



PROPERTY FOR SALE

6990 S. FLORIDA AVENUE - LAKELAND, FL

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

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EXECUTIVE SUMMARY

6990 S. FLORIDA AVE LAKELAND, FL 33813

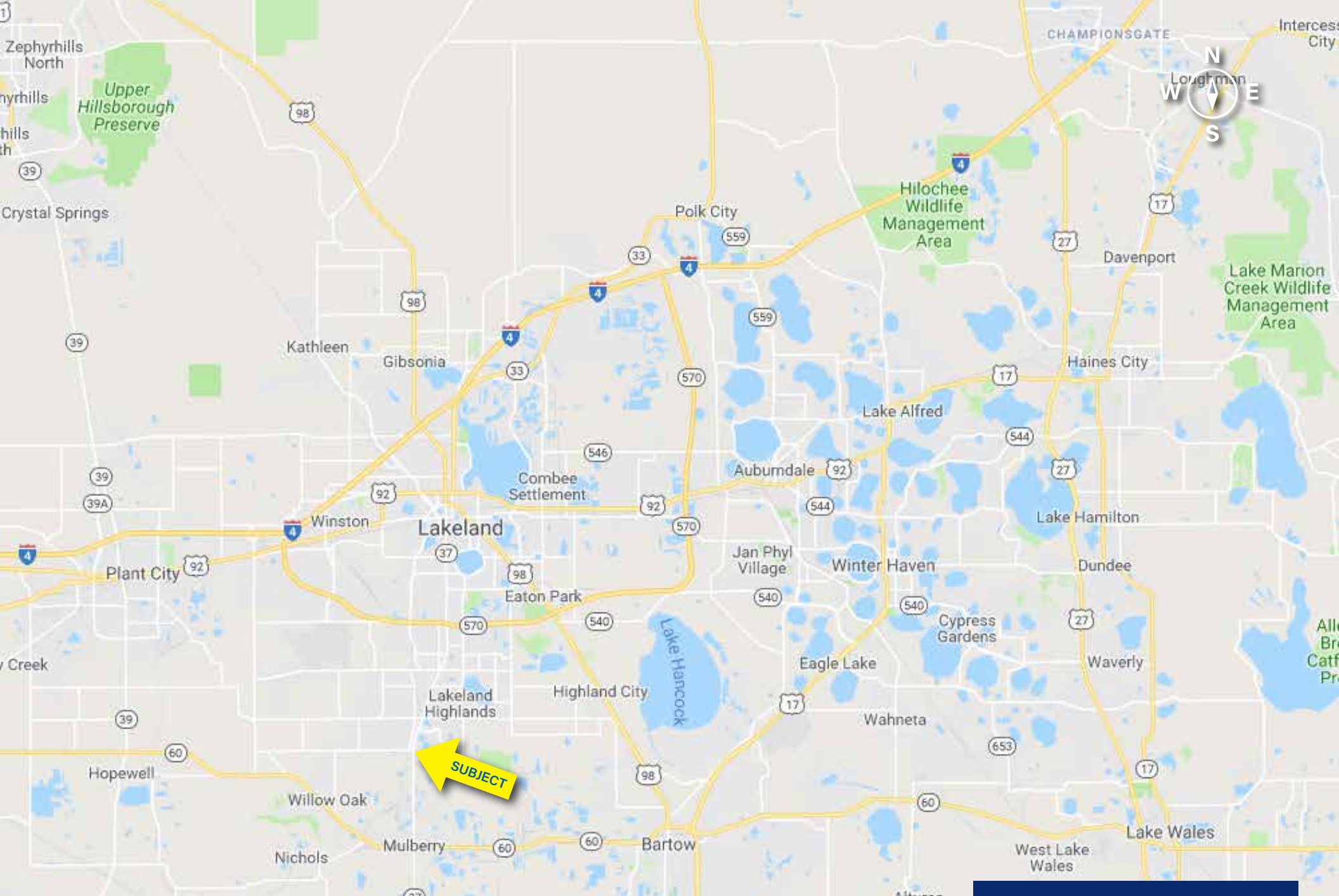
This former financial institution consists of 5,564 +/- SF 0.75 +/- acres in South Lakeland. The property is located at a signalized intersection as an outparcel to a Winn-Dixie anchored shopping center. There are more than 20,000 people within a 2 mile radius and a median household income of approximately \$62,000.

