

# 1755 Olive Street, Lakeland, FL 33815

16,370 +/- SF Metal Warehouse with Office

# \$799,000 or \$4.25 NNN

For Sale or Lease



**Glenn Folsom**  
863-877-0632  
GFolsom@SRDcommercial.com

**David Hungerford**  
863-272-7156  
DHungerford@SRDcommercial.com

**Gary Ralston, CCIM, CRE**  
863-877-2828  
Gary@SRDcommercial.com

# Olive Street Warehouse

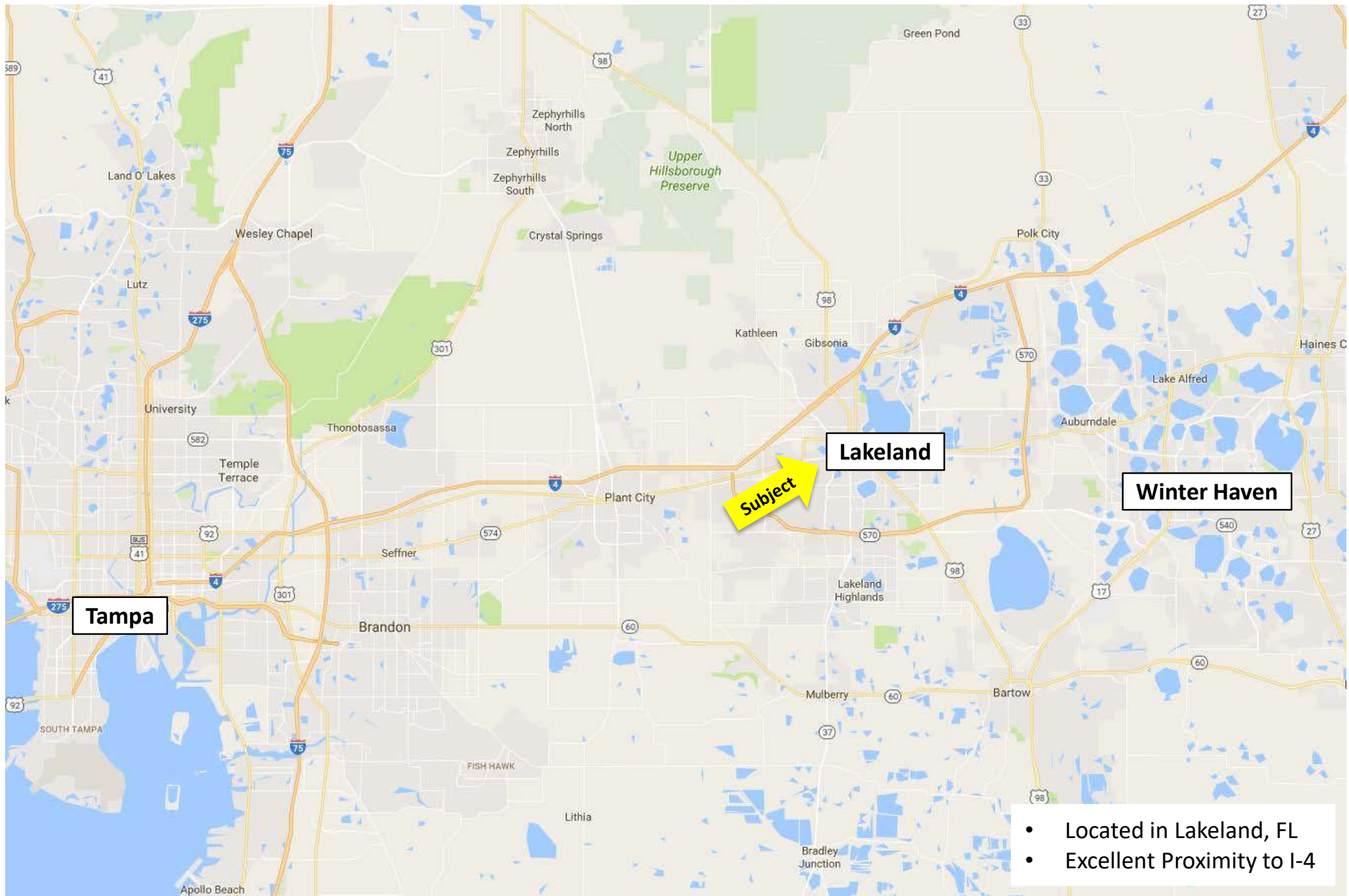
- Proximity to Publix and Interstate 4
- Over 500,000 people within 30 minute drive time
- Potential rail connection
- Dock high with 6 rollup doors
- Excess acreage included... can be used for expansion or lay-down yard
- For Sale or Lease... perfect setup for owner/operator

