

DOWNTOWN LAKELAND



Sleepy Hill Rd

FOR SALE

Former Sears Lakeland Square Mall

3800 US HIGHWAY 98 N

Lakeland, FL 33809

PRESENTED BY:

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Wedgewood Golf Course
Redevelopment

BEST BUY



DICK'S
SPORTING GOODS



CARMAX

FRANCIS
DELMAT



LOWE'S

Dillard's
The Style of Your Life

Re-sale America
World's Largest Liquidation Store

JCPenney



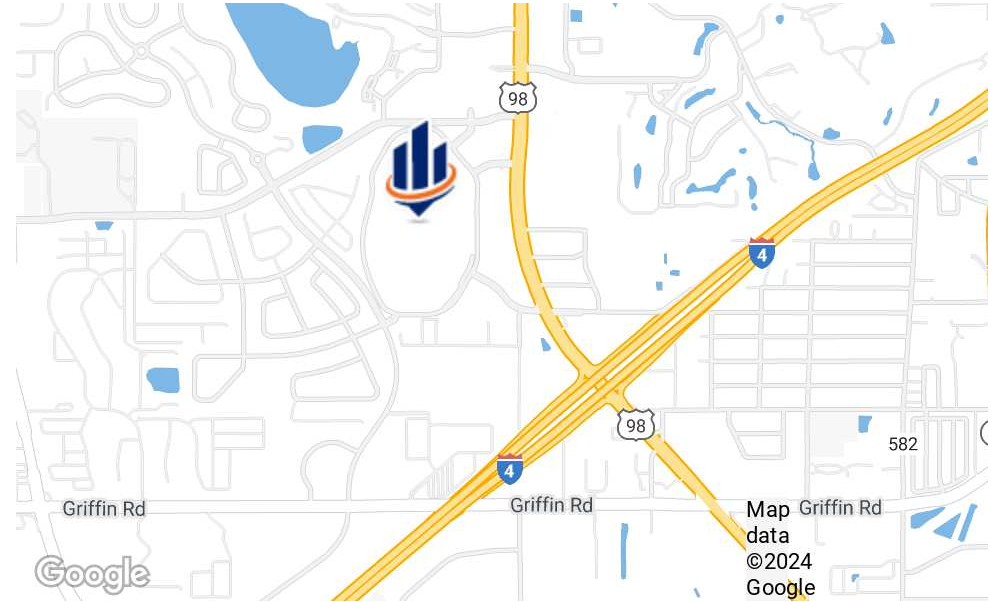


SUBJECT

A large white circular graphic with a dashed inner border and a solid outer border. Inside the circle, the text 'SECTION 1 Property Highlights' is centered. There are two small circular icons: one with an orange dot at the top left and one with a blue dot at the bottom right.

SECTION 1
Property
Highlights

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$10,900,000
BUILDING SIZE:	155,276 ± SF
LOT SIZE:	11.57 ± acres
PRICE / SF:	\$70.20
YEAR BUILT:	1988
ZONING:	C-5
TRAFFIC COUNT:	58,000 Cars per Day
APN:	232735000000012020

PROPERTY OVERVIEW

The vacant Sears building at Lakeland Square Mall, now available for sale, consists of a total of 11.57 acres and 155,276 square feet of leasable space. Nestled near Interstate 4 and Highway 98, this property boasts exceptional access to signalized intersections on Hwy 98 and allows connectivity to the rest of the Lakeland Square Mall. Its prime location between Tampa and Orlando positions it as a gateway to Central Florida.

The building's location and vacancy open the door to a range of potential uses - see the enclosed zoning guidelines. Additionally, redevelopment as apartments or self-storage could be achieved with a zoning change.

AERIAL PHOTOS



ZONING GUIDELINES

ZONING PERMITTED USES

C-5 (Regional Center Commercial District)

