



PROPERTY FOR SALE OR LEASE

5304 S. FLORIDA AVE., LAKELAND, FL

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EXECUTIVE SUMMARY

5304 SOUTH FLORIDA AVE. LAKELAND, FL 33813

This property is offered both for sale or lease. The subject is a 10,498 +/- office building, broken into small offices and executive suites. Located less than 2 miles south of the Polk Parkway, this property is located in an actively growing market area with an under construction Wawa and Greenwise in close proximity. The market area is a very affluent area of town - the Median Household Income is 25.7% greater within a 2 mile radius compared to Polk County.

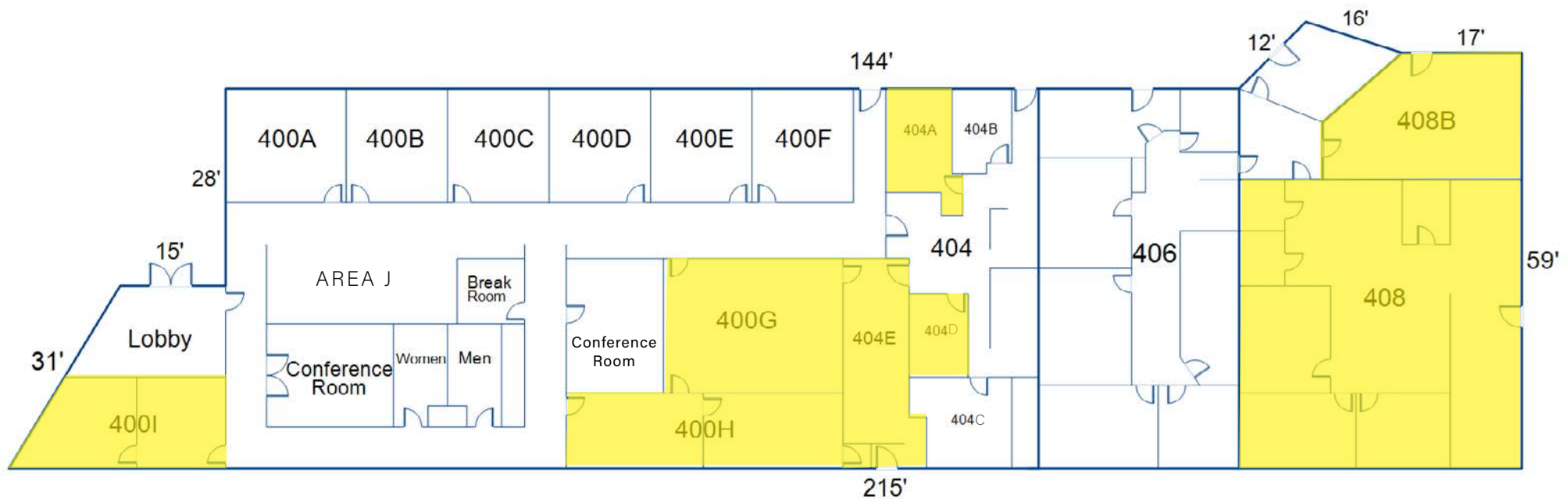
**Rent roll and operating statement available upon request*

Site Address:	5304 South Florida Ave
County:	Polk
PIN (Property Identification Number):	232912140162000060
Land Size:	0.26 +/- acres
Building Size:	10,498 +/- Heated SF
Year Built:	1986
Property Use:	Professional Building
Utilities:	Water and Sewer (City of Lakeland)
Future Land Use:	LCC (Polk County)
Taxes:	\$7,160 (2019)
Traffic Count:	41,500 cars/day on S. Florida Ave.
Asking Price (Purchase):	\$875,000
Asking Rate (Lease):	See page 4

BUILDING INFORMATION

AVAILABLE

The subject property was built in 1986 and features 10,498 +/- Heated SF. Built with solid block construction, this building is divided into multiple units that can be combined or further sub-divided. The property is well maintained and in excellent condition.



