



Coldwell Banker Commercial

# SAUNDERS ♦ RALSTON ♦ DANTZLER

Commercial Real Estate for Central Florida



## PROPERTY FOR SALE

740 S. FLORIDA AVE, LAKELAND, FL

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

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## EXECUTIVE SUMMARY

Adult &  
Pediatric  
Dermatology

Florida  
Blue

27,000  
cars/day

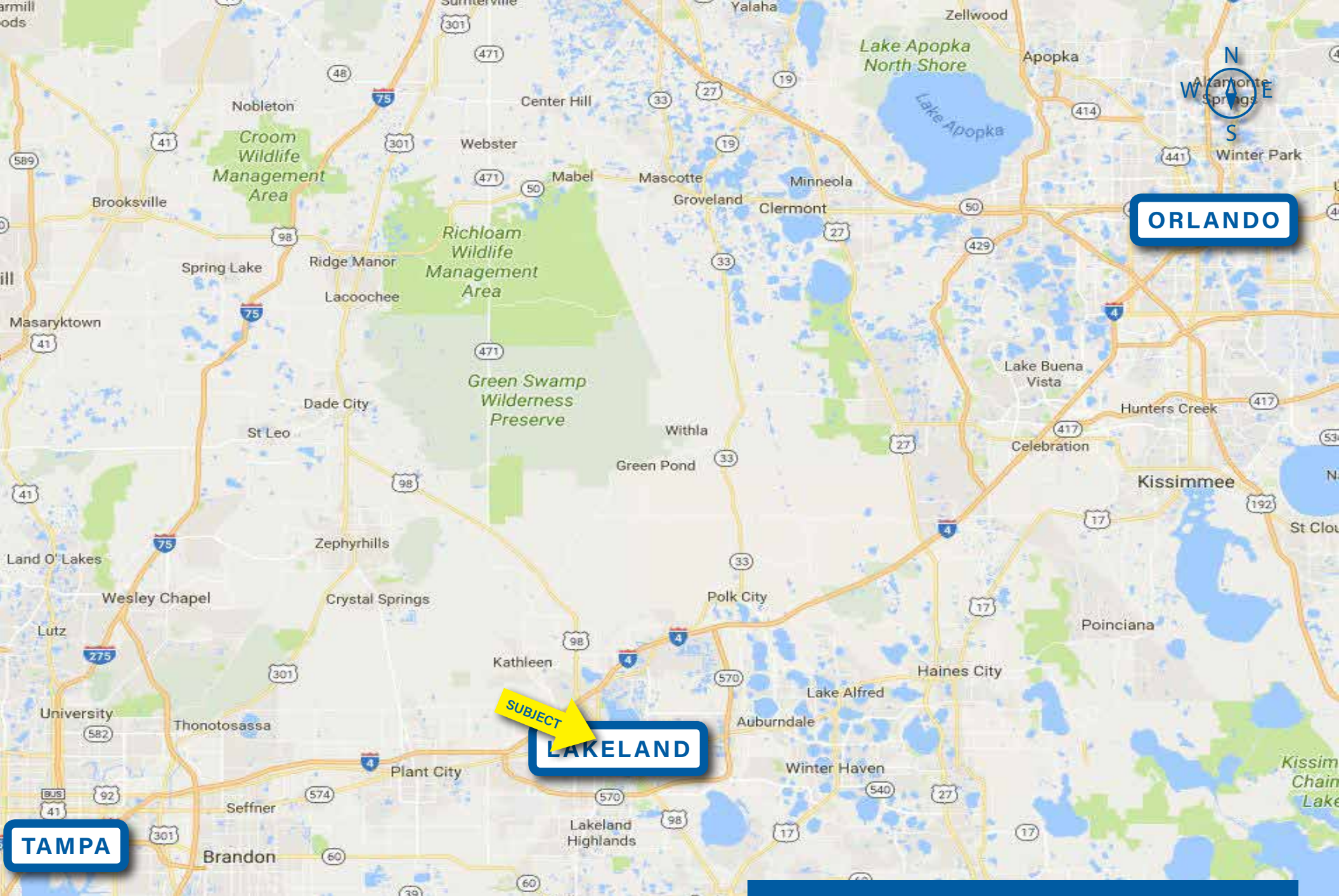
GRACE CITY  
CHURCH

Lilly,  
O'Toole, and  
Brown LLP

# 740 S FLORIDA AVE LAKELAND, FL, 33801

The subject property is a 3,361 +/- SF building on 0.37 +/- acres in Lakeland, just south of Downtown in the Dixieland Historic District. The close proximity to Downtown, frontage on South Florida Avenue (27,000 cars/day), and good parking make this office/retail building a premier property.

