

# FOR SALE ASSISTED LIVING FACILITY

220 Carleton Street, Lakeland, FL 33803



## PROPERTY HIGHLIGHTS

- 4,160 sq ft Assisted Living Facility
- Licensed for 8 Beds
- ADA compliant
- Large majestic oak trees, mature landscaping
- South Lakeland Location  
Minutes from Polk Parkway



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BK698301

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For Sale Assisted Living Facility  
220 Carleton Street | Lakeland, FL 33803



220 Carlton Street, Lakeland, Florida 33803

Property: Beautiful 4,160 sq ft assisted living facility licensed for 8 beds in central Lakeland just one block from South Florida Avenue. Facility currently has 5-bedroom, 3 bath, large kitchen with walk in pantry, living room, family/game room, large screened in porch plus additional staff living area. Site is ADA compliant with wrap around driveway offering two carports. This property is on large corner lot with large majestic oak trees and mature landscaping. Has much to offer could be private residence or assisted living. Owner/manager could live on site as well.

Location: Site is in South Central Lakeland. Just off South Florida Avenue minutes from Polk Parkway. Centrally located close to banks, restaurants, medical clinics, shopping and much more.

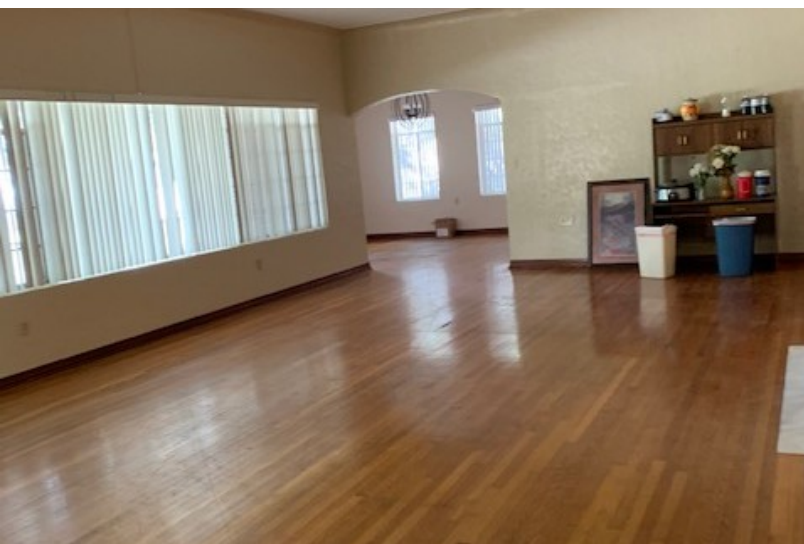
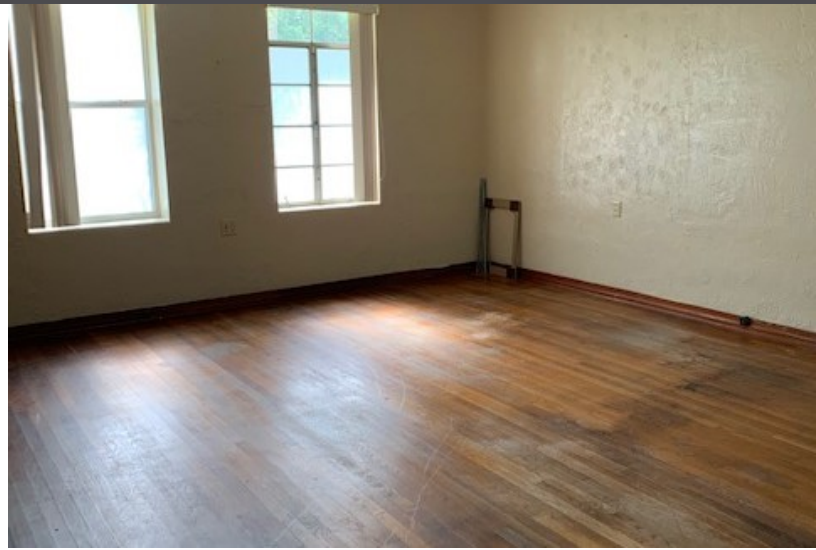
Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