# Property Information Summary

<b>Site Address:</b>	1755 Olive Street Lakeland, FL 33815
<b>County:</b>	Polk
<b>PIN (Property Identification Number) :</b>	232823108500002010, 232823108500003010, 232823108500003030, and 232823108500004000
<b>Building Size:</b>	16,370 SF
<b>Land Size:</b>	2.23 +/- Acres
<b>Property Use:</b>	Light Manufacturing, Warehousing
<b>Zoning:</b>	I-2: Medium Industrial (City of Lakeland)
<b>Power:</b>	600 amp – 3 phase
<b>Utilities:</b>	City water and sewer
<b>Taxes:</b>	\$7,506.60 (2016)
<b>Price:</b>	<b>\$799,000 or \$4.25 NNN</b>

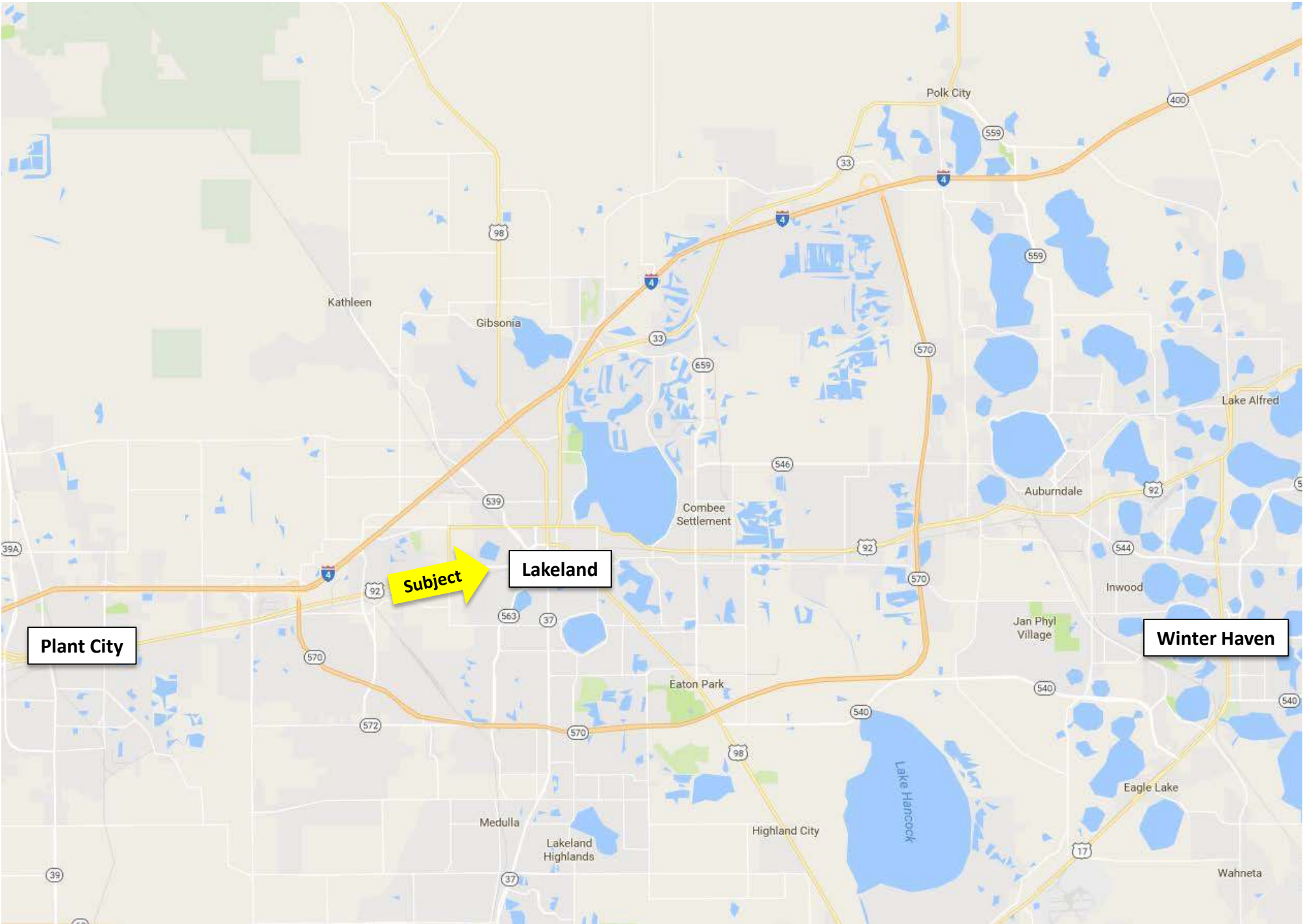


