



# 3116 HWY 98 N COMMERCIAL LAND

3116 HWY 98 N  
LAKELAND, FL 33805

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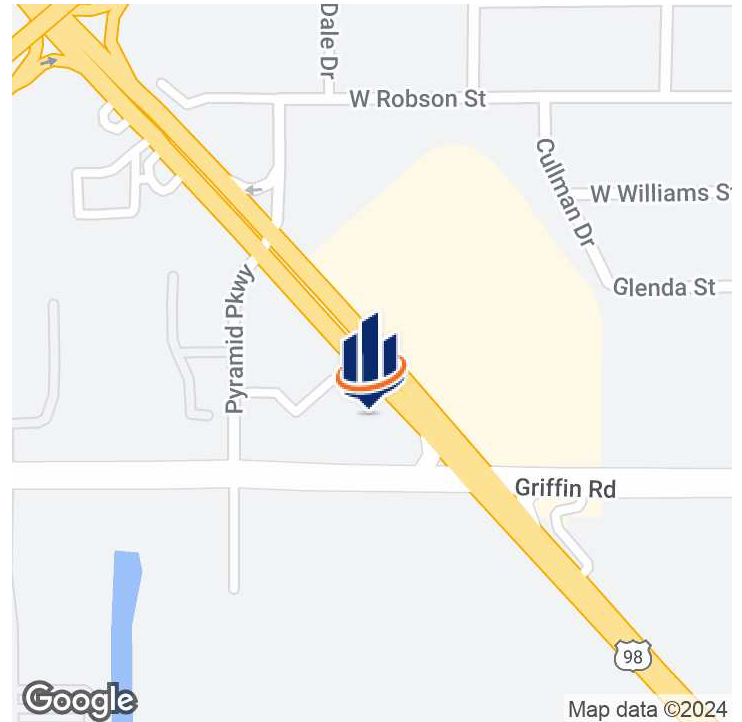
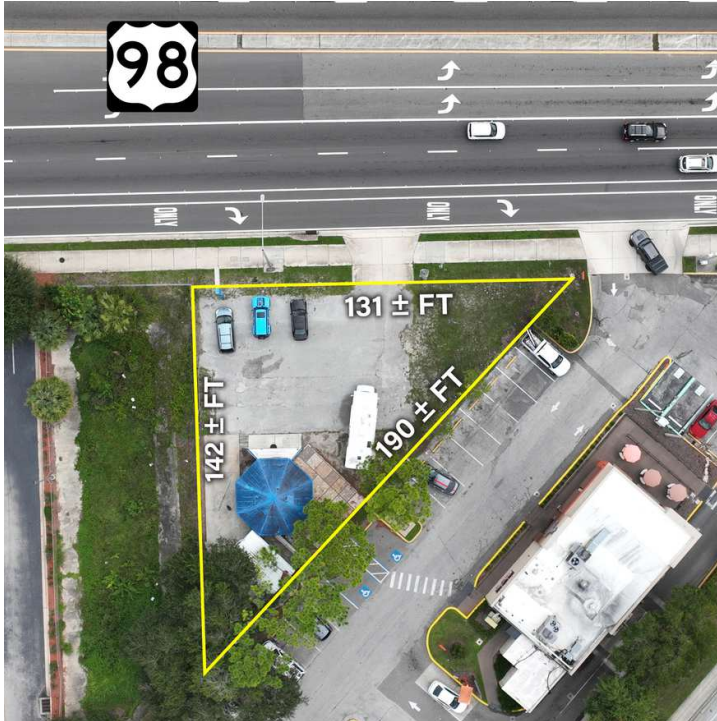


# 1 PROPERTY INFORMATION

3116 HWY 98 N  
Lakeland, FL 33805



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	391 ± SF
Lot Size:	0.21 Acres
Zoning:	C-2
APN:	232801000000031310