Sale Price: \$499,000



# PROPERTY PHOTOS

For Sale Assisted Living Facility  
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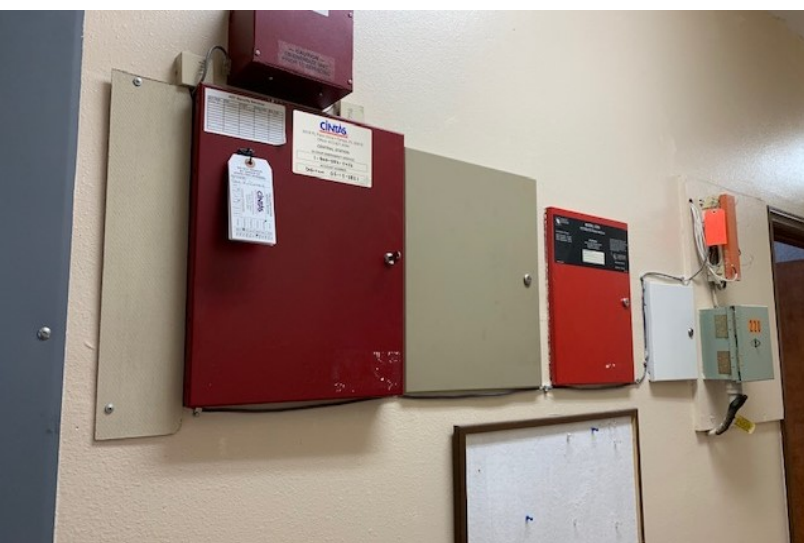
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