# Regional Location Map

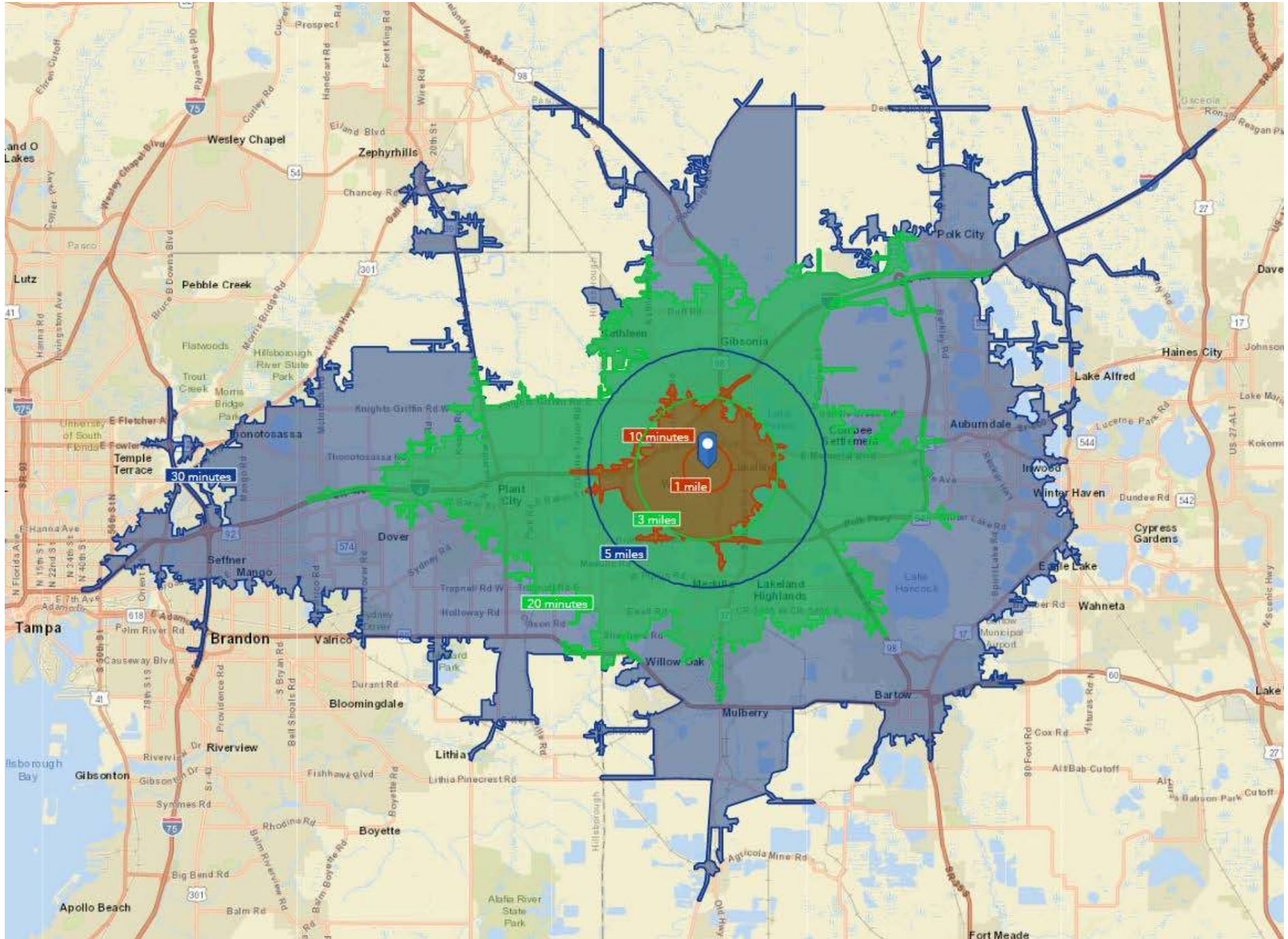


114 N. Tennessee Ave., 3rd Floor | Lakeland, FL 33801 | 877.518.5263 | SRDcommercial.com

# Location Map



# 1, 3, 5 mile radius 10, 20, 30 minute drive



**Benchmark Demographics****1 mile****3 miles****5 miles****10 minutes****20 minutes****30 minutes****Polk****FL****US**

Population	10,487	58,824	125,277	53,078	270,907	514,273	642,909	20,108,440	323,580,626
Households	4,065	23,580	49,755	21,252	102,511	188,783	240,058	7,858,449	121,786,233
Families	2,460	13,571	30,504	12,192	69,223	131,449	166,952	5,083,223	80,307,260
Average Household Size	2.56	2.40	2.43	2.40	2.60	3	2.63	2.50	2.59
Owner Occupied Housing Units	2,251	11,436	26,200	10,178	63,607	120,915	158,596	4,936,146	76,427,142
Renter Occupied Housing Units	1,815	12,144	23,555	11,074	38,904	67,868	81,462	2,922,303	45,359,091
Median Age	40.4	39.5	39.1	39.4	39.7	39	41.0	41.9	38.0

**Trends: 2015 - 2020 Annual Rate**

Population	0.62%	0.87%	0.95%	0.88%	1.06%	1.16%	1.18%	1.29%	0.84%
Households	0.55%	0.80%	0.85%	0.81%	0.94%	1.04%	1.07%	1.21%	0.79%
Families	0.43%	0.64%	0.74%	0.65%	0.86%	0.96%	1.00%	1.13%	0.72%
Owner HHs	0.60%	0.58%	0.67%	0.60%	0.78%	0.88%	0.97%	1.09%	0.73%
Median Household Income	-0.27%	0.89%	1.86%	1.00%	2.52%	2.54%	2.79%	2.52%	1.89%

