



PROPERTY FOR SALE

5133 S. LAKELAND DRIVE

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

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EXECUTIVE SUMMARY

5133 S. LAKELAND DRIVE LAKELAND, FL

Fantastic opportunity for owner/user or investor. Class A professional office available in South Lakeland on South Lakeland Drive. 6,000 +/- SF can potentially be sold as two 3,000 +/- SF units. The building has 4 total usable units, 2 with 500 +/- SF second floor lofts. Current user occupies 4,500 +/- SF with a medical practice, and will be relocating. Built in 2008, and zoned LCC (Linear Commercial Corridor). Traditional office setups with reception, individual offices, and administrative offices. Offices also have kitchens, and laundry hookups.

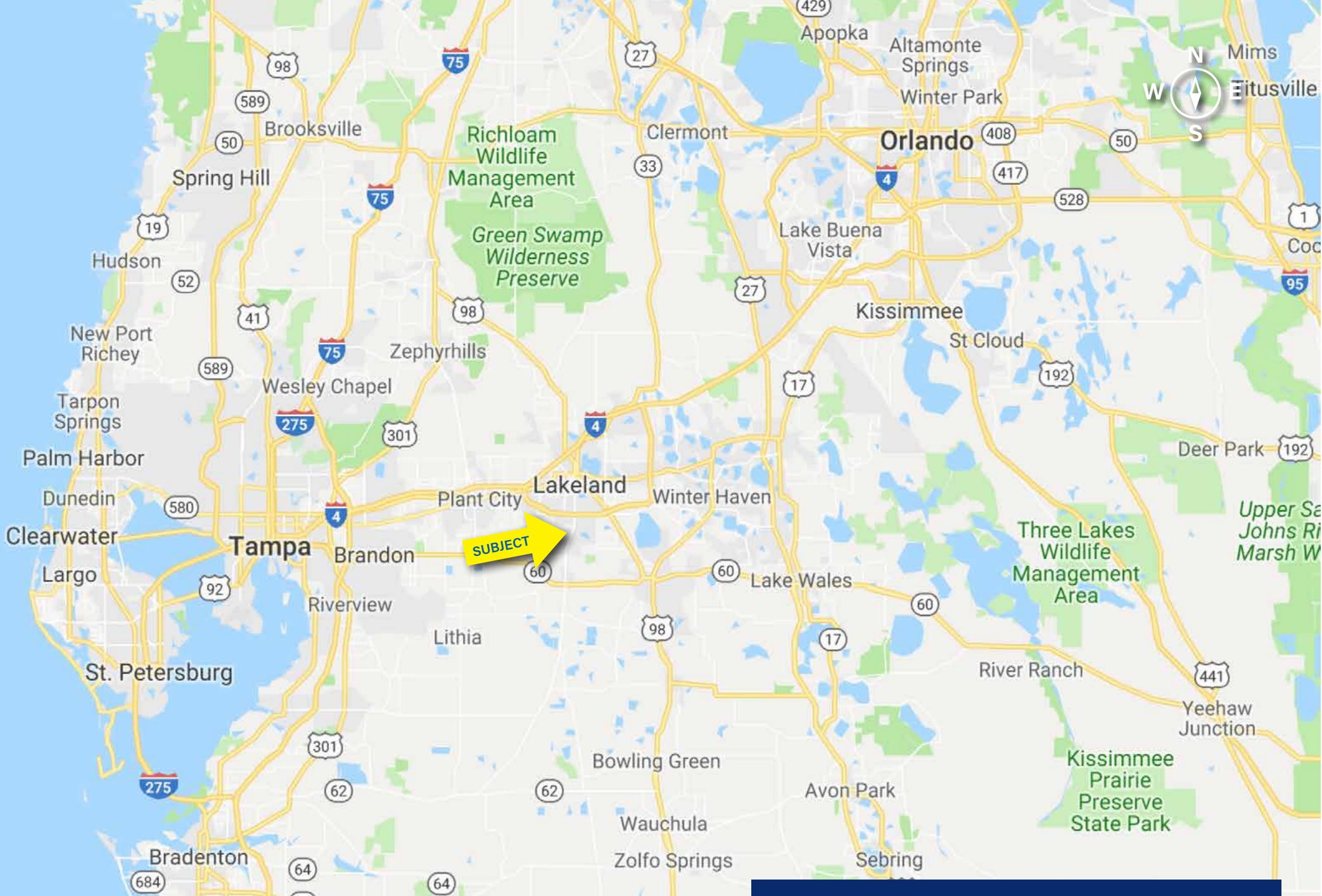
Suites 1 & 2 - 3000 SF

- Large Reception Area
- Upstairs Loft - 2 Offices plus a kitchen area.
- 8 smaller offices on Main Floor
- 1 Admin Office
- 2 Bathrooms