Unit	400G	400H	400I	404A	404D	404 E	408	408B
SF (+/-)	410	335	283	166	93	255	842	495
Rate Per Month	\$800	\$700	\$600	\$550	\$400	\$550	\$1,200	\$700

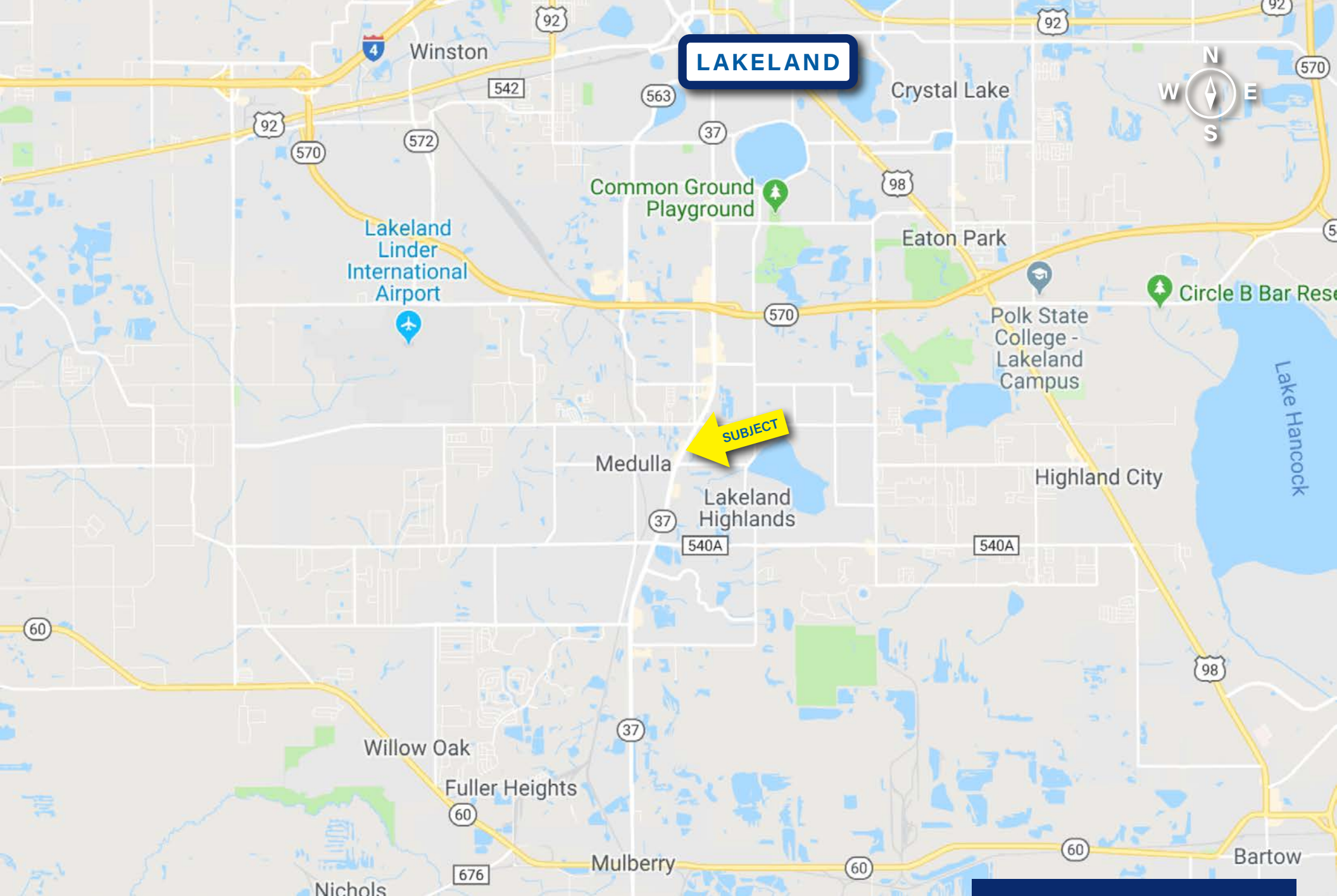
Additional revenue opportunities - "Area J" and one of the conference rooms could be converted into rentable suites.

