



PROPERTY FOR SALE

2014 LAKELAND HILLS BLVD., LAKELAND, FL, 33805

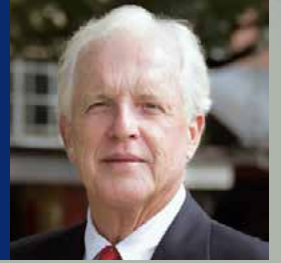
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EXECUTIVE SUMMARY

2014 LAKELAND HILLS BOULEVARD LAKELAND, FL, 33805

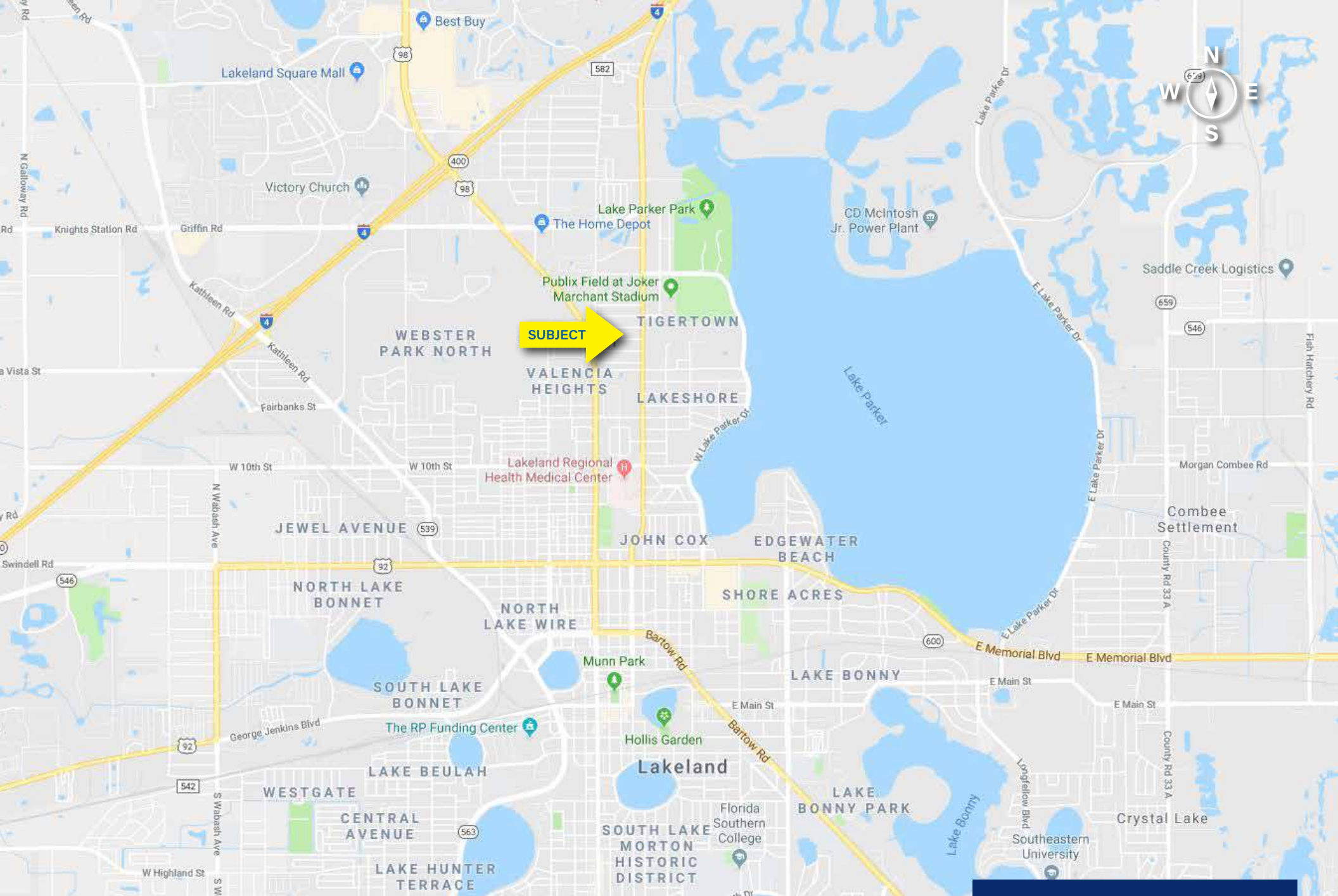
The subject property is located at 2014 Lakeland Hills Blvd., in Lakeland, FL. This property consists of 5,632 +/- SF Heated on 0.98 acres with 275 FT of frontage on Lakeland Hills Boulevard. It is located in close proximity to the spring home of the Detroit Tigers "Tiger Town", Watson Clinic, and Lakeland Regional Medical Center. The clear span construction and 11' ceiling in the main hall make the building a prime candidate for renovation. The previous owner paid no taxes due to non-profit exemption, however, annual taxes are estimated between \$12,000-\$13,000.

