



Coldwell Banker Commercial

SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR LEASE

29010 US HWY 27 SOUTH - DUNDEE, FL

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EXECUTIVE SUMMARY

29010 US HWY 27 S., DUNDEE, FL

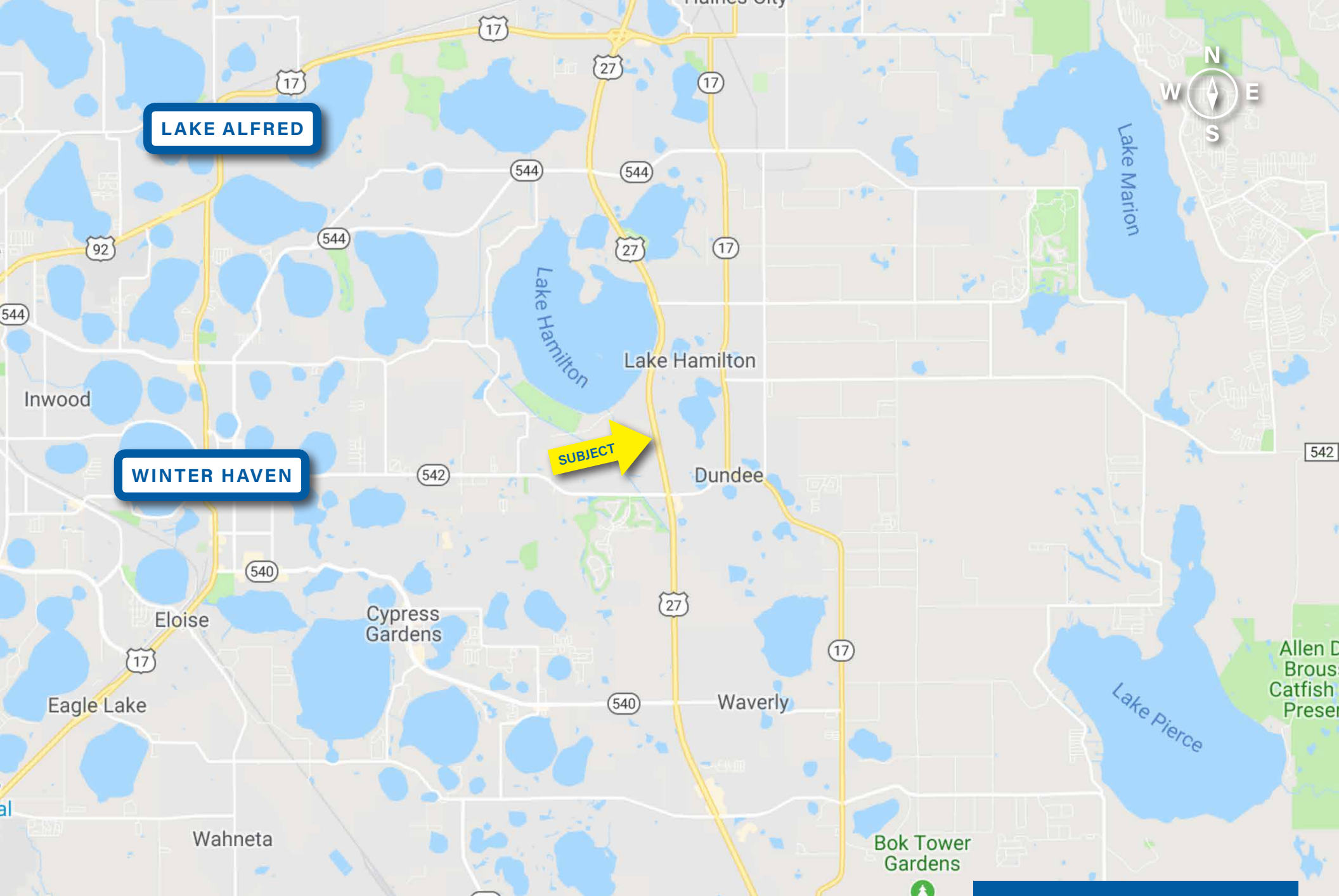
This air conditioned warehouse space, formerly occupied by "The Jump House," is located in the northern half of a steel building and is highly visible from US Highway 27. The space consists of 5,250 +/- Heated SF and is located within a growing market area, just south of Lake Hamilton and north of Dundee Rd. The space has high ceilings and features one 12 ft roll-up door on the back end of the building.



