



# COMMERCIAL PROPERTY OPPORTUNITY NEAR I-4

1950 INTERSTATE DRIVE  
LAKELAND, FL 33805

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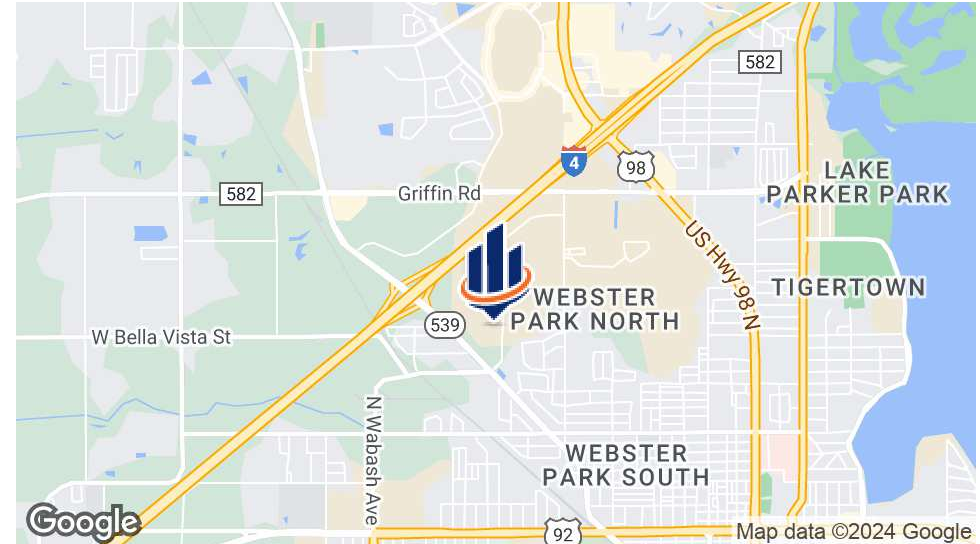
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# Property Summary



## OFFERING SUMMARY

Sale Price:	<b>\$550,000</b>
Lot Size:	1.99 Acres
Price / Acre:	\$276,382
Property Type:	Commercial
Road Frontage:	270 ± FT
APN:	23-28-02-020501-000211

## PROPERTY OVERVIEW

Ideally located property situated off of Interstate Drive which connects directly to Kathleen Road, just 900 ± FT from the property. This commercial lot is a total of 1.99 acres and enjoys approximately 270 ± FT of road frontage.

## PROPERTY HIGHLIGHTS

- 138 parking spaces
- Permitted uses: Manufacturing, Motor Freight Transportation and Warehousing, Wholesale Trade, Retail Trade (except filling stations, bars and nightclubs), and Services.
- Building height limit: 35 FT
- Building size not to exceed 40% of lot area.

# Location Description



## LOCATION DESCRIPTION

Nestled in a prime location just 3 ± minutes from the I-4 corridor and a short 2.4 ± mile drive from US Hwy 98, this commercial property offers excellent accessibility. It's situated in close proximity to the vibrant hub of the Lakeland Square Mall, serving as a magnet for both local residents and travelers alike. This property has strategic positioning, where several businesses here benefit from a steady flow of traffic off Kathleen Road, which sees approximately 33,500 ± cars/day.