Suites 3 & 4 - 3000 SF

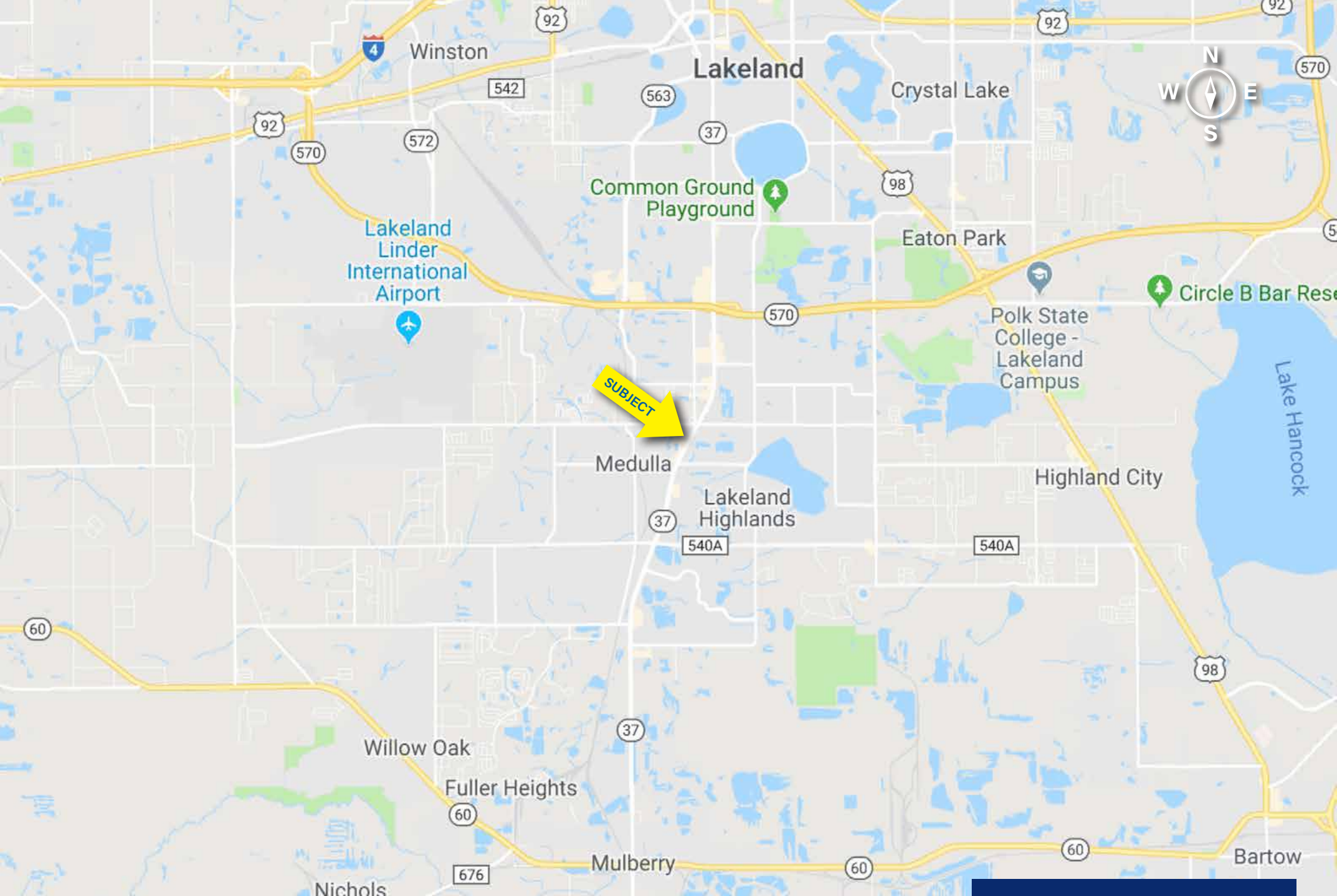
- Reception Area
- Upstairs Loft - All Open Space
- 9 Smaller Offices
- 2 Admin Offices
- 1 Boardroom
- Kitchen Area
- Laundry Area
- Storage Room