Site Address:	29010 US Highway 27 S., Dundee, FL 33838
County:	Polk
PIN (Property Identification Number):	27-28-20-000000-023080
Building Size:	5,250 +/- Heated SF
Year Built:	2007
Property Use:	Warehousing
Eave Height:	18 ft
Ridge Height:	21 ft
Utilities:	City Water & Septic
Zoning:	Commercial Highway (CH)
Taxes:	\$5,255 (2018)
Traffic Count:	34,000 cars/day on US Hwy 27
Lease Rate:	\$10/SF Modified Gross

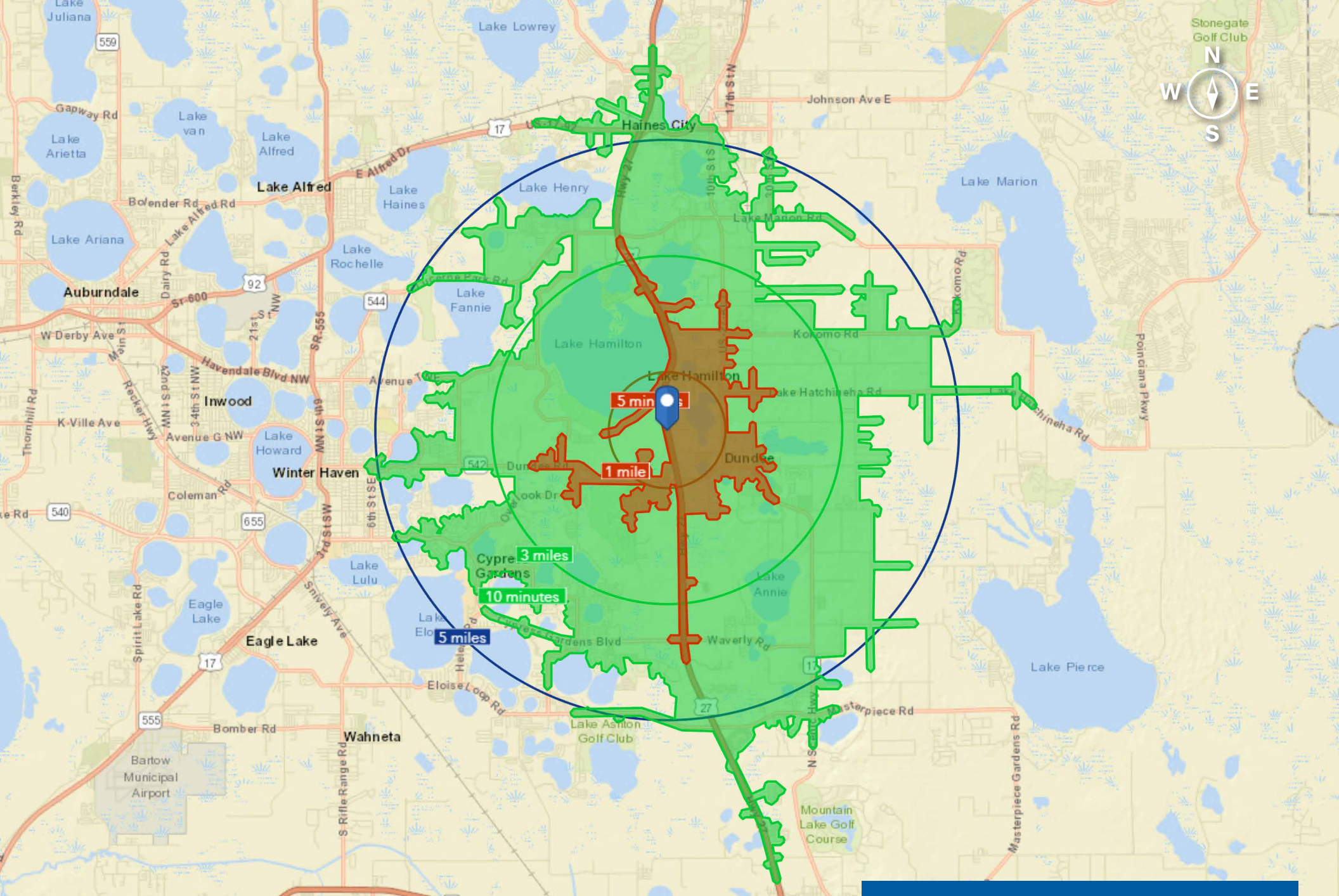


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Located just south of Lake Hamilton, on US Hwy 27.

LOCATION MAP



BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	Polk	FL	US
Population	1,557	14,152	53,825	4,880	41,172	667,696	20,875,686	330,088,686
Households	698	5,733	21,491	1,918	16,125	249,123	8,152,541	124,110,001
Families	493	4,012	14,992	1,361	11,193	173,193	5,273,287	81,631,156
Average Household Size	2.23	2.47	2.48	2.54	2.54	2.63	2.51	2.59
Owner Occupied Housing Units	529	4,453	15,958	1,434	11,967	169,591	5,193,134	78,262,285
Renter Occupied Housing Units	169	1,280	5,533	485	4,158	79,532	2,959,407	45,847,716
Median Age	46.7	48.0	46.6	44.2	46.6	41.4	42.3	38.3
<i>Income</i>								
Median Household Income	\$40,387	\$44,555	\$49,271	\$40,552	\$44,864	\$47,429	\$52,098	\$58,100
Average Household Income	\$55,127	\$62,749	\$68,169	\$54,559	\$62,269	\$64,107	\$75,281	\$83,694
