

10,000 SF Warehouse on I-4

Includes 8,500 SF Warehouse and 1,500 SF Office

4255 NORTH FRONTAGE ROAD, LAKELAND, FLORIDA



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LOCATION MAP



PROPERTY INFORMATION

- Hard-to-find 10,000 SF Warehouse on I-4
- Easy Access to I-4 Exit 25 & 27
- Serves Tampa-Lakeland-Orlando Markets
- 4,910,000+ Population within 50 Mile Radius

FOR MORE INFORMATION
PLEASE CONTACT

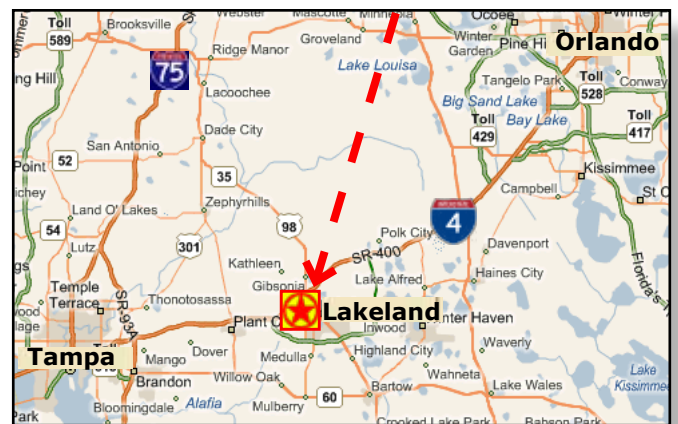
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415 South Kentucky Avenue
Lakeland, FL 33801

10,000 SF Warehouse On I-4

PROPERTY OVERVIEW

Identification:	10,000 SF Warehouse
Location:	4255 N. Frontage Road Lakeland, Florida Directly on Interstate 4 between Exits 27 & 28
Building Size:	10,000 SF Includes 8,500 SF Warehouse and 1,500 SF Office on approximately 1 Acre. Office area floored over for storage.
Traffic Count:	110,000 per day on I-4 (2016)
Construction:	Steel Building (Built 1996)
Ceiling Height:	23' Eaves, Clear Span Interior
Docks:	Three 10' X 12' Dock High Doors on Covered Dock with Fork Lift Ramp
Restrooms:	2 in Office & 1 in Warehouse
Sprinklers:	None
Comments:	Highly visible, very flexible warehouse. Directly on I-4 between two interchanges. PRIME OPPORTUNITY TO SERVE TAMPA - LAKELAND - ORLANDO MARKETS.
LEASE RATE:	\$6,000 per month (gross rent - owner pays taxes, insurance, structural repairs)



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I-4 & POLK PARKWAY AERIAL



10,000 SF Warehouse On I-4

WAREHOUSE PHOTOGRAPHS



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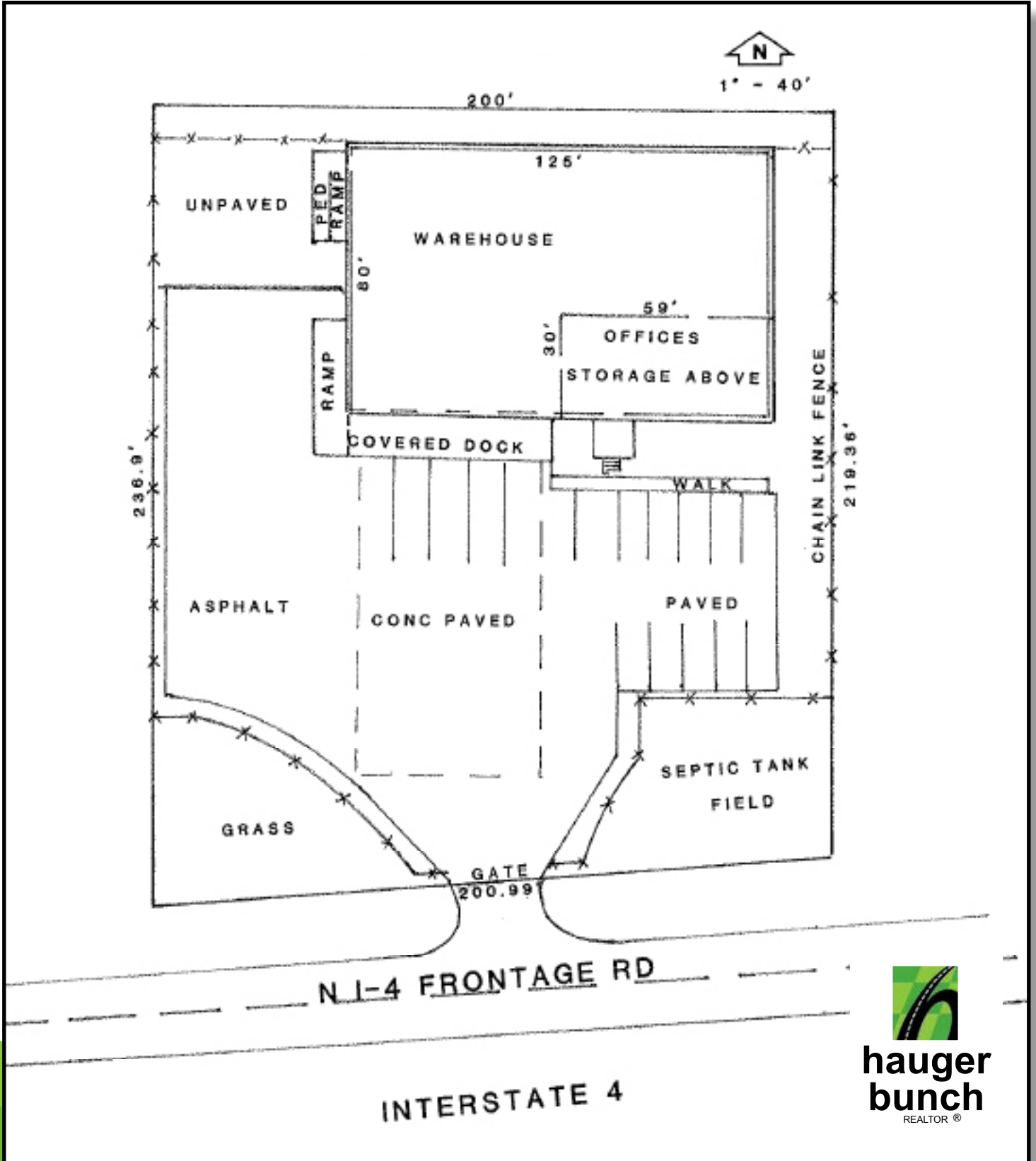
OFFICE/ENTRY PHOTOGRAPHS



