



Coldwell Banker Commercial

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE OR LEASE

1222 & 1224 SOUTH FLORIDA AVE., LAKELAND, FL 33803

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

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 13 PHOTOS

Glenn Folsom

Sales Associate

GFolsom@SRDcommercial.com

863.877.0632



CONFIDENTIALITY & DISCLAIMER

©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. ©2018 Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

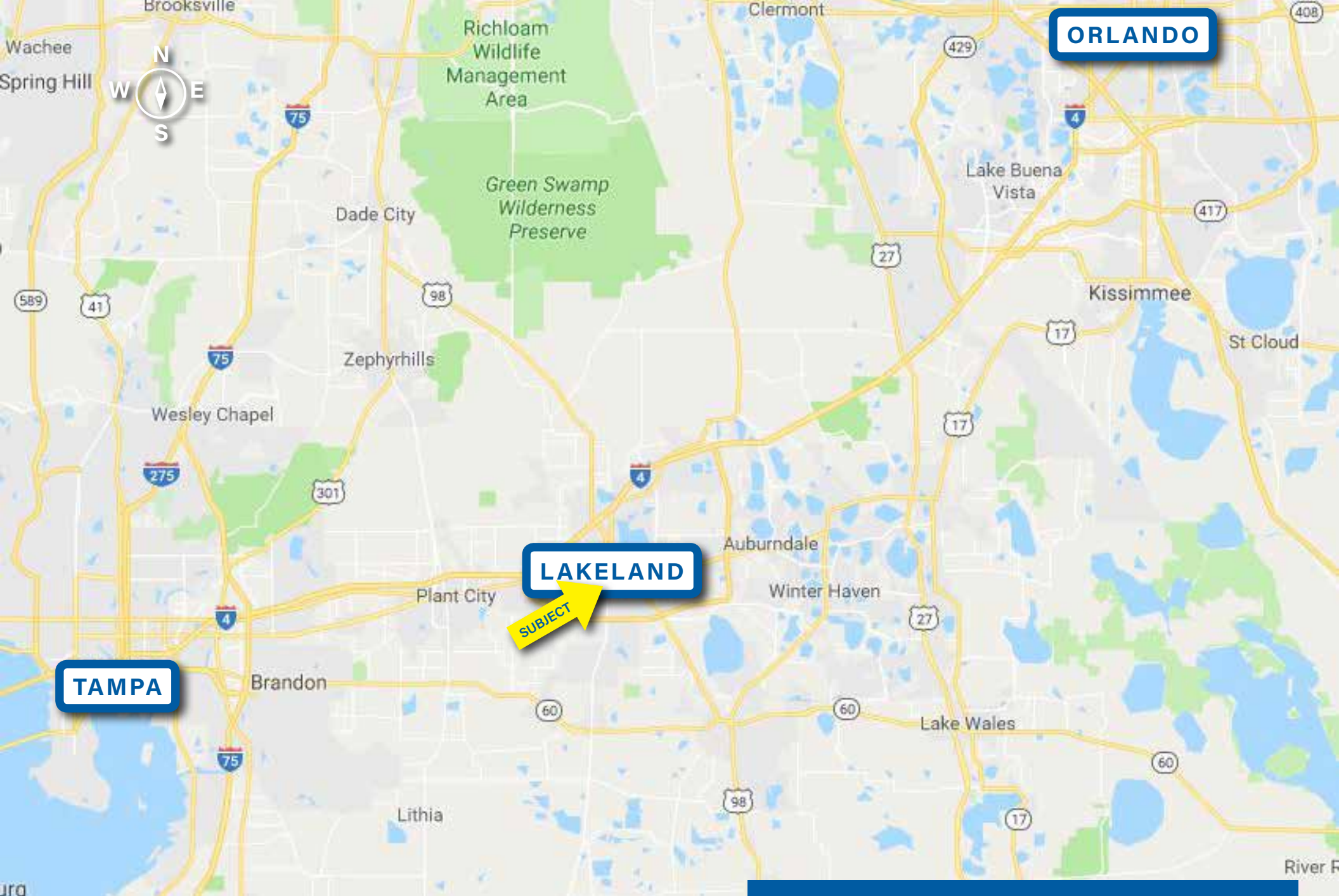


EXECUTIVE SUMMARY

1224 SOUTH FLORIDA AVE., LAKELAND, FL 33803

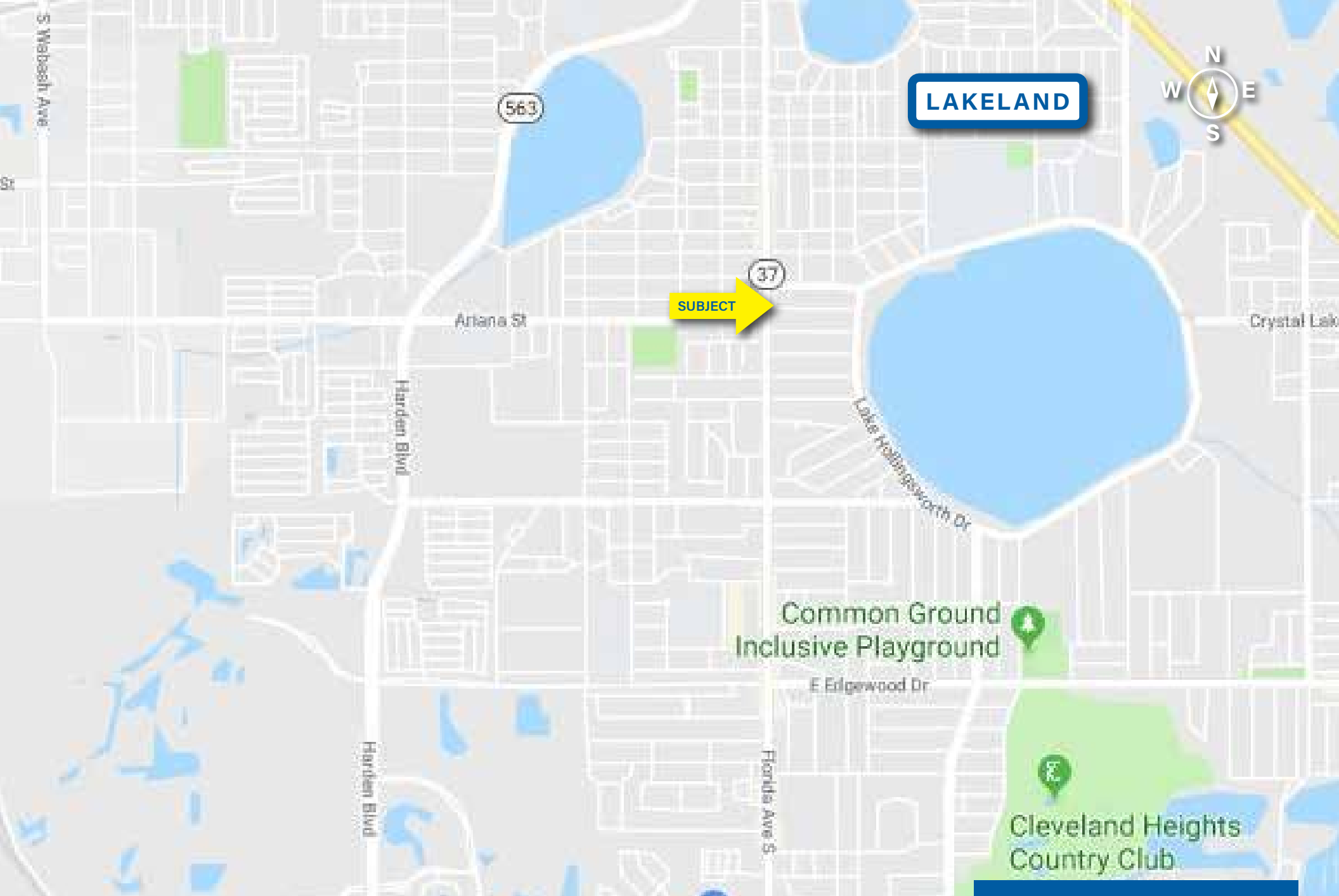
The property is located on South Florida Ave., at the southern end of popular Dixieland. The property boasts 22 parking spaces which is unusually high for the corridor, as well as visible signage on South Florida Avenue (27,000 cars/day).

Site Address:	1222 & 1224 South Florida Ave.
County:	Polk
PIN (Property Identification Number):	242819214000001014, 242819214000001021, 242819214000001040, 242819214000001012
Land Size:	0.36 acres
Building Size:	1222 S Florida Ave: 2,296 +/- SF 1224 S Florida Ave: 2,030 +/- SF
Year Built:	1952
Property Use:	Retail / Office
Utilities:	All available
Zoning:	C-2 (City of Lakeland)
Taxes:	\$4,642.64 (2017)
Traffic Count:	27,000 cars/day on South Florida Ave.
Asking Price:	For Sale: 1222 & 1224 @ \$669,000 For Lease: 1222 @ \$14.50 NNN



