

2.69 acres commercial, signalized intersection

\$470,000



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Executive Summary

Site Address:	3841 WARING RD LAKELAND, FL 33811
County:	POLK
PIN (Property Identification Number):	232903000000031050
Land Size:	2.69 +/- acres – will subdivide
Property Use:	Vacant (agricultural tax exemption)
Property Taxes:	\$69.64 (2016)
Zoning:	BPC-1; Business Park Center-1 (Polk County)
Traffic Count:	14,700 cars/day on Drane Field Rd. 10,000 cars/day on Waring Rd.
Price:	\$470,000

Analysis

Location

- Proximity to the Polk Parkway and Interstate 4 expand the 10 minute drive time dramatically to nearly 75,000 people
- The Lakeland Airport is less than a mile away, and Tampa and Orlando are both within 45 minutes
- Proximity to major employers like Publix, GEICO, Amazon and Rooms to GO
- Median Household Income is \$47,000 within a 10 minute drive time, nearly 10% higher than Polk County
- Median Household Income is \$54,000 within a 2 mile radius, 22% higher than Polk County and 11% higher than Florida

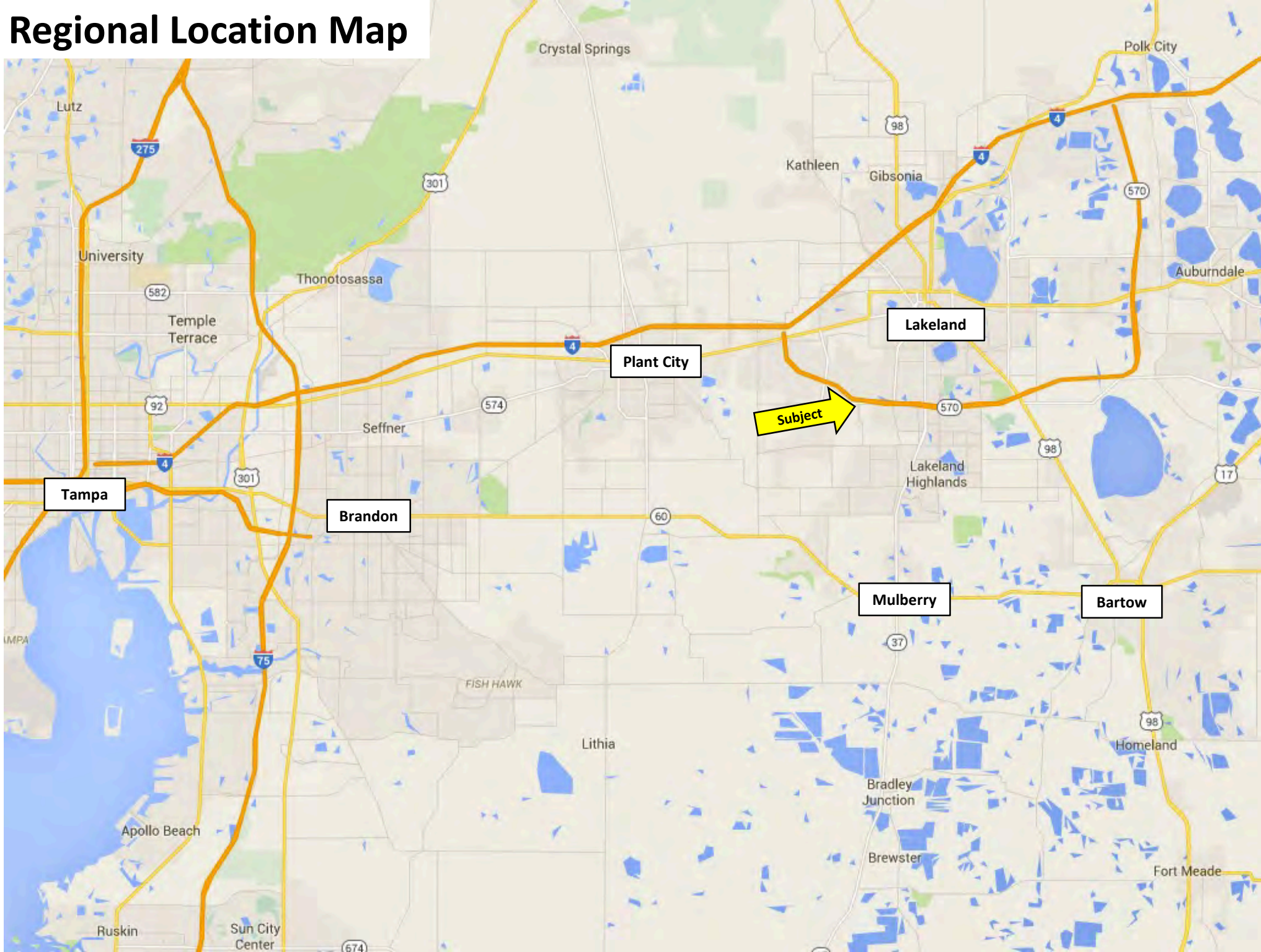
Site

- Located at a signalized intersection
- Full access to the Polk Parkway only 700 feet away
- Full utilities are across the street