Site Address:	6990 S. Florida Ave, Lakeland, FL 33813
County:	Polk
PIN (Property Identification Number):	23-29-23-000000-022100
Land Size:	0.75 +/- Acres
Building Size:	5,564 +/- SF
Year Built:	1985
Property Use:	Financial Institution
Utilities:	Water & Sewer - City of Lakeland
Future Land Use:	Community Activity Center - Polk County
Taxes:	\$13,142.77 (2018)
Traffic Count:	36,000 cars/day on S Florida Ave
Price:	\$550,000



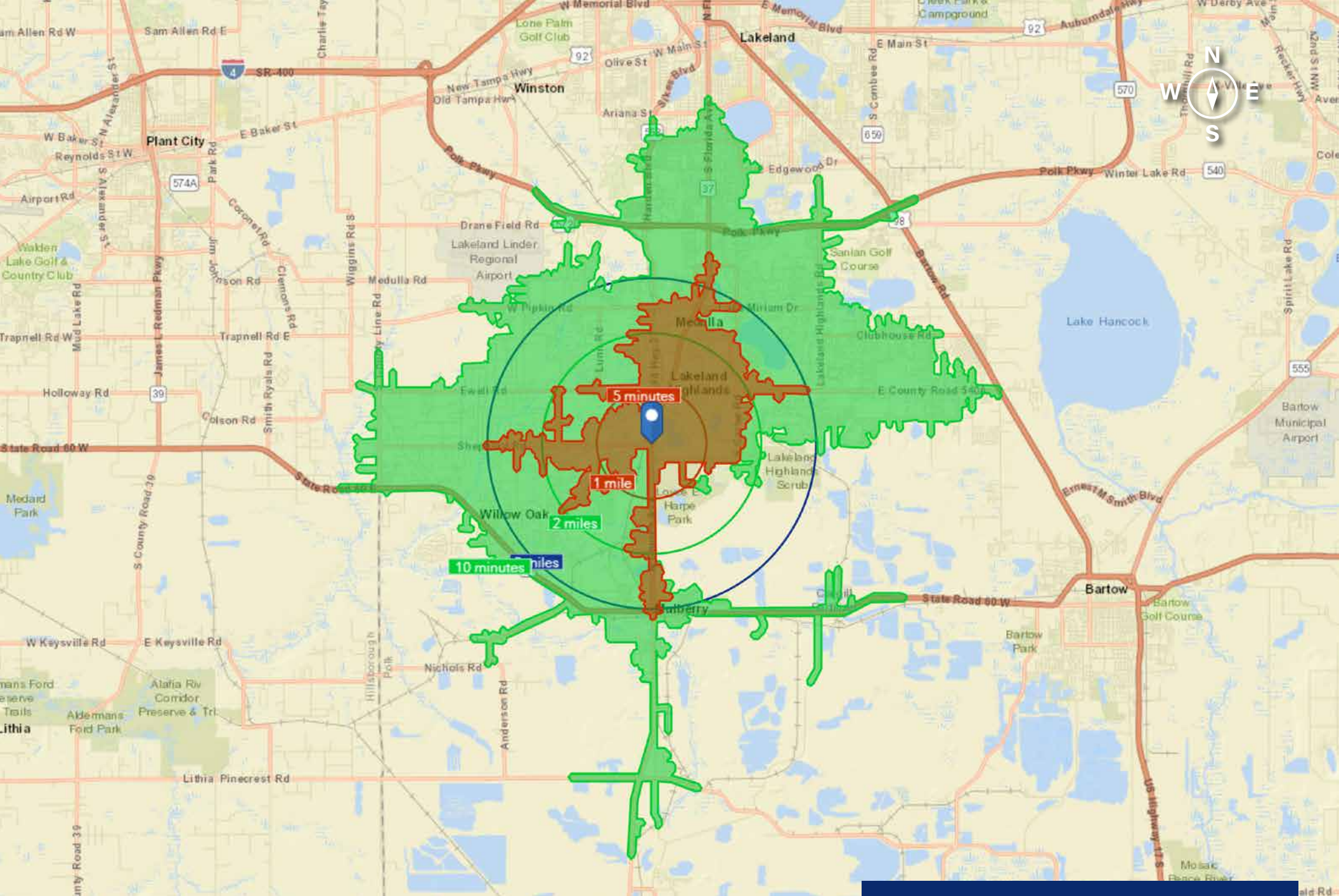
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Located in South Lakeland in an affluent area of town