<b>Site Address:</b>	740 S Florida Ave, Lakeland, FL
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	242819230000000090
<b>Land Size:</b>	0.37 +/- acres
<b>Building Size:</b>	3,361 +/- SF
<b>Year Built:</b>	1967
<b>Property Use:</b>	Office/Retail
<b>Utilities:</b>	Water and Sewer (City of Lakeland)
<b>Zoning:</b>	Commercial (C-2)
<b>Taxes:</b>	\$7,206.72 (2017)
<b>Traffic Count:</b>	27,000 cars/day
<b>Asking Price:</b>	\$649,000



Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

## REGIONAL LOCATION MAP

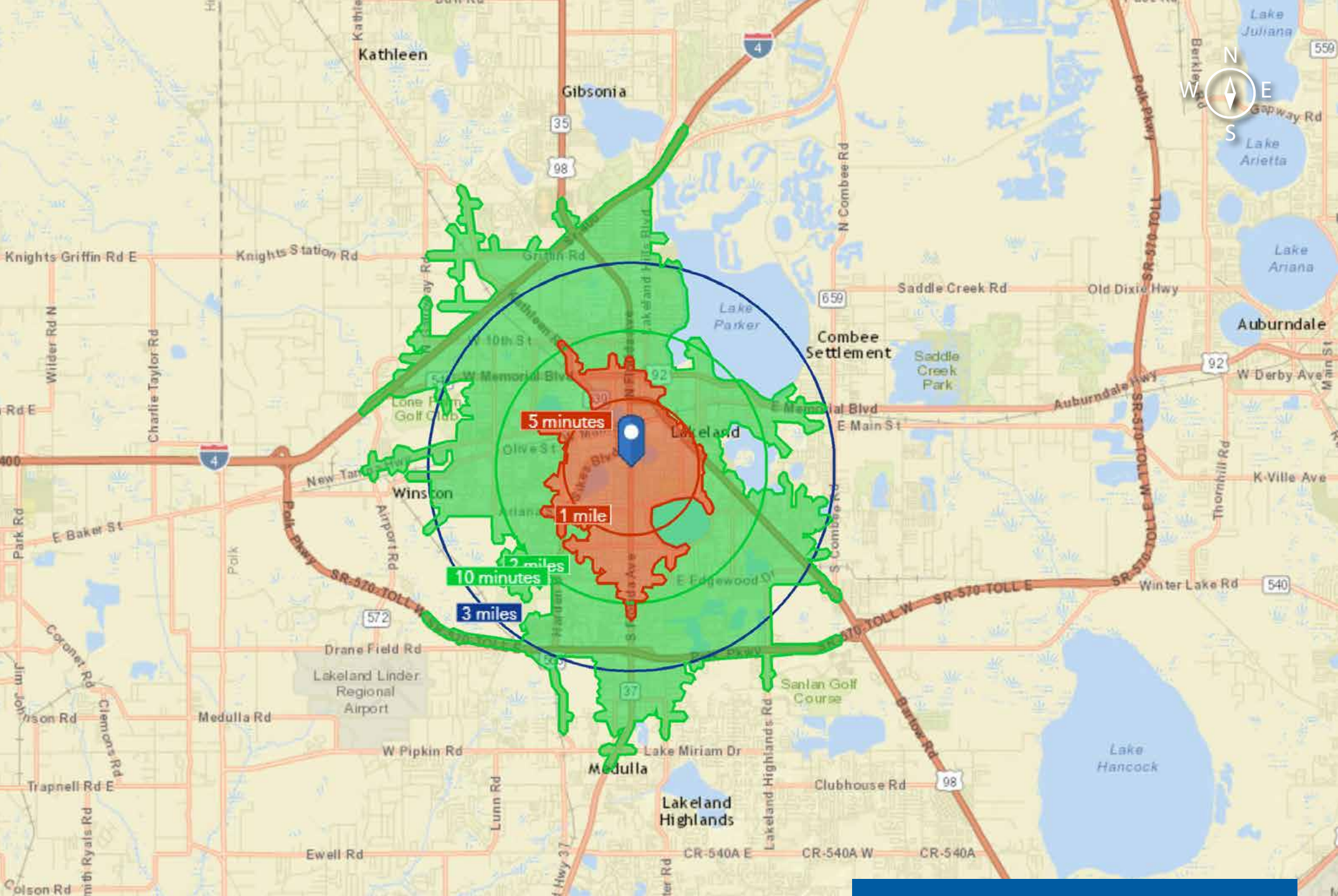


LAKELAND

SUBJECT

LOCATION MAP

Near Central Business District/Downtown, affluent Lake Morton/ Lake Hollingsworth neighborhoods, and Florida Southern College in Historic Dixieland.