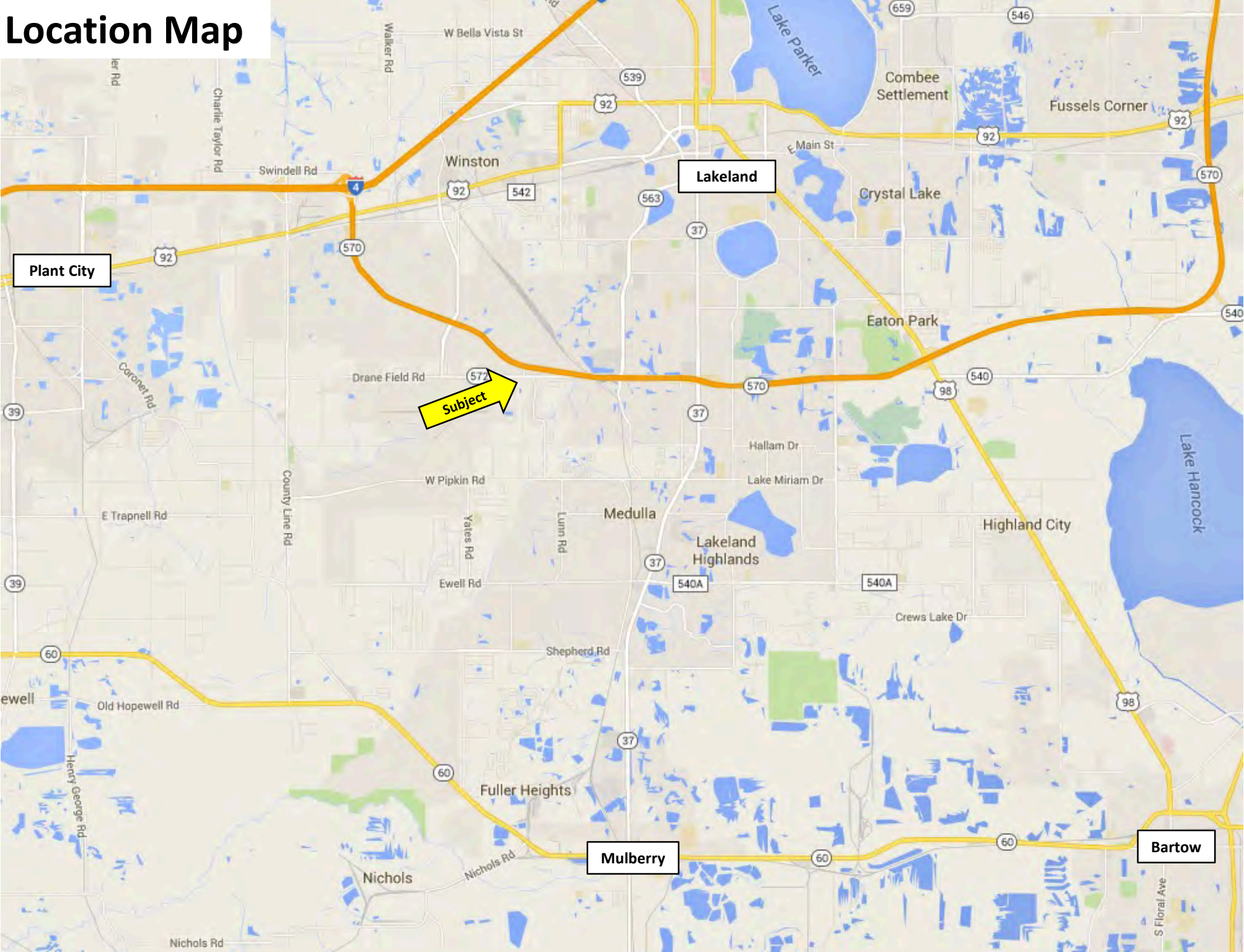
Zoning

- Permitted uses include office and warehouse... conditional uses include gas station, convenience store, retail, hotel, and manufacturing

