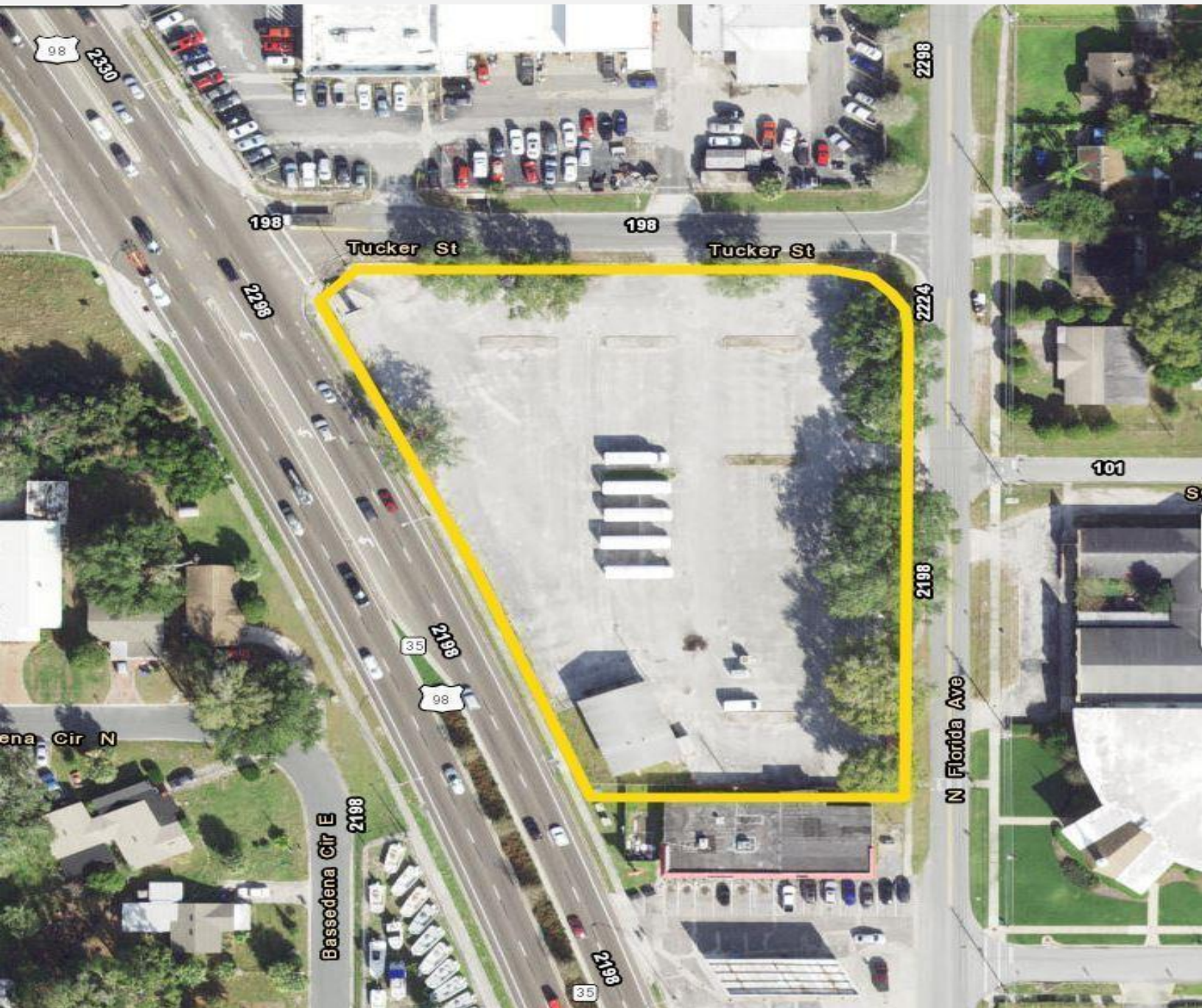


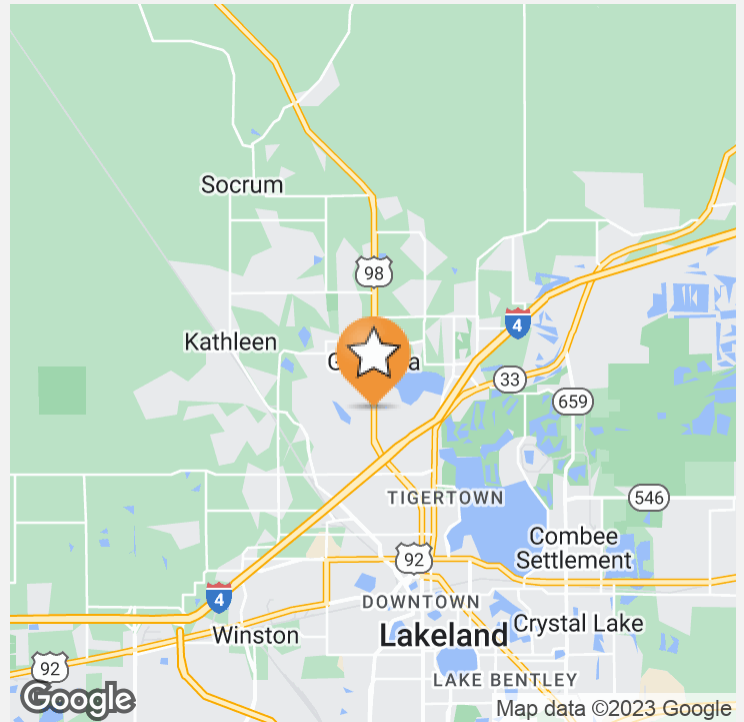