**Households by Income**

<\$15,000	19.30%	20.10%	16.30%	20.70%	13.20%	13.20%	13.93%	13.40%	12.50%
\$15,000 - \$24,999	21.90%	16.60%	14.50%	16.80%	12.50%	12.60%	12.75%	11.60%	10.09%
\$25,000 - \$34,999	14.90%	13.80%	13.30%	13.70%	11.90%	12.00%	12.54%	11.54%	10.06%
\$35,000 - \$49,999	16.50%	15.20%	16.00%	15.00%	15.70%	15.50%	16.14%	14.66%	13.31%
\$50,000 - \$74,999	18.40%	16.60%	18.70%	16.20%	19.90%	20.00%	19.78%	18.49%	17.68%
\$75,000 - \$99,999	5.80%	7.60%	9.00%	7.30%	11.00%	11.30%	11.33%	10.95%	12.28%
\$100,000 - \$149,999	2.90%	6.40%	8.00%	6.50%	10.20%	10.20%	8.98%	11.29%	13.44%
\$150,000 - \$199,999	0.20%	1.80%	2.00%	1.80%	3.10%	2.90%	2.40%	3.99%	5.29%
\$200,000+	0.20%	2.10%	2.10%	2.00%	2.60%	2.40%	2.16%	4.08%	5.36%

Median Household Income	\$30,145	\$34,627	\$39,346	\$33,864	\$46,009	\$45,999	\$43,856	\$48,377	\$54,149
Average Household Income	\$39,122	\$50,925	\$55,232	\$50,252	\$62,303	\$61,509	\$59,091	\$69,330	\$77,008
Per Capita Income	\$15,696	\$21,270	\$22,598	\$21,030	\$24,028	\$22,982	\$22,615	\$27,618	\$29,472

**Population by Age**

0 - 4	7.70%	6.70%	6.40%	6.70%	6.30%	6.50%	6.12%	5.40%	6.19%
5 - 9	6.80%	6.10%	6.10%	6.20%	6.20%	6.50%	6.11%	5.53%	6.33%
10 - 14	6.30%	5.80%	5.90%	5.90%	6.30%	6.50%	6.23%	5.69%	6.46%
15 - 19	5.80%	6.40%	6.40%	6.40%	6.40%	6.40%	6.09%	5.85%	6.55%
20 - 24	6.00%	7.40%	7.30%	7.50%	6.60%	6.60%	6.17%	6.56%	7.09%
25 - 34	11.80%	12.90%	13.40%	12.70%	12.90%	13.10%	12.37%	12.83%	13.64%
35 - 44	10.00%	10.40%	11.00%	10.30%	11.60%	11.90%	11.56%	11.93%	12.62%
45 - 54	10.00%	11.20%	11.60%	11.20%	12.50%	12.70%	12.23%	13.34%	13.27%
55 - 64	12.10%	12.40%	12.30%	12.40%	12.80%	12.80%	13.00%	13.37%	12.82%
65 - 74	13.10%	11.00%	10.30%	11.10%	10.30%	9.90%	11.61%	10.90%	8.76%
75 - 84	7.70%	6.50%	6.20%	6.40%	5.70%	5.20%	6.21%	6.03%	4.35%
85+	2.80%	3.30%	3.10%	3.10%	2.40%	2.00%	2.30%	2.59%	1.92%

**Race and Ethnicity**

White Alone	60.00%	60.40%	68.40%	60.20%	73.90%	73.90%	72.91%	73.36%	70.52%
Black Alone	25.10%	28.90%	20.90%	28.90%	14.90%	14.20%	15.39%	16.38%	12.79%
American Indian Alone	0.80%	0.50%	0.40%	0.50%	0.40%	0.50%	0.46%	0.40%	0.97%
Asian Alone	0.60%	1.10%	1.80%	1.10%	2.10%	2.10%	1.84%	2.77%	5.46%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.07%	0.07%	0.19%
Some Other Race Alone	10.00%	5.90%	5.20%	6.10%	5.70%	6.40%	6.46%	4.12%	6.76%
Two or More Races	3.30%	3.20%	3.20%	3.20%	2.90%	2.90%	2.88%	2.90%	3.32%

Hispanic Origin (Any Race)	27.30%	18.00%	17.30%	18.40%	18.50%	20.30%	21.08%	25.07%	17.92%
----------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------