Site Address:	5133 S. Lakeland Drive, Lakeland, FL 33813
County:	Polk
PIN (Property Identification Number):	232912140171000070
Land Size:	0.14 +/- acres
Building Size:	6,000 +/- Heated SF
Year Built:	2008
Property Use:	One Story Office
Utilities:	On Site
Zoning:	Linear Commercial Corridor (LCC)
Taxes:	\$13,113.17 (2019 Proposed)
Traffic Count:	41,500 cars/day on S. Florida Ave.
HOA Fees:	\$945 per quarter
Asking Price:	\$895,000 (for all 4 suites)



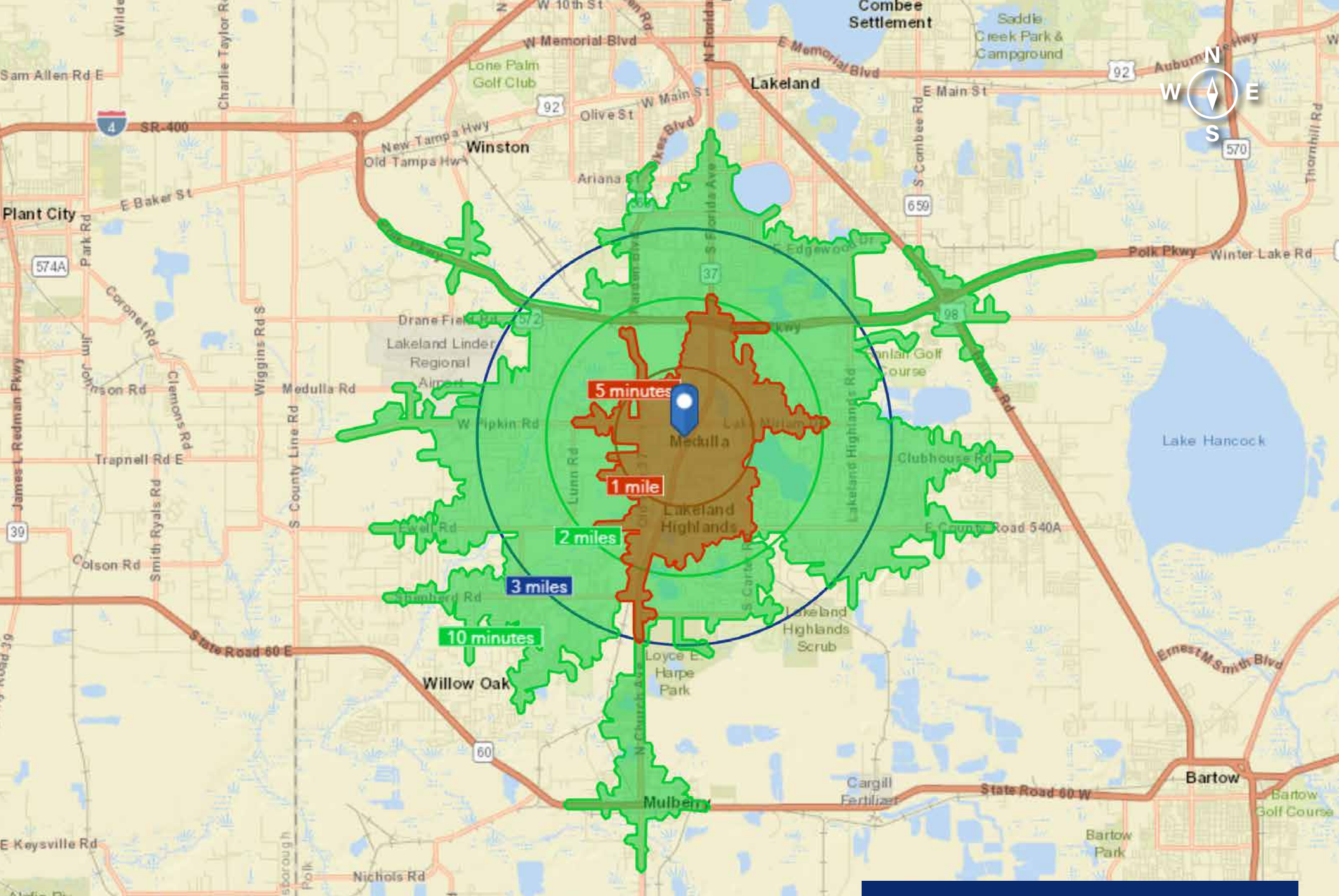
REGIONAL LOCATION MAP

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



Located south of the Polk Parkway, in the affluent 33813 zip code.

