Distribution Warehouse

3025 Whitten Rd.
Lakeland, Florida 33811

Property Description

Cash or conventional financing only.

Hard to find small distribution warehouse that was built in 2000. It is a tilt wall structure with 24' high walls and 3-phase power. There is 4,350 square feet of newly remodeled offices. The warehouse is just over 18,000 square feet and includes a 2,750 square foot enclosed loading area with 4 dock high overhead doors and 2 overhead doors with ramps. 45 marked parking spaces.

Located approximately 2.5 miles from I-4 off of County Line Rd. I-4 can be accessed with only two turns from this facility.

OFFERING SUMMARY	
Sale Price	$3,000,000
Lot Size	1.88 Acres
Building Size	22,500 SF

DEMOGRAPHICS		
Stats	**Population**	**Avg. HH Income**
1 Mile	1,107	$64,415
5 Miles	53,737	$60,555
10 Miles	287,518	$60,930

For more information

Phillip Mays
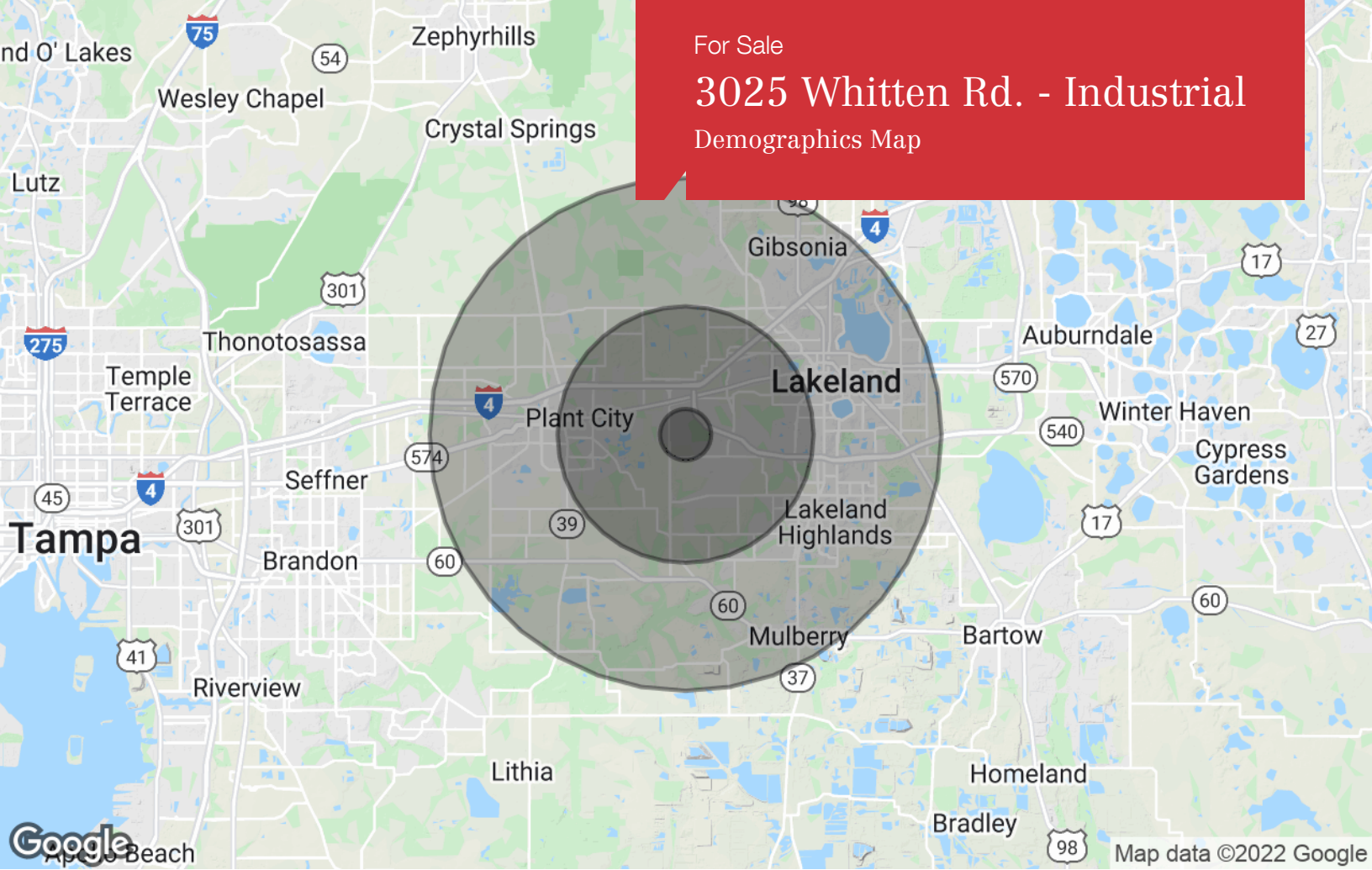O: 863 409 2277
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SITE

Gateway Blvd

Whitten Rd

Whistlewood Cir

Carillon Blvd

Waterlute Way

iddle Leaf Way

Gibsonia

Knights

Combee
Settlement Fussels Corner

Lakeland

Crystal Lake

Winston

LAKE BENTLEY

Plant City

SITE

Eaton Park

Dover

Medulla

Lake Hancock

Turkey Creek

Hopewell
Gardens

Lakeland
Highlands

Highland City

Sydney

Valrico

Hopewell

Willow Oak
Fuller Heights

Durant

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Map data ©2022 Google

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,107	53,737	287,518
MEDIAN AGE	37.0	37.9	37.4
MEDIAN AGE (MALE)	32.9	36.1	36.0
MEDIAN AGE (FEMALE)	37.8	39.6	38.7

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	416	19,787	106,959
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	$64,415	$60,555	$60,930
AVERAGE HOUSE VALUE	$207,539	$190,604	$186,640

Race	1 Mile	5 Miles	10 Miles
% WHITE	75.1%	79.2%	79.7%
% BLACK	13.8%	14.4%	13.7%
% ASIAN	1.9%	0.9%	1.7%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	9.2%	5.2%	4.6%

Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	27.8%	19.4%	16.9%

* Demographic data derived from 2010 US Census

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