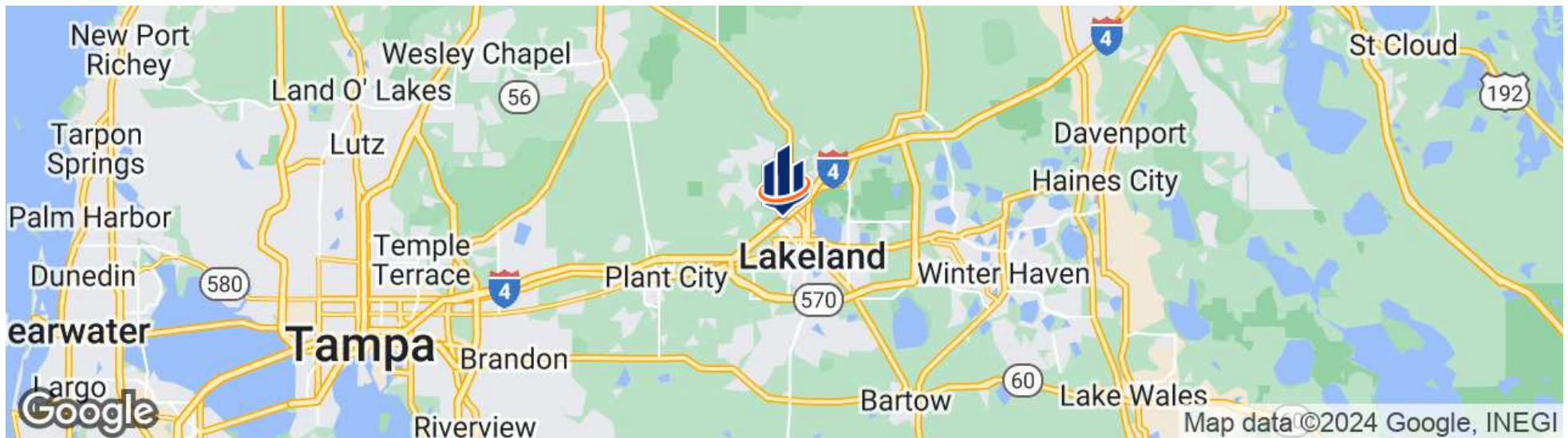
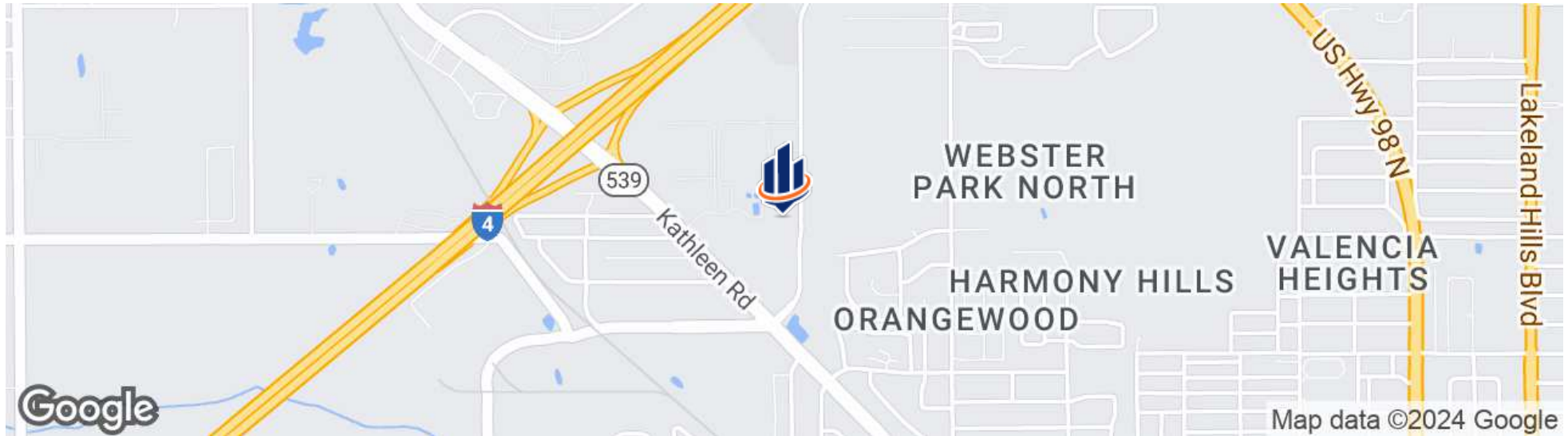
This location also offers a wide variety of local retailers including Publix, Walgreens, Target, Dunkin' Donuts, Starbucks Coffee, and others.

## LOCATION HIGHLIGHTS

- 3 ± minutes from I-4.
- Adjacent to FedEx and across IDEA Schools new location.
- Located right off Kathleen Blvd.
- 2.4 ± miles from US Hwy 98.

