



# SPACE FOR LEASE

**3939 US HIGHWAY 98 S - LAKELAND, FL**

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## EXECUTIVE SUMMARY

# 3939 US HIGHWAY 98 S LAKELAND, FL 33803

The subject space is located within a business park long US 98 S in Lakeland, FL. The property benefits from excellent location characteristics, including proximity to the Polk Parkway, as well as ample traffic and excellent visibility along US 98 S. There is ample parking on the south side of the building and covered parking along the north side.

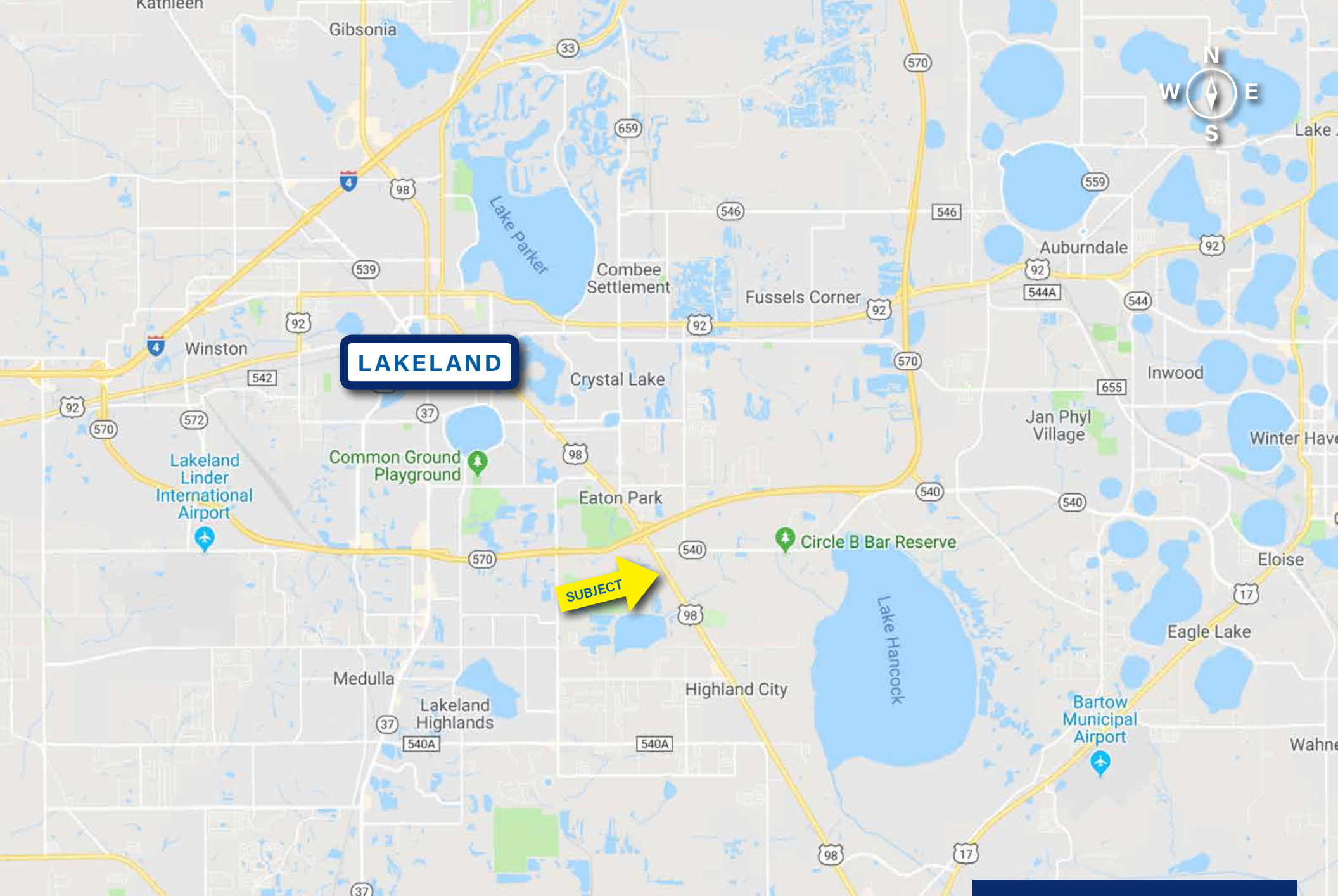
<b>Site Address:</b>	3939 US Highway 98 S, Lakeland, FL 33803
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	242903000000013030, 242903000000014020
<b>Land Size:</b>	12.25 +/- Acres
<b>Available Space:</b>	7,650 +/- SF
<b>Property Use:</b>	Office
<b>Utilities:</b>	Water & Sewer - Polk County
<b>Future Land Use:</b>	BPC-2X (Polk County)
<b>Traffic Count:</b>	45,000 cars/day on US 98
<b>Asking Rate:</b>	\$12.50/SF MG