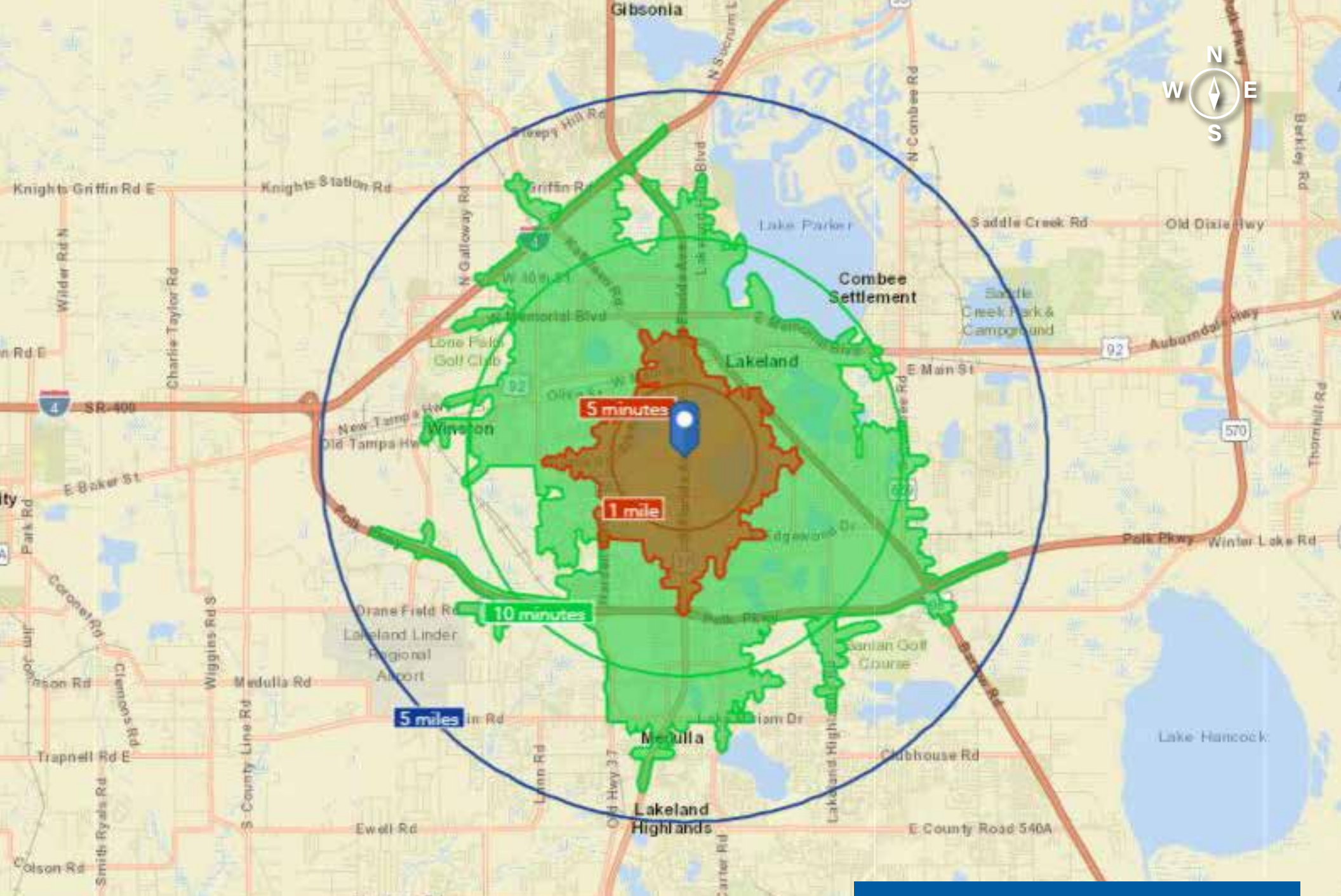
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



Subject property located on South Florida Ave., near its intersection with Ariana Street.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	10,975	38,450	73,949	19,929	77,787	662,431	20,619,313	327,514,334
Households	4,517	16,361	29,622	8,685	31,175	247,585	8,064,657	123,158,887
Families	2,340	8,887	17,242	4,516	18,352	172,355	5,223,357	81,106,685
Average Household Size	2.18	2.23	2.39	2.13	2.40	2.62	2.50	2.59
Owner Occupied Housing Units	1,963	7,926	14,949	4,025	15,707	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	2,555	8,435	14,673	4,660	15,468	83,821	2,992,867	45,951,844
Median Age	36.0	40.6	38.8	39.4	38.9	41.3	42.2	38.2
Income								
Median Household Income	\$43,744	\$40,270	\$39,164	\$40,992	\$39,124	\$45,704	\$50,606	\$56,124
Average Household Income	\$64,054	\$58,766	\$57,881	\$59,894	\$57,651	\$61,763	\$72,632	\$80,675
Per Capita Income	\$28,260	\$25,977	\$24,144	\$27,262	\$23,886	\$23,623	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate								
Population	0.40%	0.84%	0.88%	0.62%	0.94%	1.28%	1.36%	0.83%
Households	0.35%	0.80%	0.85%	0.58%	0.89%	1.19%	1.30%	0.79%
Families	0.26%	0.67%	0.73%	0.45%	0.79%	1.13%	1.25%	0.71%
Owner HHs	0.00%	0.53%	0.67%	0.27%	0.71%	1.09%	1.19%	0.72%
Median Household Income	2.24%	2.07%	1.98%	2.23%	1.98%	2.46%	2.13%	2.12%

Great population density with nearly 40,000 people within a two mile radius.

Per Capita Income within two miles is \$25,977 compared to Polk County at \$23,623.

BENCHMARK DEMOGRAPHICS

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

Household Incomes of \$200,000+ within immediate area (1 mile radius) is 4.3%, compared to Polk County at 2.5%.