Per Capita Income	\$21,562	\$25,317	\$27,481	\$20,606	\$24,973	\$24,475	\$29,913	\$31,950
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	2.11%	2.29%	1.86%	1.98%	1.83%	1.55%	1.41%	0.83%
Households	2.01%	2.11%	1.74%	1.89%	1.68%	1.48%	1.36%	0.79%
Families	1.91%	2.09%	1.69%	1.81%	1.64%	1.42%	1.30%	0.71%
Owner HHs	2.69%	2.70%	2.30%	2.63%	2.25%	2.07%	1.91%	1.16%
Median Household Income	2.01%	3.00%	2.50%	2.09%	2.89%	2.65%	2.52%	2.50%

The growth rate within a 3 mile radius is 2.29% compared to The State of Florida at 1.41%.

BENCHMARK DEMOGRAPHICS

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

Households by Income

<\$15,000	17.00%	14.00%	11.50%	15.50%	12.70%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	7.00%	9.30%	10.60%	8.20%	11.40%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	15.30%	13.20%	11.30%	15.20%	12.40%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	23.20%	19.00%	17.10%	23.60%	18.40%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	18.50%	17.70%	19.40%	17.50%	18.80%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	8.30%	11.40%	12.70%	9.40%	11.60%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	6.30%	9.50%	10.50%	6.90%	9.40%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	2.10%	3.00%	3.00%	2.10%	2.40%	2.90%	4.50%	6.00%
\$200,000+	2.30%	2.90%	3.90%	1.70%	2.90%	2.90%	5.10%	6.70%