Site Address:	2014 Lakeland Hills Blvd, Lakeland, FL 33805
County:	Polk
PIN (Property Identification Number):	242806166000007010
Land Size:	0.98 +/- acres
Building Size:	5,632 +/- SF Heated
Year Built:	1960 (Effective Year 1980)
Property Use:	Clubs & Lodges
Utilities:	All public utilities
Zoning:	O-1 Office (City of Lakeland)
Taxes:	\$0.00 (Non-Profit Exemption) \$12,000-\$13,000 estimated annual tax
Traffic Count:	30,500 cars/day
Asking Price:	\$875,000



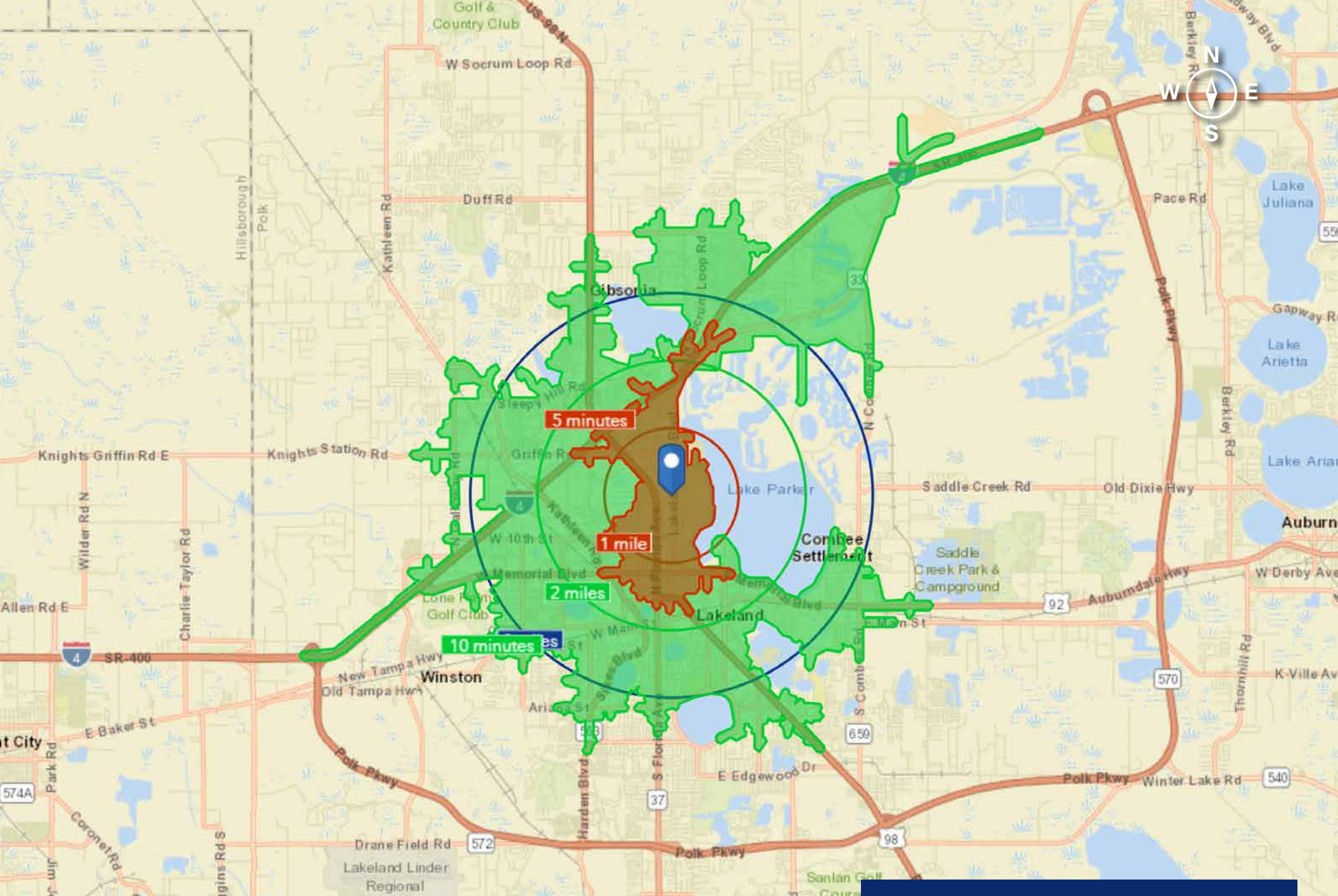
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located just north of Lakeland Regional Hospital on Lakeland Hills Boulevard.