1, 2, 3 Mile Radius  
5 and 10 Minute Drivetime

## DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	10,377	38,098	75,979	17,938	78,918	662,431	20,619,313	327,514,334
Daytime Population	16,450	49,670	91,844	25,213	98,458	-	-	-
Households	4,319	15,755	30,107	7,471	31,528	247,585	8,064,657	123,158,887
Families	1,926	8,668	17,462	3,702	18,399	172,355	5,223,357	81,106,685
Average Household Size	2.07	2.29	2.41	2.16	2.41	2.62	2.50	2.59
Owner Occupied Housing Units	1,371	7,346	14,593	2,854	15,351	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	2,948	8,409	15,515	4,616	16,177	83,821	2,992,867	45,951,844
Median Age	33.8	39.6	38.0	37.5	38.8	41.3	42.2	38.2
<b>Income</b>								
Median Household Income	\$35,967	\$36,855	\$37,622	\$37,379	\$37,577	\$45,704	\$50,606	\$56,124
Average Household Income	\$52,163	\$54,046	\$55,093	\$55,672	\$55,576	\$61,763	\$72,632	\$80,675
Per Capita Income	\$24,207	\$23,216	\$22,816	\$24,838	\$23,083	\$23,623	\$28,921	\$30,820
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
Population	0.58%	0.77%	0.91%	0.64%	0.95%	1.28%	1.36%	0.83%
Households	0.56%	0.71%	0.87%	0.61%	0.91%	1.19%	1.30%	0.79%
Families	0.40%	0.58%	0.76%	0.44%	0.80%	1.13%	1.25%	0.71%
Owner HHs	0.32%	0.49%	0.68%	0.27%	0.70%	1.09%	1.19%	0.72%
Median Household Income	1.46%	1.53%	1.74%	1.52%	1.76%	2.46%	2.13%	2.12%

The subject property is centrally located with high population density of nearly 40,000 people in 2 miles and over 75,000 in 3 miles.

Population increases during work hours, as the daytime population is 49,670 within 2 miles and 91,844 within 3 miles.

# BENCHMARK DEMOGRAPHICS

Proximity to nearby Historic Districts of Dixieland and South Lake Morton neighborhoods is evident, with a younger population nearby.

Ages 15-34 make up nearly 37% of the population within 1 mile, compared to 24.5% in Polk County and 25.2% in the State of Florida.

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	21.40%	18.50%	16.40%	19.90%	16.40%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	16.60%	16.30%	16.40%	16.00%	16.30%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	10.70%	12.60%	13.60%	11.10%	13.70%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	15.00%	15.20%	15.80%	14.20%	15.50%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	17.90%	17.90%	17.70%	18.30%	17.40%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	7.80%	8.50%	8.90%	8.20%	8.90%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	6.10%	6.40%	6.70%	6.90%	6.90%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	2.20%	2.00%	2.00%	2.30%	2.10%	2.70%	4.30%	5.70%
\$200,000+	2.30%	2.50%	2.60%	2.90%	2.70%	2.50%	4.60%	6.10%