LOCATION MAP



DEMOGRAPHICS MAP

1, 2, 3 mile radius
 5, 10 minute drive time

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	3,859	21,953	43,752	20,176	91,977	667,696	20,875,686	330,088,686
Households	1,557	8,371	16,326	7,635	34,159	249,123	8,152,541	124,110,001
Families	1,146	6,143	12,070	5,569	24,918	173,193	5,273,287	81,631,156
Average Household Size	2.48	2.62	2.68	2.64	2.69	2.63	2.51	2.59
Owner Occupied Housing Units	1,198	6,445	11,925	5,733	24,732	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	359	1,925	4,402	1,902	9,427	79,532	2,959,407	45,847,716
Median Age	46.5	41.4	40.2	42.5	40.5	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	\$67,439	\$62,114	\$59,847	\$60,616	\$61,684	\$47,429	\$52,098	\$58,100
Average Household Income	\$103,672	\$89,046	\$84,321	\$89,554	\$85,959	\$64,107	\$75,281	\$83,694
Per Capita Income	\$40,904	\$33,643	\$31,285	\$34,089	\$32,001	\$24,475	\$29,913	\$31,950
<i>Trends: 2018 - 2023 Annual Growth Rate</i>								
Population	2.40%	2.01%	1.69%	1.89%	1.57%	1.55%	1.41%	0.83%
Households	2.35%	1.92%	1.61%	1.80%	1.47%	1.48%	1.36%	0.79%
Families	2.32%	1.86%	1.54%	1.73%	1.41%	1.42%	1.30%	0.71%
Owner HHs	1.29%	2.09%	1.97%	1.94%	1.93%	2.07%	1.91%	1.16%
Median Household Income	3.12%	3.37%	2.82%	3.02%	2.84%	2.65%	2.52%	2.50%

The 2-mile radius indicates that there is a strong population density with 21,953 people.

The median household income at \$62,114 is 30.9% higher than the Polk's median at \$47,429.