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	7,387	23,623	56,665	14,824	73,162	662,431	20,619,313	327,514,334
Households	2,632	8,552	22,179	5,554	28,485	247,585	8,064,657	123,158,887
Families	1,636	5,112	12,984	3,237	17,108	172,355	5,223,357	81,106,685
Average Household Size	2.64	2.64	2.43	2.50	2.47	2.62	2.50	2.59
Owner Occupied Housing Units	1,137	3,030	9,527	1,857	13,530	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	1,496	5,522	12,652	3,698	14,955	83,821	2,992,867	45,951,844
Median Age	38.7	35.6	37.4	37.5	38.2	41.3	42.2	38.2
<i>Income</i>								
Median Household Income	\$27,073	\$28,550	\$34,989	\$28,125	\$37,045	\$45,704	\$50,606	\$56,124
Average Household Income	\$36,190	\$40,893	\$47,821	\$40,258	\$50,402	\$61,763	\$72,632	\$80,675
Per Capita Income	\$14,305	\$15,991	\$19,545	\$16,100	\$20,553	\$23,623	\$28,921	\$30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.46%	1.11%	1.03%	1.00%	1.04%	1.28%	1.36%	0.83%
Households	0.42%	1.06%	0.95%	0.98%	0.95%	1.19%	1.30%	0.79%
Families	0.29%	0.91%	0.86%	0.81%	0.87%	1.13%	1.25%	0.71%
Owner HHs	0.23%	0.75%	0.71%	0.55%	0.76%	1.09%	1.19%	0.72%
Median Household Income	0.49%	0.82%	1.29%	0.69%	1.54%	2.46%	2.13%	2.12%

Strong population density with 23,623 people within 2 miles and almost 75,000 within a 10 minute drive-time. Income levels are low, but the hospital serves as a large generator for medical users.