**REGIONAL LOCATION MAP**

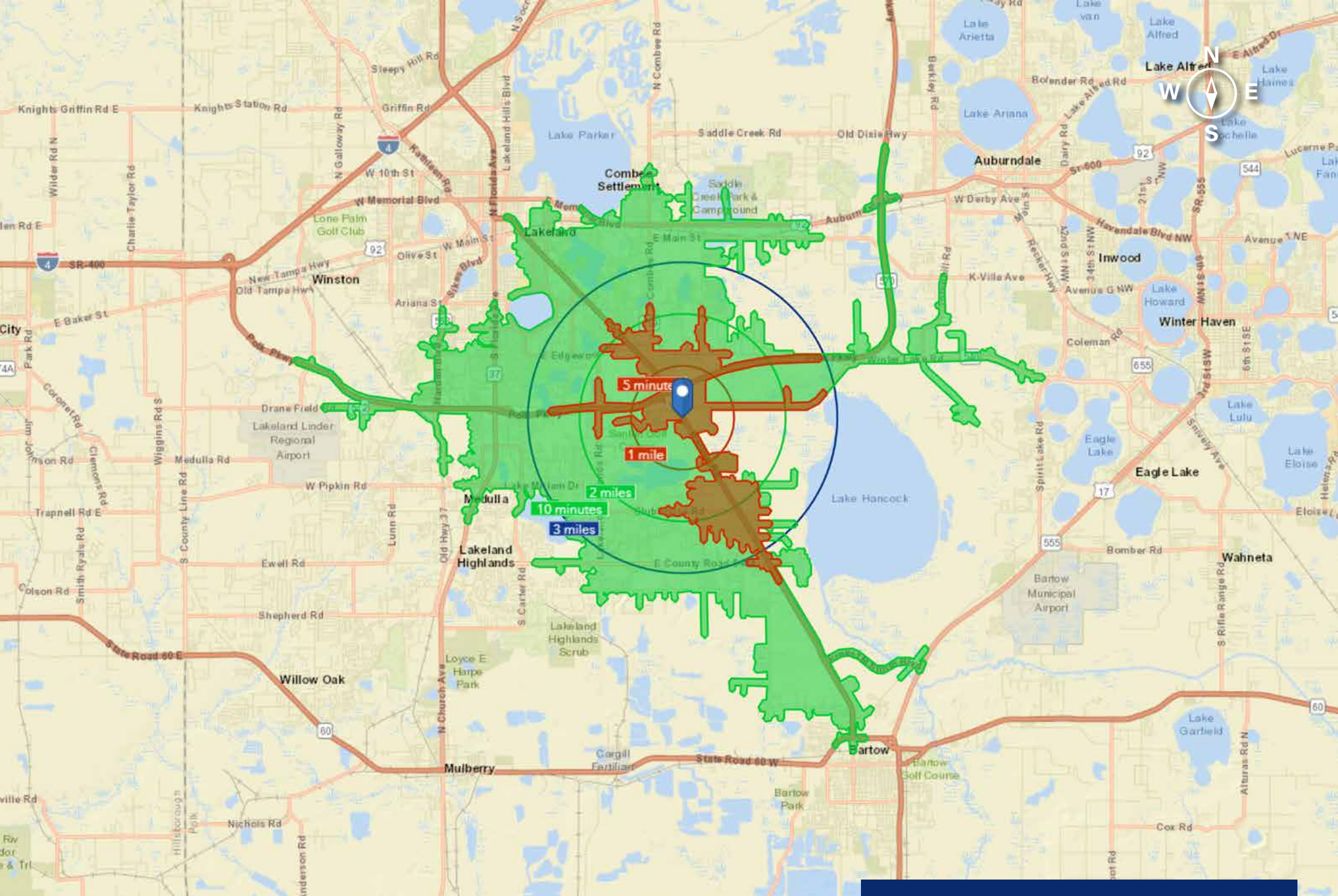
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.



Located in Lakeland, FL just south of the Polk Parkway.

