

FOR LEASE

2025 CRYSTAL GROVE DR

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FOR LEASE

Lakeland, FL 33801

PRESENTED BY:

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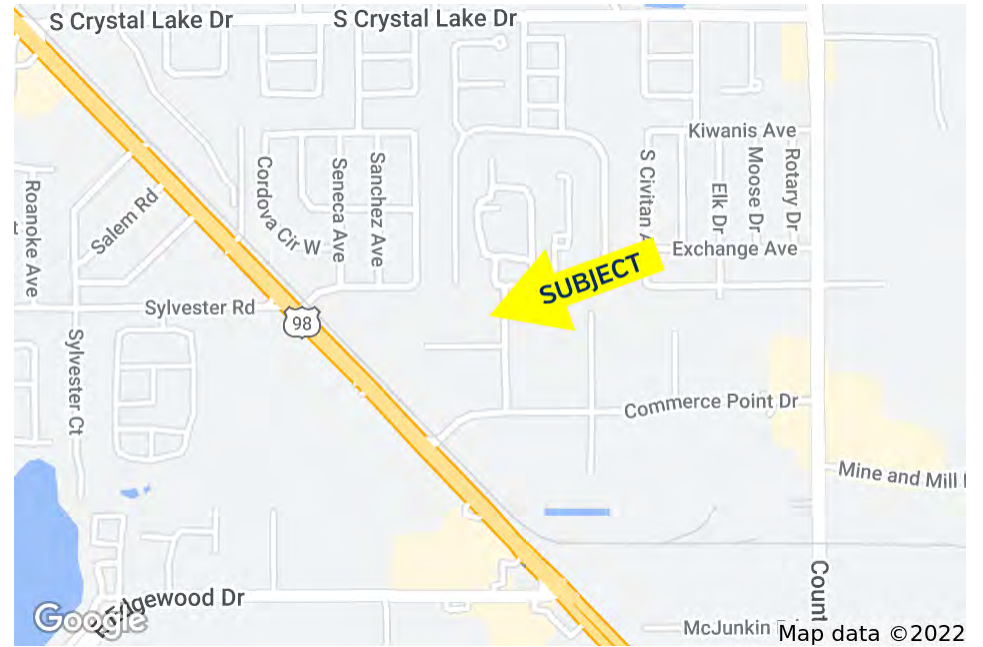
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SECTION 1

PROPERTY
INFORMATION





LEASE RATE	\$8.25/SF NNN [\$2.75/SF]
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OFFERING SUMMARY

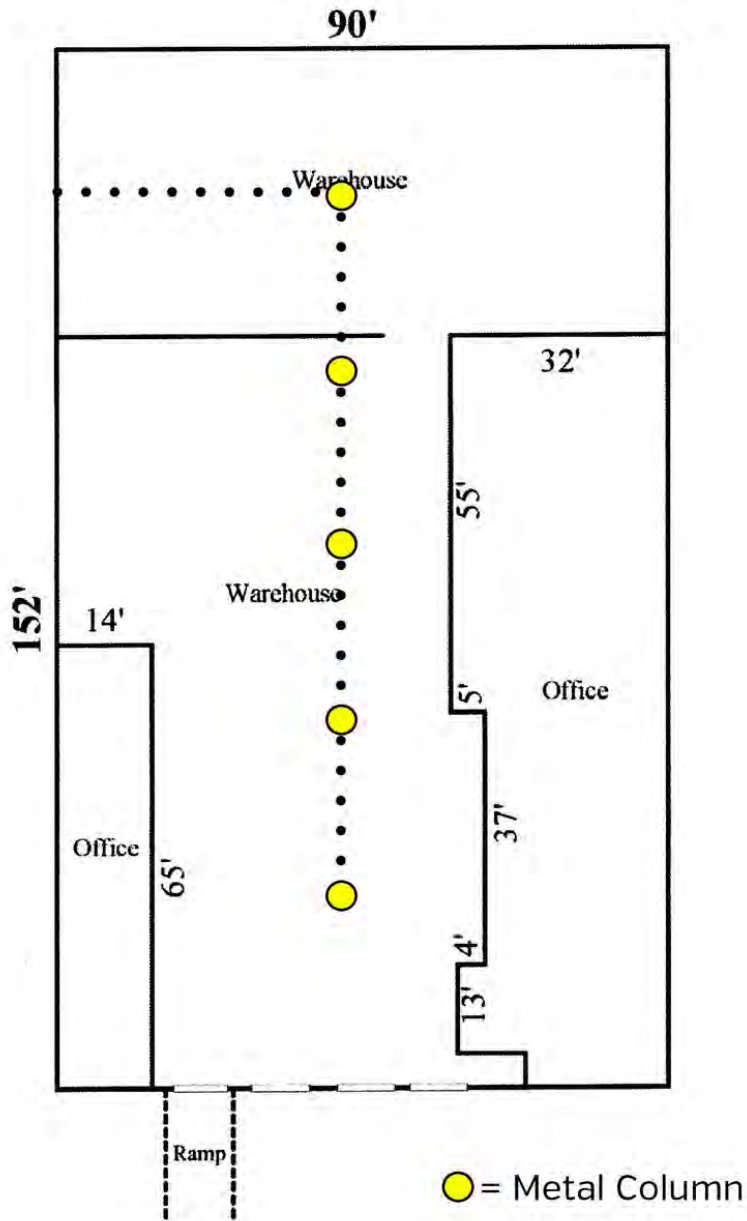
BUILDING SIZE:	13,680 ± SF
LOT SIZE:	1.05 ± Acres
YEAR BUILT:	1983
ZONING:	PUD 3485 H
UTILITIES:	City Water and Sewer
PIN:	24-28-28-247012-000060
PARKING SPACES:	12, not including truck court

PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler is pleased to present this warehouse building within one of the state's fastest-growing markets. Polk County is known for its excellent connectivity through Central Florida because its accessibility to the I-4 Corridor. This warehouse features four loading doors, three of which are dock high, and one ramp - all of them 9 feet tall. The property is located just off US 98 [Bartow Road] and less than two miles from the Polk Parkway [FL-570], which is a strong connector to both metro areas of Orlando and Tampa.

PROPERTY HIGHLIGHTS

- Four (4) 9' Roll-Up Doors (3 Docks, 1 Ramp)
- 600 Amp Power
- Insulated roof and walls
- Exhaust fans
- Mezzanine above the office



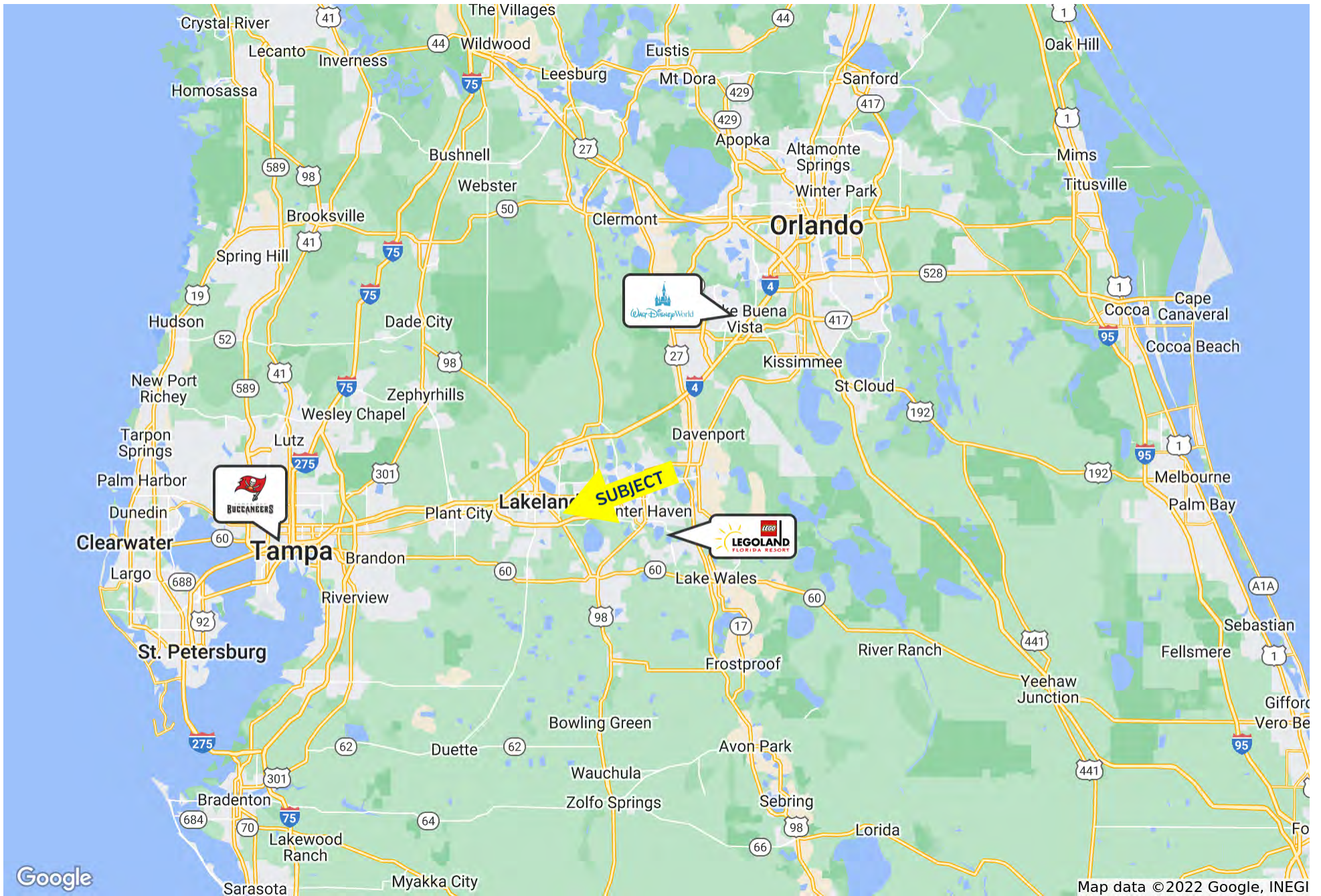
BUILDING INFORMATION

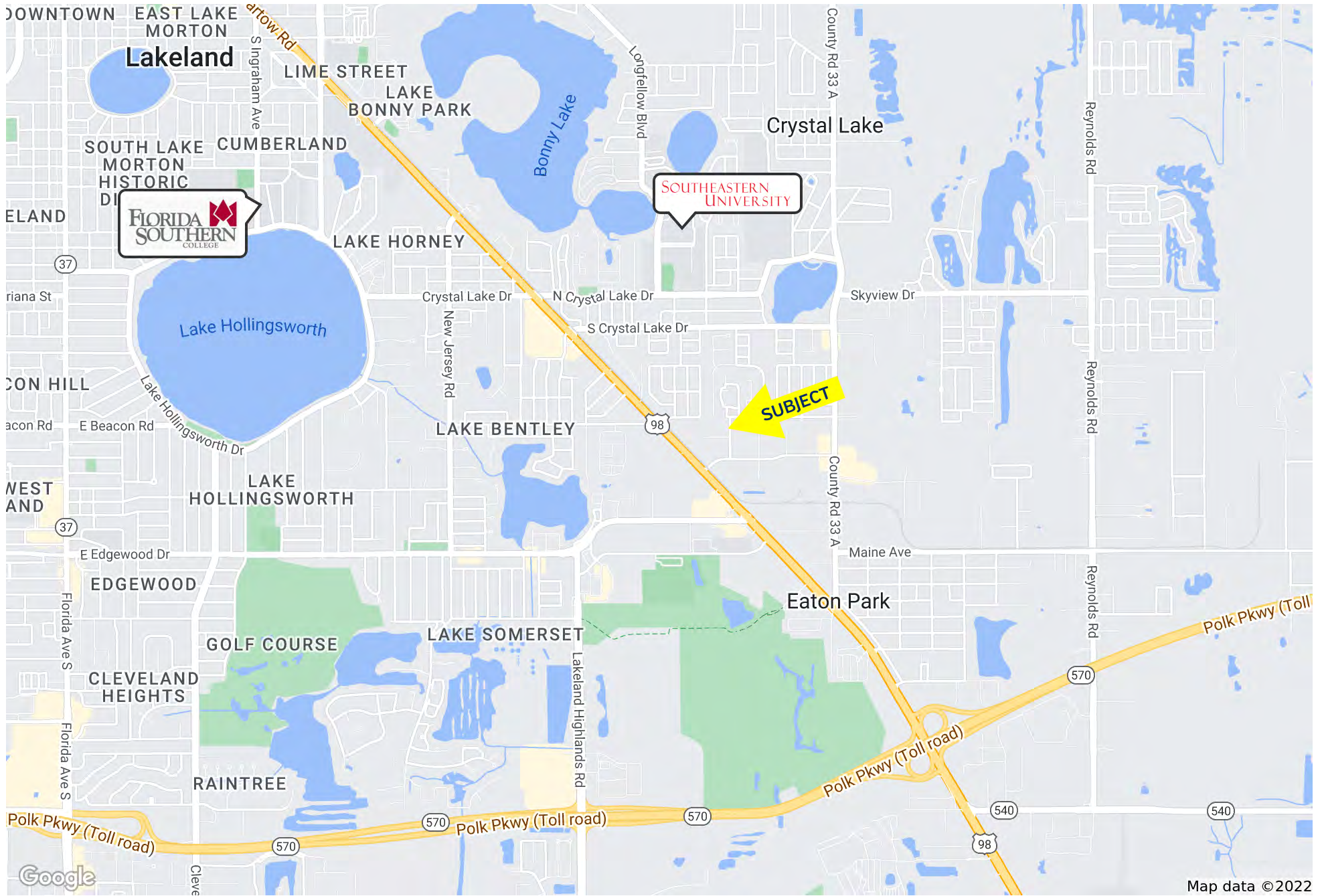
BUILDING SIZE	13,680 ± SF
TENANCY	Single
CEILING HEIGHT	19' to the frame, and 21' to the deck
LOADING DOORS	Four [4] 9' Roll-Up Doors [3 Docks, 1 Ramp]
NUMBER OF FLOORS	1
YEAR BUILT	1983
COLUMN SPACING	27' Deep, 43'6 Wide
CONSTRUCTION STATUS	Existing
CONDITION	Good
NUMBER OF BUILDINGS	1
MEZZANINE	Above the Office
HVAC	3 Units
SPRINKLED	Yes
LIGHTING	Fluorescent
RESTROOMS	3
NOTES	Features insulated roof and walls, exhaust fans