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	6,828	24,349	54,868	10,961	79,556	667,696	20,875,686	330,088,686
Households	2,688	9,471	21,770	4,204	30,846	249,123	8,152,541	124,110,001
Families	1,892	6,928	15,319	3,077	21,691	173,193	5,273,287	81,631,156
Average Household Size	2.54	2.57	2.52	2.61	2.58	2.63	2.51	2.59
Owner Occupied Housing Units	1,695	7,109	15,553	3,000	21,735	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	993	2,362	6,217	1,204	9,111	79,532	2,959,407	45,847,716
Median Age	41.4	43.9	44.0	44.1	41.9	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	\$51,691	\$61,263	\$63,574	\$60,003	\$60,869	\$47,429	\$52,098	\$58,100
Average Household Income	\$75,921	\$88,315	\$90,828	\$87,688	\$86,034	\$64,107	\$75,281	\$83,694
Per Capita Income	\$29,544	\$33,819	\$35,969	\$33,643	\$33,508	\$24,475	\$29,913	\$31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	1.66%	1.25%	1.54%	1.43%	1.55%	1.55%	1.41%	0.83%
Households	1.54%	1.17%	1.48%	1.33%	1.44%	1.48%	1.36%	0.79%
Families	1.44%	1.08%	1.38%	1.22%	1.38%	1.42%	1.30%	0.71%
Owner HHs	2.42%	1.63%	1.87%	1.92%	1.90%	2.07%	1.91%	1.16%
Median Household Income	2.53%	2.73%	2.94%	2.84%	2.74%	2.65%	2.52%	2.50%

Strong population density with more than 25,000 people within a 2 mile radius and more than 80,000 people within a 10 minute drive-time.

The subject property is located in a very affluent area - Median Household Income is 32.5% greater within a 2 mile radius compared to Polk County.

BENCHMARK DEMOGRAPHICS

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

The Households by Income of \$200,000+ within a 1 mile radius is 5.9% compared to Polk County at 2.9%.