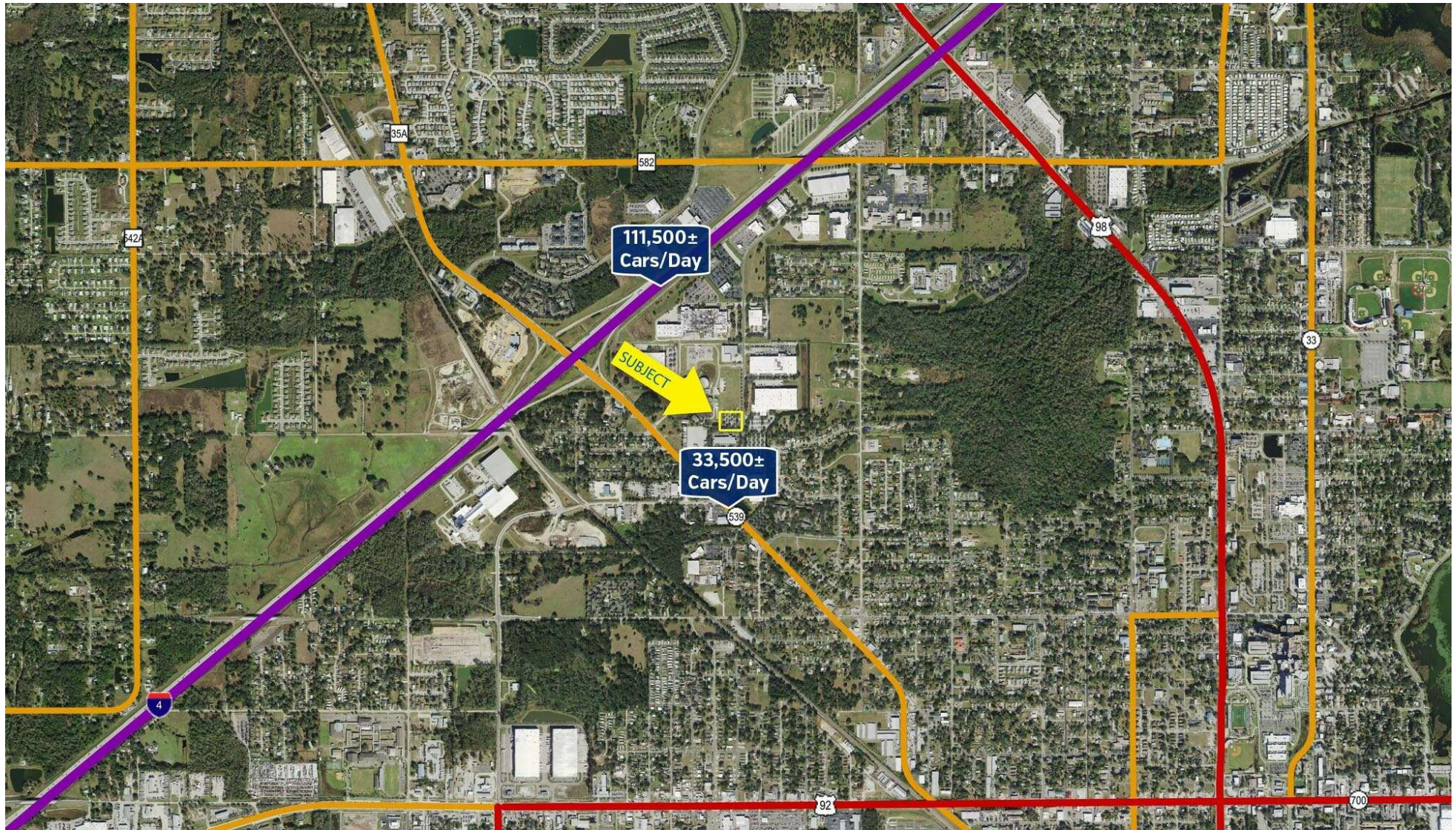


# Regional & Location Map





# Aerial Map





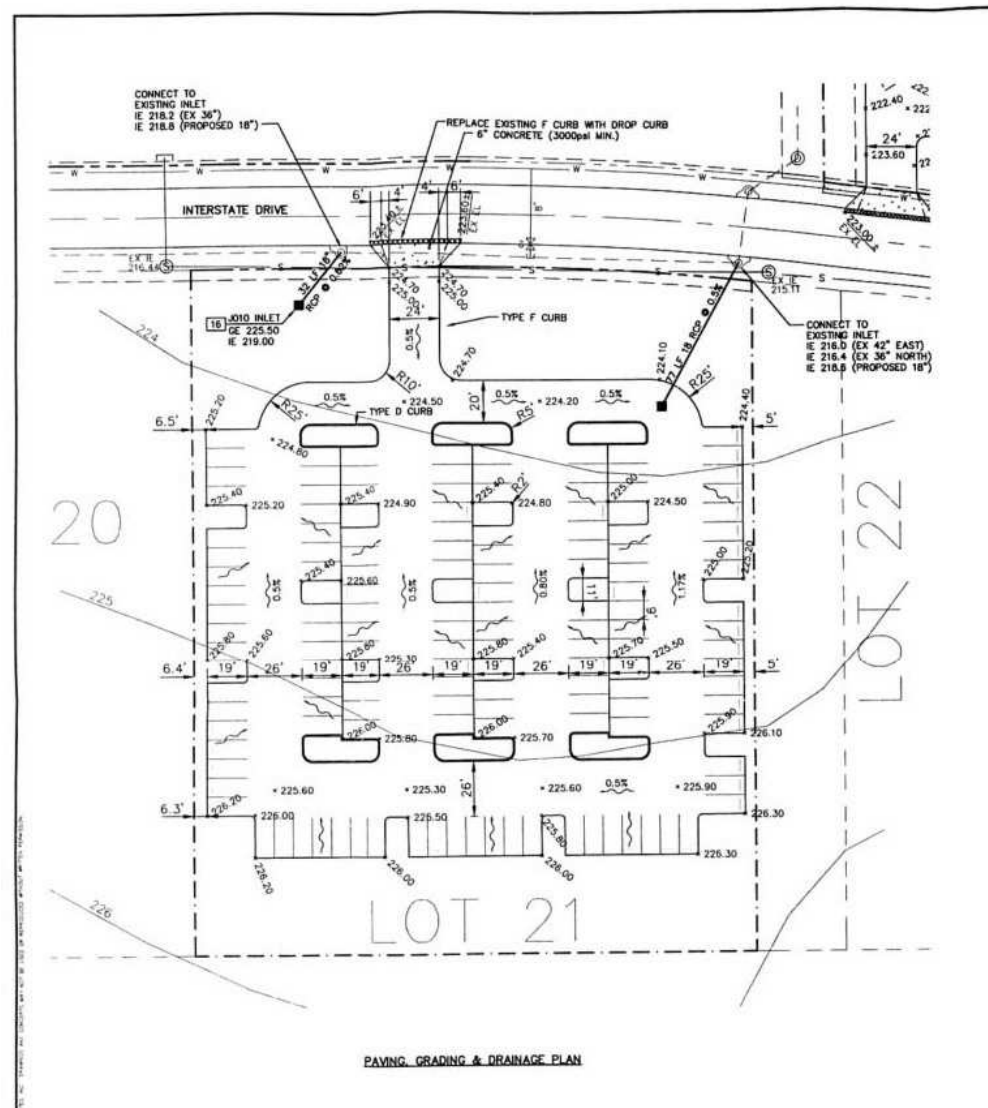
# Aerial Photo



# Property Dimensions



# Site Plan





# Retailer Map



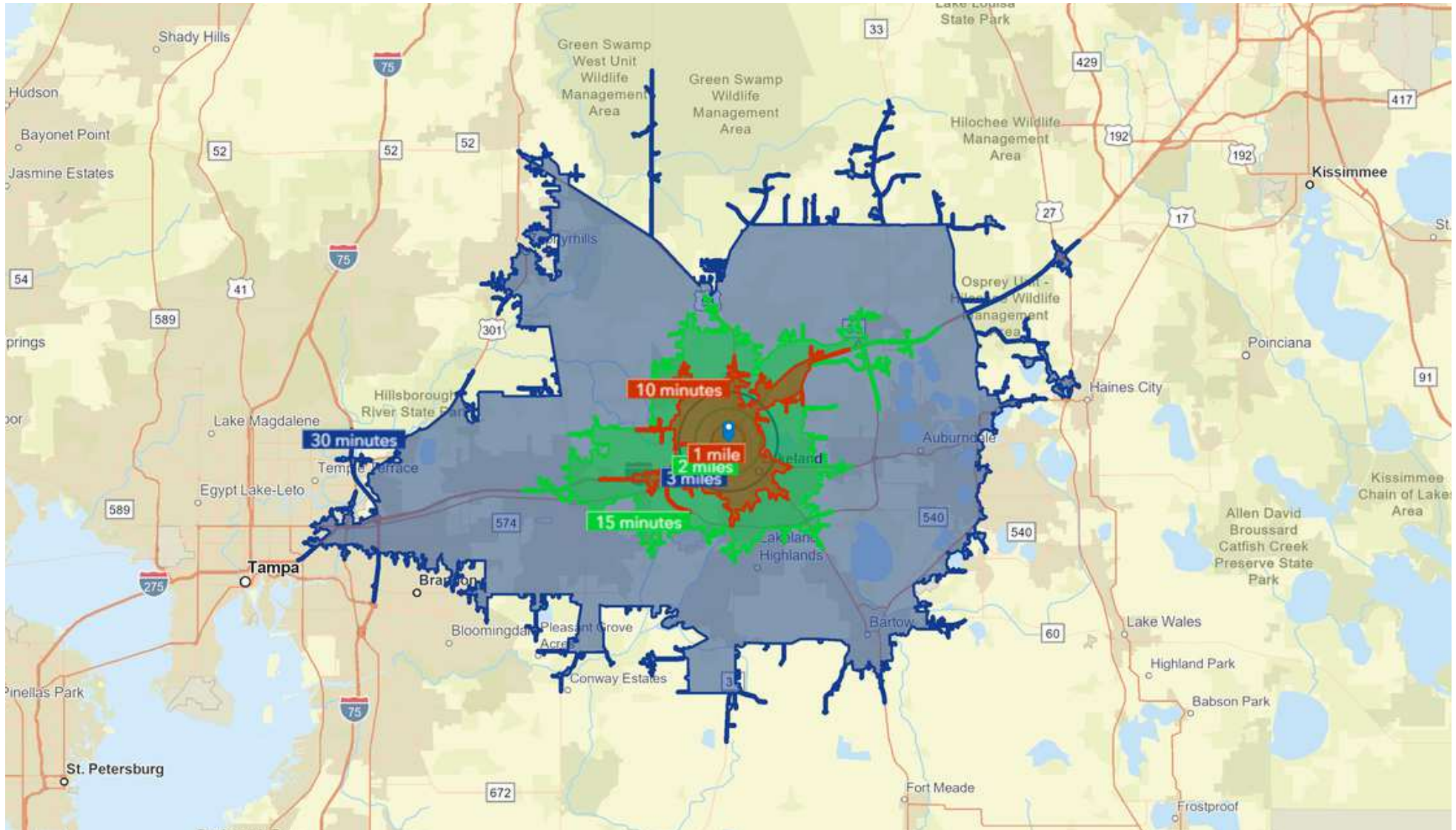


# Location Map





# 1,2,3 Mile Radius & 10,15,30 Minute Drive Times





# Benchmark Demographics

	1 Mile	2 Miles	3 Miles	10 Mins	15 Mins	30 Mins	Lakeland	Polk County	FL	US
Population	7,863	30,457	60,504	97,114	204,253	603,849	117,606	775,084	22,381,338	337,470,185
Households	2,711	11,294	24,263	38,171	79,148	226,314	47,508	290,783	8,909,543	129,917,449