## LOCATION MAP





1, 2, 3 mile radius

5, 10 minute drive time

## DEMOGRAPHICS MAP



# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	1,444	10,981	44,605	5,553	80,198	683,954	21,239,528	332,417,793
Households	612	4,121	16,158	2,004	30,254	255,025	8,299,404	125,168,557
Families	385	2,828	11,417	1,469	20,377	177,233	5,366,533	82,295,074
Average Household Size	2.36	2.66	2.70	2.77	2.58	2.63	2.51	2.59
Owner Occupied Housing Units	302	2,582	10,716	1,261	19,294	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	310	1,540	5,442	743	10,960	80,217	2,924,369	45,709,279
Median Age	35.9	38.6	38.5	36.0	38.6	41.6	42.5	38.5
<b><i>Income</i></b>								
Median Household Income	\$47,892	\$50,809	\$55,006	\$54,113	\$54,851	\$50,006	\$54,238	\$60,548
Average Household Income	\$61,359	\$68,485	\$76,397	\$71,201	\$76,880	\$67,890	\$78,335	\$87,398
Per Capita Income	\$23,860	\$25,752	\$28,335	\$25,047	\$29,500	\$25,412	\$30,703	\$33,028
<b><i>Trends: 2018 - 2023 Annual Growth Rate</i></b>								
Population	2.00%	1.64%	1.13%	1.35%	1.30%	1.46%	1.37%	0.77%
Households	1.95%	1.52%	1.06%	1.26%	1.24%	1.37%	1.31%	0.75%
Families	1.76%	1.44%	0.98%	1.16%	1.15%	1.31%	1.26%	0.68%
Owner HHs	2.70%	1.91%	1.49%	1.79%	1.88%	1.72%	1.60%	0.92%
Median Household Income	2.30%	2.02%	2.27%	2.40%	2.41%	1.95%	2.37%	2.70%

The Bartow Highway is a heavily traveled commuter road. Median Household Income levels are good - \$54,581 within a 5 minute drive-time compared to Polk County at \$50,006.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

## Households by Income

<\$15,000	15.20%	12.90%	8.90%	9.10%	9.50%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	9.30%	10.90%	10.00%	8.90%	10.30%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	7.80%	7.50%	10.00%	9.90%	10.10%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	19.80%	17.70%	15.90%	16.80%	15.00%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	24.70%	20.90%	19.00%	22.10%	19.10%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	10.80%	12.90%	13.30%	14.90%	13.10%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	6.00%	9.10%	13.00%	10.60%	13.20%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	3.10%	4.30%	5.40%	3.50%	4.70%	2.90%	4.50%	6.00%
\$200,000+	3.40%	3.90%	4.60%	4.10%	5.10%	2.90%	5.10%	6.70%