<p>Office Uses, Medical Office Uses, Non-Medical Office-Type R & D Hotels Motels Drive-Through/Drive-In Facilities Minor Motor Vehicle Fuel Sales Motor Vehicle Parts & Accessory Stores New Motor Vehicle Sales Minor Motor Vehicle Service & Repairs Surface Off-Street Parking Structure Off-Street Parking Banks Credit Unions Savings & Loans Associations Barber Shop Hair Salons Day Spas Fitness and Exercise Centers Martial Arts Studios Funeral Homes Crematoriums Repair-Oriented Services Tattoo Parlor Vet Clinic</p>	<p>Consignment Boutiques Big Box Retail Level I Building Material Sales, Retail Convenience Stores Department Stores Dollar Stores Variety Stores Drug Store/Pharmacy Firearm Sales Indoor Gun Range Grocery Stores Liquor Stores Medical Marijuana Dispensing Facilities Office Support Retail & Services Uses Pawn Shops Tobacco & Vape Shops Bars Lounges and Related Entertainment Uses Laundry and Cleaning Stablistments Music and Dance Studios Pet Grooming Pet Day Care Animal Hospital Antique Shops</p>	<p>Indoor Commercial Recreation Uses Restaurant - Carryout & Delivery Restaurant - Low Turn-Over Restaurant - High Turn-Over Restaurant - Very High Turn-Over Recycling Collection Centers Churches Synagogues and Other Houses of Worship Colleges Junior Colleges Universities Seminaries Community Gardens Day Care Center Accessory to a House of Worship Adult Day Care Centers Child Day Care Centers Vocational Training Broadcast & Transmission Towers Communication Studios Ground-Mounted Personal Wireless Service Transit Terminals Utility & Essential Service Facilities - Level I</p>
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DOWNTOWN LAKELAND



Sleepy Hill Rd

SECTION 2
Location
Highlights

MARKET AREA MAP



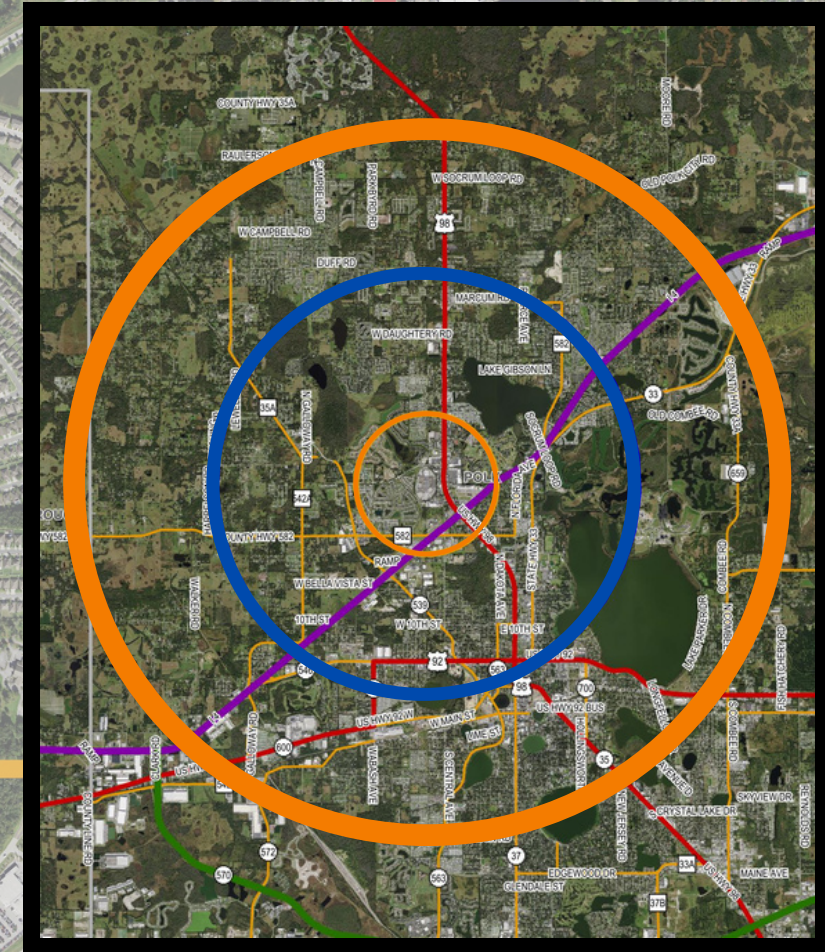
DEMOGRAPHICS

LAKELAND SQUARE MALL

1, 3, 5 MILE RADIUS

GROWTH IN THE COMMUNITY

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2023 Population	±9,066	±60,011	±136,169
2028 Population <small>*high estimate projection</small>	±9,047	±61,135	±138,428
AVG. HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Income	\$82,170	\$69,186	\$73,217
TOTAL EMPLOYEES	1 MILE	3 MILES	5 MILES
2023 Employees	±6,159	±28,353	±52,914
MEDIAN AGE	1 MILE	3 MILES	5 MILES
2023 Age	±42.1	±40.4	±39.9
MEDIAN HOME VALUE	1 MILE	3 MILES	5 MILES
2023 Home Value	\$239,157	\$213,785	\$221,570



Source: ArcGIS Business Analyst (Powered by ESRI)

TRADE AREA MAP





MARKET OVERVIEW

LAKELAND, FLORIDA

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 or 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.

Lakeland is home to many major employers, such as Publix (headquarters), Lakeland Regional Health, GEICO, Amazon, Watson Clinic, Summit Consulting, Marriott Vacations, and Lockheed Martin.