Families	1,869	7,246	14,157	22,561	50,537	155,346	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.90	2.64	2.42	2.40	2.49	2.61	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,121	5,899	11,708	20,639	49,306	156,282	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	1,590	5,395	12,555	17,532	29,842	70,032	20,195	85,323	2,991,741	45,630,951
Median Age	31.6	37.5	39.5	39.2	40.1	40.5	40.5	42.0	42.9	39.1
<b>Income</b>										
Median Household Income	\$32,862	\$37,746	\$50,141	\$50,141	\$54,331	\$58,578	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$46,901	\$56,793	\$70,162	\$70,162	\$76,277	\$83,584	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$16,420	\$21,425	\$27,860	\$27,860	\$29,666	\$31,402	\$32,292	\$30,811	\$38,778	\$41,310
<b>Trends: 2023 - 2028 Annual Growth Rate</b>										
Population	0.80%	0.72%	0.46%	0.34%	0.40%	0.55%	0.36%	0.85%	0.63%	0.30%
Households	0.76%	0.74%	0.46%	0.34%	0.41%	0.56%	0.32%	0.81%	0.77%	0.49%
Families	0.70%	0.59%	0.31%	0.21%	0.31%	0.49%	0.28%	0.76%	0.74%	0.44%
Owner HHs	1.12%	0.52%	0.58%	0.49%	0.80%	1.01%	0.63%	1.02%	0.93%	0.66%
Median Household Income	1.95%	2.87%	3.37%	2.13%	2.41%	2.95%	2.51%	2.77%	3.34%	2.57%

Over 200,000 people with a median age of 40.1 within 15-minutes of the property.

Over 600,000 people with a median age of 40.5 within 30-minutes of the property.