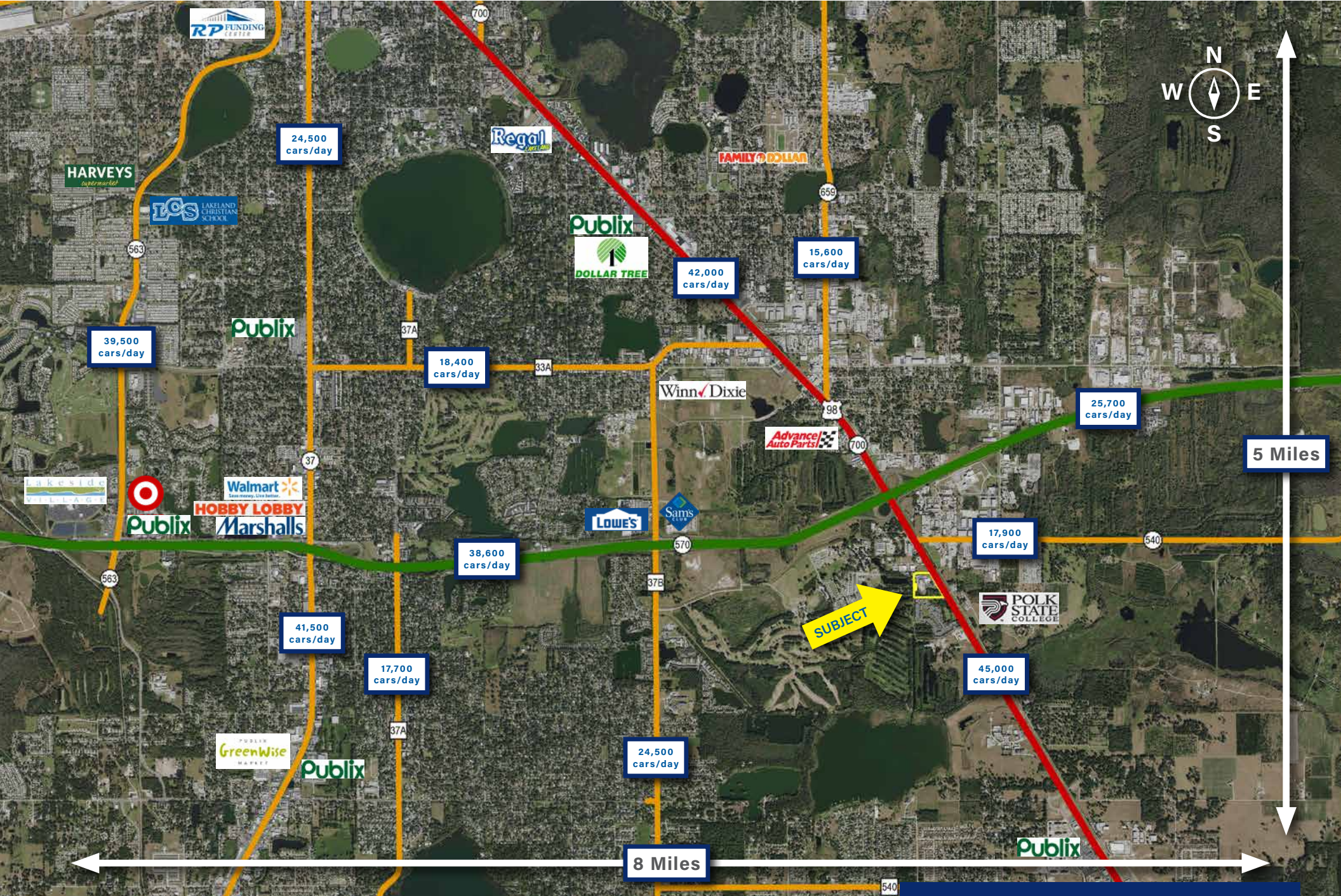
## Population by Age

0 - 4	6.30%	6.10%	5.70%	6.40%	5.60%	6.00%	5.30%	6.00%
5 - 9	6.00%	6.00%	5.90%	6.50%	5.80%	6.00%	5.40%	6.20%
10 - 14	5.60%	5.90%	6.30%	6.60%	6.10%	6.00%	5.60%	6.30%
15 - 19	5.90%	6.00%	7.00%	6.50%	7.10%	5.90%	5.70%	6.40%
20 - 24	7.90%	6.70%	7.30%	7.00%	7.40%	5.90%	6.30%	6.90%
25 - 34	17.10%	14.90%	13.70%	15.60%	13.60%	12.70%	13.20%	13.90%
35 - 44	13.00%	12.10%	11.80%	13.10%	11.80%	11.40%	11.70%	12.50%
45 - 54	12.50%	12.50%	12.50%	13.10%	12.50%	11.80%	12.70%	12.80%
55 - 64	11.90%	12.60%	13.40%	12.90%	13.30%	13.10%	13.60%	13.00%
65 - 74	8.10%	9.80%	9.70%	7.70%	9.80%	12.10%	11.50%	9.40%
75 - 84	4.50%	5.70%	4.90%	3.50%	5.00%	6.60%	6.30%	4.60%
85+	1.30%	1.80%	1.70%	1.10%	2.00%	2.40%	2.70%	2.00%

## Race and Ethnicity

White Alone	74.70%	74.10%	76.00%	74.60%	77.50%	72.30%	73.00%	69.90%
Black Alone	12.00%	11.90%	11.90%	11.60%	11.30%	15.30%	16.40%	12.90%
American Indian Alone	0.60%	0.40%	0.30%	0.50%	0.40%	0.50%	0.40%	1.00%
Asian Alone	2.80%	3.50%	3.90%	4.10%	3.30%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.80%	6.70%	4.40%	5.90%	4.30%	7.00%	4.30%	6.90%
Two or More Races	3.20%	3.30%	3.30%	3.20%	3.20%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	17.70%	17.40%	16.00%	18.80%	16.20%	22.60%	25.90%	18.30%