Households by Income

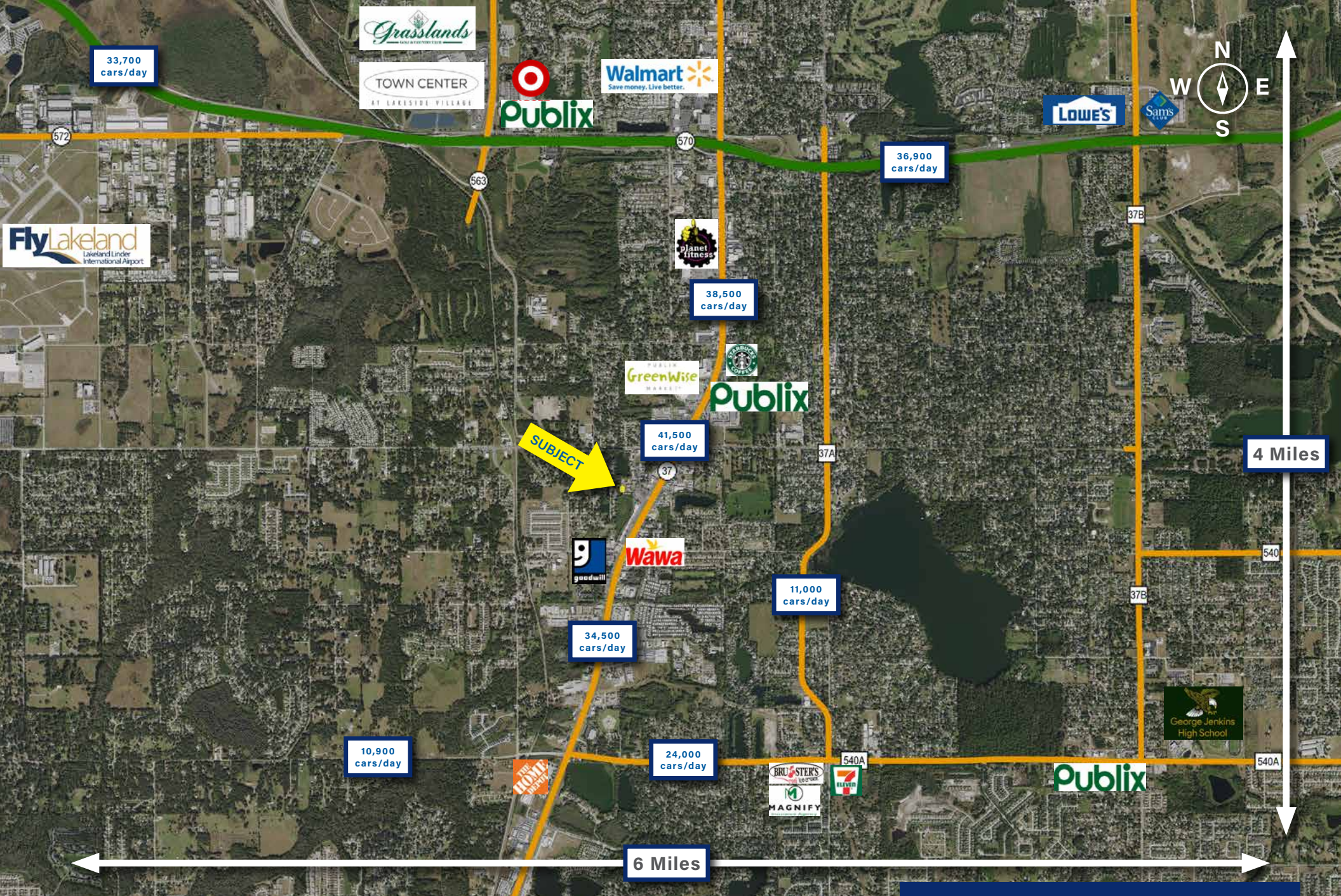
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	10.70%	7.00%	6.70%	8.20%	7.00%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	8.90%	9.40%	8.50%	8.40%	8.50%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	12.80%	10.50%	9.80%	10.80%	9.90%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	15.60%	12.90%	13.10%	13.20%	14.30%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	20.30%	18.40%	18.60%	18.70%	19.30%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	9.40%	12.80%	14.00%	11.40%	14.10%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	12.00%	15.60%	15.20%	15.40%	14.60%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	4.50%	5.90%	6.20%	6.40%	5.80%	2.90%	4.50%	6.00%
\$200,000+	5.90%	7.30%	7.80%	7.40%	6.60%	2.90%	5.10%	6.70%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.60%	5.20%	5.00%	5.10%	5.50%	6.00%	5.30%	6.00%
5 - 9	5.60%	5.60%	5.40%	5.30%	5.80%	6.00%	5.40%	6.20%
10 - 14	6.30%	6.30%	6.00%	6.20%	6.20%	6.00%	5.60%	6.30%
15 - 19	6.50%	6.40%	6.00%	6.50%	6.10%	5.90%	5.70%	6.40%
20 - 24	5.90%	5.20%	5.30%	5.40%	5.60%	5.90%	6.30%	6.90%
25 - 34	12.50%	11.10%	11.90%	11.50%	12.50%	12.70%	13.20%	13.90%
35 - 44	11.60%	11.40%	11.60%	11.00%	12.10%	11.40%	11.70%	12.50%
45 - 54	13.40%	13.30%	13.30%	13.40%	13.10%	11.80%	12.70%	12.80%
55 - 64	14.30%	15.40%	15.00%	15.40%	14.30%	13.10%	13.60%	13.00%
65 - 74	11.10%	11.70%	11.90%	12.00%	11.20%	12.10%	11.50%	9.40%
75 - 84	5.30%	6.10%	6.00%	6.00%	5.50%	6.60%	6.30%	4.60%
85+	1.90%	2.40%	2.60%	2.20%	2.30%	2.40%	2.70%	2.00%