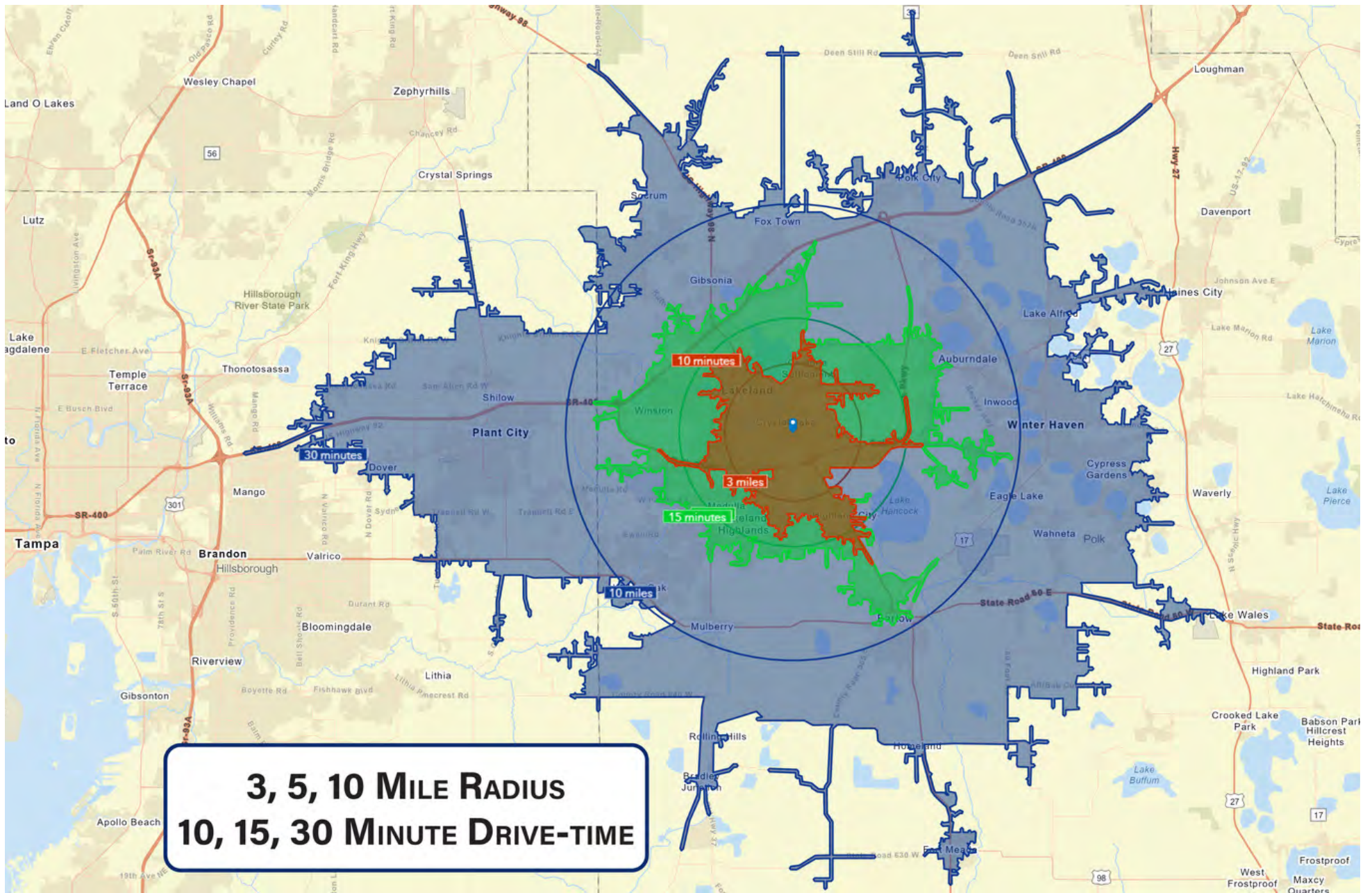
SECTION 2

LOCATION
INFORMATION









BENCHMARK DEMOGRAPHICS

	3 mile	5 miles	10 miles	10 Mins	15 Mins	30 Mins	Polk	FL	US
Population	56,107	128,505	339,857	82,362	182,986	548,374	703,886	21,587,015	333,793,107
Households	21,858	49,696	128,351	31,610	70,335	202,884	262,339	8,438,100	126,083,849
Families	13,142	31,744	87,295	19,615	45,949	140,032	182,227	5,454,945	82,747,156
Average Household Size	2.44	2.51	2.61	2.50	2.54	2.66	2.63	2.51	2.58
Owner Occupied Housing Units	11,518	29,133	83,196	17,138	42,573	134,695	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	10,341	20,563	45,155	14,472	27,762	68,189	81,614	2,978,725	45,948,740
Median Age	37.3	40.1	40.2	38.2	40.1	39.90	41.60	42.50	38.50
<i>Income</i>									
Median Household Income	\$49,358	\$50,763	\$54,156	\$50,504	\$51,300	\$53,578	\$52,516	\$56,362	\$62,203
Average Household Income	\$67,620	\$70,952	\$73,008	\$69,367	\$71,525	\$72,258	\$69,985	\$81,549	\$90,054
Per Capita Income	\$26,357	\$27,488	\$27,611	\$26,662	\$27,500	\$26,830	\$26,136	\$31,970	\$34,136
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	0.84%	0.96%	1.33%	0.89%	1.21%	1.33%	1.52%	1.33%	0.72%
Households	0.78%	0.90%	1.24%	0.84%	1.14%	1.24%	1.43%	1.27%	0.72%
Families	0.68%	0.80%	1.18%	0.74%	1.07%	1.19%	1.37%	1.23%	0.64%
Owner HHs	0.70%	0.91%	1.37%	0.78%	1.30%	1.34%	1.47%	1.22%	0.72%
Median Household Income	0.89%	0.96%	1.16%	0.86%	1.08%	1.13%	1.10%	1.51%	1.60%

Strong population density with more than 80,000 people within a 15-minute drive time from the property.