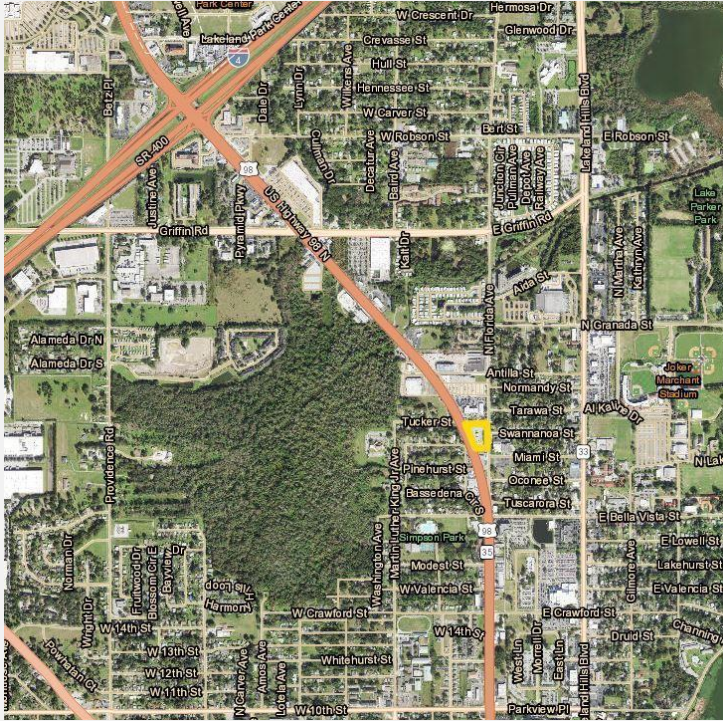