*Building dimensions are according to the Polk County Property Appraiser. Floor plan is not to scale and is to only to be used for reference.



REGIONAL LOCATION MAP

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

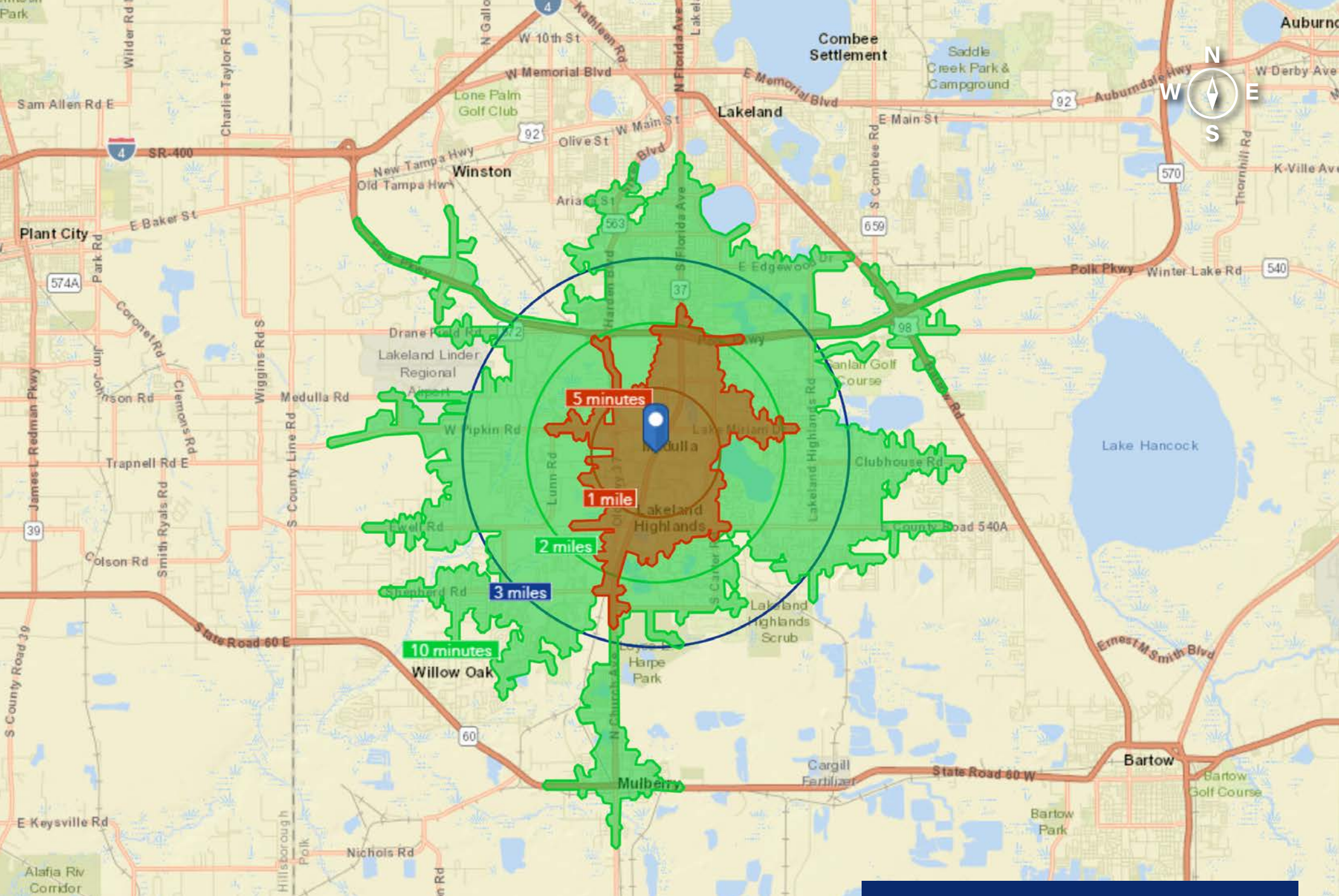


LAKELAND

SUBJECT

LOCATION MAP

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



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	6,423	25,190	54,686	11,550	81,214	683,954	21,239,528	332,417,793
Households	2,540	9,701	21,556	4,458	31,845	255,025	8,299,404	125,168,557
Families	1,779	7,176	15,235	3,257	22,139	177,233	5,366,533	82,295,074
Average Household Size	2.53	2.60	2.53	2.59	2.55	2.63	2.51	2.59
Owner Occupied Housing Units	1,577	7,391	15,465	3,201	22,323	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	964	2,310	6,092	1,257	9,522	80,217	2,924,369	45,709,279
Median Age	41.2	43.9	43.7	44.2	42.2	41.6	42.5	38.5
Income								
Median Household Income	\$50,857	\$62,852	\$63,997	\$60,050	\$60,074	\$50,006	\$54,238	\$60,548
Average Household Income	\$74,582	\$90,045	\$91,064	\$87,595	\$85,215	\$67,890	\$78,335	\$87,398
Per Capita Income	\$29,086	\$34,265	\$35,866	\$33,683	\$33,520	\$25,412	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate								
Population	1.71%	1.32%	1.57%	1.39%	1.54%	1.46%	1.37%	0.77%
Households	1.59%	1.23%	1.50%	1.30%	1.44%	1.37%	1.31%	0.75%
Families	1.47%	1.14%	1.41%	1.19%	1.37%	1.31%	1.26%	0.68%
Owner HHs	2.49%	1.67%	1.89%	1.86%	1.90%	1.72%	1.60%	0.92%
Median Household Income	2.58%	2.84%	2.96%	2.89%	2.69%	1.95%	2.37%	2.70%

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 25.7% 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