Population by Age

0 - 4	6.10%	5.20%	5.20%	6.00%	5.40%	6.00%	5.30%	6.00%
5 - 9	6.20%	5.30%	5.30%	6.00%	5.50%	6.00%	5.40%	6.20%
10 - 14	5.90%	5.40%	5.60%	5.90%	5.50%	6.00%	5.60%	6.30%
15 - 19	5.10%	5.10%	5.40%	5.30%	5.30%	5.90%	5.70%	6.40%
20 - 24	4.70%	4.80%	4.90%	5.20%	5.00%	5.90%	6.30%	6.90%
25 - 34	10.20%	10.80%	11.30%	11.60%	11.20%	12.70%	13.20%	13.90%
35 - 44	10.20%	10.40%	10.60%	10.80%	10.40%	11.40%	11.70%	12.50%
45 - 54	10.20%	10.60%	11.10%	10.70%	10.50%	11.80%	12.70%	12.80%
55 - 64	14.20%	14.40%	13.90%	14.20%	13.50%	13.10%	13.60%	13.00%
65 - 74	15.10%	14.90%	14.40%	13.50%	14.60%	12.10%	11.50%	9.40%
75 - 84	9.20%	9.60%	8.90%	7.90%	9.40%	6.60%	6.30%	4.60%
85+	3.00%	3.60%	3.50%	2.70%	3.50%	2.40%	2.70%	2.00%