BENCHMARK DEMOGRAPHICS

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

Households by Income

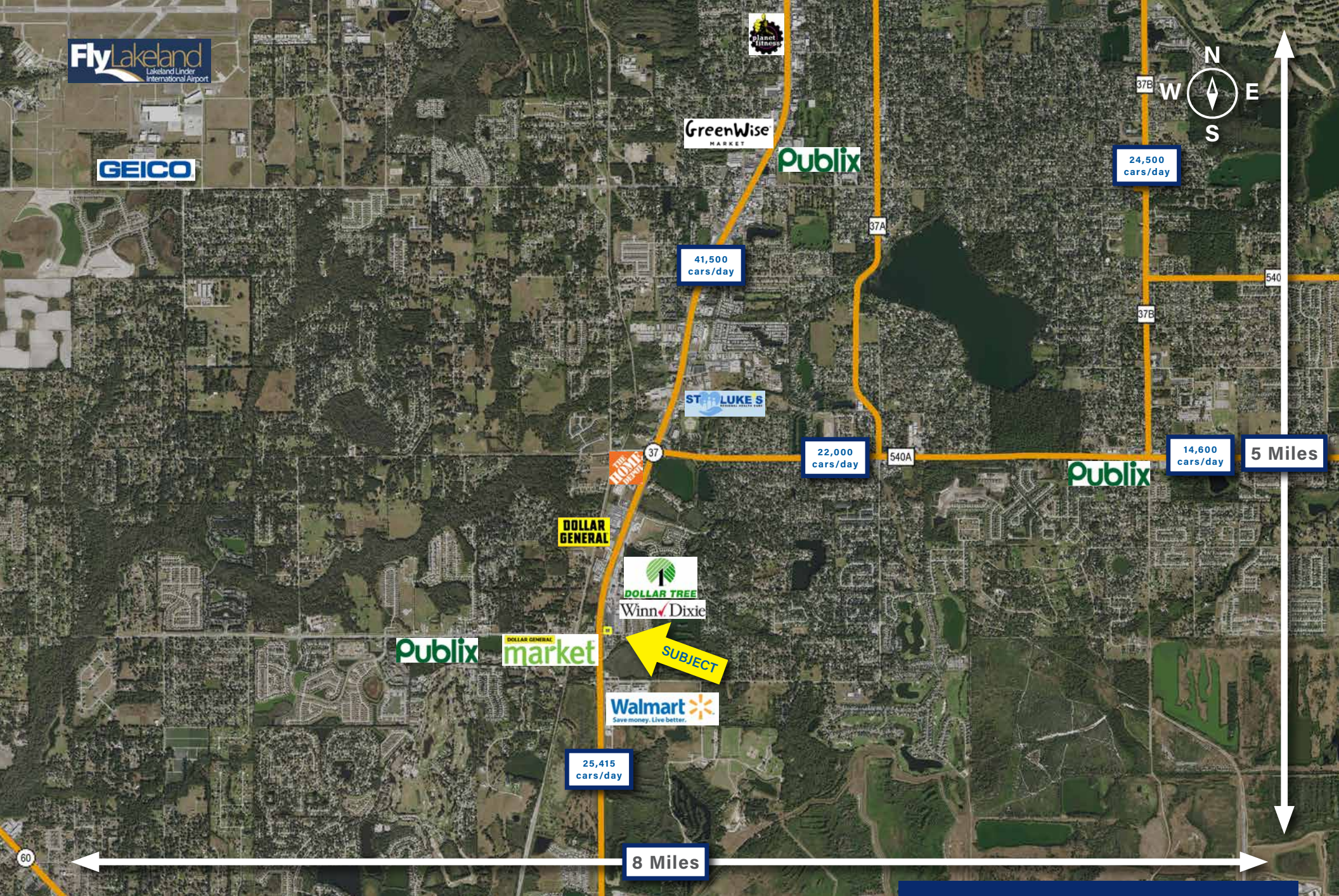
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	6.30%	6.60%	7.10%	7.10%	6.80%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	5.30%	7.30%	7.40%	7.20%	8.00%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	11.50%	10.00%	10.00%	10.40%	9.90%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	14.60%	15.70%	15.80%	16.10%	14.40%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	16.10%	17.90%	19.70%	17.80%	19.30%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	15.20%	14.70%	14.60%	13.30%	14.40%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	10.70%	14.30%	13.60%	14.20%	14.90%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	9.30%	6.10%	5.80%	6.10%	6.00%	2.90%	4.50%	6.00%
\$200,000+	11.10%	7.40%	6.00%	7.80%	6.30%	2.90%	5.10%	6.70%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	4.80%	5.90%	6.20%	5.60%	5.90%	6.00%	5.30%	6.00%
5 - 9	5.20%	6.30%	6.40%	6.00%	6.20%	6.00%	5.40%	6.20%
10 - 14	5.60%	6.60%	6.70%	6.50%	6.50%	6.00%	5.60%	6.30%
15 - 19	5.80%	6.30%	6.30%	6.40%	6.20%	5.90%	5.70%	6.40%
20 - 24	5.00%	5.30%	5.50%	5.30%	5.60%	5.90%	6.30%	6.90%
25 - 34	10.50%	11.40%	12.20%	11.20%	12.70%	12.70%	13.20%	13.90%
35 - 44	11.00%	12.70%	12.60%	12.10%	12.30%	11.40%	11.70%	12.50%
45 - 54	15.00%	13.20%	13.20%	13.30%	13.20%	11.80%	12.70%	12.80%
55 - 64	16.50%	14.10%	13.90%	14.60%	14.00%	13.10%	13.60%	13.00%
65 - 74	13.00%	11.30%	10.70%	11.80%	10.60%	12.10%	11.50%	9.40%
75 - 84	6.10%	5.30%	4.80%	5.60%	5.00%	6.60%	6.30%	4.60%
85+	1.60%	1.60%	1.50%	1.70%	1.90%	2.40%	2.70%	2.00%