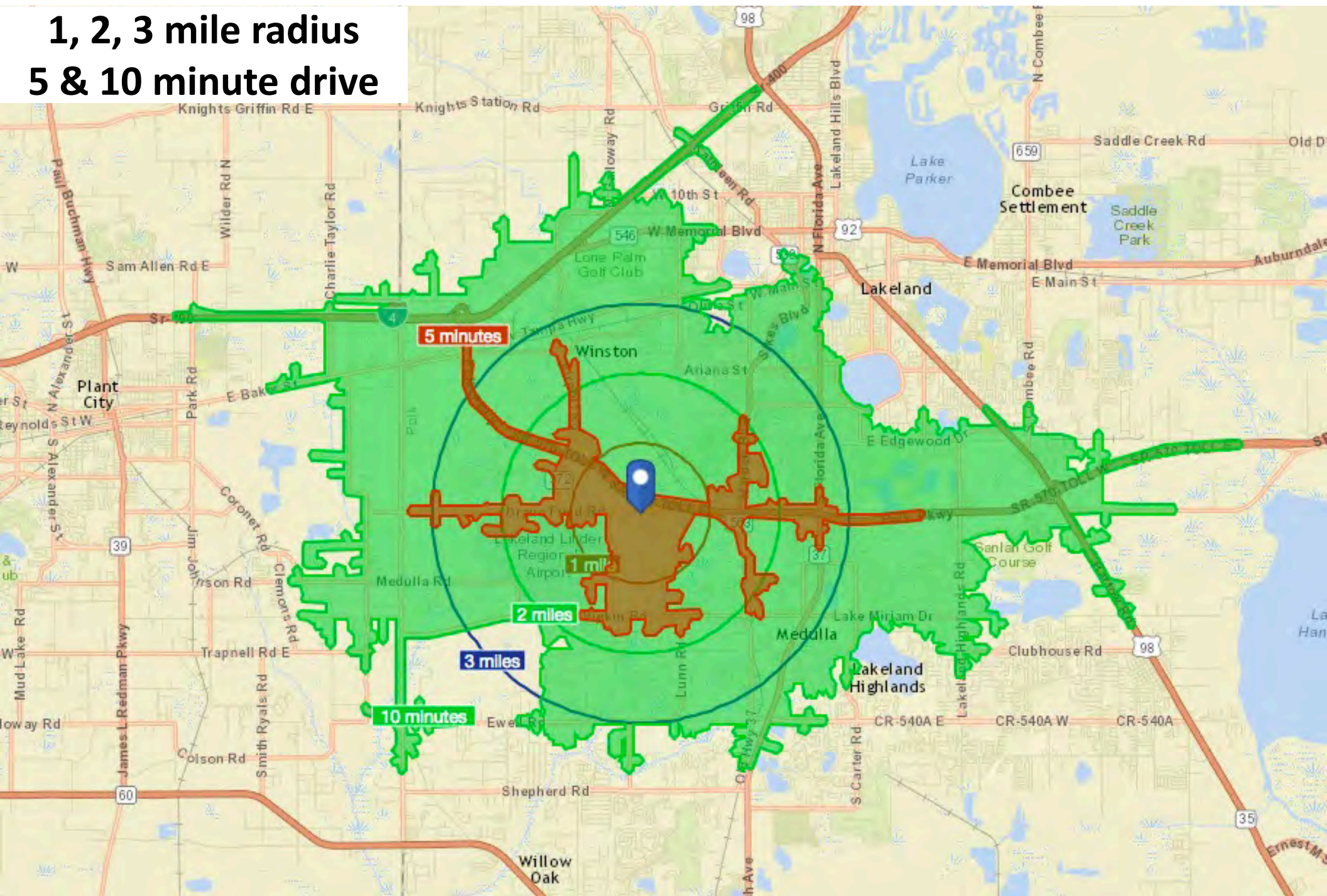
Regional Location Map



Location Map



**1, 2, 3 mile radius
5 & 10 minute drive**



Benchmark Demographics		1 mile	2 miles	3 miles	5 minutes	10 minutes	Polk	FL	US
Population		1,085	11,964	38,004	2,951	74,833	642,909	20,108,440	323,580,626
Households		371	5,190	15,901	1,178	30,387	240,058	7,858,449	121,786,233
Families		255	3,325	10,067	788	19,605	166,952	5,083,223	80,307,260
Average Household Size		2.92	2.29	2.38	2.48	2.45	2.63	2.50	2.59
Owner Occupied Housing Units		275	3,476	10,006	767	18,796	158,596	4,936,146	76,427,142
Renter Occupied Housing Units		96	1,714	5,895	411	11,591	81,462	2,922,303	45,359,091
Median Age		41.7	46.3	43.2	42.1	41.8	41.0	41.9	38.0
Trends: 2015 - 2020 Annual Rate									
Population		0.65%	1.83%	1.41%	2.10%	1.14%	1.18%	1.29%	0.84%
Households		0.53%	1.75%	1.28%	2.02%	1.01%	1.07%	1.21%	0.79%
Families		0.47%	1.66%	1.25%	2.05%	0.94%	1.00%	1.13%	0.72%
Owner HHs		0.36%	1.73%	1.28%	2.00%	0.88%	0.97%	1.09%	0.73%
Median Household Income		1.44%	2.45%	3.19%	2.15%	2.44%	2.79%	2.52%	1.89%
Households by Income									
<\$15,000		8.89%	7.42%	12.26%	8.57%	12.25%	13.93%	13.40%	12.50%
\$15,000 - \$24,999		13.48%	11.68%	14.06%	11.12%	12.64%	12.75%	11.60%	10.09%
\$25,000 - \$34,999		14.02%	12.87%	14.02%	11.12%	12.78%	12.54%	11.54%	10.06%
\$35,000 - \$49,999		15.90%	13.89%	14.76%	16.04%	14.65%	16.14%	14.66%	13.31%
\$50,000 - \$74,999		21.83%	20.35%	20.29%	19.86%	19.74%	19.78%	18.49%	17.68%
\$75,000 - \$99,999		12.94%	12.02%	10.03%	11.54%	10.70%	11.33%	10.95%	12.28%
\$100,000 - \$149,999		7.01%	12.64%	9.58%	14.01%	10.77%	8.98%	11.29%	13.44%
\$150,000 - \$199,999		2.96%	3.97%	2.36%	3.06%	3.36%	2.40%	3.99%	5.29%