## PROPERTY OVERVIEW

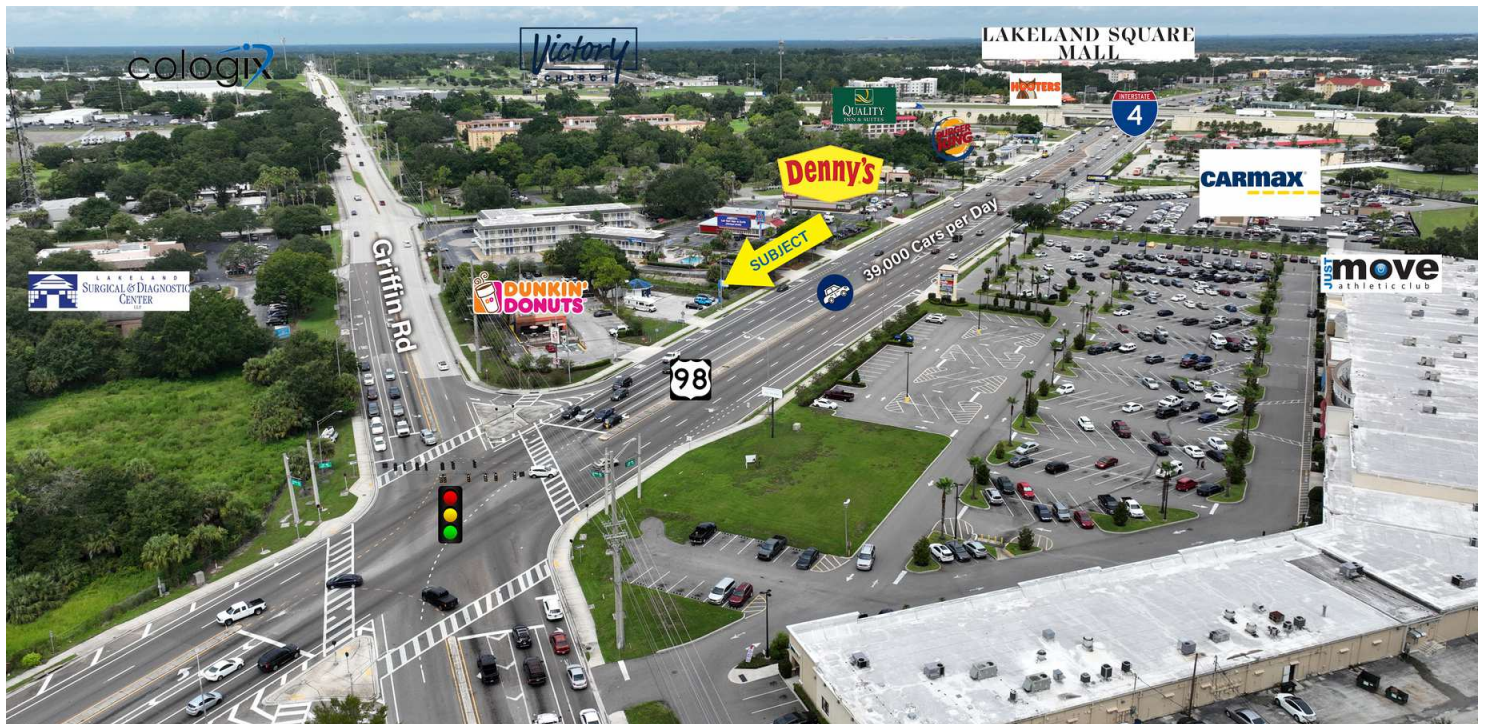
Currently vacant but has recently been used as for Auto Sales. It has great visibility along Hwy 98 South of I-4 in between the Motel 6 and Dunkin Donuts on the West side of Hwy 98. The value is in the location for an owner user wanting an opportunity for excellent visibility and signage.

## PROPERTY HIGHLIGHTS

- Adjoins Dunkin Donuts
- Approximately 39,000 cars per day.
- Good location for walk up coffee, small QSR or car lot, etc.