# Market Area:

## I-4 Distribution and Warehousing



# Trade Area

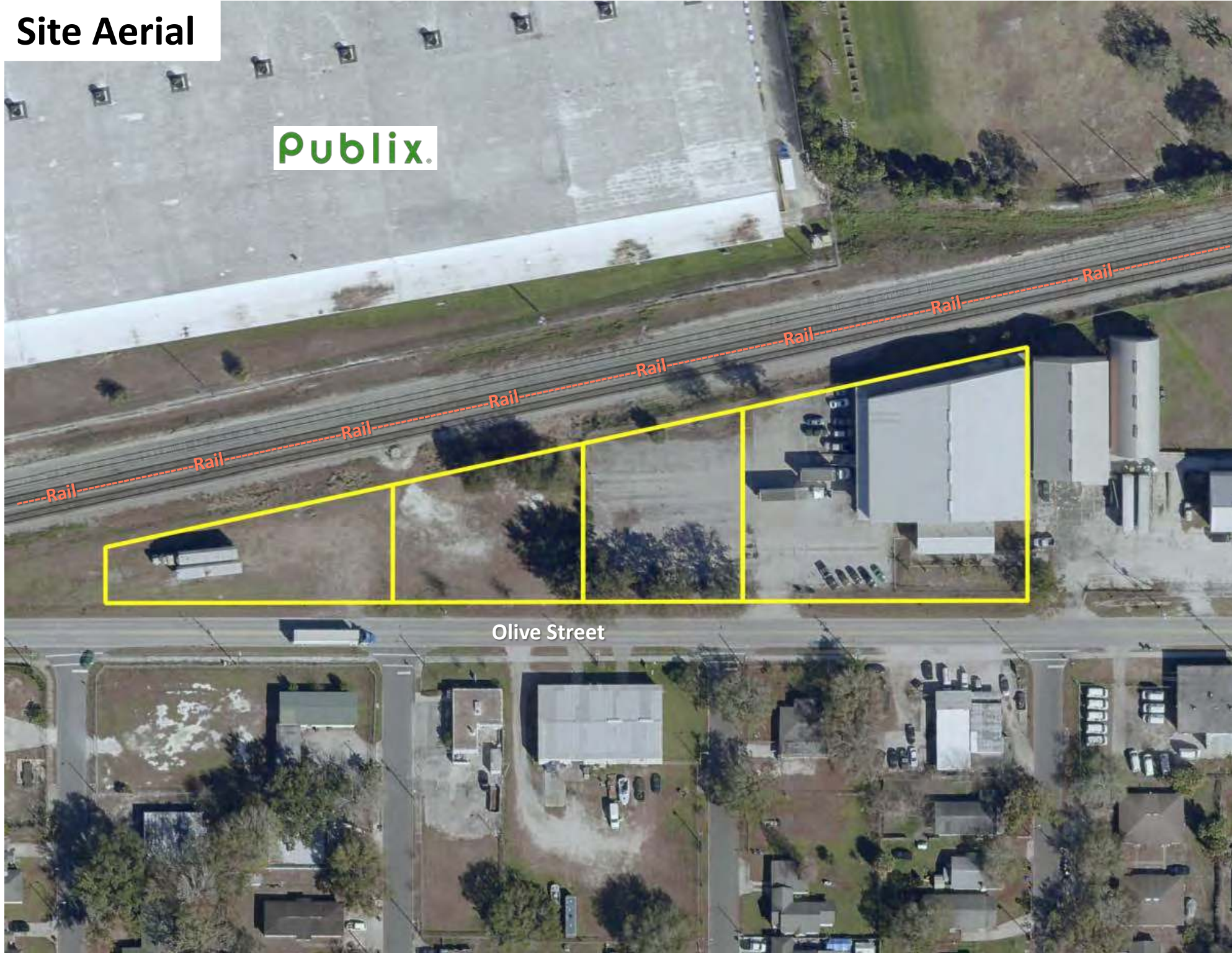


# Neighborhood Aerial



# Site Aerial

Publix.



Olive Street

# Property Photos



# Property Photos



# Property Photos