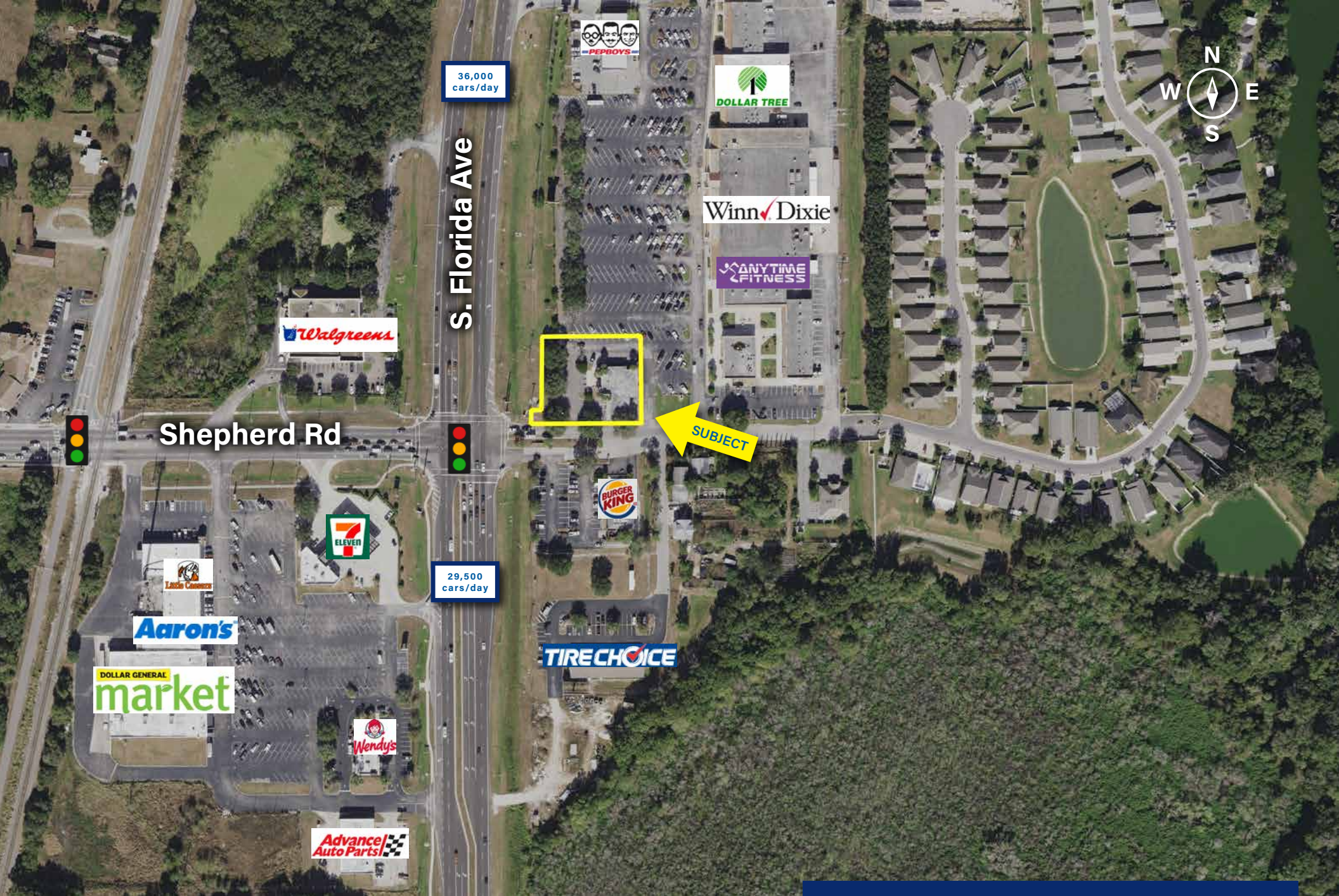
Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	87.90%	82.10%	80.90%	83.00%	81.00%	72.30%	73.00%	69.90%
Black Alone	5.30%	8.90%	9.00%	8.10%	7.90%	15.30%	16.40%	12.90%
American Indian Alone	0.20%	0.20%	0.30%	0.30%	0.30%	0.50%	0.40%	1.00%
Asian Alone	1.60%	2.60%	2.20%	2.70%	2.90%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.60%	3.00%	4.70%	2.90%	5.00%	7.00%	4.30%	6.90%
Two or More Races	2.40%	3.10%	2.90%	3.00%	2.80%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	12.10%	16.10%	18.80%	15.70%	18.50%	22.60%	25.90%	18.30%