The immediate market within a 3-mile radius is expected to grow at a faster rate when compared to Polk County

BENCHMARK DEMOGRAPHICS

3 mile 5 miles 10 miles 10 Mins 15 Mins 30 Mins Polk FL US

Households by Income

<\$15,000	13.20%	12.90%	10.70%	13.10%	12.60%	10.90%	11.00%	10.60%	10.30%
\$15,000 - \$24,999	11.10%	11.00%	9.80%	11.20%	10.80%	9.90%	10.10%	9.80%	8.80%
\$25,000 - \$34,999	10.40%	10.20%	9.70%	9.90%	10.10%	9.90%	10.20%	9.80%	8.70%
\$35,000 - \$49,999	15.80%	15.00%	15.10%	15.20%	15.10%	15.20%	15.70%	13.60%	12.20%
\$50,000 - \$74,999	19.80%	18.90%	20.10%	19.40%	19.00%	20.10%	20.40%	18.30%	17.30%
\$75,000 - \$99,999	11.10%	11.60%	13.50%	11.80%	11.90%	13.10%	13.30%	12.30%	12.60%
\$100,000 - \$149,999	10.60%	11.10%	12.00%	10.70%	11.10%	12.10%	11.40%	13.80%	15.30%
\$150,000 - \$199,999	4.50%	4.90%	5.20%	4.80%	5.10%	4.80%	4.50%	5.50%	6.90%
\$200,000+	3.60%	4.30%	4.00%	4.00%	4.30%	3.90%	3.40%	6.30%	7.90%

Population by Age

0 - 4	5.80%	5.80%	6.00%	5.80%	6.00%	6.20%	5.90%	5.20%	6.00%
5 - 9	5.60%	5.70%	6.10%	5.70%	6.00%	6.20%	6.00%	5.40%	6.10%
10 - 14	5.60%	5.80%	6.00%	5.70%	5.90%	6.20%	6.00%	5.60%	6.30%
15 - 19	7.50%	6.50%	6.10%	7.00%	6.30%	6.10%	5.80%	5.60%	6.30%
20 - 24	8.40%	6.80%	6.10%	7.60%	6.40%	6.00%	5.70%	6.10%	6.70%
25 - 34	14.40%	13.40%	13.40%	14.30%	13.30%	13.40%	12.90%	13.30%	14.00%
35 - 44	11.50%	11.10%	11.60%	11.50%	11.40%	11.60%	11.40%	11.70%	12.60%
45 - 54	11.10%	11.40%	11.90%	11.60%	11.50%	11.80%	11.60%	12.40%	12.40%
55 - 64	12.40%	13.10%	13.20%	12.80%	13.20%	12.90%	13.00%	13.70%	13.00%
65 - 74	9.80%	11.30%	11.20%	10.00%	11.30%	11.10%	12.20%	11.70%	9.80%
75 - 84	5.50%	6.30%	6.00%	5.40%	6.20%	6.10%	6.90%	6.60%	4.80%
85+	2.40%	2.70%	2.40%	2.50%	2.50%	2.40%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	74.40%	70.10%	72.20%	70.80%	69.90%	71.80%	71.00%	72.50%	69.40%
Black Alone	13.50%	17.70%	15.60%	17.20%	17.80%	14.80%	15.50%	16.40%	13.00%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	1.80%	2.30%	2.10%	2.20%	2.20%	2.00%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.00%	5.80%	6.30%	5.60%	6.10%	7.80%	7.90%	4.60%	7.10%
Two or More Races	3.90%	3.60%	3.30%	3.70%	3.40%	3.10%	3.20%	3.10%	3.60%
Hispanic Origin (Any Race)	20.00%	19.60%	20.80%	19.30%	20.40%	23.70%	25.50%	27.20%	18.80%



LAKELAND
POLK COUNTY

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

FOUNDED	1885
POPULATION	110,516 (2018)
AREA	74.4 sq mi
WEBSITE	lakelandgov.net

MAJOR EMPLOYERS	<ul style="list-style-type: none"> • Publix Supermarkets (8,008) • Lakeland Regional Health (5,500) • GEICO Insurance (3,700) • Watson Clinic (1,857) • Southeastern University (1,072) • Saddle Creek Logistics (1,042)
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SECTION 3