## Population by Age

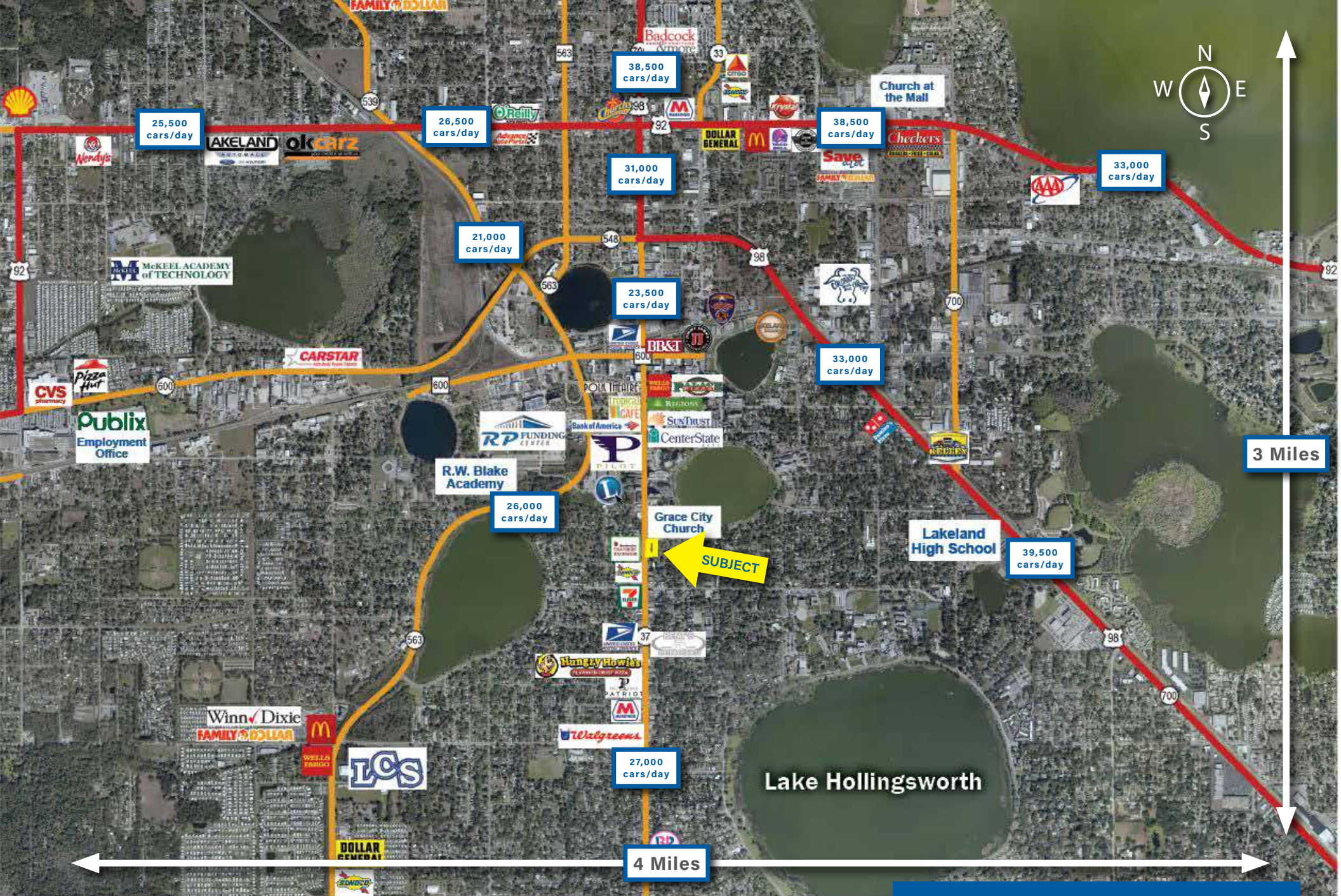
0 - 4	5.40%	6.10%	6.50%	5.60%	6.50%	6.00%	5.30%	6.10%
5 - 9	4.70%	5.70%	6.00%	5.00%	6.10%	6.10%	5.50%	6.30%
10 - 14	4.50%	5.50%	5.70%	5.00%	5.80%	6.10%	5.60%	6.30%
15 - 19	9.80%	6.70%	6.90%	8.00%	6.40%	5.90%	5.70%	6.40%
20 - 24	13.10%	8.00%	8.10%	10.20%	7.50%	6.00%	6.40%	7.00%
25 - 34	14.00%	13.20%	13.50%	13.60%	13.60%	12.60%	13.10%	13.80%
35 - 44	10.00%	10.40%	10.60%	10.50%	10.70%	11.40%	11.80%	12.50%
45 - 54	11.00%	11.20%	10.90%	11.80%	11.00%	12.00%	13.00%	13.00%
55 - 64	10.10%	12.60%	12.20%	12.20%	12.40%	13.10%	13.50%	12.90%
65 - 74	8.00%	10.90%	10.60%	9.30%	10.80%	12.00%	11.30%	9.20%
75 - 84	4.90%	6.20%	6.00%	5.20%	6.10%	6.40%	6.20%	4.40%
85+	4.40%	3.50%	3.10%	3.70%	3.20%	2.40%	2.70%	2.00%

## Race and Ethnicity

White Alone	76.10%	64.80%	63.30%	69.70%	63.30%	72.60%	73.10%	70.20%
Black Alone	15.20%	25.10%	25.50%	21.50%	25.60%	15.30%	16.40%	12.80%
American Indian Alone	0.50%	0.40%	0.40%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.00%	1.20%	1.40%	1.00%	1.40%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.60%	4.90%	5.70%	3.70%	5.70%	6.80%	4.20%	6.80%
Two or More Races	3.60%	3.50%	3.50%	3.50%	3.50%	3.00%	3.00%	3.40%
Hispanic Origin	14.90%	16.80%	18.20%	14.70%	18.50%	22.00%	25.50%	18.10%