BENCHMARK DEMOGRAPHICS

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

Households by Income

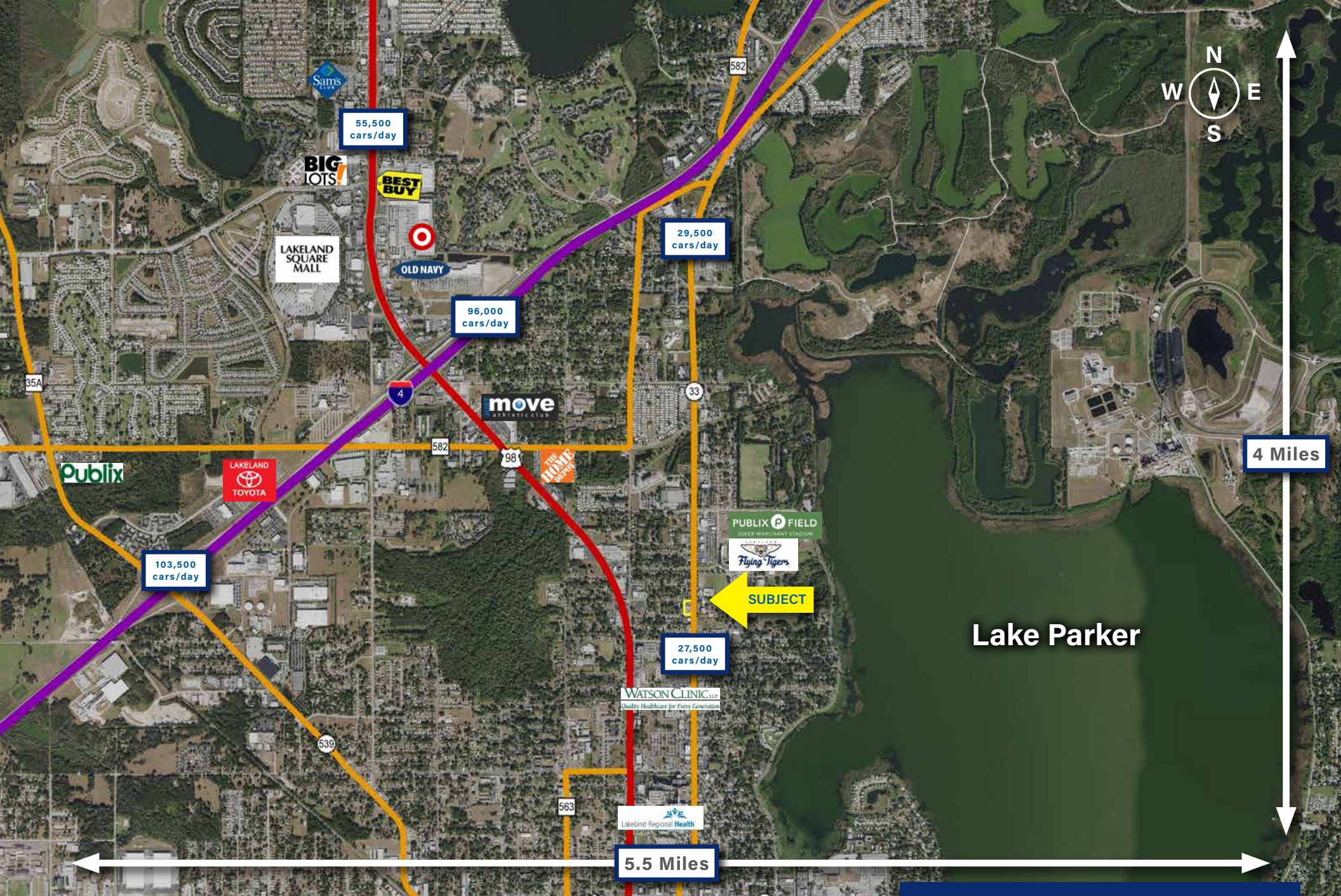
<\$15,000	24.50%	24.40%	18.60%	24.00%	17.40%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	20.60%	19.30%	18.30%	20.10%	16.70%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	17.90%	14.50%	13.10%	15.30%	12.90%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	13.60%	14.90%	16.00%	13.70%	16.30%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	15.00%	14.90%	17.90%	15.10%	18.70%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	5.70%	6.80%	8.20%	6.50%	9.00%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	1.80%	3.10%	5.00%	3.50%	5.80%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	0.60%	1.00%	1.40%	0.90%	1.60%	2.70%	4.30%	5.70%
\$200,000+	0.20%	1.10%	1.40%	0.90%	1.50%	2.50%	4.60%	6.10%