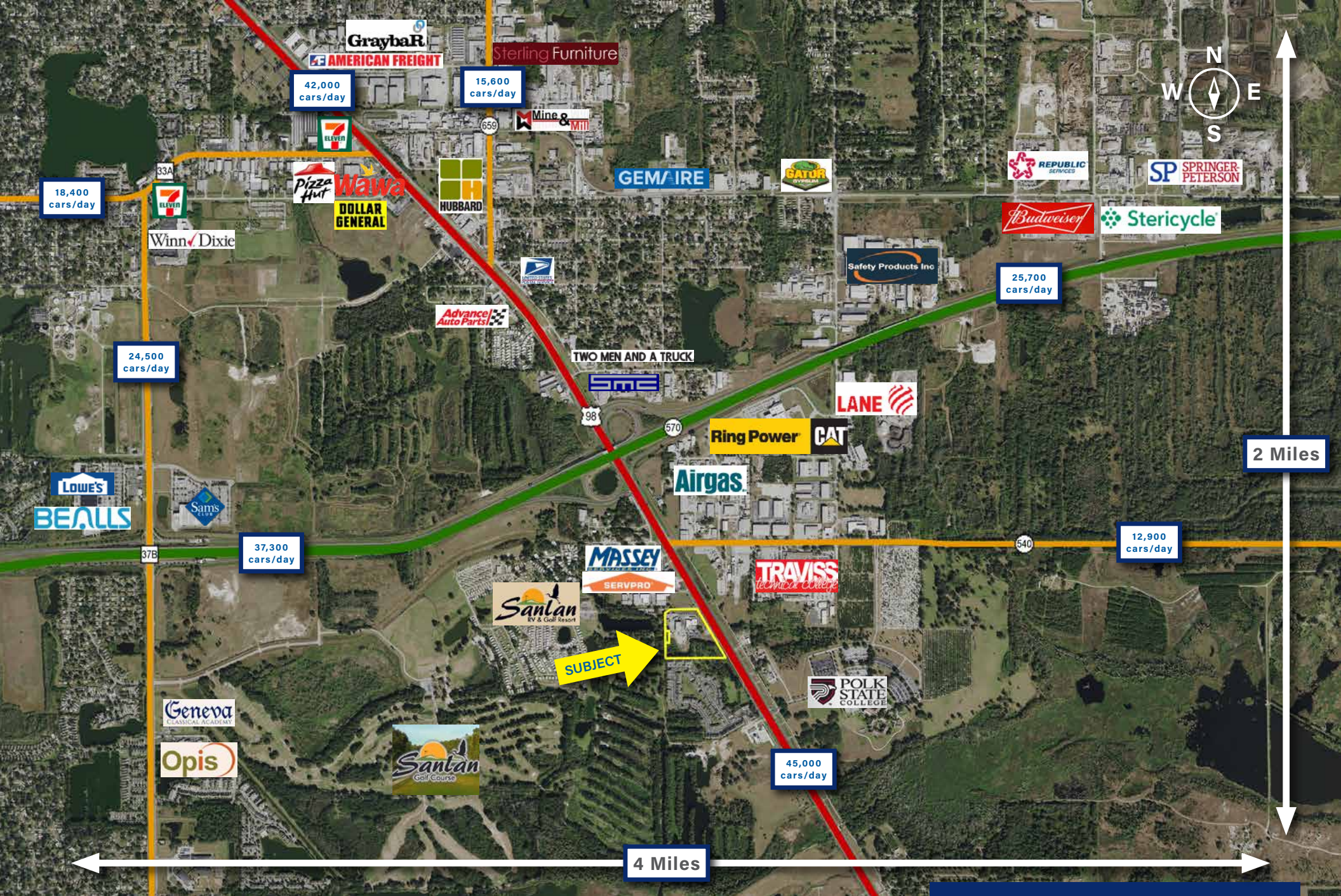




**MARKET AREA MAP**

The market area has excellent road systems connecting the property to I-4 as well as south Polk County.