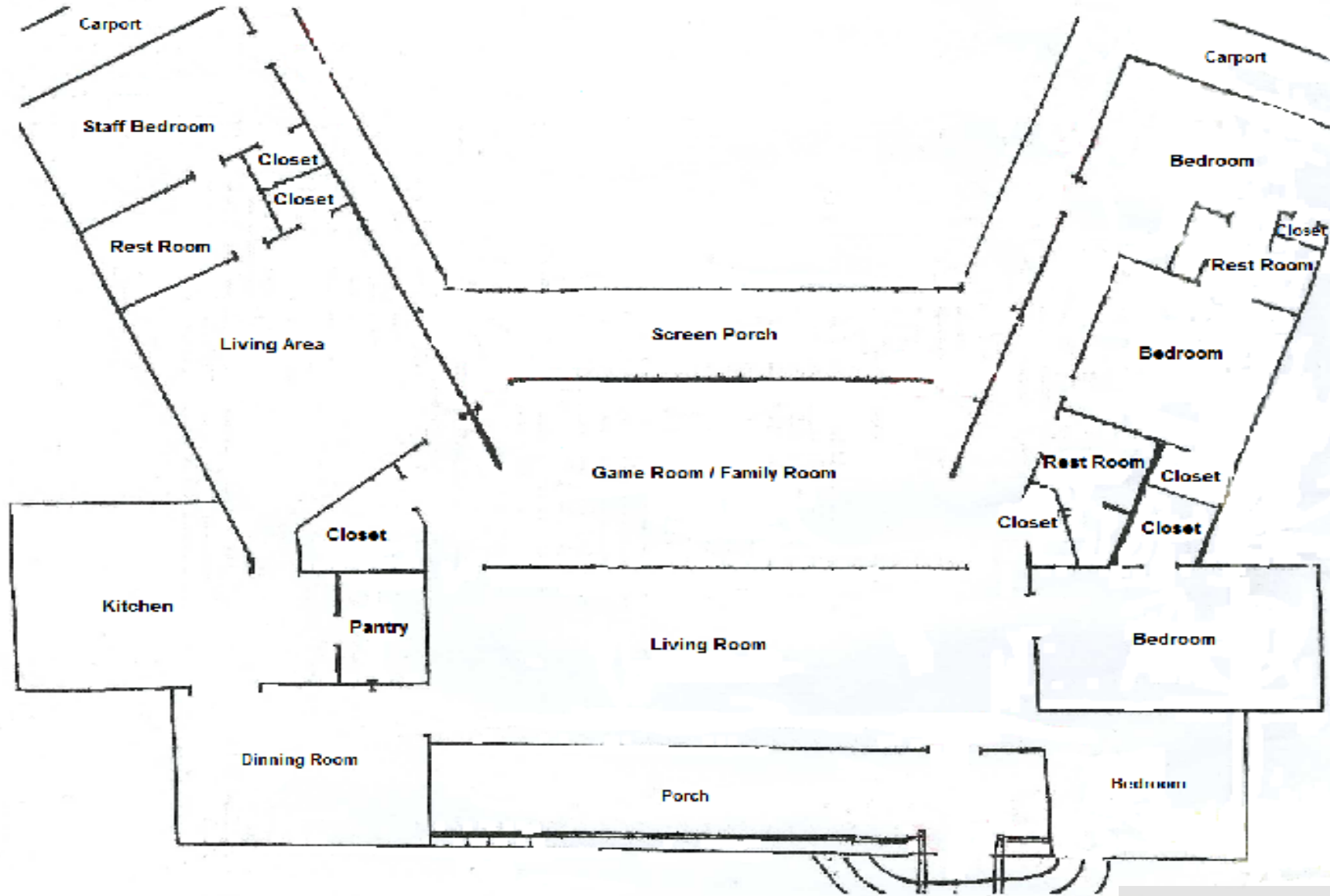
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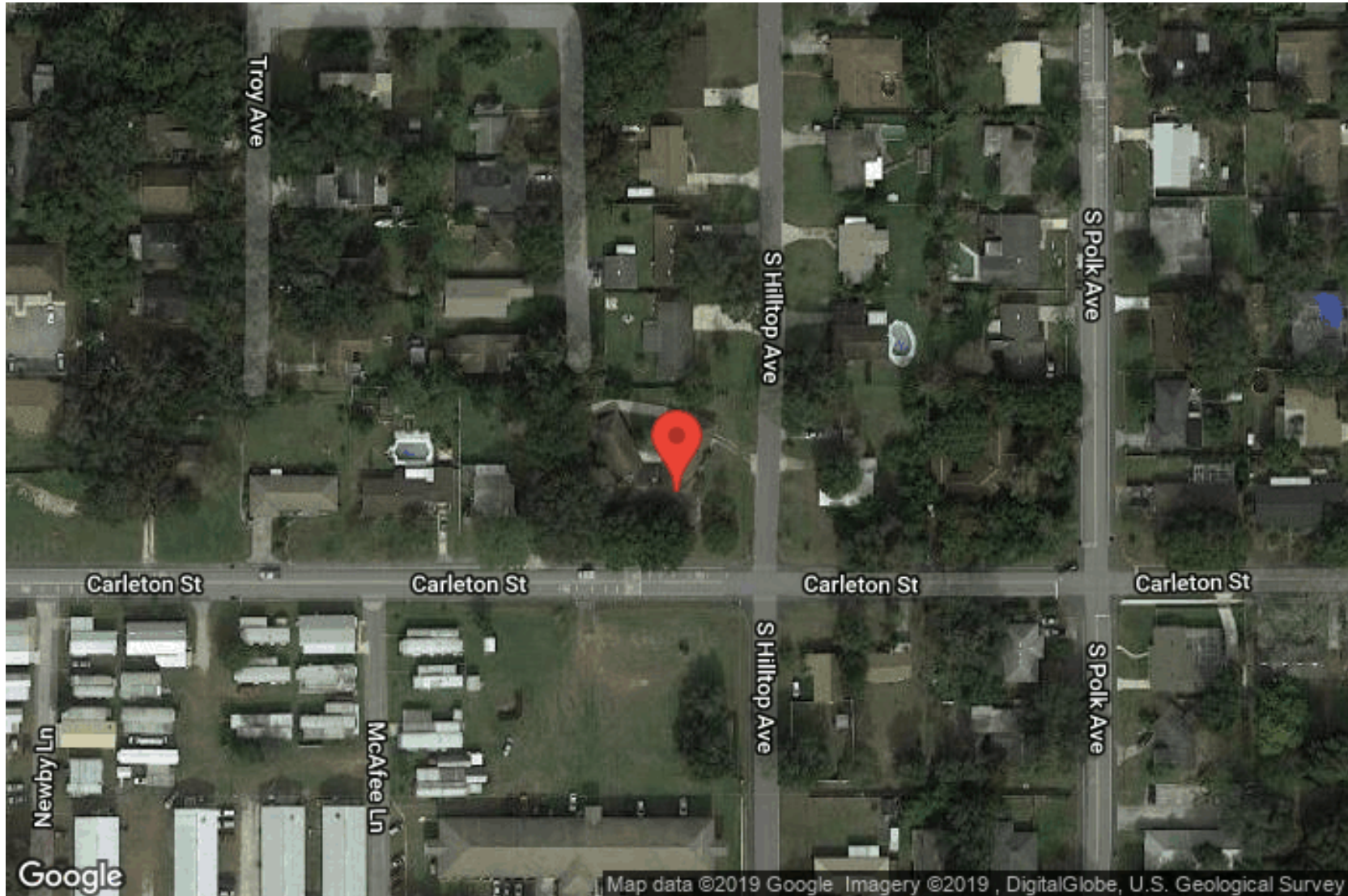
# For Sale Eight Bed Assisted Living House 220 Carleton Street, Lakeland, Florida 33803