MAPS AND
PHOTOS



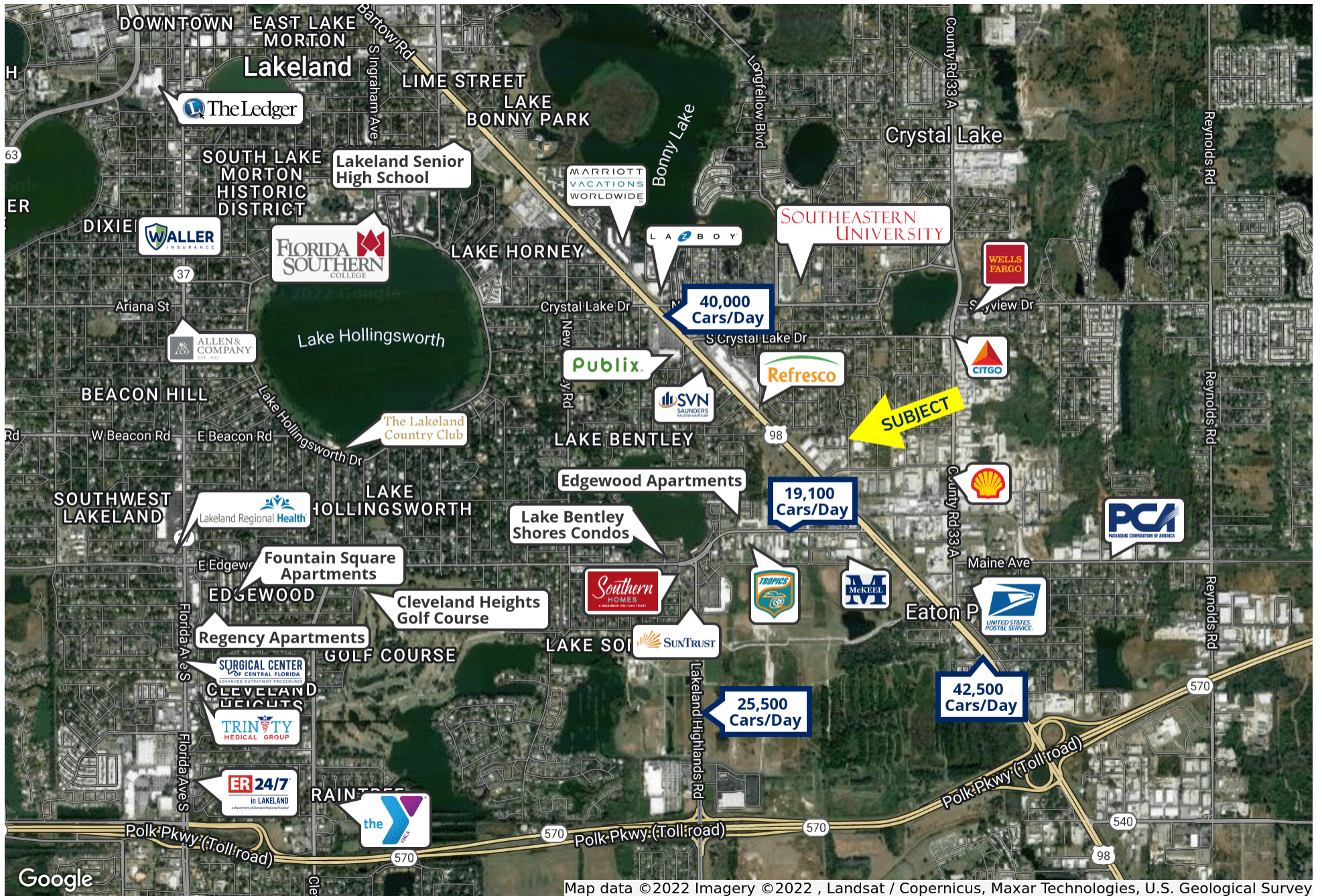
Loading Doors and
Additional Parking

12 Parking Spaces

13,820 ± SF

INDUSTRIAL MARKET

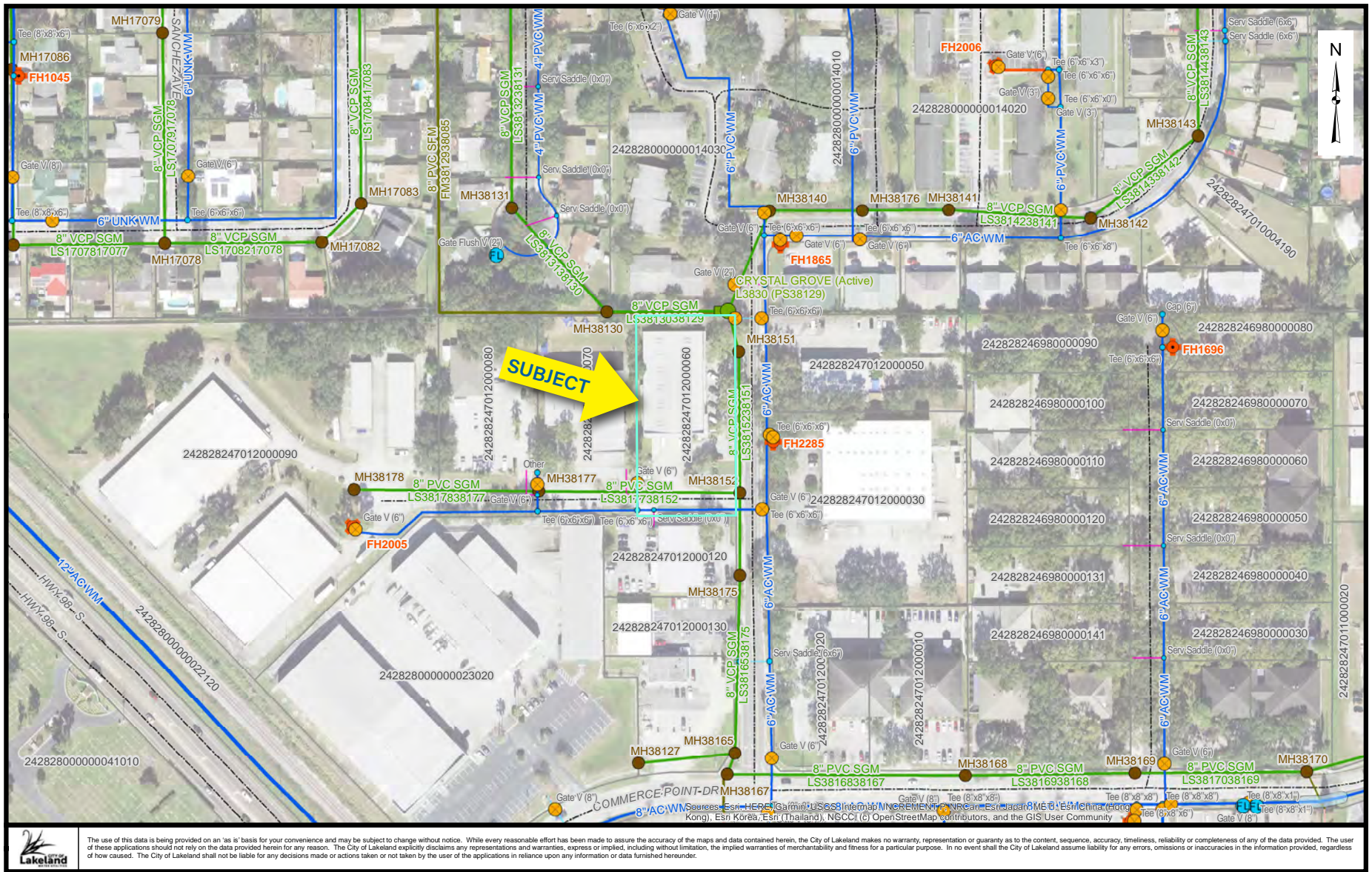








UTILITIES MAP



SECTION 4

AGENT AND
COMPANY





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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm’s Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

Disciplines

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

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