# Additional Photos





DICK'S  
SPORTS GOODS  
ROSS  
DRESS FOR LESS  
OLD NAVY  
SHOE  
CARNIVAL

ESPORTA  
FLOOR  
DECOR  
TILE • WOOD • STONE  
NORTHERN  
TOOL • EQUIPMENT  
PET SMART

SVN  
SAUNDERS  
RALSTON DANTZLER

Ford's  
GARAGE

CARmax

JUST  
move  
athletic club

DOLLAR TREE

SUBJECT

# 2 LOCATION INFORMATION

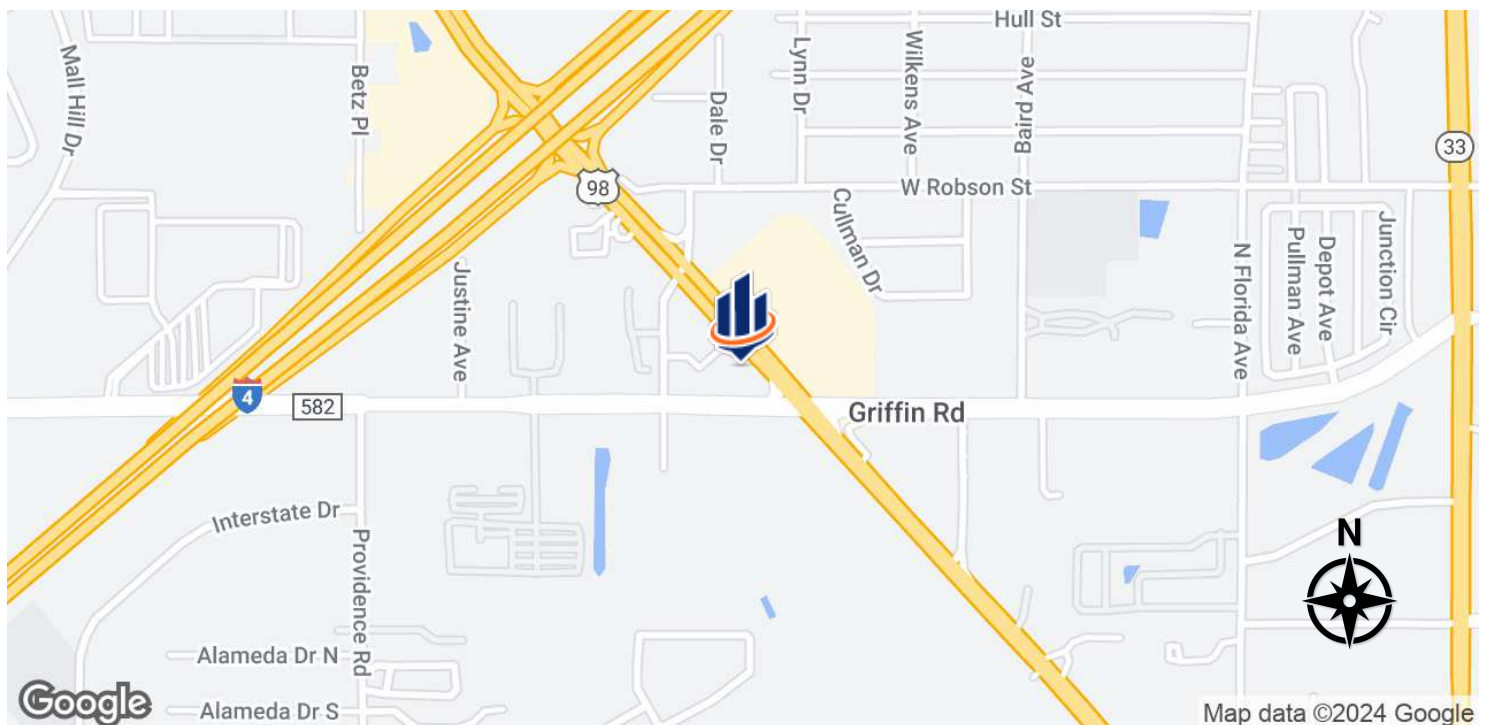
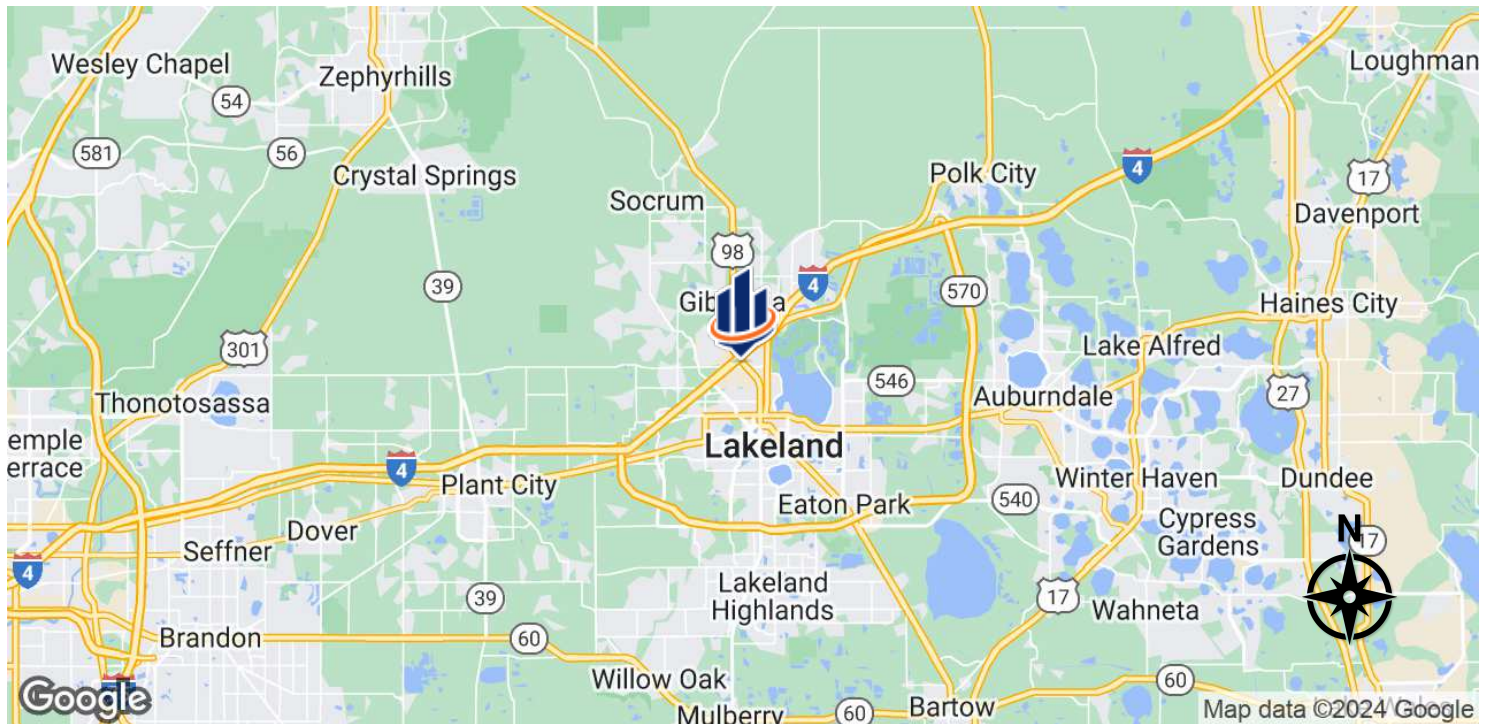
3116 HWY 98 N  
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98