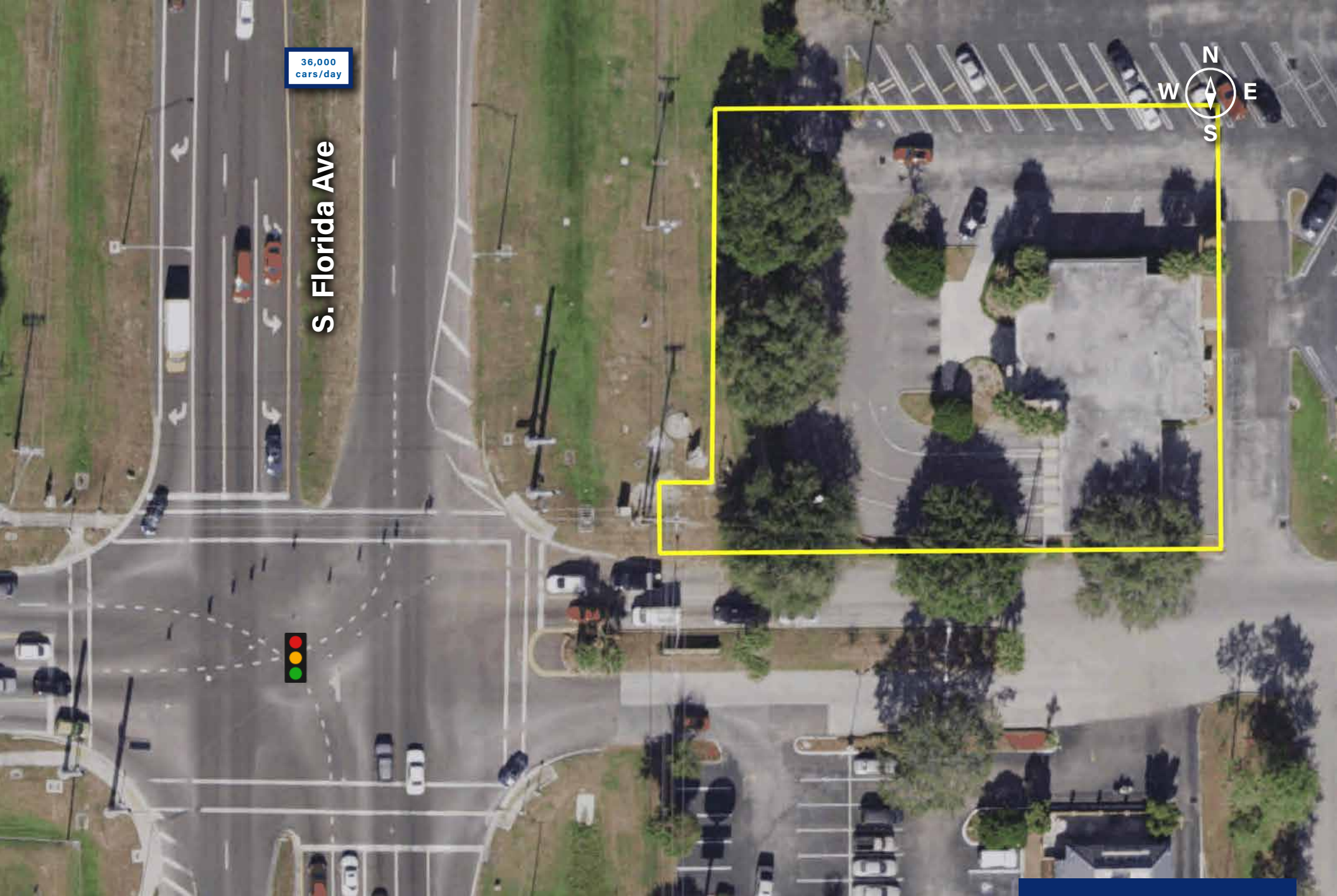
The market area encompasses South Lakeland which is highlighted by South Florida Avenue, Lakeland's most active commercial corridor.