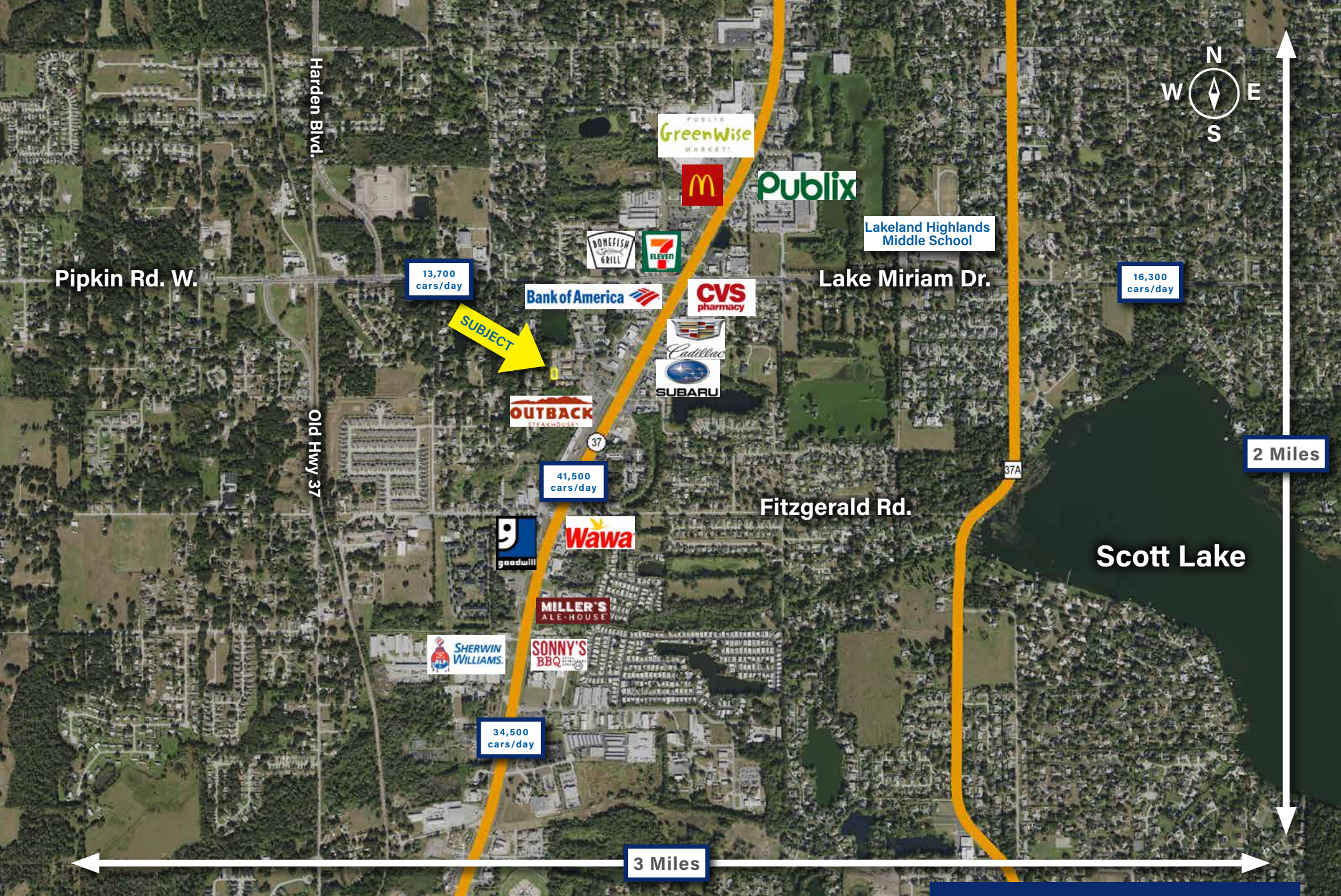
Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	79.70%	83.20%	83.60%	82.90%	82.20%	72.30%	73.00%	69.90%
Black Alone	11.40%	9.10%	7.80%	9.20%	8.20%	15.30%	16.40%	12.90%
American Indian Alone	0.60%	0.30%	0.30%	0.40%	0.30%	0.50%	0.40%	1.00%
Asian Alone	2.20%	1.90%	2.70%	2.20%	2.90%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.60%	2.60%	2.80%	2.20%	3.50%	7.00%	4.30%	6.90%
Two or More Races	3.60%	2.80%	2.80%	3.10%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	18.20%	15.30%	14.40%	15.90%	15.80%	22.60%	25.90%	18.30%