# Benchmark Demographics

1 Mile 2 Miles 3 Miles 10 Mins 15 Mins 30 Mins Lakeland Polk County FL US

## Households by Income

<\$15,000	25.60%	20.40%	18.00%	15.00%	12.10%	11.10%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	14.10%	12.70%	11.90%	10.50%	9.30%	8.50%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	12.50%	14.00%	12.80%	12.00%	10.50%	9.60%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	14.50%	12.40%	12.00%	12.30%	13.20%	12.50%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	14.20%	15.90%	17.90%	18.90%	20.00%	18.90%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	9.90%	9.90%	10.60%	11.20%	12.30%	13.00%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	7.50%	10.80%	11.50%	12.60%	13.80%	15.10%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	1.50%	2.30%	3.00%	4.00%	4.70%	6.00%	4.30%	5.20%	7.00%	8.60%
\$200,000+	0.40%	1.60%	2.40%	3.40%	4.00%	5.30%	5.30%	5.00%	8.40%	10.60%

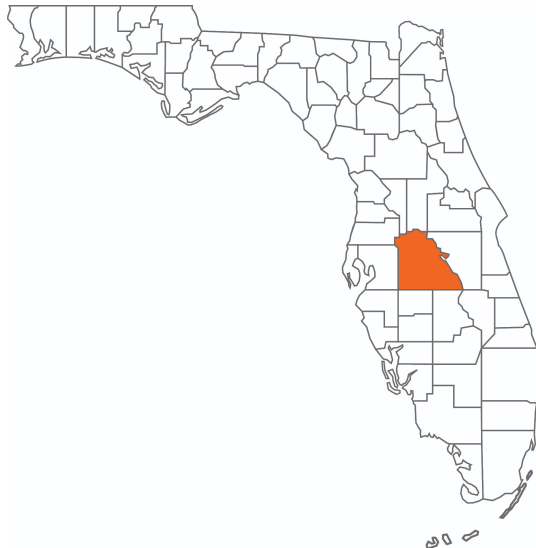
## Population by Age

0 - 4	9.40%	7.30%	6.50%	5.27%	5.70%	5.80%	5.40%	5.60%	5.00%	5.70%
5 - 9	8.70%	7.20%	6.40%	5.27%	5.90%	6.10%	5.40%	5.90%	5.30%	6.10%
10 - 14	8.10%	6.90%	6.00%	5.00%	5.80%	6.10%	5.30%	5.90%	5.50%	6.30%
15 - 19	7.30%	6.20%	5.80%	6.45%	6.70%	6.20%	7.20%	6.00%	5.60%	6.30%
20 - 24	7.30%	6.20%	6.30%	6.73%	6.70%	5.90%	7.30%	5.60%	5.90%	6.40%
25 - 34	14.10%	13.00%	13.40%	12.09%	13.00%	13.10%	12.90%	12.60%	13.10%	13.70%
35 - 44	11.80%	12.10%	11.70%	10.36%	11.80%	12.10%	11.30%	11.90%	12.10%	13.10%
45 - 54	9.50%	10.10%	10.00%	9.00%	10.70%	11.30%	9.90%	11.10%	11.70%	11.90%
55 - 64	10.20%	11.00%	11.30%	10.36%	12.00%	12.80%	11.80%	12.70%	13.30%	12.70%
65 - 74	8.10%	10.20%	11.20%	10.36%	11.80%	11.80%	12.00%	12.90%	12.60%	10.60%
75 - 84	4.30%	6.80%	7.70%	6.91%	7.20%	6.60%	8.00%	7.40%	7.30%	5.30%
85+	1.20%	3.00%	3.80%	3.09%	2.80%	2.20%	3.60%	2.30%	2.70%	1.90%

## Race and Ethnicity

White Alone	19.70%	35.70%	46.70%	48.82%	60.10%	62.30%	59.40%	59.60%	57.10%	60.60%
Black Alone	58.90%	40.00%	28.90%	20.36%	16.50%	13.60%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.60%	0.60%	0.60%	0.55%	0.60%	0.70%	0.50%	0.60%	0.50%	1.10%
Asian Alone	0.70%	2.10%	2.20%	1.82%	1.90%	2.20%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.09%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.30%	9.40%	8.90%	8.18%	8.40%	8.40%	7.50%	9.90%	7.60%	8.70%
Two or More Races	10.70%	12.20%	12.50%	11.00%	12.50%	12.70%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	23.40%	25.50%	24.80%	21.45%	23.30%	23.60%	20.70%	26.80%	27.00%	19.40%





## 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	<a href="http://lakelandgov.net">lakelandgov.net</a>
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

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 under 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.





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## PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development





**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs



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