Households by Income

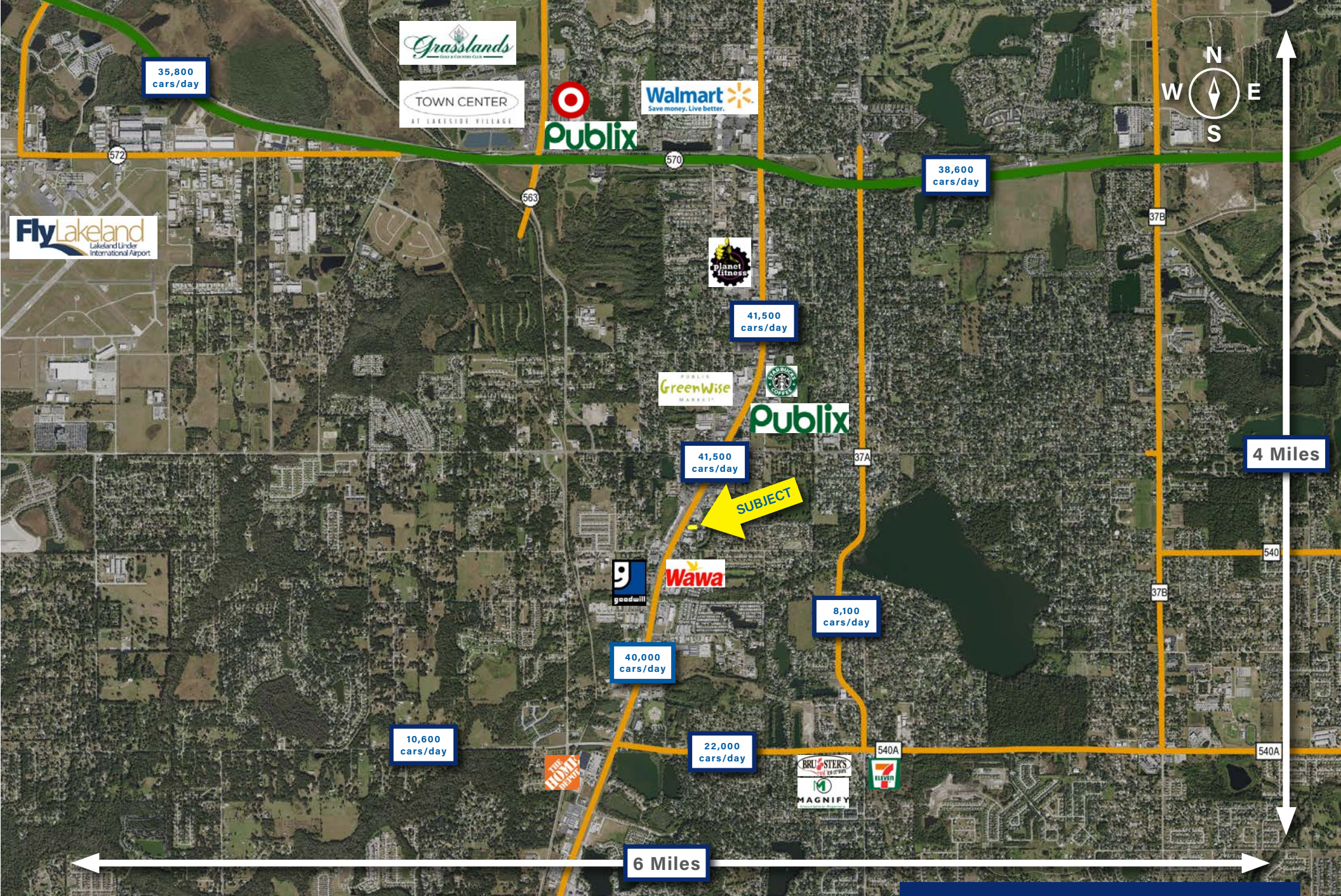
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	11.00%	6.70%	6.60%	8.00%	7.30%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	8.80%	9.20%	8.40%	8.60%	8.70%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	13.20%	10.50%	9.80%	10.80%	10.10%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	16.00%	12.30%	13.10%	13.40%	14.20%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	20.20%	18.60%	18.60%	18.50%	19.30%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	9.10%	13.30%	14.10%	11.50%	13.90%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	11.80%	15.60%	15.40%	15.70%	14.30%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	4.30%	6.20%	6.30%	6.20%	5.70%	2.90%	4.50%	6.00%