MARKET AREA MAP



The neighborhood consist of two shopping plazas, and multiple national retailers.

NEIGHBORHOOD AERIAL



36,000
cars/day

S. Florida Ave



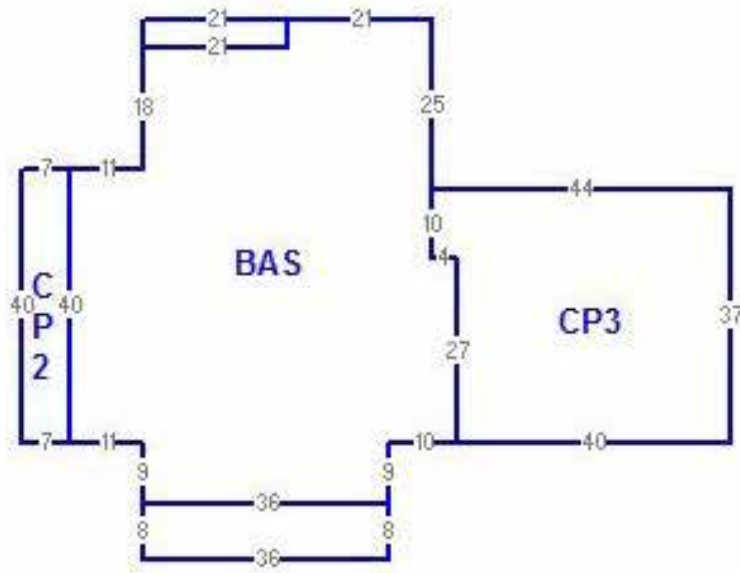
SITE AERIAL

The site has full access via Shimmering Drive with addition of a traffic signal.