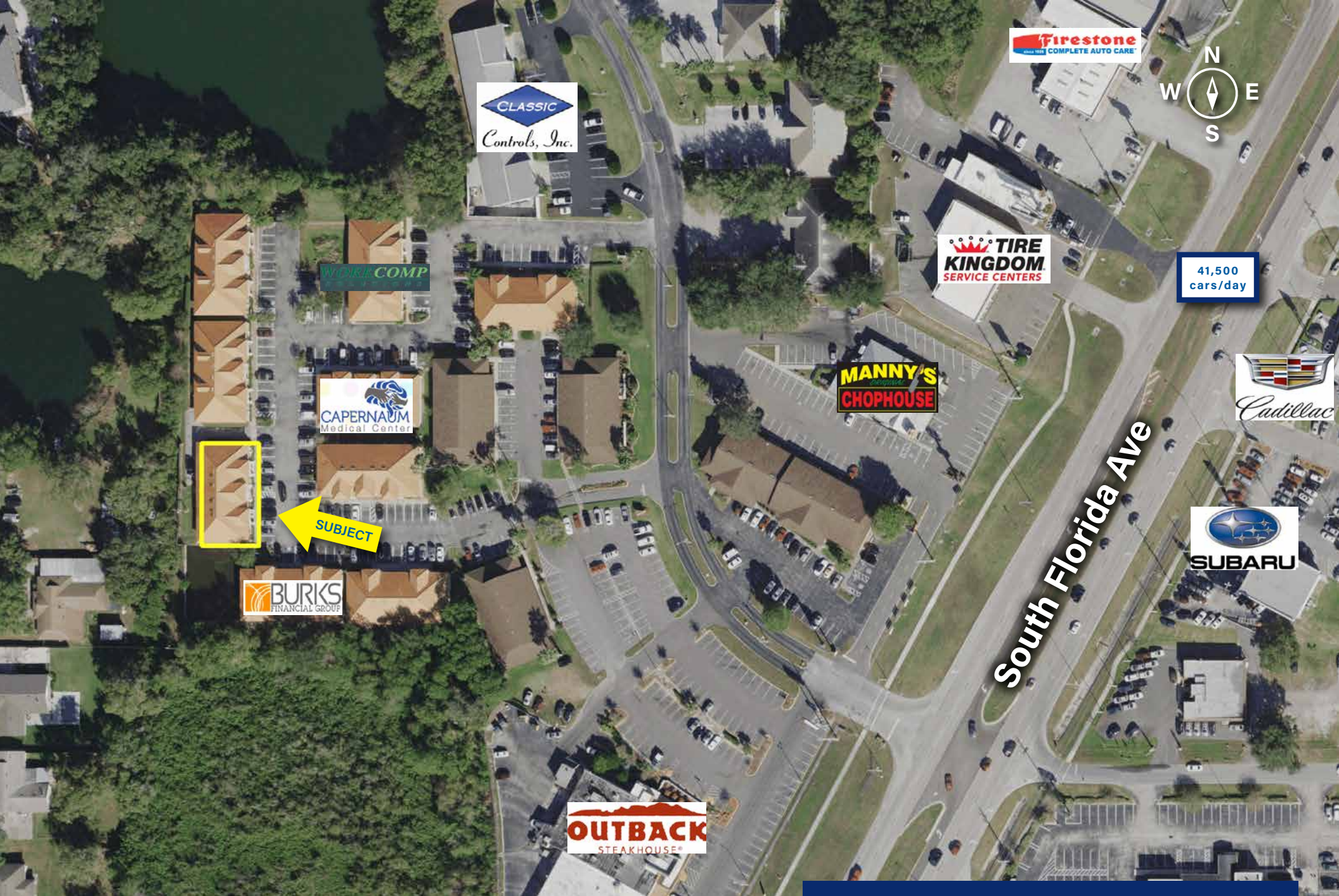


Located in South Lakeland, in close proximity Publix, Walmart, and the Lakeland Airport.

MARKET AREA MAP



The subject property is located off South Florida Avenue, which is a key commercial corridor in Lakeland with high traffic counts.