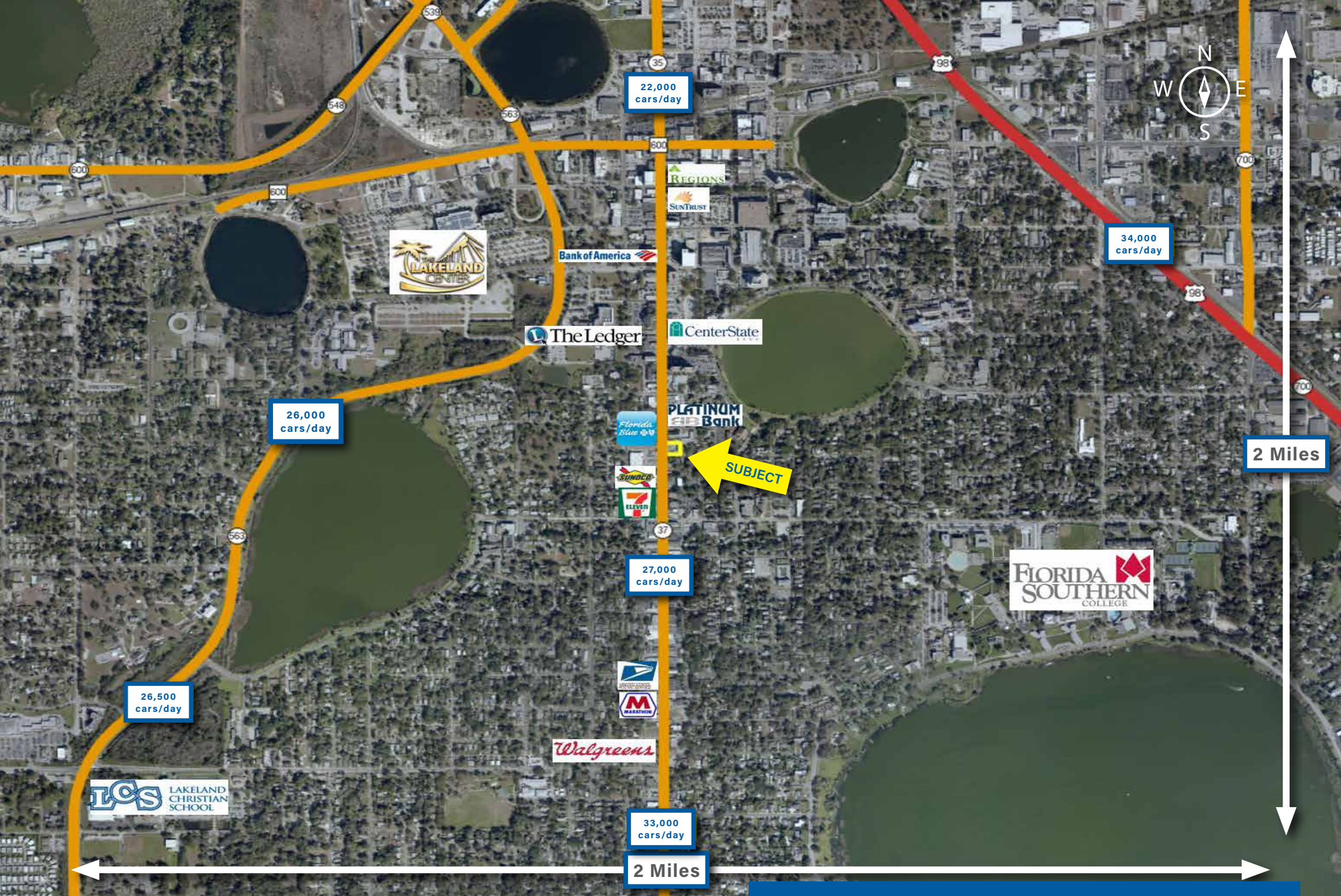
(Any Race)