**FOR SALE
LAND
\$1,500,000**

PRIME 1.85 AC COMMERCIAL CORNER SITE, HWY 98 N

HWY 98 N, LAKELAND, FL 33805





OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 1.85 Acres

Zoning: Commercial, Office, Retail

PROPERTY OVERVIEW

Corner Commercial Site on Hwy 98N just 1 mile south of I-4 in booming Lakeland, FL. This location is also just 1 mile from the Lakeland Hospital and 1.5 miles north of Downtown Lakeland. Commercial zoning allows for many office, medical office, retail and other commercial uses. 1.85 acres, all high and dry, paved and fenced. Excellent visibility with over 1,000 feet of total frontage on three streets including 365%u2019 on US Hwy 98 N. as well as frontage on Tucker Sq. and N. Florida Ave. Site includes two hard corner including one with a median cut at Hwy 98 N & Tucker Square allowing for easy access to the site and left turns in and out of the site. Hwy 98 N has traffic counts of 34,000 AADT. Water and Sewer are at the Site. Nearby Retailers include Home Depot, Floor and Decor, Target, the Lakeland Square Mall and many more. Property is also located in Lakelands Mid-Town CRA where incentives may be available for qualifying projects.

PROPERTY HIGHLIGHTS

- 1.85 AC Corner Commercial Site
- 2 Hard Corners
- 1,000 Feet of Road Frontage
- 34,000 AADT on Hwy 98 N
- 1 mile South of I-4
- Mid-Town CRA
- Left Turns in and out of site
- City Water and Sewer on Site