\$200,000+	5.70%	7.60%	7.70%	7.40%	6.50%	2.90%	5.10%	6.70%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.70%	5.20%	5.00%	5.00%	5.40%	6.00%	5.30%	6.00%
5 - 9	5.70%	5.60%	5.40%	5.30%	5.70%	6.00%	5.40%	6.20%
10 - 14	6.40%	6.40%	6.00%	6.20%	6.10%	6.00%	5.60%	6.30%
15 - 19	6.60%	6.40%	6.00%	6.40%	6.00%	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%	12.00%	11.50%	12.50%	12.70%	13.20%	13.90%
35 - 44	11.60%	11.40%	11.70%	11.00%	12.00%	11.40%	11.70%	12.50%
45 - 54	13.30%	13.50%	13.30%	13.40%	13.10%	11.80%	12.70%	12.80%
55 - 64	14.20%	15.50%	15.00%	15.40%	14.30%	13.10%	13.60%	13.00%
65 - 74	11.10%	11.70%	11.80%	12.00%	11.30%	12.10%	11.50%	9.40%
75 - 84	5.20%	5.90%	5.90%	6.10%	5.70%	6.60%	6.30%	4.60%
85+	1.90%	2.20%	2.50%	2.20%	2.40%	2.40%	2.70%	2.00%