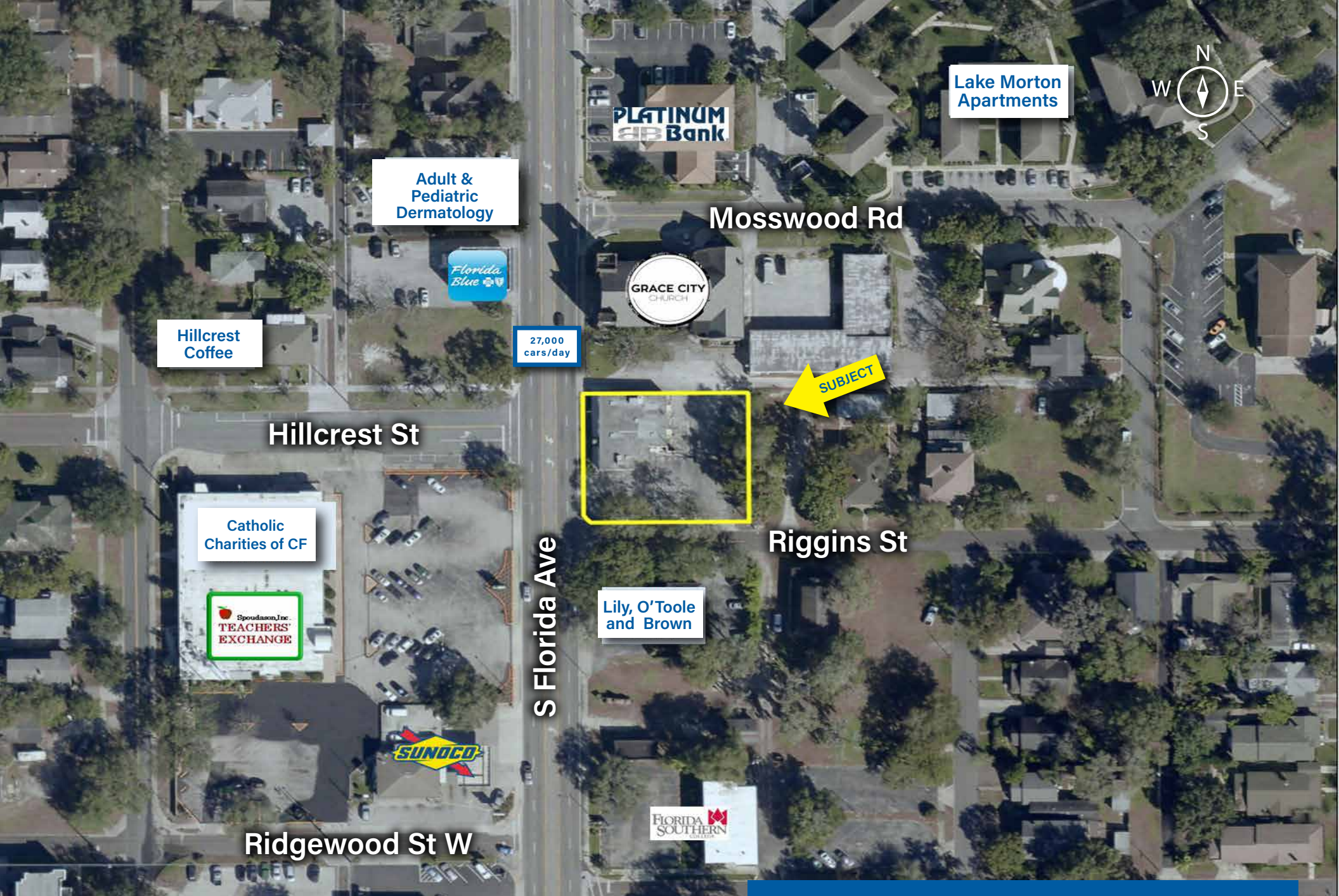
# MARKET AREA MAP

At the southern edge of the central business district, the business and residential market is strong. There are 27,000 cars/day on S Florida Ave (SR 37).



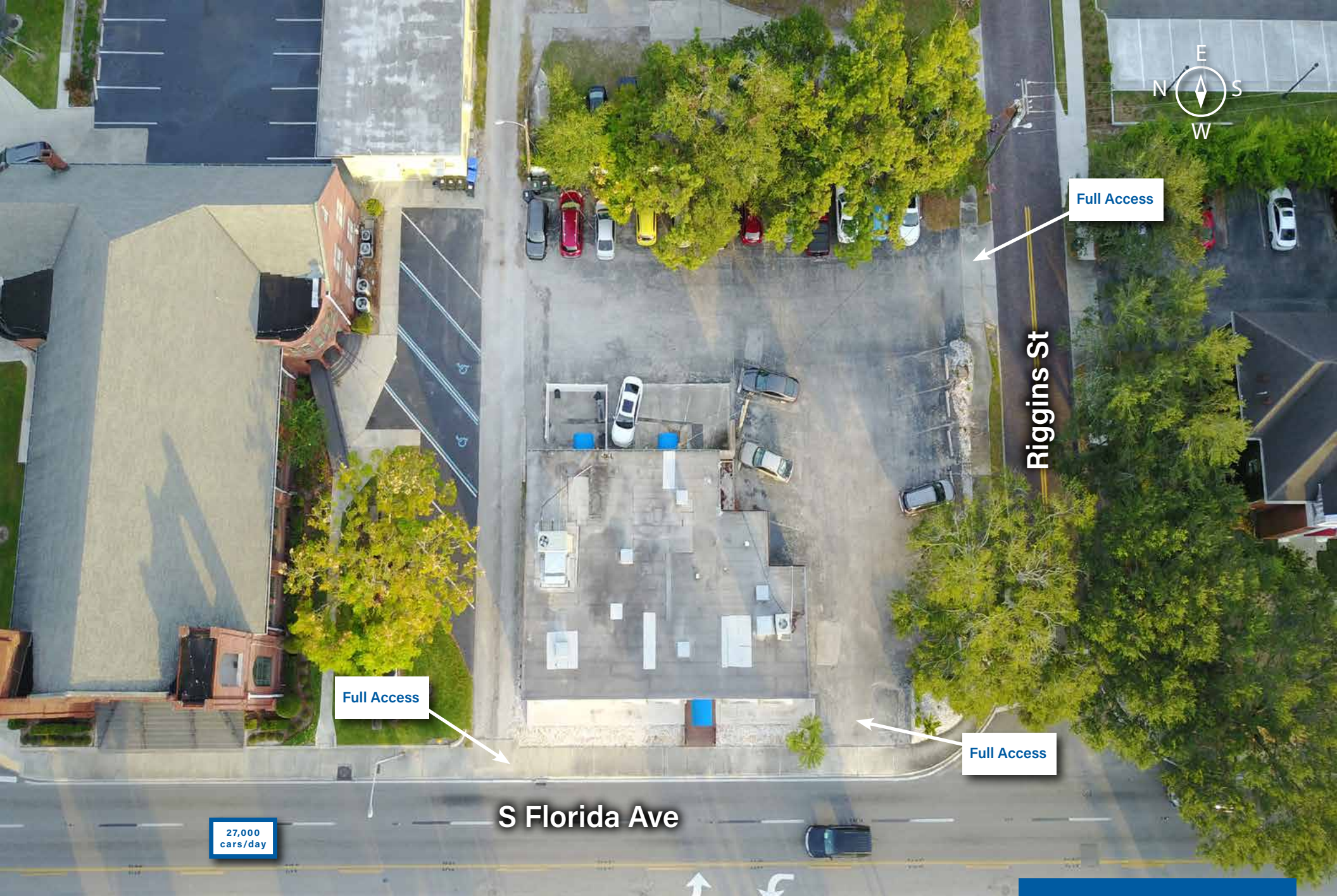
Trade area incorporates Downtown Lakeland, Historic Dixieland, and Florida Southern College.