Located in an office complex off South Florida Ave., which features a traffic count of 41,500 cars/day.

NEIGHBORHOOD AERIAL



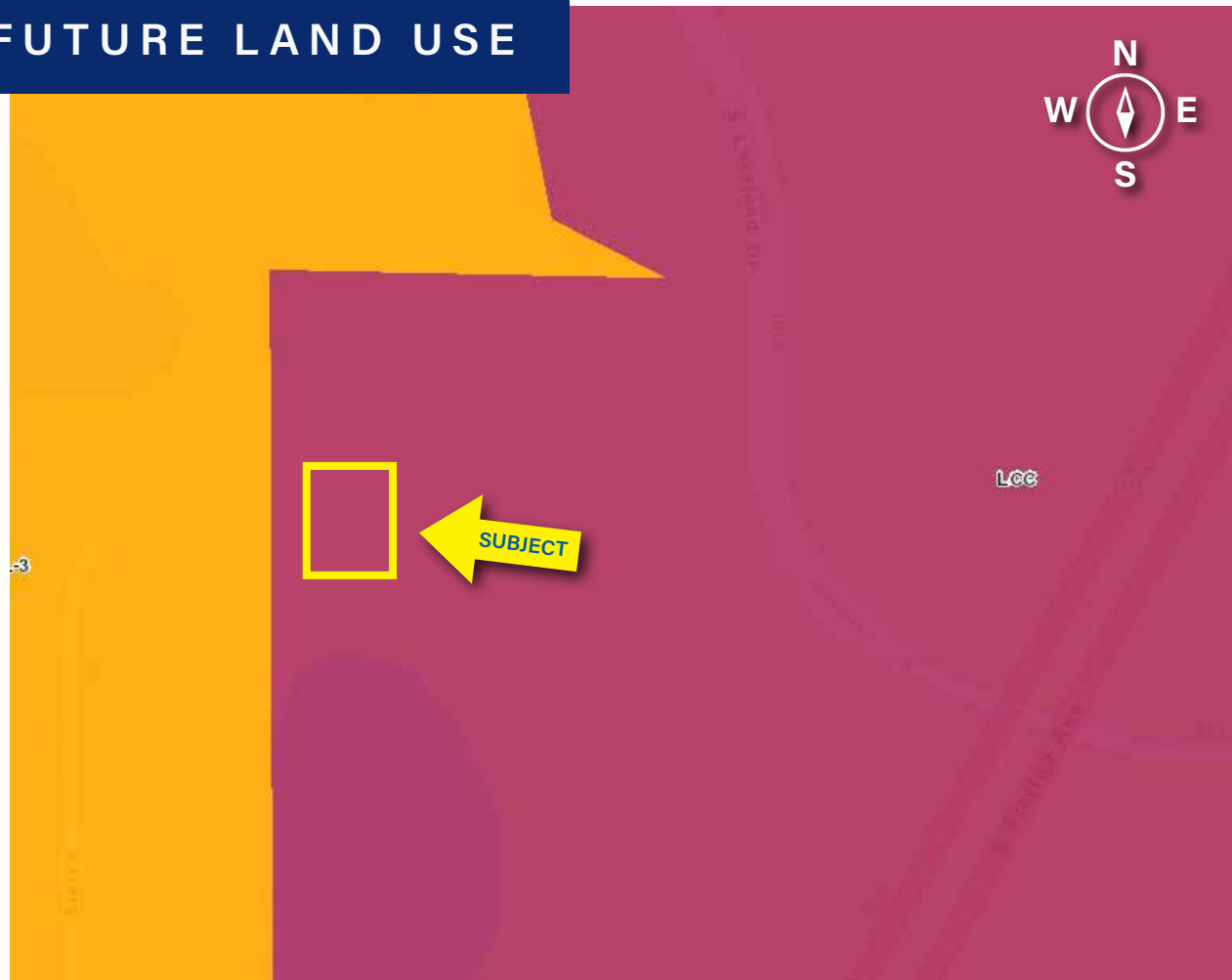
Located in an office complex off S. Lakeland Dr.

SITE AERIAL

Aerial view of the subject property



FUTURE LAND USE



Linear Commercial Corridor (LCC) *Polk County*

The purpose of the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways

-  LCC
-  RL-3



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