\$200,000+		2.96%	5.14%	2.64%	4.58%	3.10%	2.16%	4.08%	5.36%
Median Household Income		\$47,175	\$53,535	\$43,685	\$52,670	\$46,940	\$43,856	\$48,377	\$54,149
Average Household Income		\$63,225	\$76,363	\$60,866	\$73,501	\$64,952	\$59,091	\$69,330	\$77,008
Per Capita Income		\$24,434	\$33,141	\$25,579	\$29,085	\$26,555	\$22,615	\$27,618	\$29,472
Population by Age									
0 - 4		5.54%	5.03%	5.90%	5.56%	5.87%	6.12%	5.40%	6.19%
5 - 9		5.81%	5.01%	5.72%	5.77%	5.85%	6.11%	5.53%	6.33%
10 - 14		5.81%	5.22%	5.79%	6.07%	6.07%	6.23%	5.69%	6.46%
15 - 19		5.63%	4.95%	5.39%	5.56%	5.67%	6.09%	5.85%	6.55%
20 - 24		5.81%	5.12%	5.63%	5.56%	5.97%	6.17%	6.56%	7.09%
25 - 34		13.10%	11.89%	12.34%	13.13%	12.78%	12.37%	12.83%	13.64%
35 - 44		12.45%	11.26%	11.27%	11.94%	11.47%	11.56%	11.93%	12.62%
45 - 54		13.28%	11.87%	11.93%	13.30%	12.34%	12.23%	13.34%	13.27%
55 - 64		12.82%	14.43%	13.23%	13.57%	13.34%	13.00%	13.37%	12.82%
65 - 74		9.96%	13.19%	12.25%	10.45%	11.43%	11.61%	10.90%	8.76%
75 - 84		6.73%	7.96%	7.16%	6.31%	6.36%	6.21%	6.03%	4.35%
85+		3.04%	4.08%	3.40%	2.78%	2.84%	2.30%	2.59%	1.92%
Race and Ethnicity									
White Alone		82.86%	84.34%	79.17%	83.18%	78.67%	72.91%	73.36%	70.52%
Black Alone		5.99%	7.03%	10.78%	6.31%	11.46%	15.39%	16.38%	12.79%
American Indian Alone		0.74%	0.40%	0.48%	0.54%	0.44%	0.46%	0.40%	0.97%
Asian Alone		1.66%	2.15%	1.59%	2.20%	1.71%	1.84%	2.77%	5.46%
Pacific Islander Alone		0.00%	0.04%	0.06%	0.03%	0.05%	0.07%	0.07%	0.19%
Some Other Race Alone		6.45%	3.45%	4.88%	5.19%	4.80%	6.46%	4.12%	6.76%
Two or More Races		2.30%	2.59%	3.04%	2.54%	2.87%	2.88%	2.90%	3.32%
Hispanic Origin (Any Race)		16.96%	14.16%	18.24%	17.05%	17.43%	21.08%	25.07%	17.92%