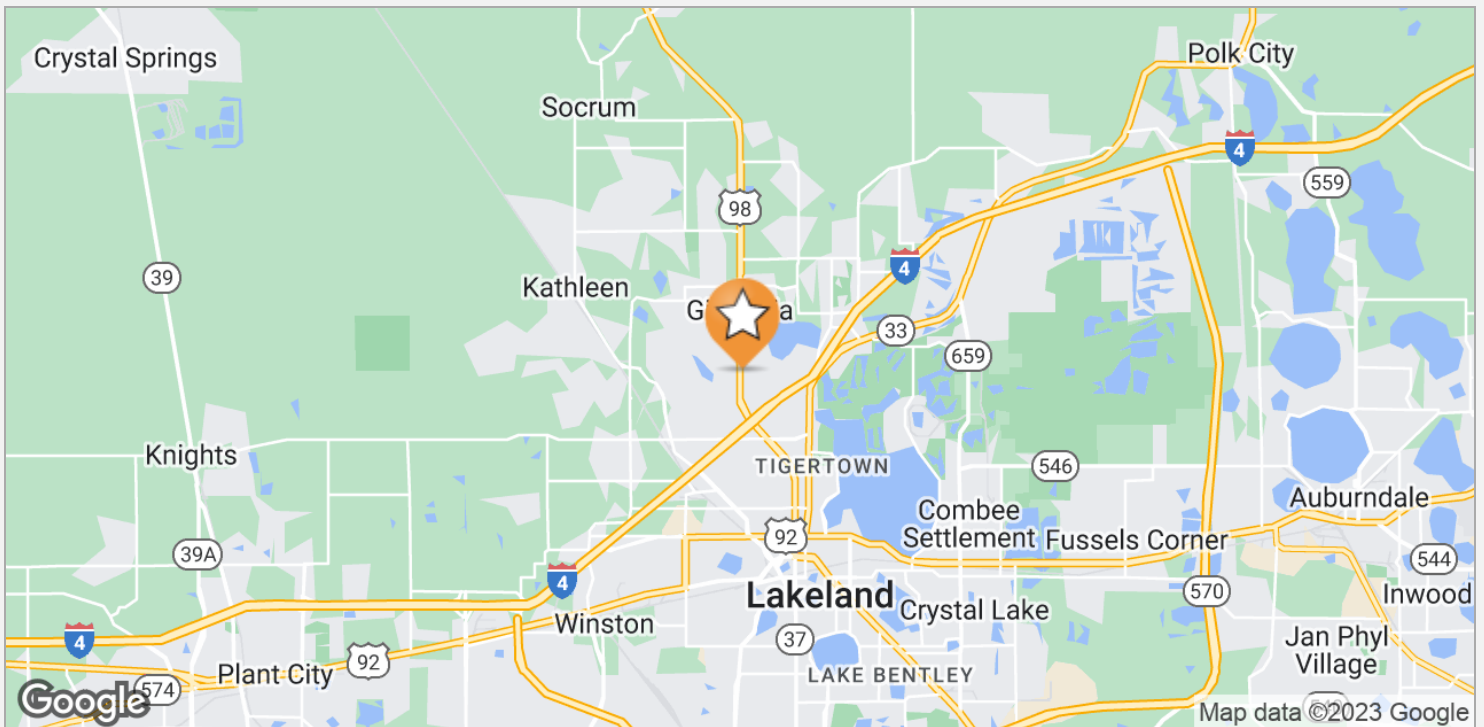
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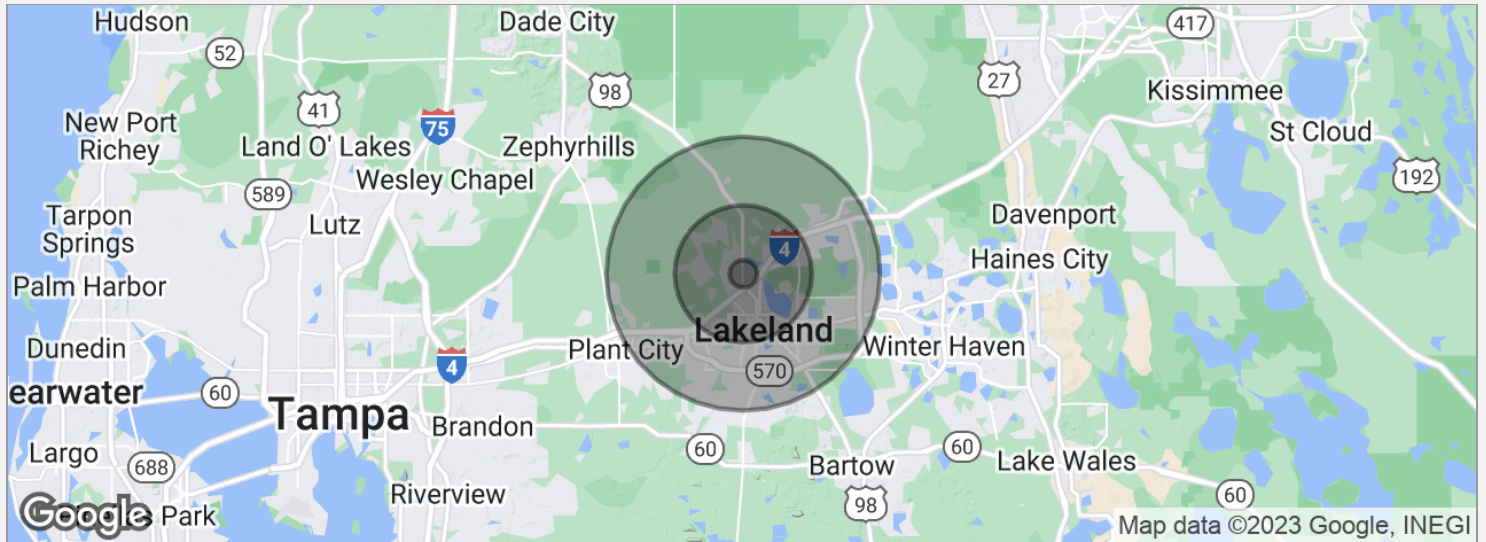


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	478	41,207	130,468
Median age	54.5	40.5	40.1
Median age (male)	56.1	39.3	38.1
Median age (Female)	53.4	41.4	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	205	15,230	49,504
# of persons per HH	2.3	2.7	2.6
Average HH income	\$61,626	\$60,490	\$53,878
Average house value		\$182,548	\$167,254

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

EDUCATION

B.A. from Florida Southern College
CCIM Designation (Certified Commercial Investment Member)
Realtors Land Institute - Site Selection Course

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM) Institute
Member Florida CCIM Chapter
East Polk County Association of Realtors

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