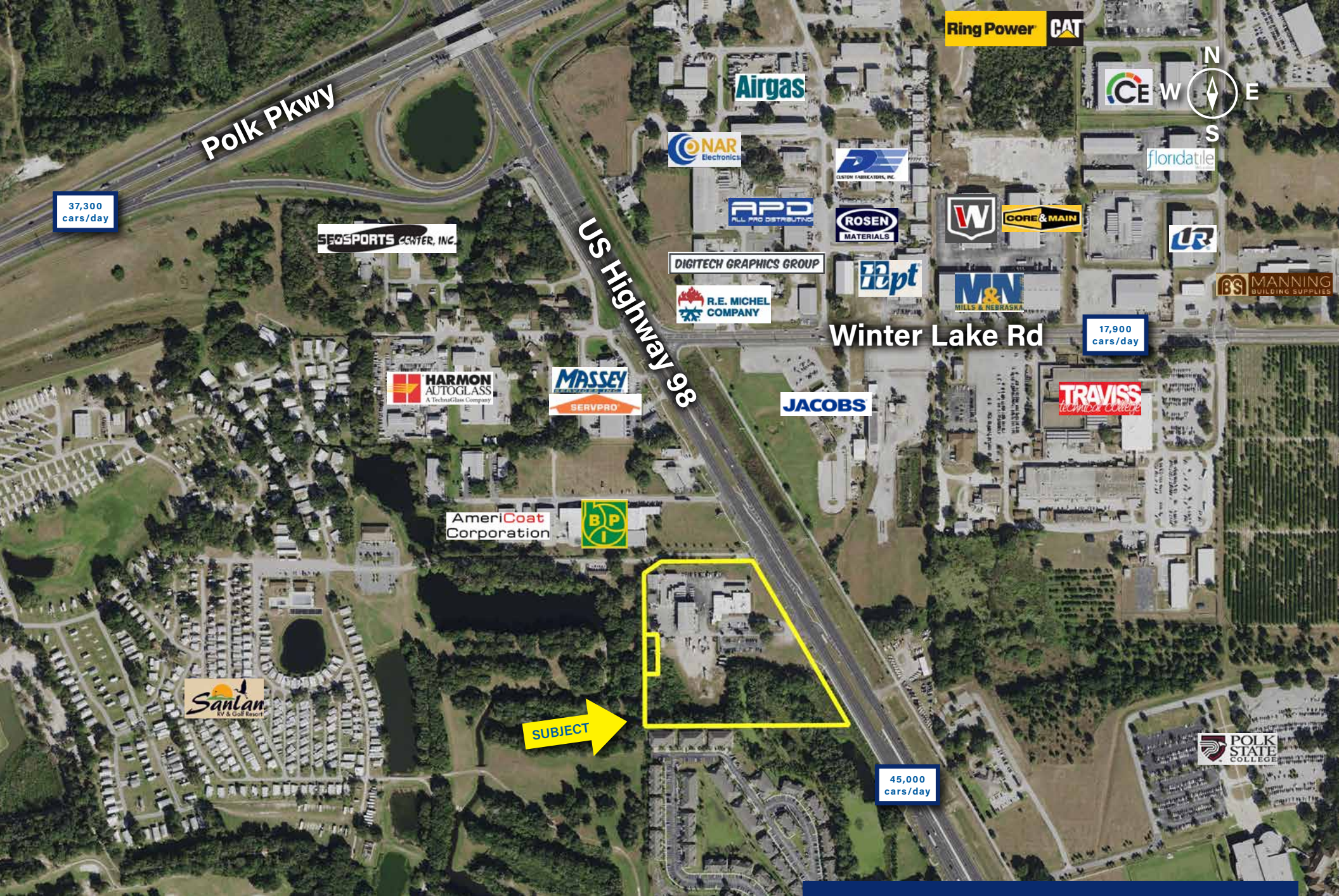




The southern portion of the trade area is mostly residential while the northern portion is industrial and retail.