Households by Income

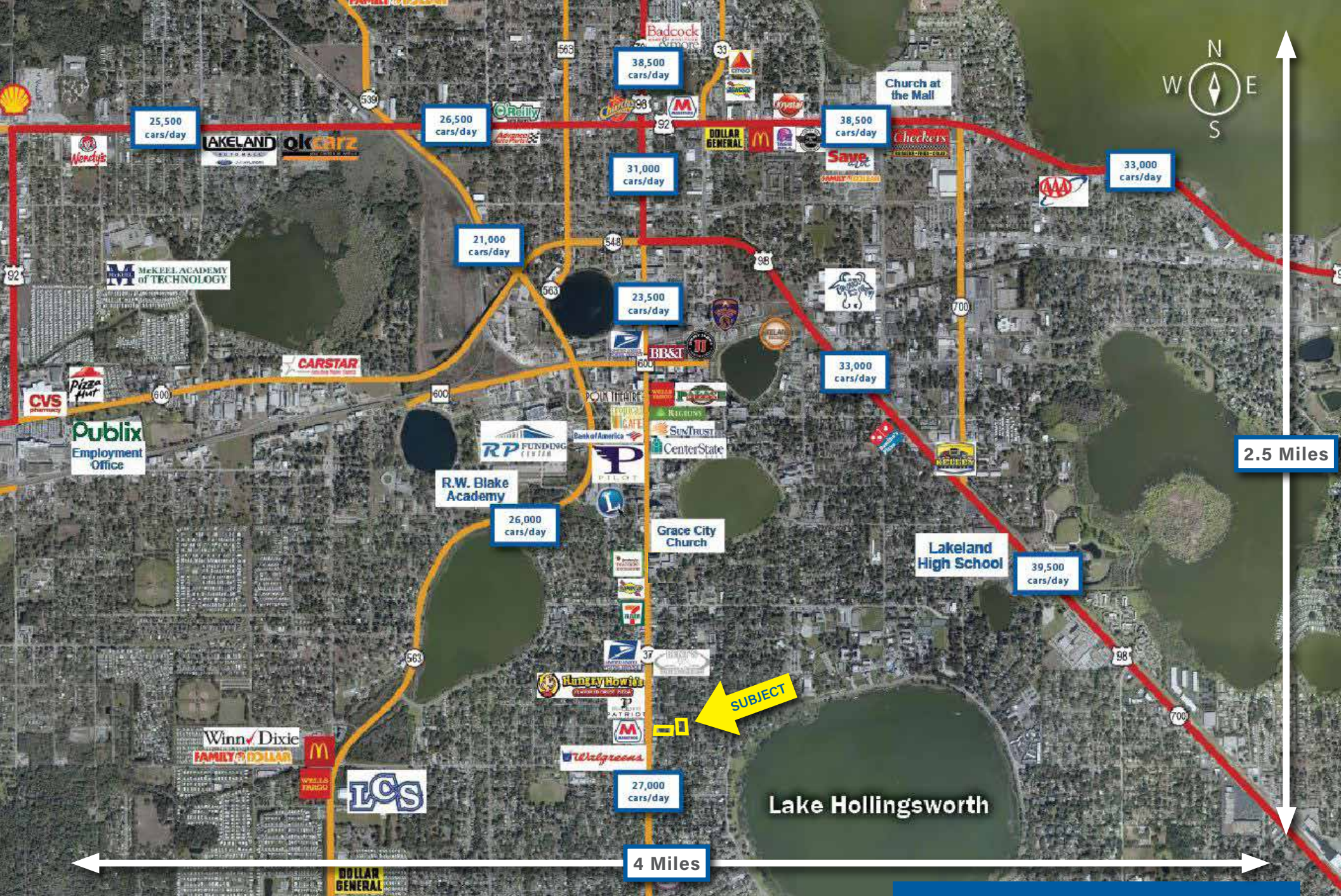
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	16.40%	15.60%	15.30%	16.30%	15.50%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	13.30%	15.20%	15.90%	14.70%	15.80%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	10.60%	12.40%	13.20%	11.90%	13.30%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	14.70%	15.60%	15.60%	14.70%	15.60%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	20.50%	18.90%	17.80%	19.70%	17.80%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	9.80%	9.40%	9.40%	9.20%	9.40%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	7.60%	7.50%	7.50%	7.70%	7.50%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	2.90%	2.20%	2.20%	2.30%	2.30%	2.70%	4.30%	5.70%
\$200,000+	4.30%	3.10%	3.00%	3.40%	2.90%	2.50%	4.60%	6.10%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.20%	5.70%	6.20%	5.20%	6.30%	6.00%	5.30%	6.10%
5 - 9	4.70%	5.30%	5.90%	4.70%	6.00%	6.10%	5.50%	6.30%
10 - 14	4.80%	5.20%	5.70%	4.70%	5.80%	6.10%	5.60%	6.30%
15 - 19	9.20%	6.50%	6.90%	7.60%	6.70%	5.90%	5.70%	6.40%
20 - 24	11.70%	7.90%	8.00%	9.60%	7.70%	6.00%	6.40%	7.00%
25 - 34	13.30%	13.50%	13.20%	13.50%	13.30%	12.60%	13.10%	13.80%
35 - 44	10.10%	10.50%	10.70%	10.20%	10.70%	11.40%	11.80%	12.50%
45 - 54	11.10%	11.40%	11.00%	11.10%	11.10%	12.00%	13.00%	13.00%
55 - 64	11.00%	12.50%	12.50%	11.90%	12.50%	13.10%	13.50%	12.90%
65 - 74	9.30%	11.10%	10.90%	10.80%	10.80%	12.00%	11.30%	9.20%
75 - 84	5.20%	6.50%	6.10%	6.30%	6.00%	6.40%	6.20%	4.40%
85+	4.40%	3.80%	3.10%	4.30%	3.10%	2.40%	2.70%	2.00%