THE CITY OF LAKELAND, FLORIDA

GROWTH IN THE COMMUNITY

“2nd Fastest Growing MSA in the Country”

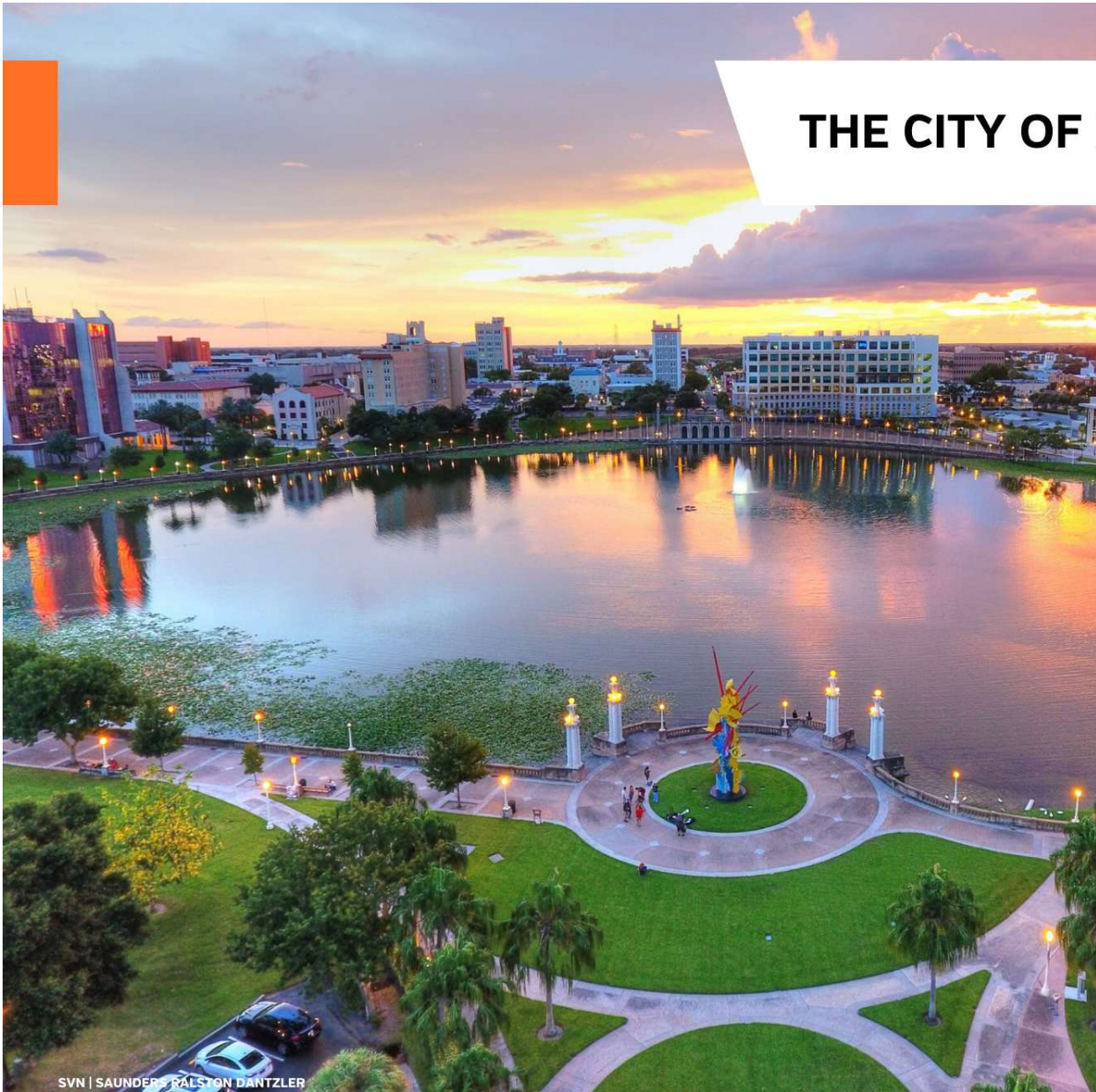
- The New York Times

#3 “Boomtown” in USA

- Lending Tree

“Polk County is the Fastest Growing County in Florida”

- CNN Money



SVN | SAUNDERS RALSTON DANTZLER

DOWNTOWN LAKELAND



Sleepy Hill Rd

SECTION 3
Advisor Bios

ADVISOR BIO



DAVID HUNGERFORD, CCIM

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties 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 GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

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 at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's 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 executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

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

ADVISOR BIO



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PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



For more information visit SVNsaunders.com

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