**TRADE AREA MAP**

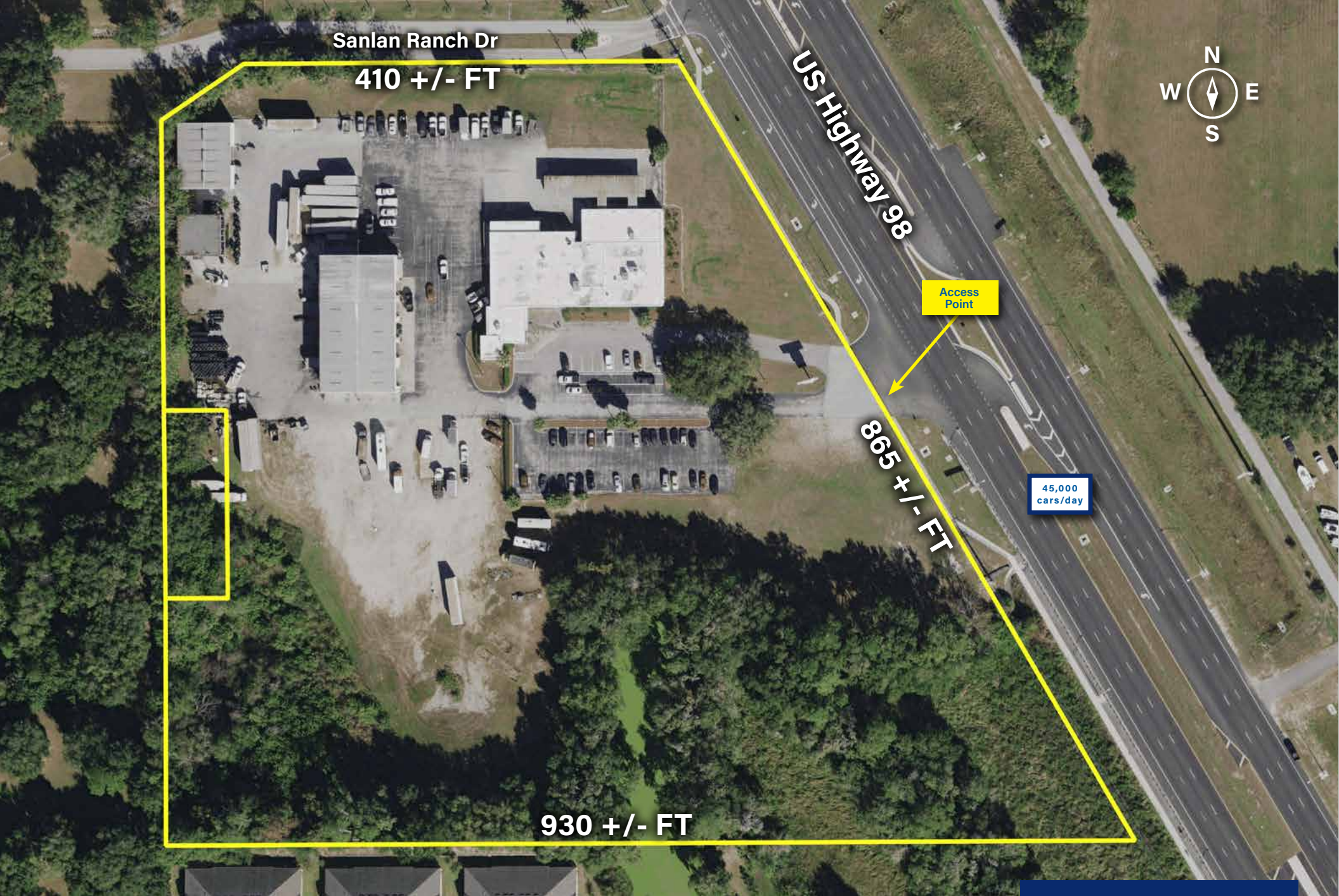




Within the neighborhood are multiple industrial businesses and Polk State College.

## NEIGHBORHOOD AERIAL





865 +/- FT of frontage with excellent visibility on US Hwy 98 with right in, right out and left-in access.