Market Area



Trade Area



Publix Corporate Headquarters

3300 Publix Corporate Parkway, Lakeland, FL 33811



- **320,000 SF headquarters office building**
 - **Over 2,000 employees**

Departments include:

- **Benefits**
- **Corporate Purchasing**
- **Facilities**
- **Finance**
- **Human Resources**
- **Information Technology**
- **Legal & Risk Management**
- **Loss Prevention**
- **Marketing**
- **Public Affairs**
- **Real Estate**
- **Strategy Support**

FlyLakeland

Lakeland Linder Regional Airport



Situated in the heart of Florida along the I-4 corridor Lakeland Linder Airport is midway between Tampa and Orlando, with easy access to I-4 via the Polk Parkway. The Lakeland Airport is owned and operated by the City of Lakeland.

- 1,700 Acres
- 1 Million square feet of facilities
- 8,500 foot runway
- More than 100,000 Aircraft Operations a year
- Sun 'n Fun Fly-In www.sun-n-fun.org
- Central Florida Aerospace Academy and Polk State College Aerospace
- FAA Part 139 Certificated Airport
- Aircraft Rescue Firefighting (ARFF) Index B Services, Index C Services available on Request
- Recent addition! NOAA's Hurricane Hunters have relocated to the Lakeland Airport, occupying 106,800 SF and bringing 100 new jobs to Lakeland





The Lakes at Laurel Highlands

- Now under construction
- 600+ homes as well as townhomes
- Starting at \$184,000
- Entrance is 2 miles to the northwest of the subject property





New Warehouses



The Ruthvens have recently completed two warehouses across the street from the subject totaling nearly 200,000 SF of new space.