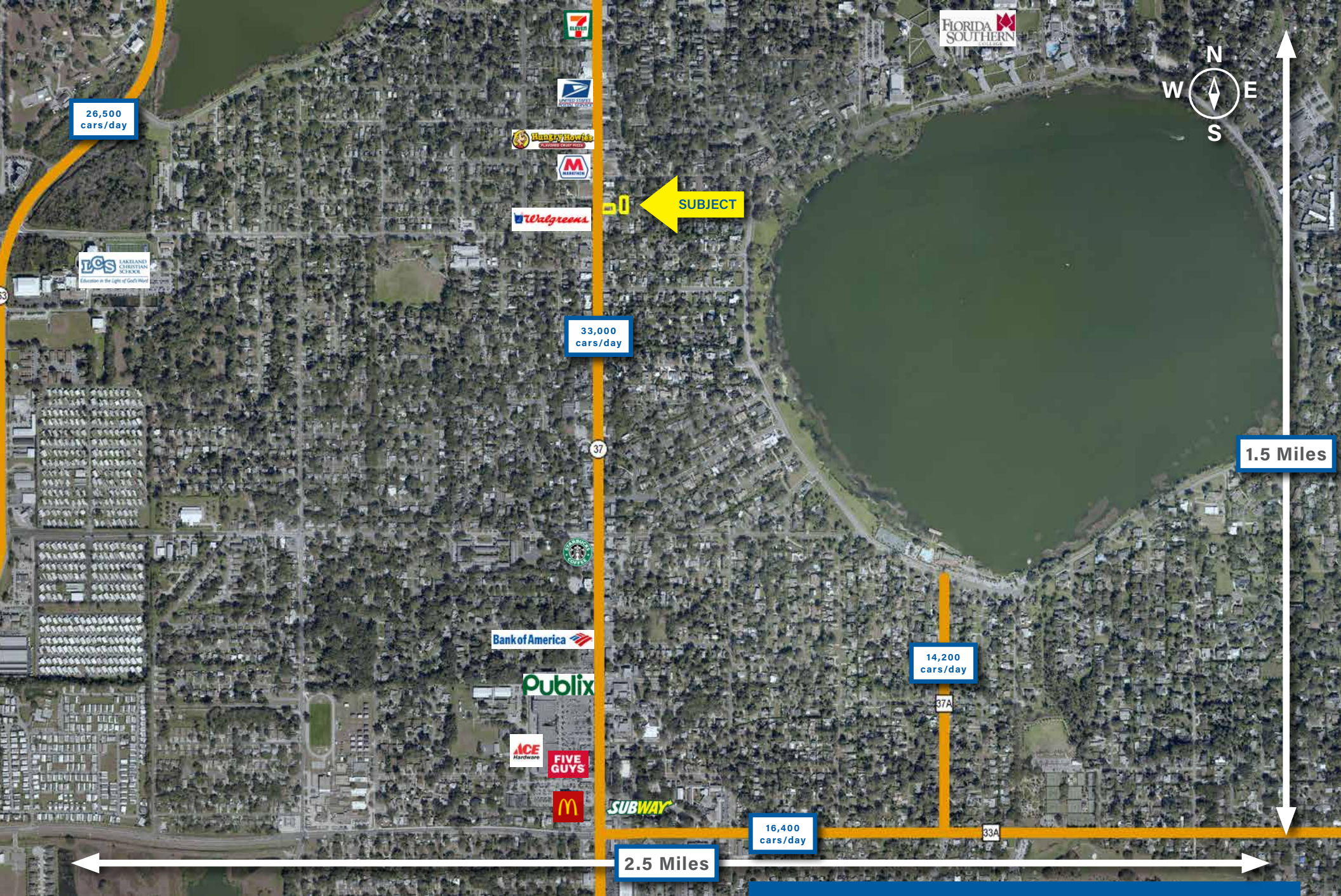
Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	79.60%	73.40%	66.60%	78.60%	65.60%	72.60%	73.10%	70.20%
Black Alone	11.90%	16.60%	22.60%	12.50%	23.60%	15.30%	16.40%	12.80%
American Indian Alone	0.40%	0.40%	0.40%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.20%	1.40%	1.40%	1.30%	1.40%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.30%	4.60%	5.30%	3.70%	5.30%	6.80%	4.20%	6.80%
Two or More Races	3.50%	3.50%	3.50%	3.60%	3.50%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	14.70%	16.70%	17.80%	15.50%	17.80%	22.00%	25.50%	18.10%