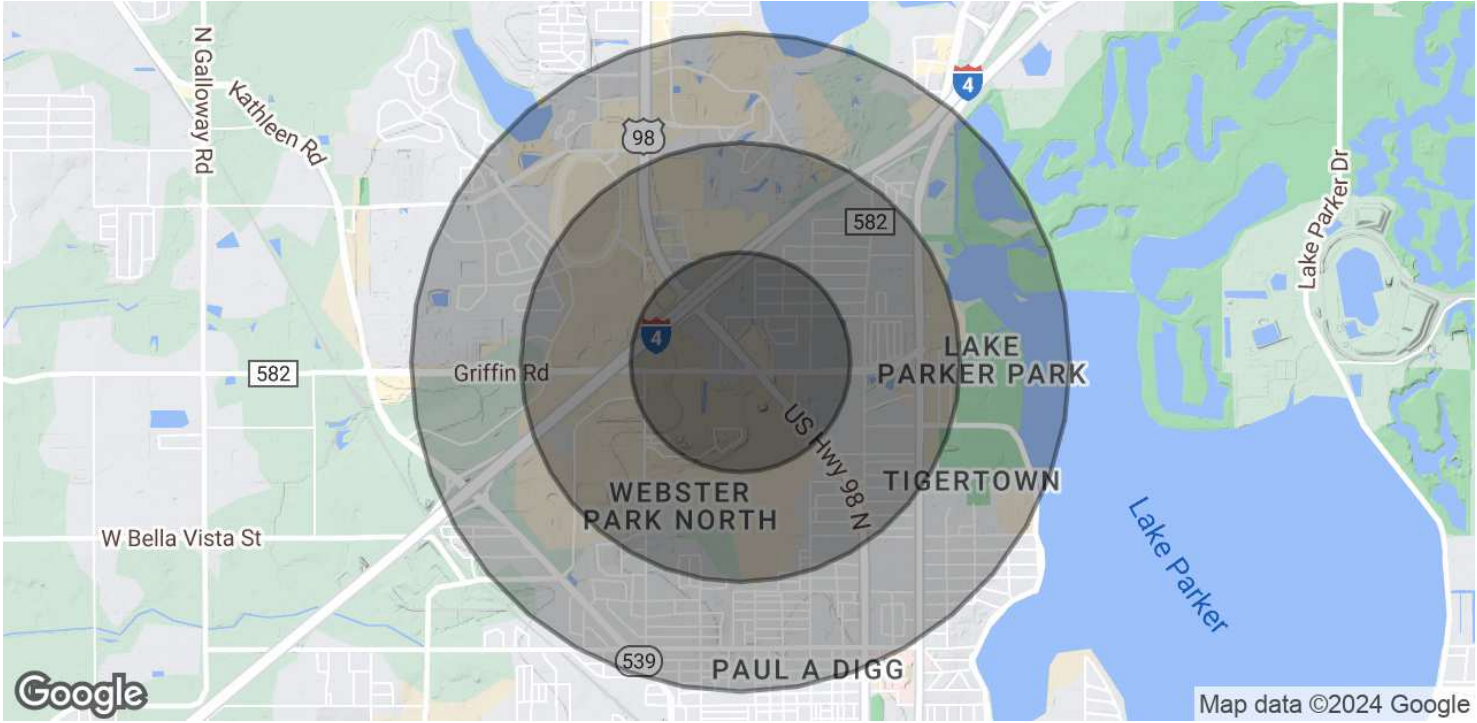
18,200  
Cars/Day



# Location Maps



# Demographics Map & Report



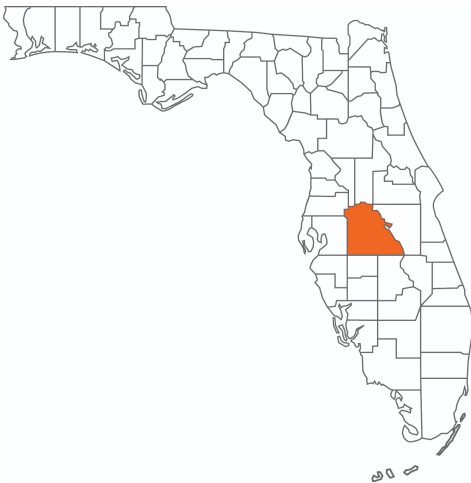
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,908	8,596	18,258
Average Age	37.2	38.0	38.4
Average Age (Male)	35.9	37.0	37.8
Average Age (Female)	39.5	39.9	39.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	859	3,593	7,407
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$35,067	\$41,350	\$43,798
Average House Value	\$87,566	\$100,462	\$109,282

\* Demographic data derived from 2020 ACS - US Census





**POLK COUNTY  
FLORIDA**



Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





## LAKELAND

### POLK COUNTY

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website [lakelandgov.net](http://lakelandgov.net)

Major Employers

- Publix Supermarkets
- Saddle Creek Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



# Commercial Activity







# 3 AGENT AND COMPANY INFO

3116 HWY 98 N  
Lakeland, FL 33805





## DAVID GOFFE, CCIM

Advisor

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## PROFESSIONAL BACKGROUND

David A. Goffe, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee [CCIM]. He also holds the Short Sale Resource certification [SFR] and the Certified Distressed Property Expert [CDPE] professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” [site selection] as well as “site seeking use” [lease marketing for property owners/landlords] transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection

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## GLENN FOLSOM

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## PROFESSIONAL BACKGROUND

Glenn Folsom is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Glenn is a licensed real estate associate, who specializes in improved commercial and industrial properties, investment properties, and buyer representation.

As President of Folsom Construction, Glenn was responsible for the management of corporate marketing and new business development. He was involved in determining the financial viability of the business, appropriate selection of new work, and interaction between design disciplines and owners.

Glenn has more than 36 years' experience in the construction industry, providing design and construction services, site selection, site acquisition, and project financing.

A graduate from the University of Florida, Glenn obtained a Bachelor of Science degree in Business Administration, majoring in Real Estate and Urban Development. He is also a member of The Rotary Club of Lakeland South.

Glenn is a Lakeland, Florida native where he currently resides with his wife, children, and grandchildren.

Glenn specializes in:

- Improved Commercial and Industrial Properties
- Investment Properties
- Buyer Representation

**SVN | Saunders Ralston Dantzler**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





For more information visit [www.SVNSaunders.com](http://www.SVNSaunders.com)

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