Neighborhood Aerial



Polk Parkway Full Interchange



Full access – east and west to Polk Parkway

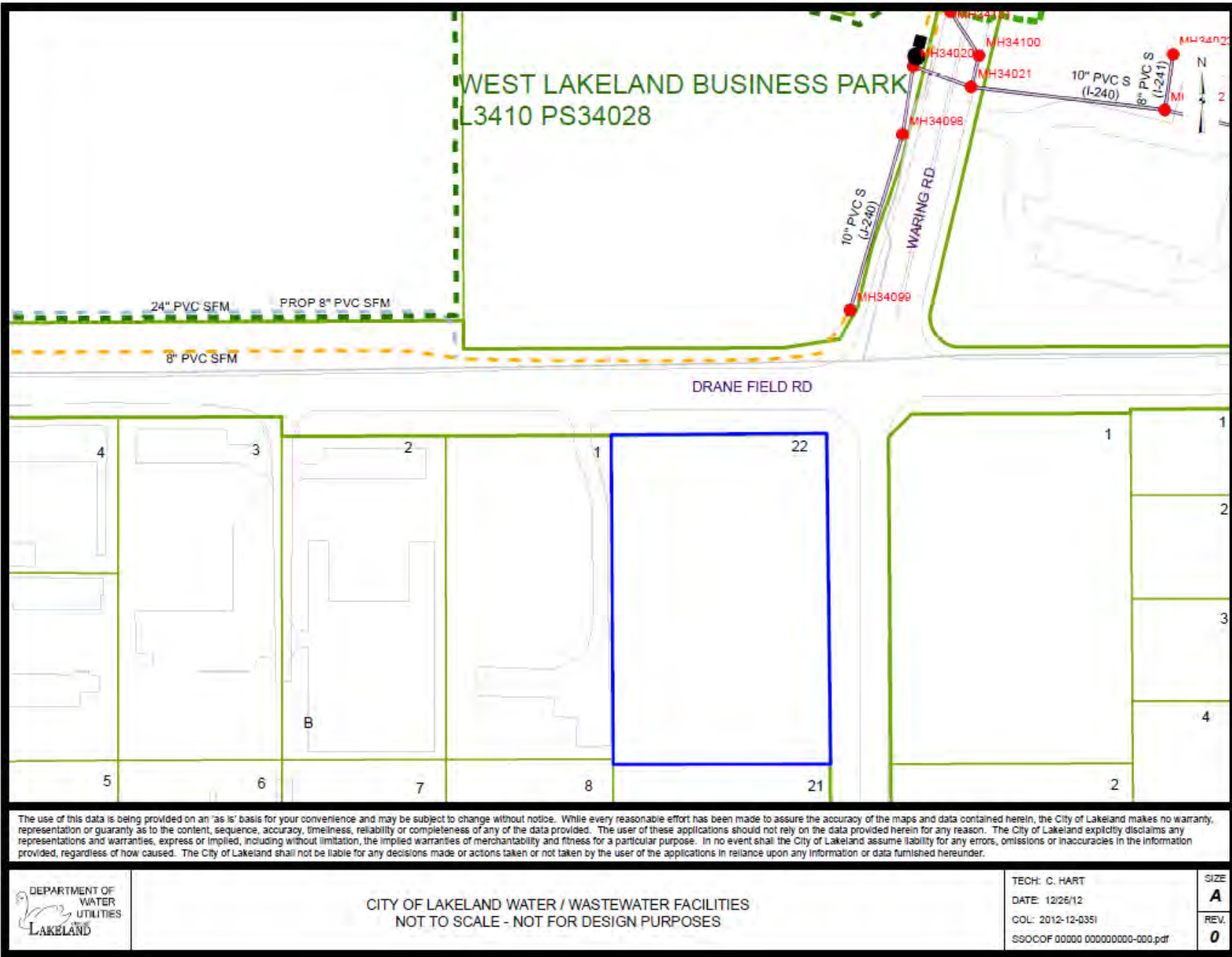
Site Aerial



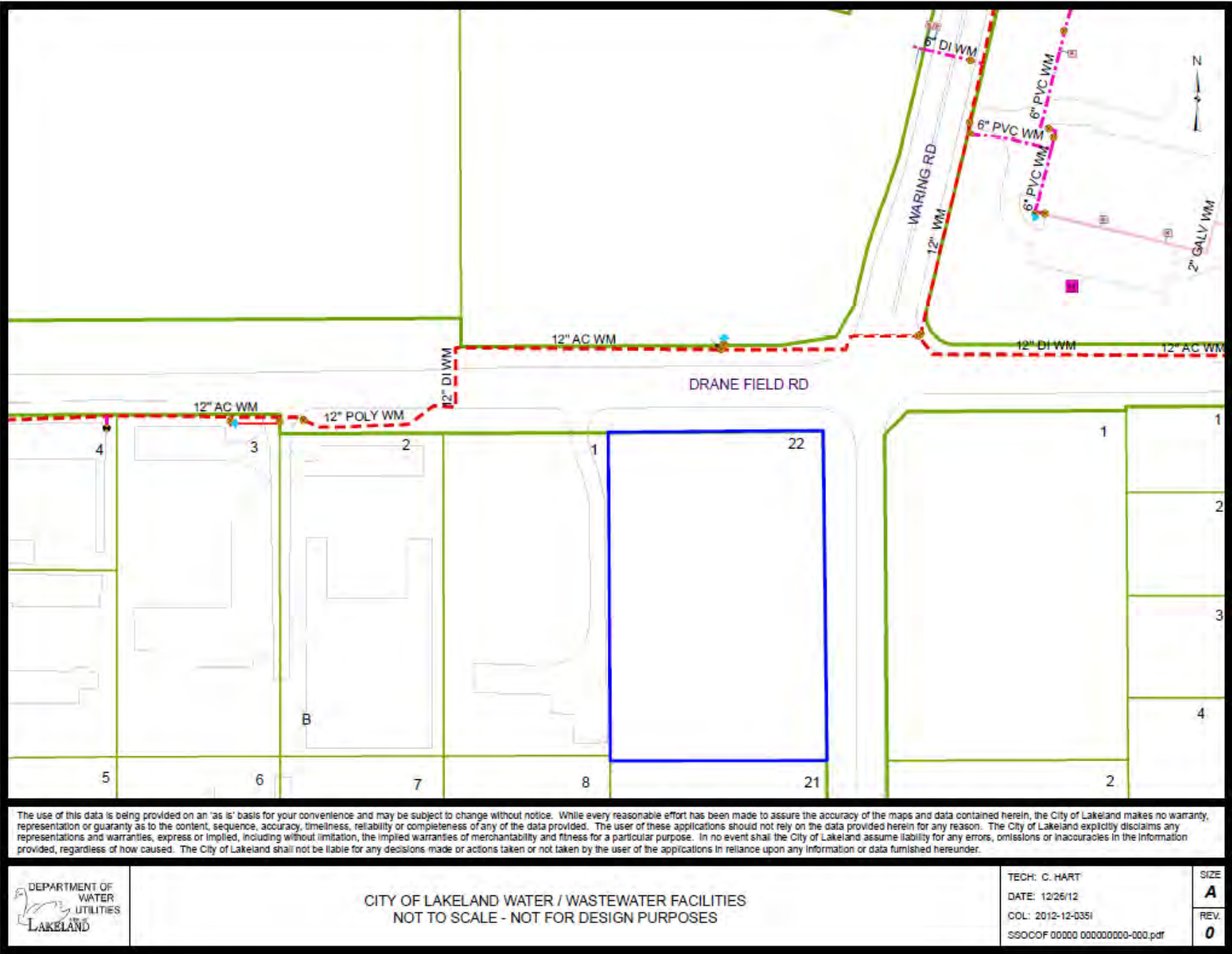
Proposed Site Plan



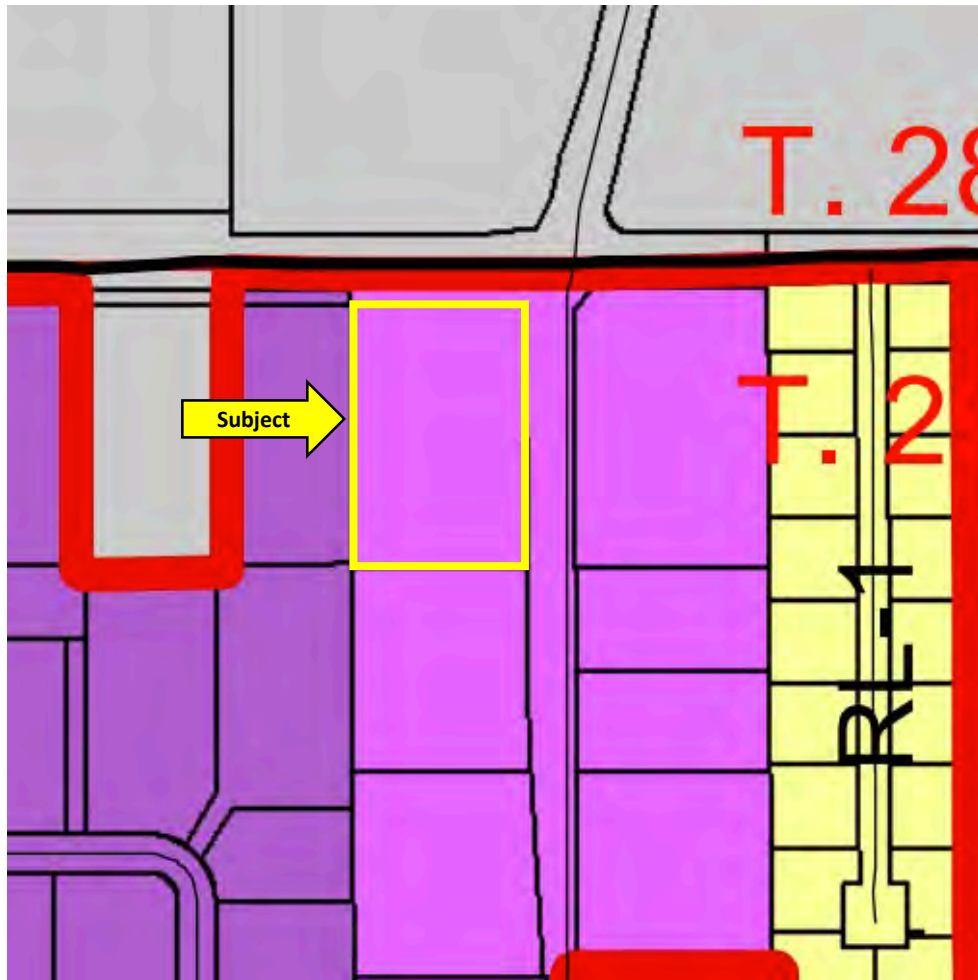
Utilities



Utilities



Zoning



LAND USE LEGEND

- CC - Convenience Center
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- TC - Town Center
- RAC - Regional Activity Center
- HIC - High-Impact Commercial Center
- TCC - Tourism Commercial Center
- LCC - Linear Commercial Corridor
- CE - Commercial Enclave
- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center-1**
- BPC-2 - Business Park Center-2
- IND - Industrial
- PM - Phosphate Mining
- LR - Leisure Recreation
- PI - Professional Institutional
- INST-1 - Institutional-1
- INST-2 - Institutional-2
- IAC - Interchange Activity Center
- ROS - Recreation and Open Space
- PRESV - Preservation
- CORE - Conservation Core
- MU - Mixed Use
- RCC - Rural Cluster Center (Non-Residential)
- RCC-R - RCC - Rural Cluster Center (Residential)
- RS - Residential-Suburban
- RL-1 - Residential Low-1
- RL-2 - Residential Low-2
- RL-3 - Residential Low-3
- RL-4 - Residential Low-4
- RM - Residential Medium
- RH - Residential High
- A/RR - Agriculture/Residential-Rural
- PRE-DRI & DRI - Development of Regional Impact
- SAP - Selected Area Plan
- Southeast SAP Village Center Core
- Southeast SAP Village Center

Business Park Center-1 (BPC-1): The purpose of the BPC-1 district is to provide areas for office and business park development. The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center.