Population by Age

0 - 4	7.10%	7.90%	6.90%	7.20%	6.70%	6.00%	5.30%	6.10%
5 - 9	7.00%	7.40%	6.40%	7.00%	6.30%	6.10%	5.50%	6.30%
10 - 14	6.60%	6.70%	5.90%	6.40%	5.90%	6.10%	5.60%	6.30%
15 - 19	6.20%	6.00%	6.50%	5.70%	6.30%	5.90%	5.70%	6.40%
20 - 24	6.60%	6.80%	7.70%	6.60%	7.40%	6.00%	6.40%	7.00%
25 - 34	12.80%	14.50%	13.90%	14.20%	13.80%	12.60%	13.10%	13.80%
35 - 44	9.50%	11.10%	11.00%	11.00%	11.00%	11.40%	11.80%	12.50%
45 - 54	10.20%	11.30%	10.80%	11.50%	10.90%	12.00%	13.00%	13.00%
55 - 64	12.10%	12.20%	11.40%	12.70%	11.80%	13.10%	13.50%	12.90%
65 - 74	10.30%	8.50%	9.70%	9.00%	10.20%	12.00%	11.30%	9.20%
75 - 84	7.10%	5.00%	6.10%	5.50%	6.30%	6.40%	6.20%	4.40%
85+	4.40%	2.60%	3.70%	3.10%	3.40%	2.40%	2.70%	2.00%