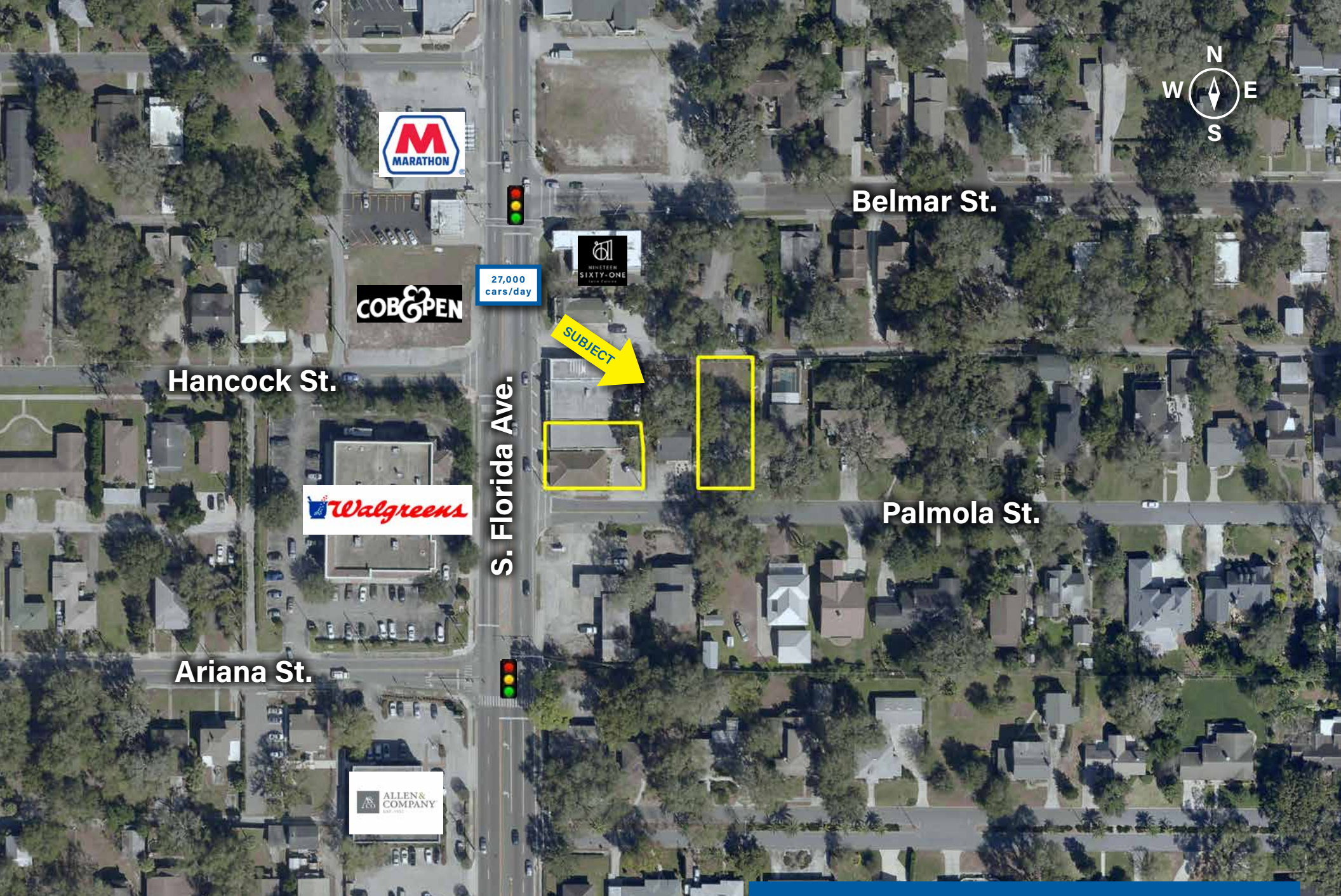
MARKET AREA MAP

Subject property located on South Florida Ave. with a traffic count of 27,000 cars/day.



Trade area incorporates Florida Southern College, Historic Dixieland and Southgate Shopping Center.

TRADE AREA MAP



Belmar St.



27,000 cars/day



Hancock St.



