
01/11/2018	ISSUED FOR REVIEW

CHASTAIN SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4811
(888) 644-1422



INSIGNIA SENIOR LIVING
SENIOR LIVING FACILITY
CARPENTERS WAY, LAKELAND, FLORIDA

CONCEPTUAL SITE PLAN

CHARLES E. FOLK, State of Florida, Professional Engineer,
License No. 93938
This plan has been digitally signed and sealed by the
ENGINEER on the date indicated here.
Physical copies of this document are not considered signed
and sealed and the signature must be verified on any
electronic copies.

ENGINEER
FOLK NO. 93938

PROJECT NUMBER:
0000.00

SHEET NUMBER:
C-1

Aerial view looking north





I-4 & Carpenters Way

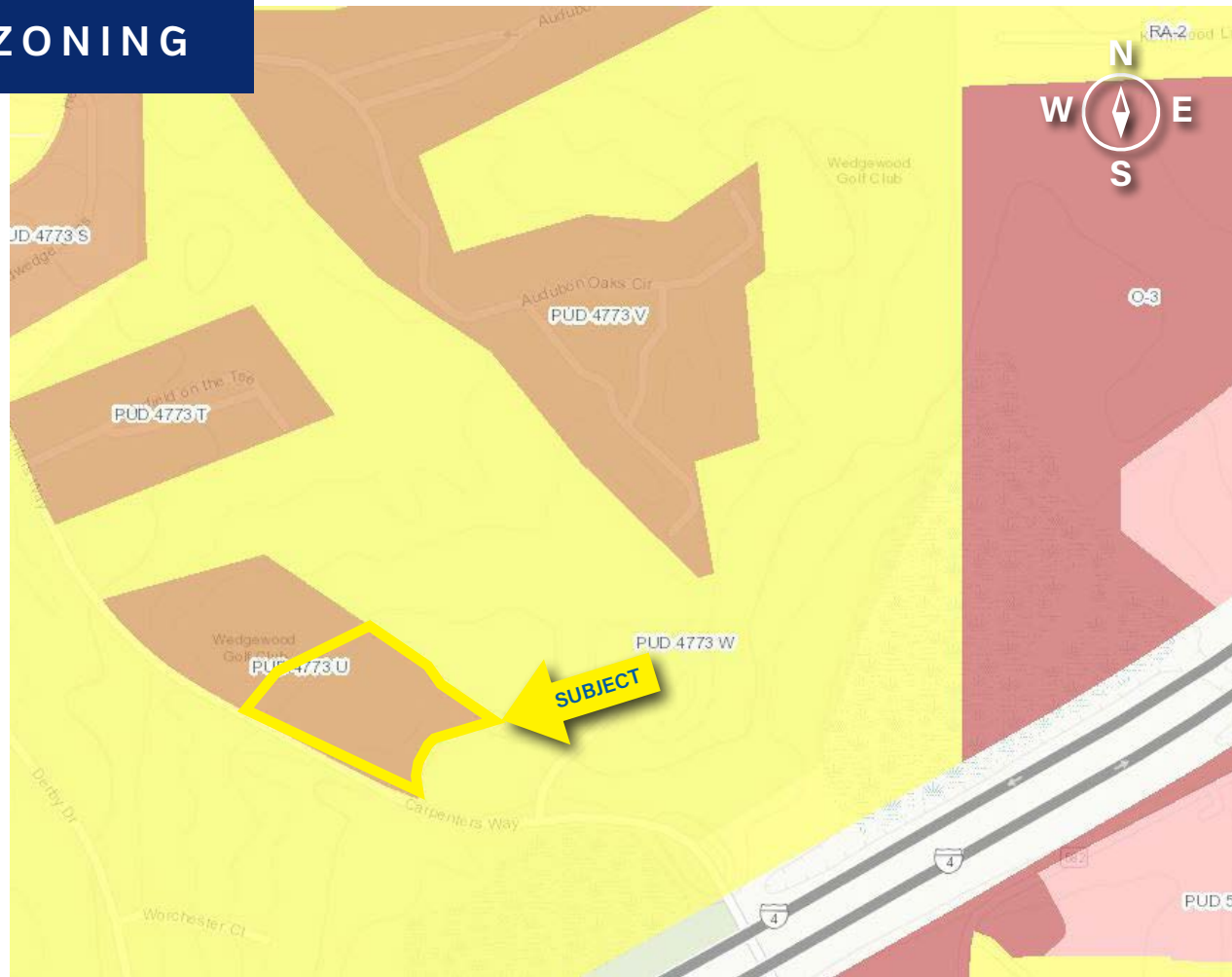


Carpenters Way



Looking East

ZONING



PUD 4773 U

Permitted Uses: Assisted living facility in one or more buildings. The subject is identified in the PUD as Phase II, and allows for up to 70,100 SF [2 stories].

✓ PUD 4773 U

■ PUD

■ O-3

■ PUD



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