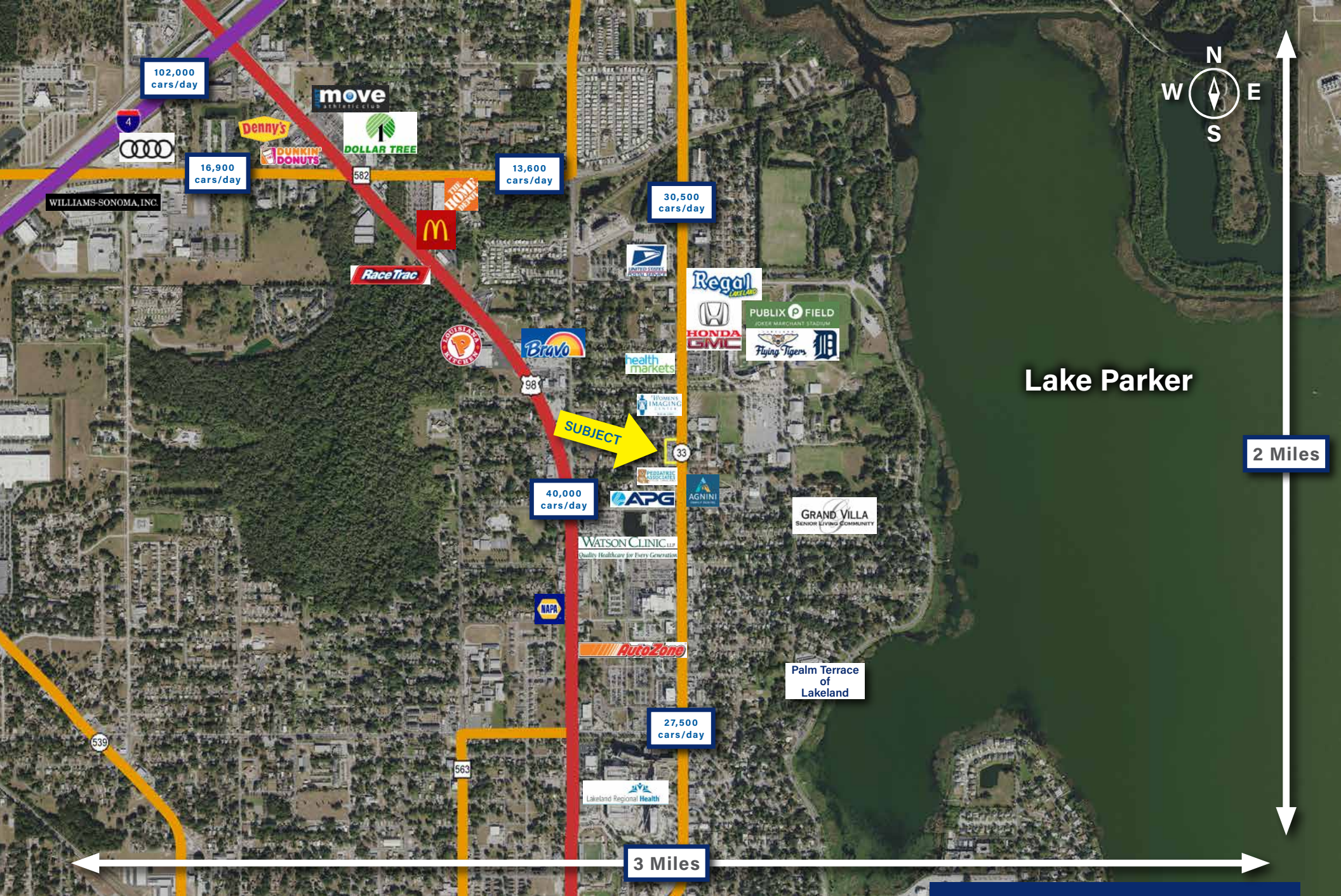
Race and Ethnicity

White Alone	32.30%	38.00%	56.80%	41.90%	60.80%	72.60%	73.10%	70.20%
Black Alone	56.40%	49.90%	30.90%	46.20%	27.50%	15.30%	16.40%	12.80%
American Indian Alone	0.40%	0.30%	0.40%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	0.70%	1.30%	1.90%	1.00%	1.80%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.40%	