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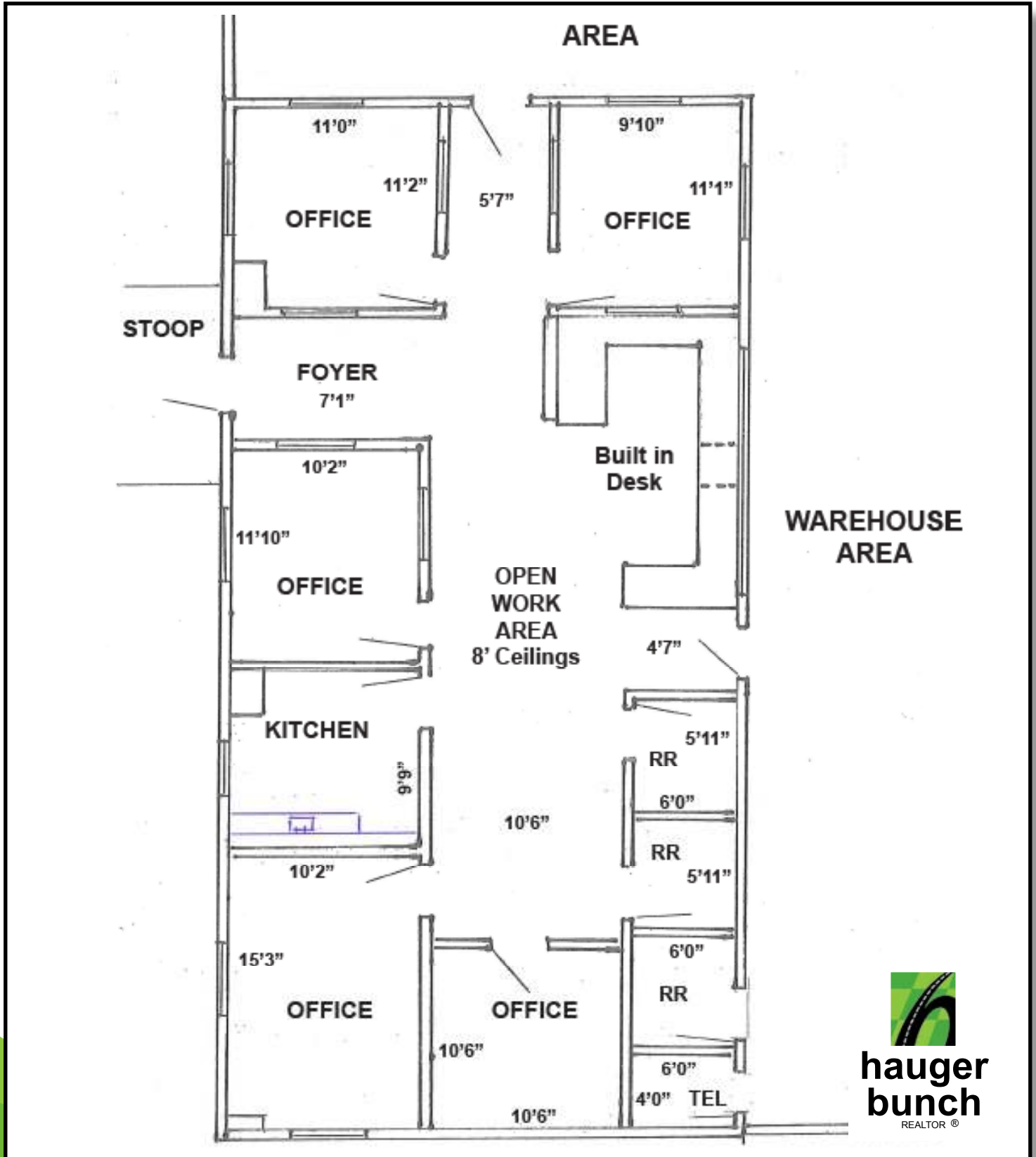
SITE PLAN