**TRADE AREA MAP**



High visibility... 27,000 cars/day on S Florida Ave.

**NEIGHBORHOOD AERIAL**



Full access via S Florida Ave and Riggins St

**SITE AERIAL**

# BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	3,361 +/- SF
Living Area	3,361 +/- SF
Actual Year Built	1967
Effective Year	1980
Wall Structure	Concrete
Stories	1

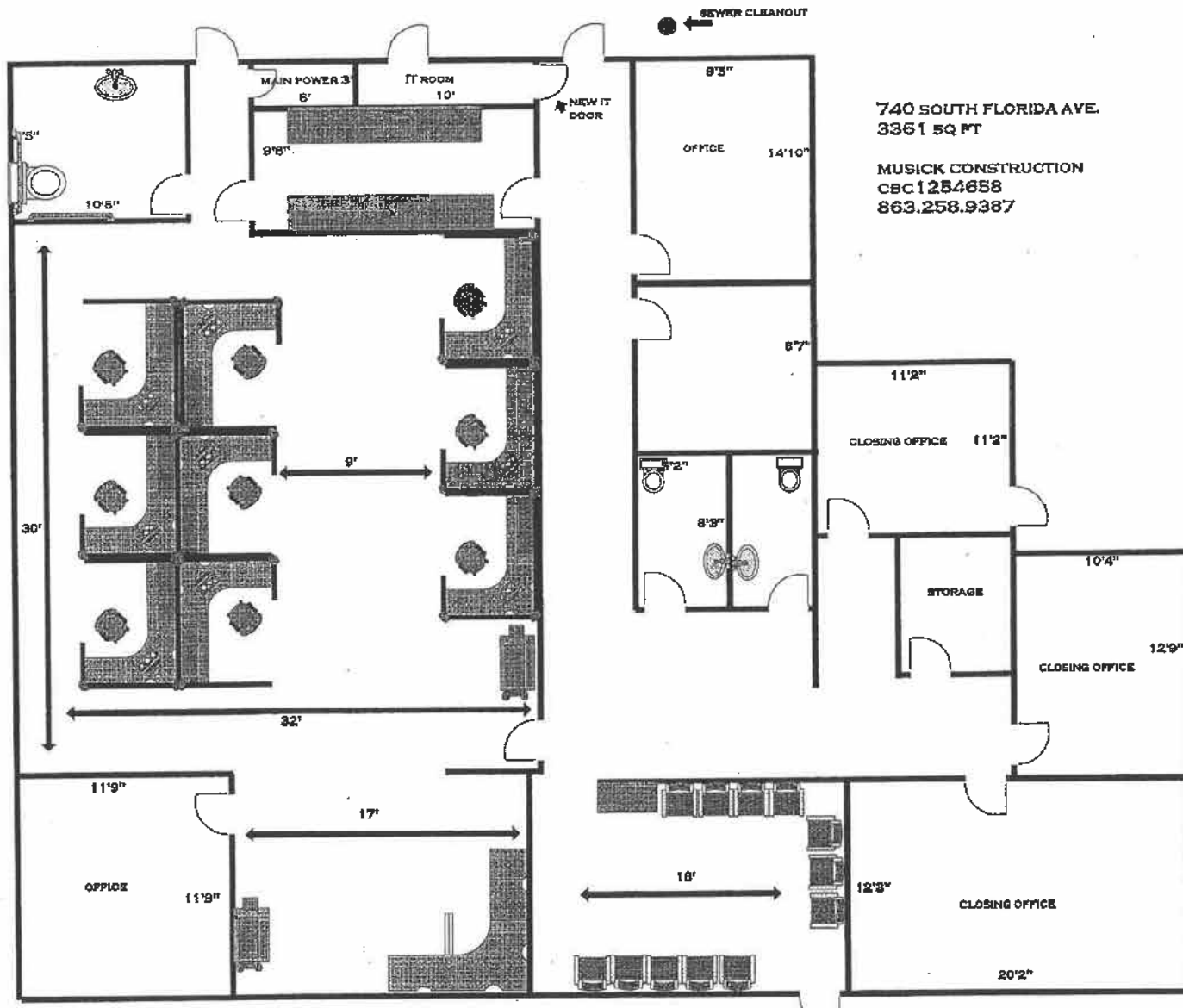
View of subject property facing north,  
toward Downtown.