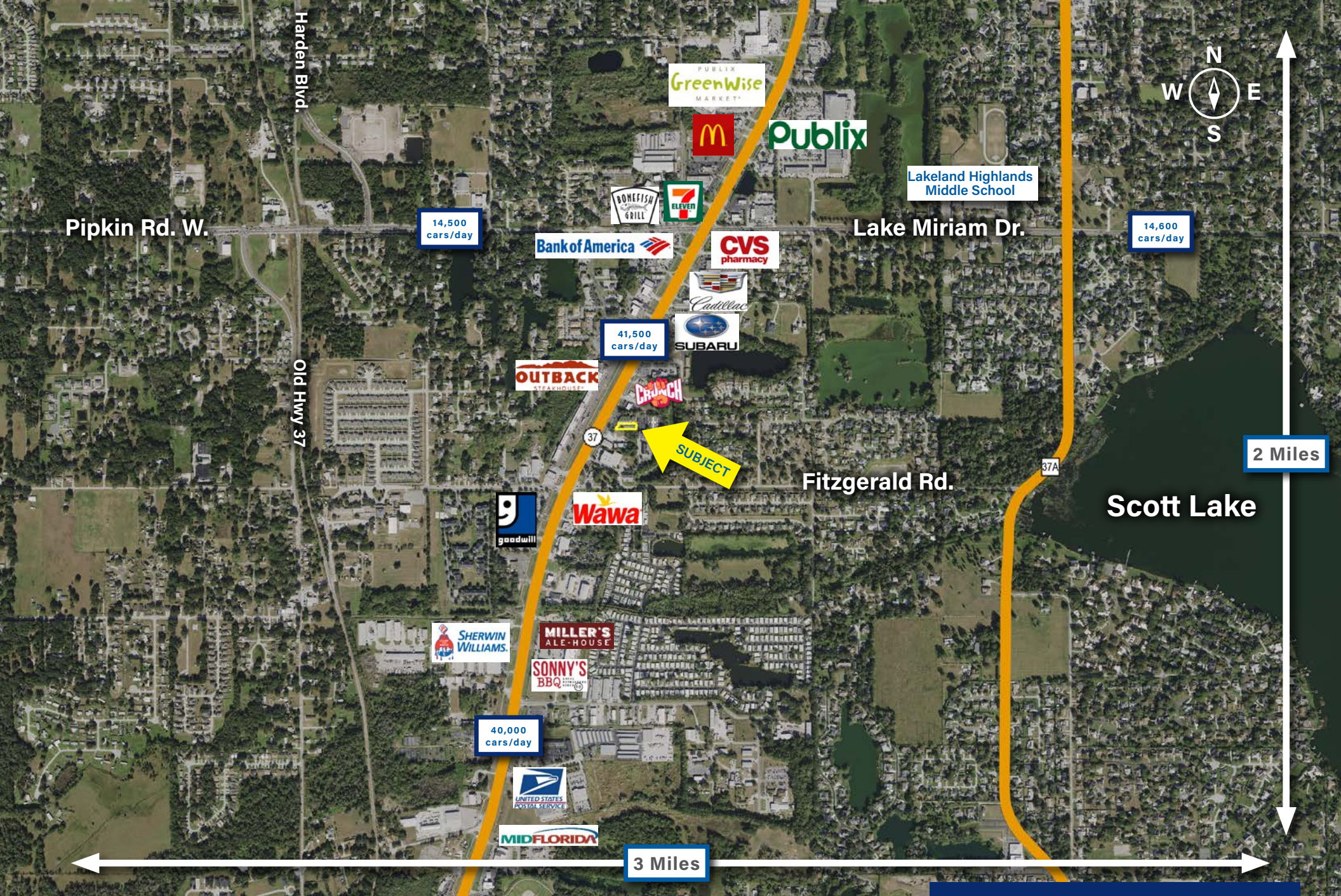
Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	79.40%	83.40%	83.60%	83.10%	82.30%	72.30%	73.00%	69.90%
Black Alone	11.70%	9.00%	7.70%	9.00%	8.30%	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	2.10%	1.90%	2.80%	2.20%	2.90%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.60%	2.60%	2.80%	2.30%	3.20%	7.00%	4.30%	6.90%
Two or More Races	3.60%	2.80%	2.80%	3.00%	2.90%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	18.40%	14.90%	14.40%	15.90%	15.40%	22.60%	25.90%	18.30%