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OFFICE PLAN



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10,000 SF Warehouse

On I-4

GREATER LAKELAND I-4 CORRIDOR MAP



10,000 SF Warehouse On I-4

DEMOGRAPHICS / EXECUTIVE SUMMARY

	10 miles	30 miles	50 miles
Population			
2000 Population	256,465	1,316,162	3,548,411
2010 Population	303,767	1,659,698	4,388,761
2017 Population	330,275	1,852,850	4,910,798
2022 Population	350,452	1,999,278	5,314,731
2000-2010 Annual Rate	1.71%	2.35%	2.15%
2010-2017 Annual Rate	1.16%	1.53%	1.56%
2017-2022 Annual Rate	1.19%	1.53%	1.59%
2017 Male Population	48.7%	48.8%	48.8%
2017 Female Population	51.3%	51.2%	51.2%
2017 Median Age	39.1	38.3	41.0

In the identified area, the current year population is 4,910,798. In 2010, the Census count in the area was 4,388,761. The rate of change since 2010 was 1.56% annually. The five-year projection for the population in the area is 5,314,731 representing a change of 1.59% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.8%	70.0%	73.1%
2017 Black Alone	13.9%	17.2%	14.0%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	2.1%	3.2%	3.5%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	6.8%	5.8%	5.6%
2017 Two or More Races	3.0%	3.4%	3.3%
2017 Hispanic Origin (Any Race)	21.1%	24.2%	23.5%

Persons of Hispanic origin represent 23.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	98,651	511,668	1,436,276
2010 Households	114,144	632,658	1,731,082
2017 Total Households	122,894	698,657	1,910,005
2022 Total Households	129,822	750,770	2,054,285
2000-2010 Annual Rate	1.47%	2.15%	1.88%
2010-2017 Annual Rate	1.02%	1.38%	1.37%
2017-2022 Annual Rate	1.10%	1.45%	1.47%
2017 Average Household Size	2.64	2.60	2.52

The household count in this area has changed from 1,731,082 in 2010 to 1,910,005 in the current year, a change of 1.37% annually. The five-year projection of households is 2,054,285, a change of 1.47% annually from the current year total. Average household size is currently 2.52, compared to 2.48 in the year 2010. The number of families in the current year is 1,241,388 in the specified area.

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DEMOGRAPHICS / EXECUTIVE SUMMARY

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Median Household Income			
2017 Median Household Income	\$48,833	\$50,686	\$49,701
2022 Median Household Income	\$53,992	\$56,362	\$55,068
2017-2022 Annual Rate	2.03%	2.15%	2.07%
Average Household Income			
2017 Average Household Income	\$65,569	\$69,989	\$69,564
2022 Average Household Income	\$75,261	\$80,425	\$79,649
2017-2022 Annual Rate	2.80%	2.82%	2.74%
Per Capita Income			
2017 Per Capita Income	\$24,843	\$26,848	\$27,588
2022 Per Capita Income	\$28,303	\$30,621	\$31,279
2017-2022 Annual Rate	2.64%	2.66%	2.54%

Households by Income

Current median household income is \$49,701 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$55,068 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$69,564 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$79,649 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,588 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,279 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	111,868	577,832	1,642,489
2000 Owner Occupied Housing Units	69,748	346,363	1,013,930
2000 Renter Occupied Housing Units	28,903	165,305	422,345
2000 Vacant Housing Units	13,217	66,164	206,214
2010 Total Housing Units	130,741	737,664	2,074,649
2010 Owner Occupied Housing Units	77,193	410,577	1,160,336
2010 Renter Occupied Housing Units	36,951	222,081	570,746
2010 Vacant Housing Units	16,597	105,006	343,567
2017 Total Housing Units	140,151	806,012	2,263,566
2017 Owner Occupied Housing Units	77,354	421,475	1,192,932
2017 Renter Occupied Housing Units	45,539	277,182	717,073
2017 Vacant Housing Units	17,257	107,355	353,561
2022 Total Housing Units	148,244	863,916	2,429,827
2022 Owner Occupied Housing Units	81,078	450,252	1,274,605
2022 Renter Occupied Housing Units	48,744	300,518	779,680
2022 Vacant Housing Units	18,422	113,146	375,542

Currently, 52.7% of the 2,263,566 housing units in the area are owner occupied; 31.7%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,074,649 housing units in the area - 55.9% owner occupied, 27.5% renter occupied, and 16.6% vacant. The annual rate of change in housing units since 2010 is 3.95%. Median home value in the area is \$174,088, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.90% annually to \$231,920.

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DEMOGRAPHICS / SITE MAP