6.60%	6.40%	6.90%	6.00%	6.80%	4.20%	6.80%
Two or More Races	3.70%	3.70%	3.40%	3.60%	3.40%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	17.90%	18.40%	19.10%	19.70%	18.80%	22.00%	25.50%	18.10%



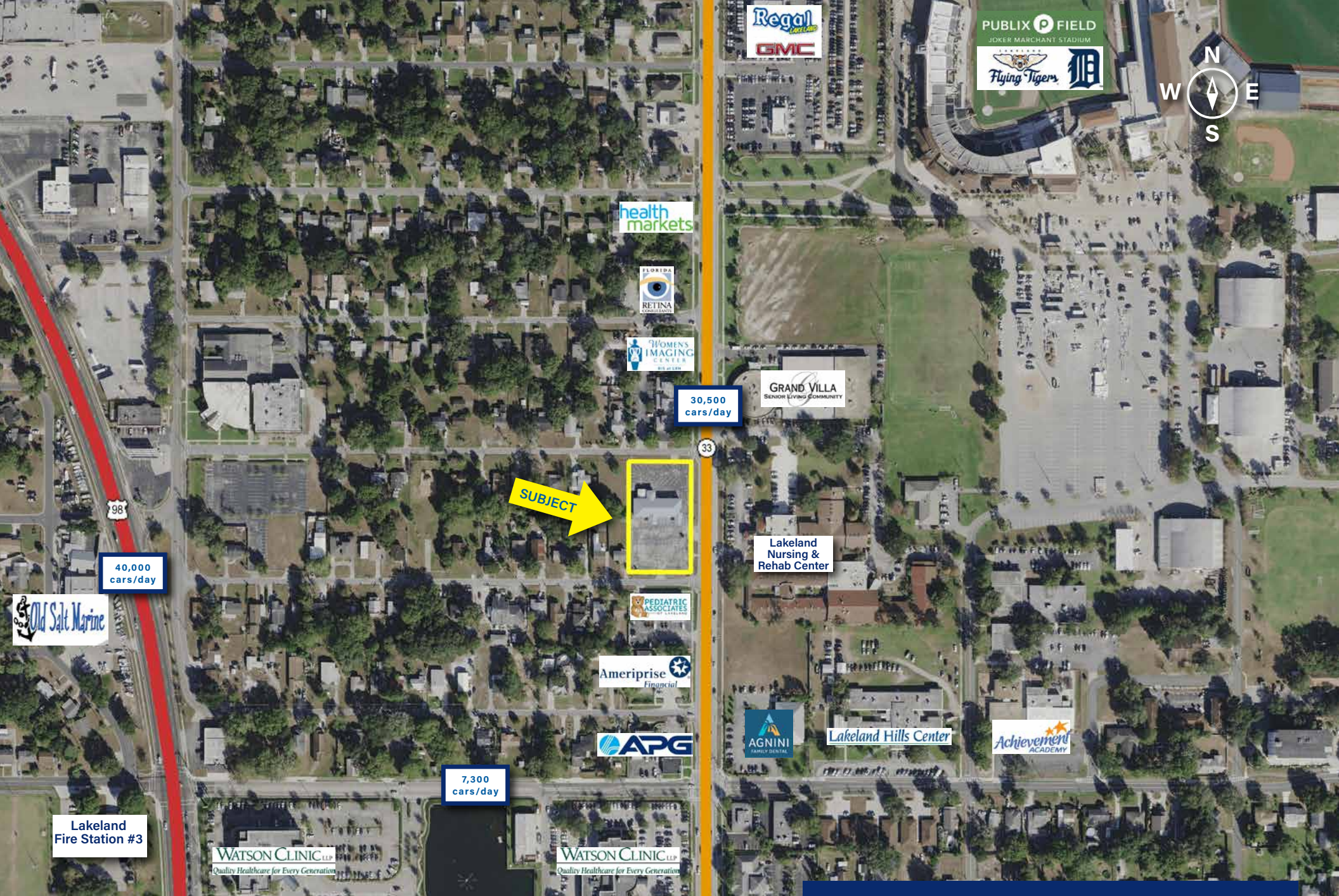
The market area is very active with dense retail and medical uses nearby.