S. Florida Ave.



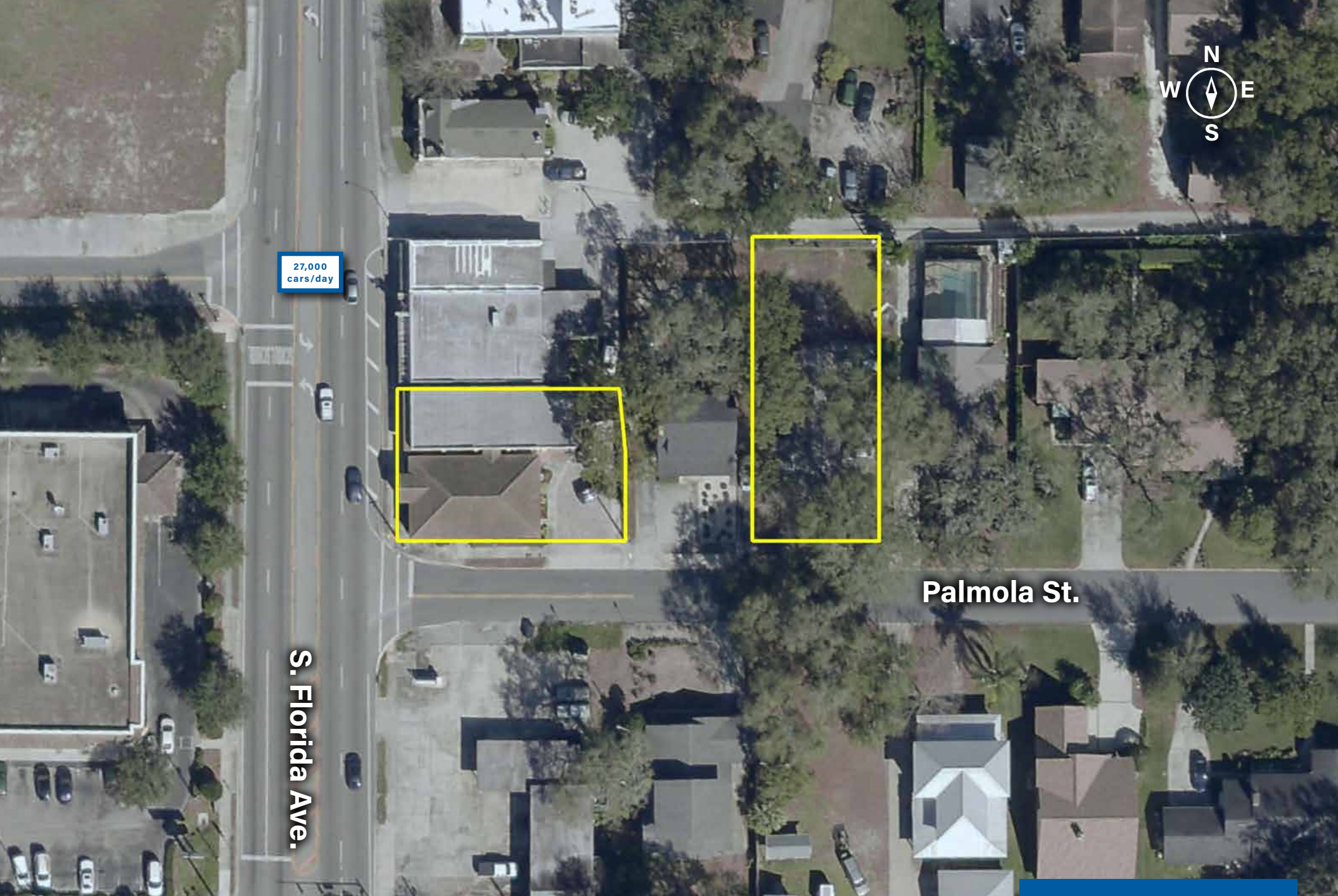
Palmola St.

Ariana St.



NEIGHBORHOOD AERIAL

Property located at the southern end of Historic Dixieland.



27,000
cars/day

S. Florida Ave.

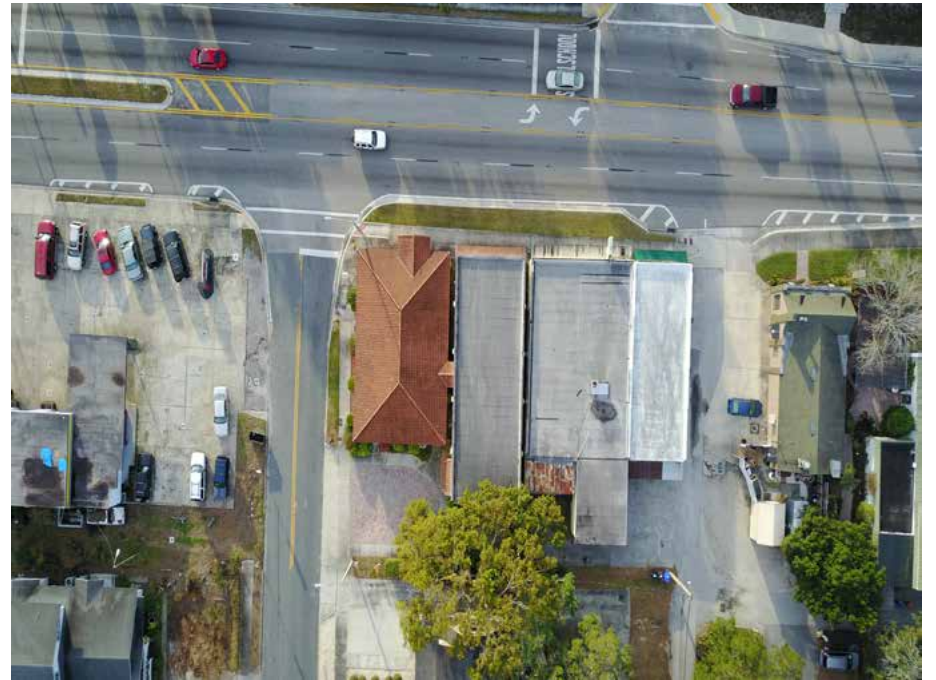
Palmola St.