# Nearby South Lake Morton



# Subject Property Floor Plan





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The subject property is a 3,361 +/- SF building with 5 private offices, a large open work area, a conference room, storage, and reception area. There are 26 parking spaces, and the building has 3 restrooms,

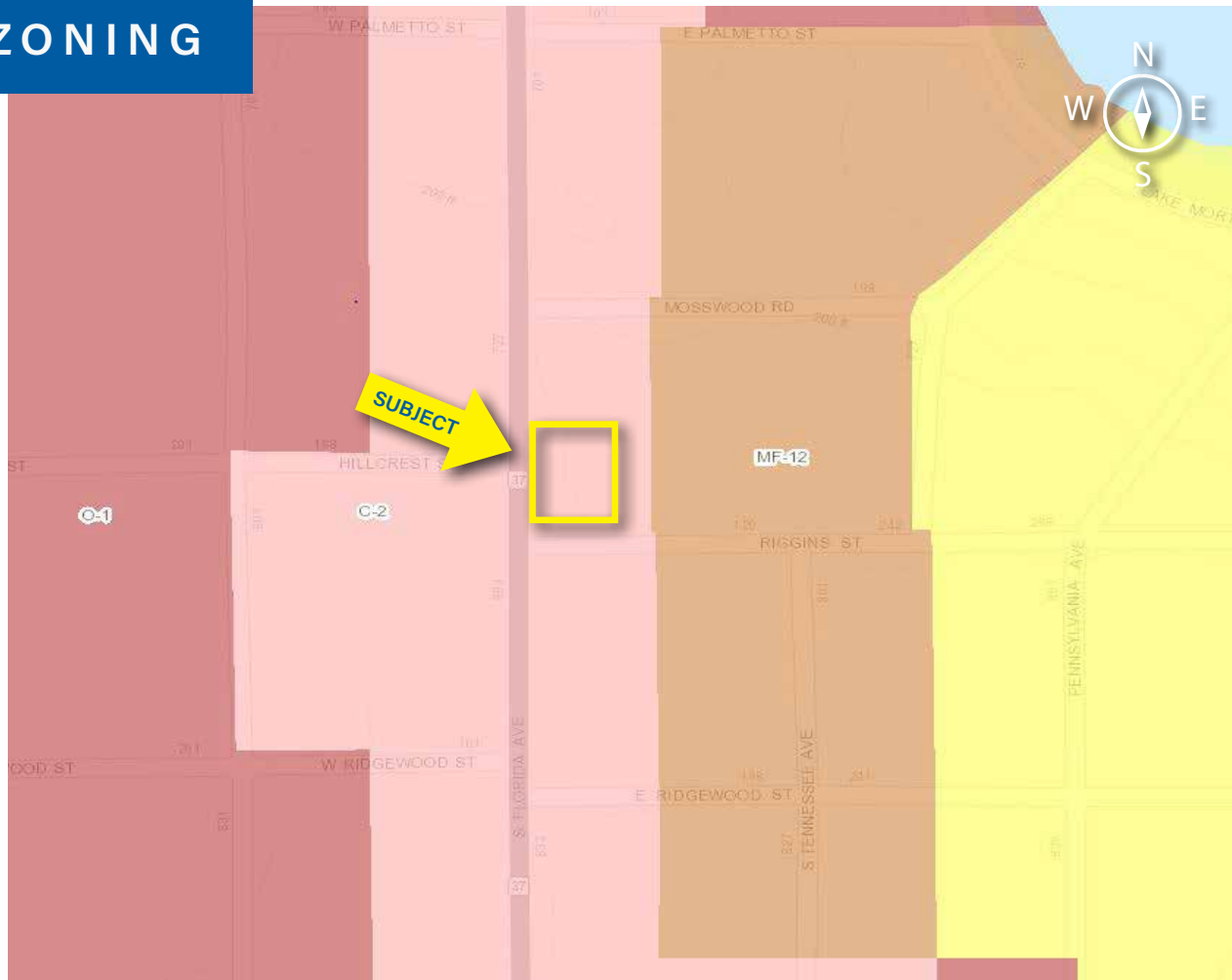
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one of which has handicap accommodations. There is signage on the building visible from S Florida Ave traveling both north and south.









# ZONING



## Highway Commercial District (C-2)

The intent of the C-2 District is to provide for a broad range of office and retail uses primarily oriented toward the motoring public and development on relatively small individual lots with exposure to high traffic volumes.

-  COMMERCIAL C-2
-  MULTIPLE FAMILY
-  OFFICE
-  SINGLE FAMILY



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