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

MARKET AREA MAP



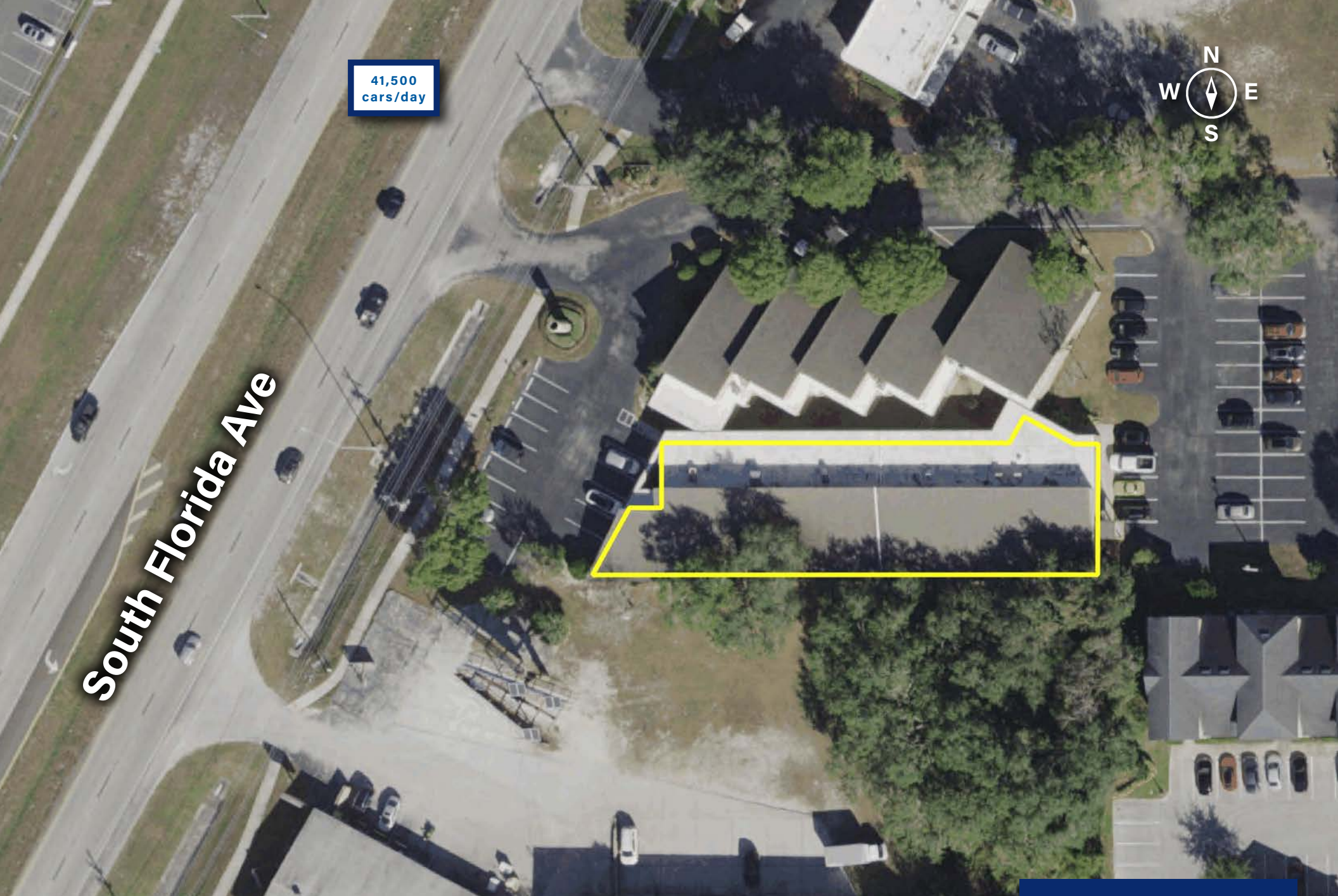
The subject property is located along South Florida Avenue, which is a key commercial corridor in Lakeland, with high traffic counts.

TRADE AREA MAP



Located in a very active neighborhood area with a mixture of commercial and residential uses.

NEIGHBORHOOD AERIAL



South Florida Ave

41,500
cars/day



SITE AERIAL

The subject property features right in/right out access from S. Florida Ave. which features a traffic count of 41,500 cars/day.