MARKET AREA MAP



The trade area is centered around Lakeland Hills Blvd., which is the major medical corridor of Lakeland.

TRADE AREA MAP



Seasonal high population density, attributable to Tigertown.

NEIGHBORHOOD AERIAL



Miami St.

Lakeland Hills Blvd



155 +/- FT

275 +/- FT

0.98 +/- acres

Lakeland
Nursing &
Rehab Center

Ocone St



30,500
cars/day

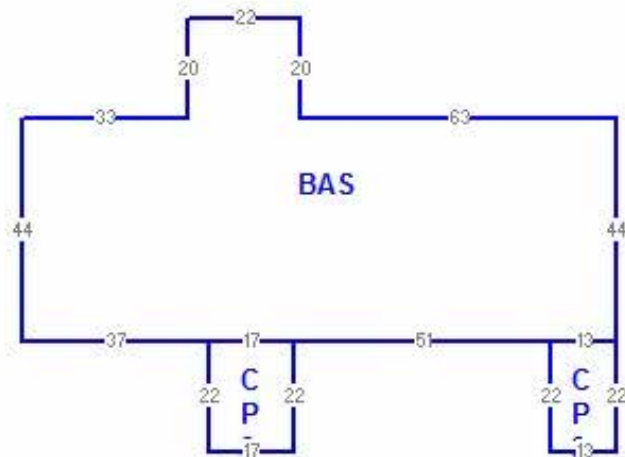
SITE AERIAL

Full Access via three driveways
79 parking spaces

BUILDING INFORMATION



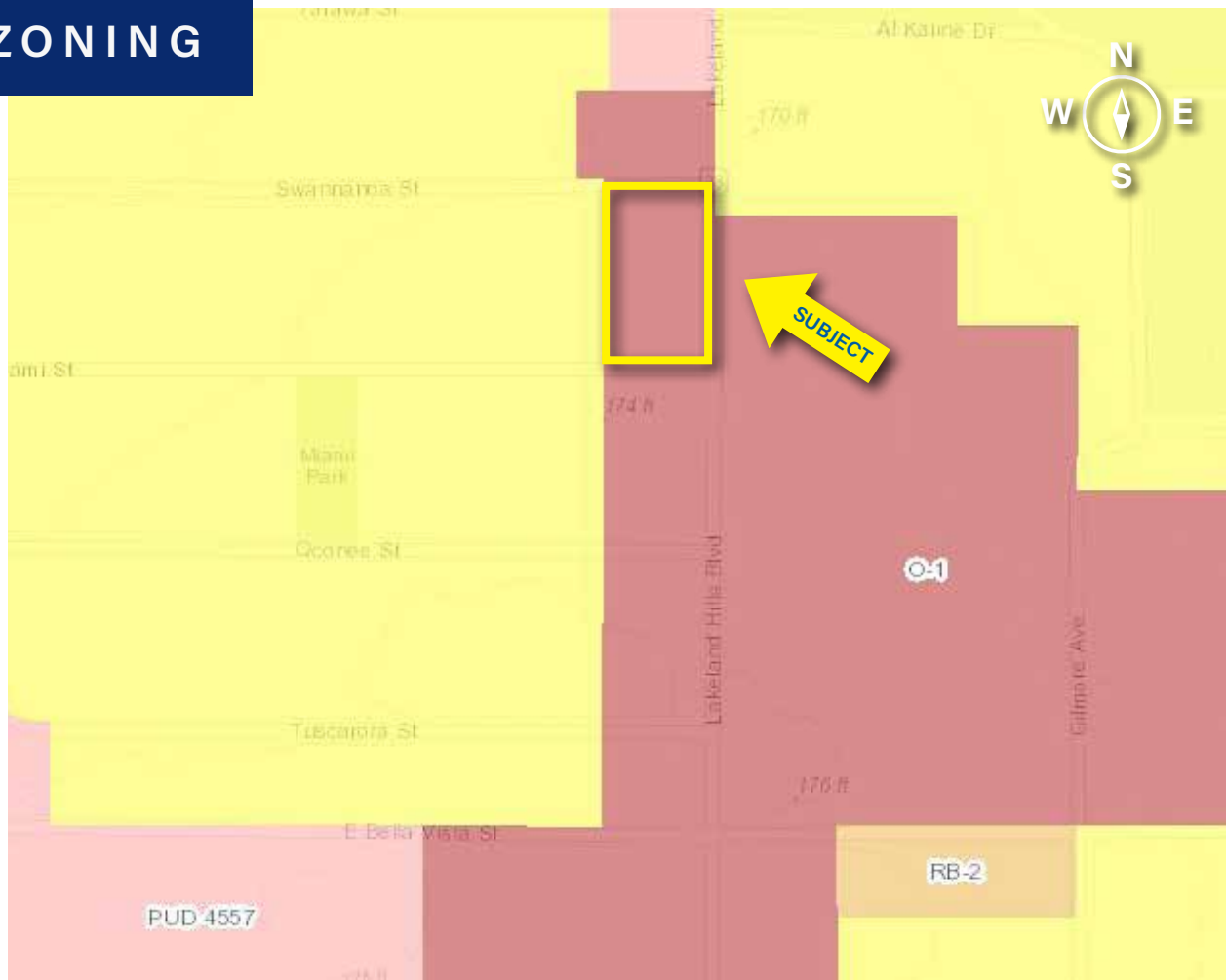
2014 LAKELAND HILLS BLVD



<i>Description</i>	<i>Total:</i>
Base Area	5,632 +/- SF
Canopy	286 +/- SF
Canopy	374 +/- SF
Ceiling	11'
Year Built	1960
Effective Year	1980

According to the Polk County Property Appraiser, this building was built in 1960 and has an effective year of 1980 and consists of 6,292 Total SF (5,632 Heated SF).

ZONING



Office (O-1)

The intent of the O-1 District is to permit those office uses which meet the needs of local resident and business populations and which have a low impact and are the most compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volumes per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic-carrying functions should be kept to a minimum.

- ✓ OFFICE
- PUD SINGLE FAMILY
- RB
- PUD COMMERCIAL



Easy access points for exit and entry



79 parking spaces around the building



Increased seasonal traffic on Lakeland Hills Boulevard



Located in an active trade area

The main hall features a commercial kitchen, complete with a roll-up door.

The main hall has 11 foot ceilings with security cameras installed. The roof structure is just above the drop-down ceiling and is made of tectum and single T beams.

There are 4 bathrooms total, 2 male and 2 female.



Because of the clear span construction, the building is a prime candidate for renovation and reuse. Due to its location along Lakeland's premier medical corridor, Lakeland Hills Blvd., the highest and best use is likely medical.



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