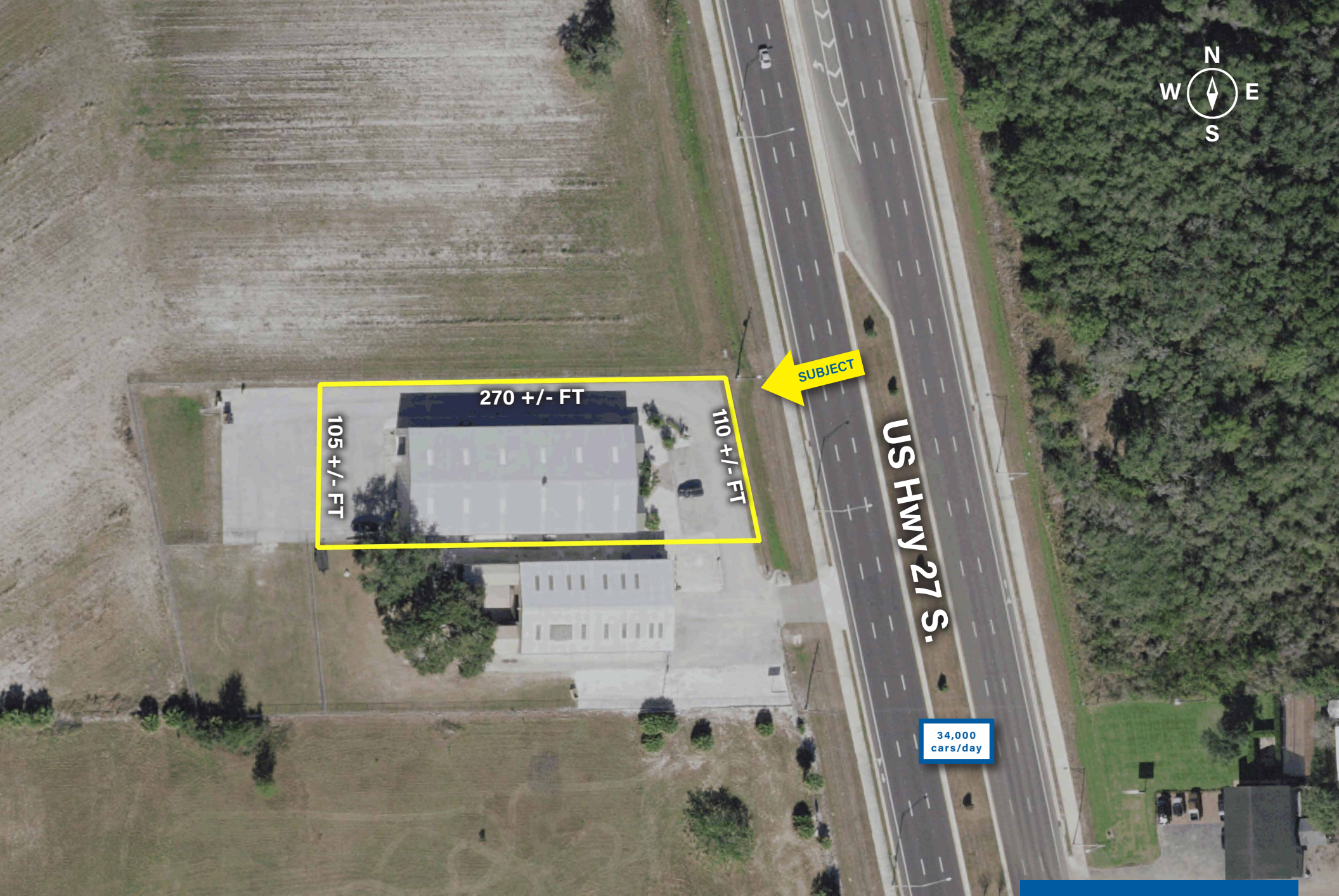
Race and Ethnicity

White Alone	68.20%	70.20%	73.20%	64.30%	72.50%	72.30%	73.00%	69.90%
Black Alone	16.20%	18.80%	16.20%	20.00%	16.00%	15.30%	16.40%	12.90%
American Indian Alone	0.40%	0.40%	0.40%	0.60%	0.40%	0.50%	0.40%	1.00%
Asian Alone	2.20%	2.10%	2.30%	1.80%	2.00%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.00%	0.10%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	10.10%	5.90%	5.20%	10.40%	6.50%	7.00%	4.30%	6.90%
Two or More Races	2.60%	2.50%	2.70%	3.00%	2.60%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	21.30%	17.40%	17.00%	22.30%	19.70%	22.60%	25.90%	18.30%

Lake Hamilton



Located within an active, growing market area.



The subject has high visibility from US Hwy 27 that has a traffic count of 38,000 cars/day.

SITE AERIAL



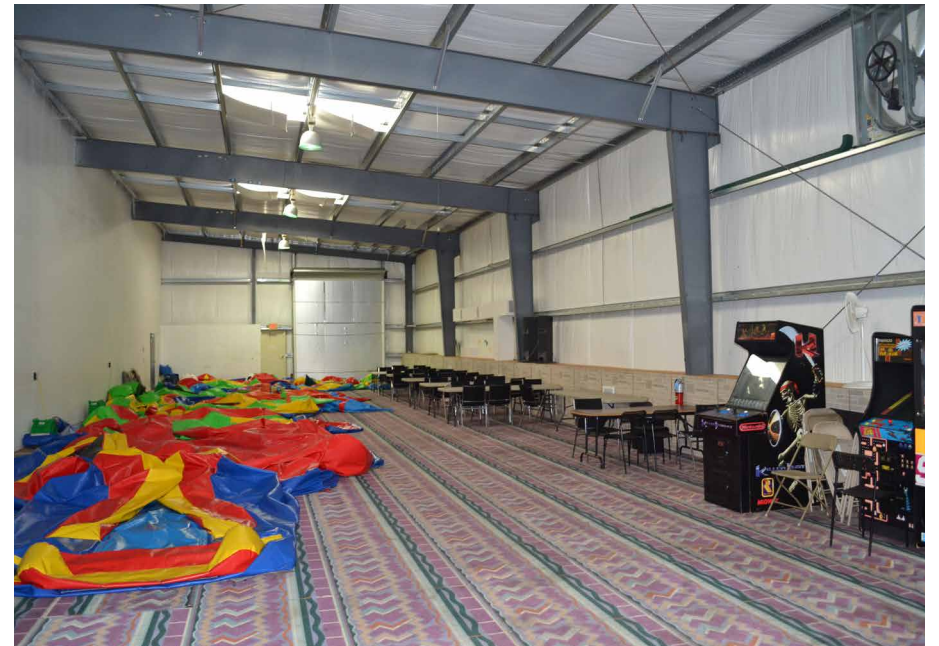
Front Exterior



Back Exterior



Entrance



Open Space



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