Common Corridor



Shared conference room

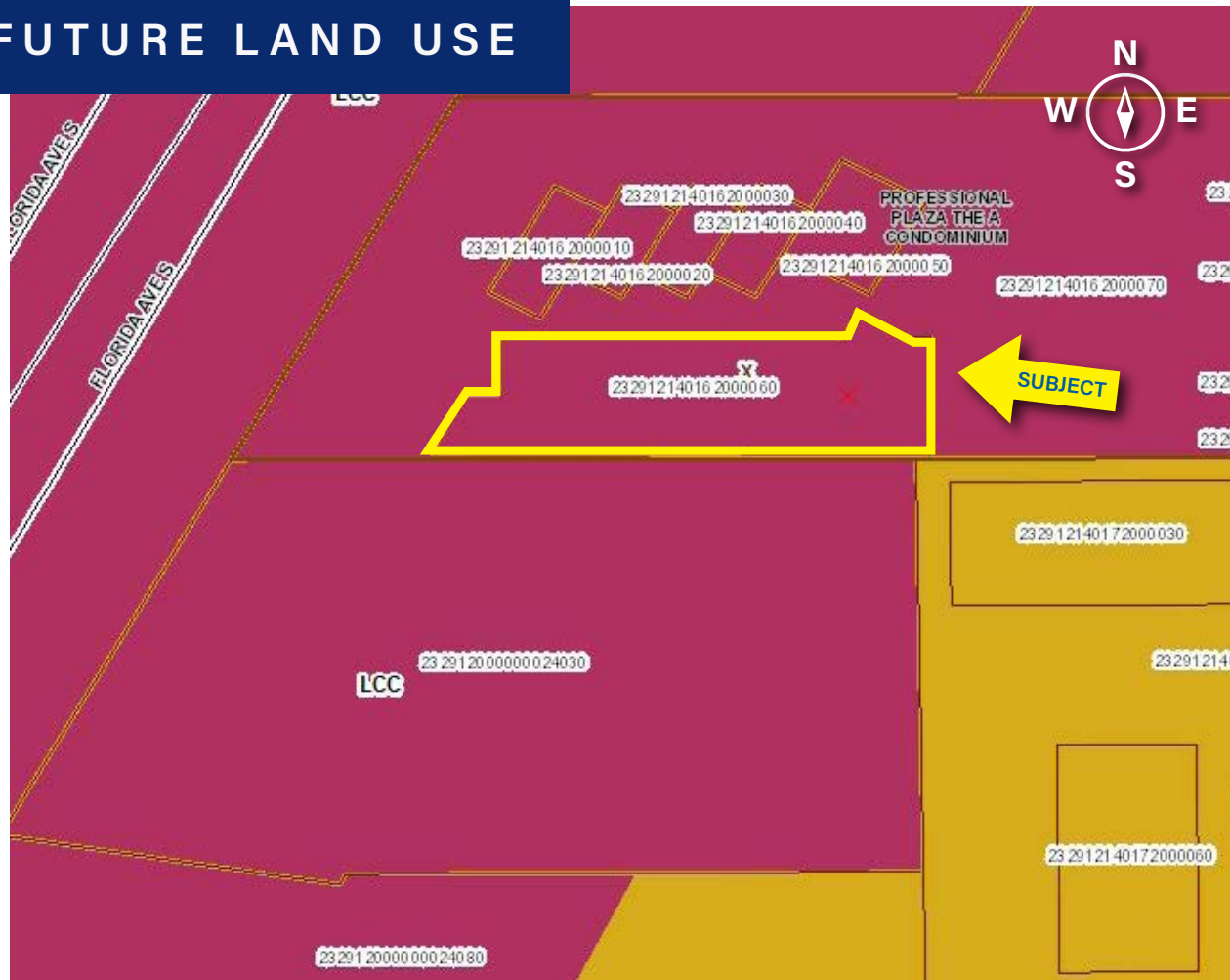


Ample parking in front and behind the building

Aerial facing Northeast



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
- RM
- RL-3
- INST-1



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