**SITE AERIAL**





McGee Tires is a co-tenant



Office Building



Covered parking area



Reception



Break Area



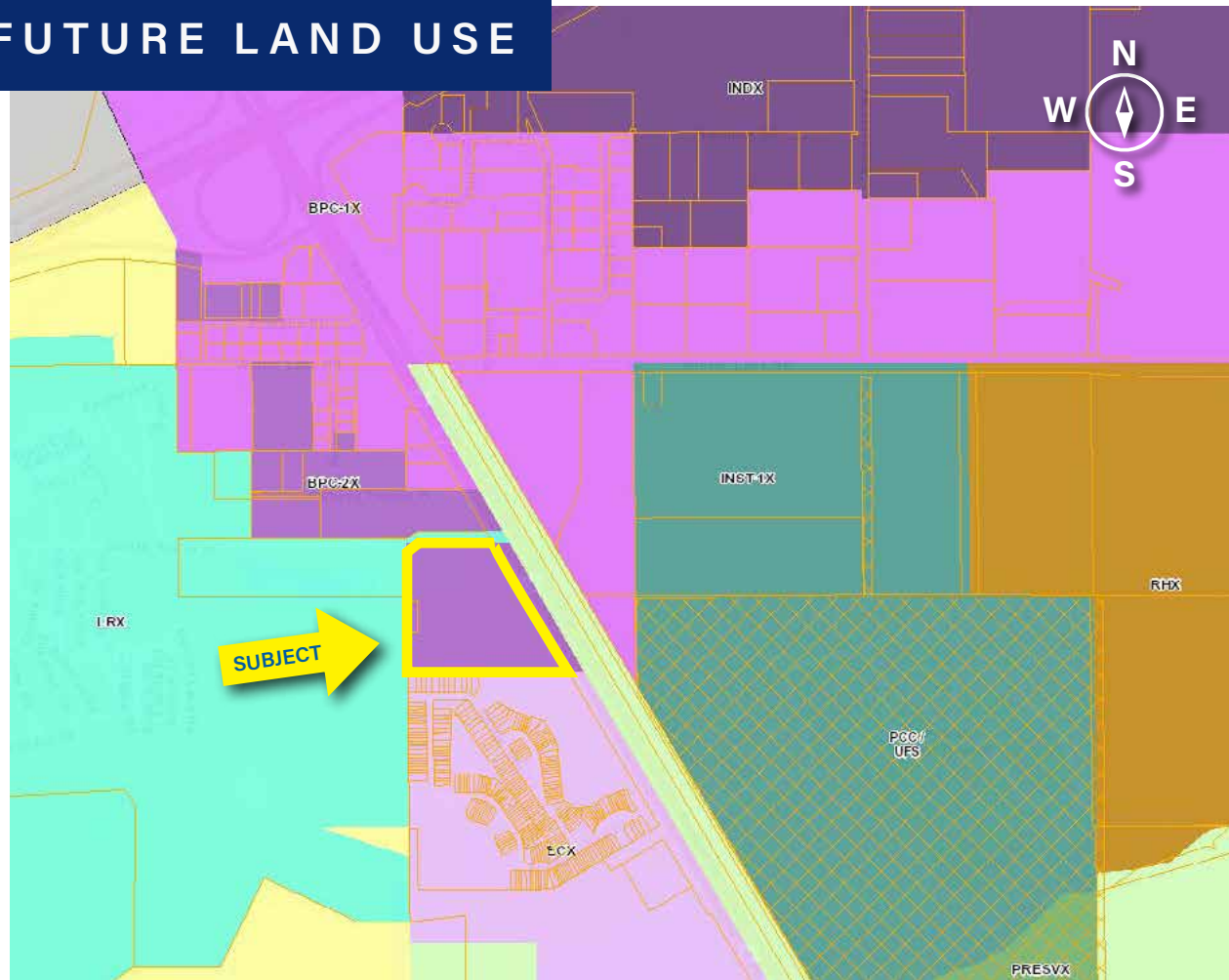
Conference Room



Office Space



# FUTURE LAND USE



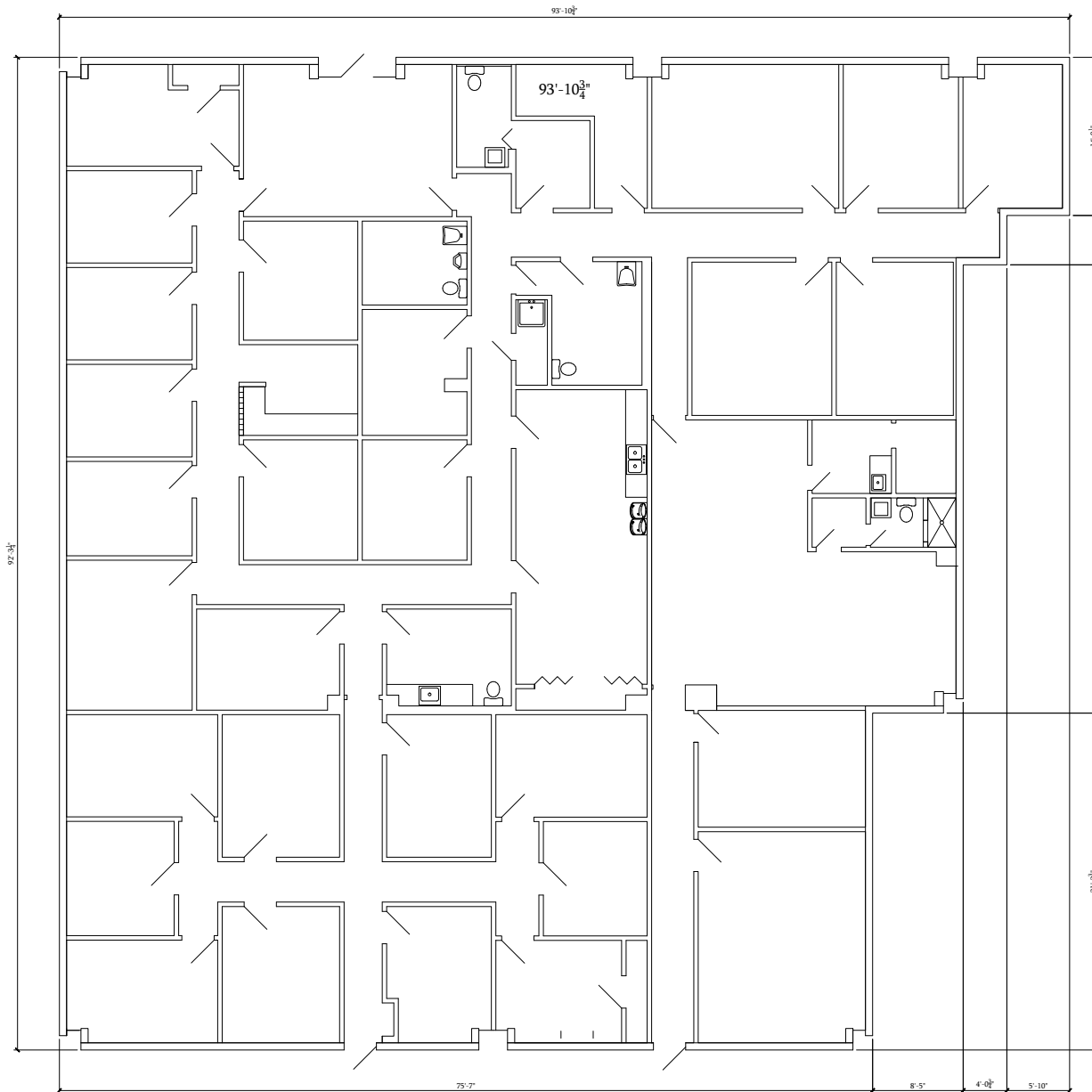
## *Business Park Centers (BPC-2X)*

Permitted uses include light manufacturing, government facility, office park, printing and publishing, and vehicle repair.

- BPC-2X
- BPC-1X
- INST-1X NAME
- LRX
- RHX
- RL-1



# FLOOR PLAN (VACANT SPACE)







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