SITE AERIAL

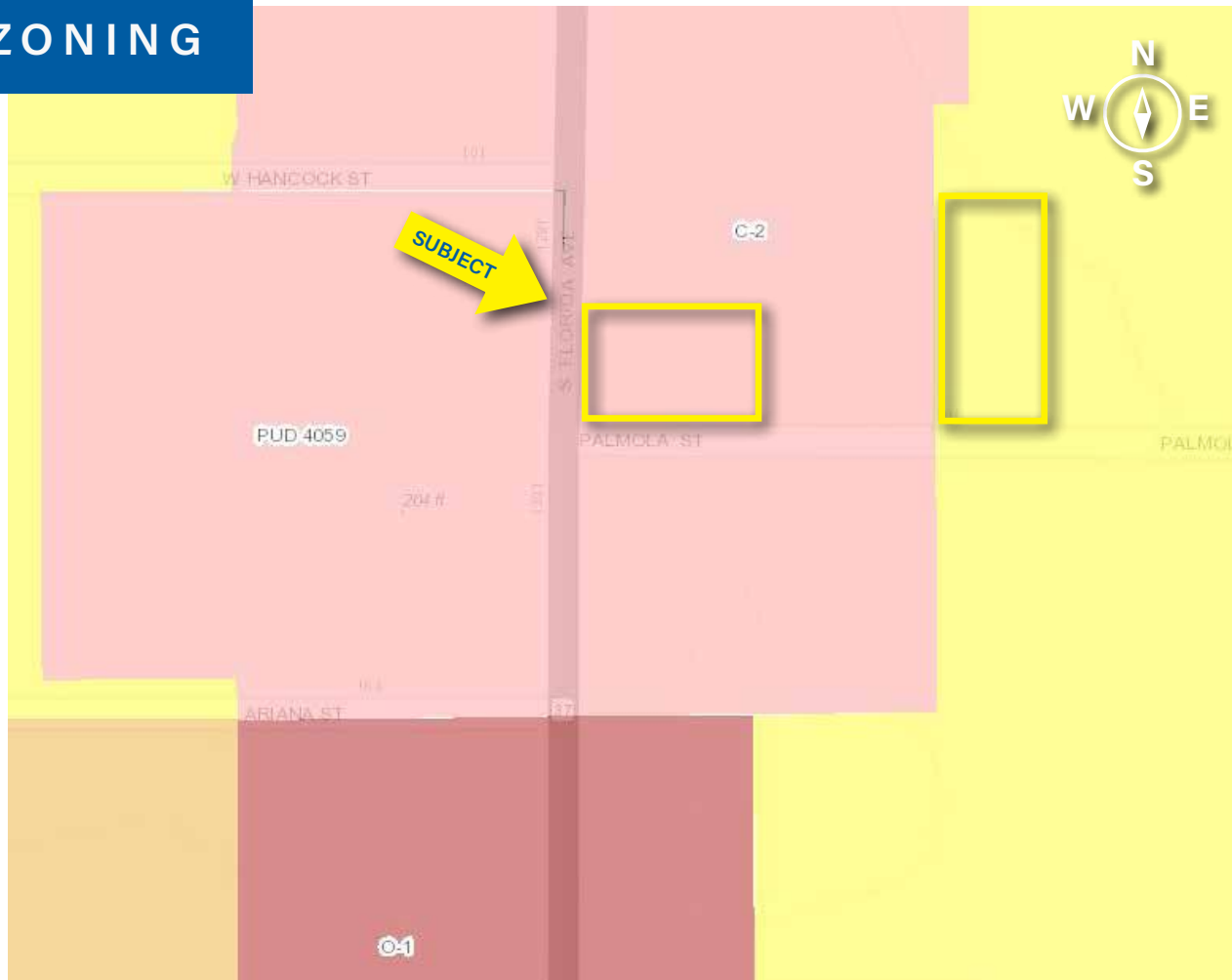
Full access via dual turn lane
Great visibility from South Florida Ave. (27,000 cars/day)

South Florida Avenue facing north
toward Downtown Lakeland.





ZONING



Highway Commercial District (C-2)

The intent of the C-2 District is to provide for a broad range of office and retail uses primarily oriented toward the motoring public and development on relatively small individual lots with exposure to high traffic volumes. The C-2 Highway Commercial District is intended for locations along arterial and collector streets. The district is not intended for shopping centers or large retail establishments other than as outparcels.

A small portion of the parcel is zoned RA-3, but is used for parking and is thus a less-intensive use and allowed within zoning code.

- ✓ C-2
- O-1
- RB-1
- RA-1, 3, AND 4



CBC Saunders Ralston Dantzler Realty

877.518.5263

114 N. Tennessee Ave.

Lakeland, FL 33801

SRDcommercial.com