BUILDING INFORMATION

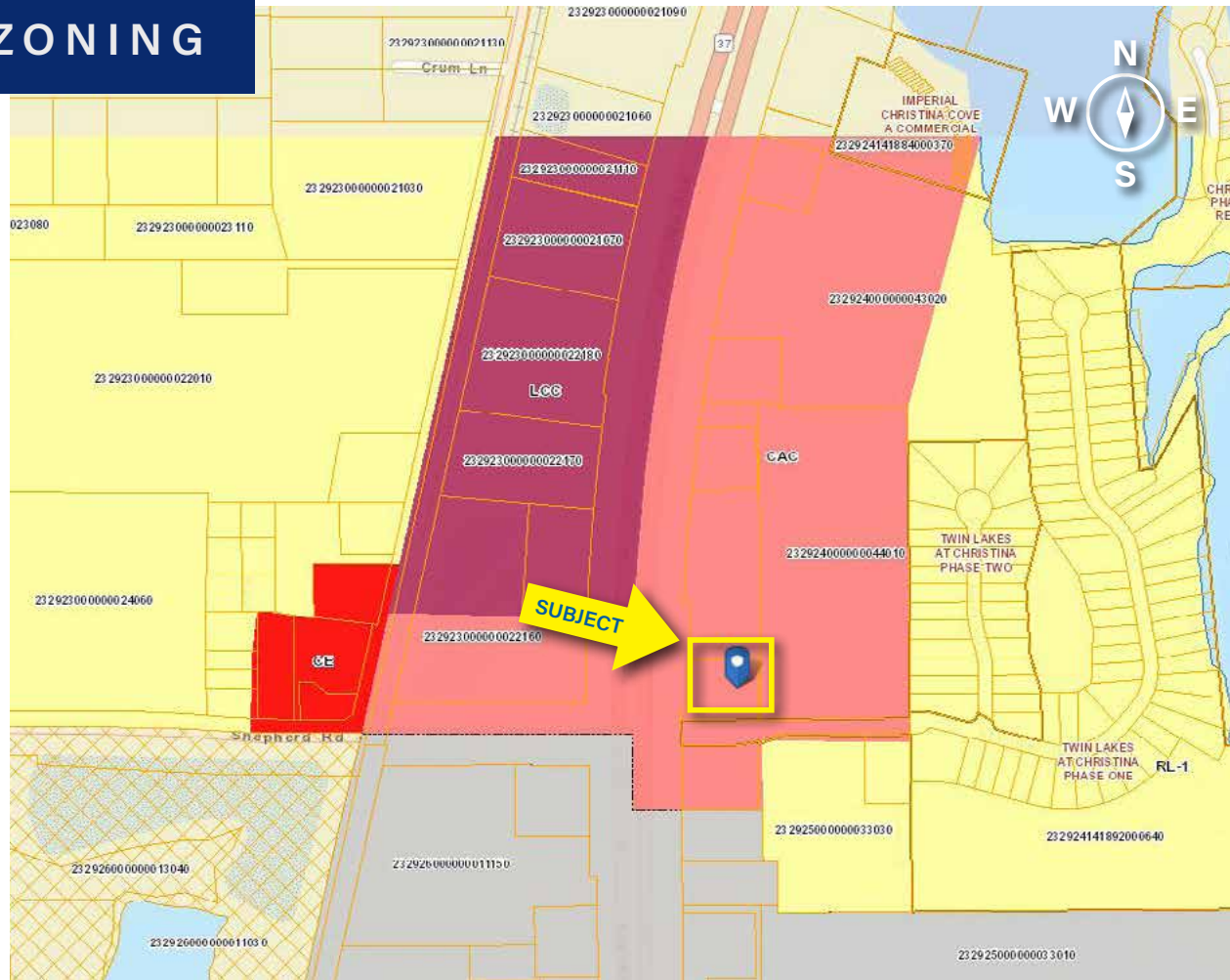


6990 FLORIDA AVE



<i>Description</i>	<i>Total:</i>
Square Feet	5,564 +/- SF
Actual Year Built	1985
Wall Structure	Concrete
Drive Thru Lanes	4
Parking Spaces	12
Parking Ratio	2.15 Cars/SF

ZONING



Community Activity Center (CAC)

The purpose of the CAC district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities.

-  CAC
-  LCC
-  RL-1
-  CE



Main Lobby



Front door entrance



Break Room



Lobby and Office Space



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