Site Plan



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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	613	3,724	8,646	Median Household Income	\$52,271	\$44,413	\$41,298
Ages 5-9	760	4,493	10,316	< \$10000	233	1,733	3,575
Ages 10-14	694	4,059	9,380	\$10000-\$14999	236	1,683	3,382
Ages 15-19	659	3,912	9,056	\$15000-\$19999	282	1,589	3,834
Ages 20-24	635	3,948	8,977	\$20000-\$24999	241	1,901	3,790
Ages 25-29	646	3,845	8,664	\$25000-\$29999	365	2,026	3,541
Ages 30-34	657	3,749	8,157	\$30000-\$34999	221	1,671	3,227
Ages 35-39	678	3,694	7,778	\$35000-\$39999	207	1,447	2,731
Ages 40-44	718	3,811	7,900	\$40000-\$44999	347	1,354	2,870
Ages 45-49	736	4,014	8,307	\$45000-\$49999	231	1,293	2,357
Ages 50-54	709	4,073	8,416	\$50000-\$60000	459	2,633	4,606
Ages 55-59	674	4,002	8,137	\$60000-\$74000	508	3,010	5,572
Ages 60-64	640	3,777	7,458	\$75000-\$99999	610	3,122	5,901
Ages 65-69	564	3,430	6,552	\$100000-\$124999	259	1,626	3,408
Ages 70-74	465	3,001	5,555	\$125000-\$149999	163	917	1,899
Ages 75-79	388	2,617	4,676	\$150000-\$199999	177	783	1,359
Ages 80-84	297	2,193	3,730	> \$200000	277	1,111	1,783
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	5 Mile
Non Hispanic White	9,799	55,457	103,848	Housing Units	5,907	35,010	66,464
Population Black	723	7,181	24,438	Occupied Housing Units	5,176	30,334	57,121
Population Am In/AK Nat	N/A	31	89	Owner Occupied Housing Units	3,101	18,837	36,354
				Renter Occupied Housing Units	2,075	11,497	20,767
				Vacant Housing Units	731	4,676	9,343



## Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles

 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92

 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27

- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines

-  Less than an hours drive to 2 international airports
-  Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
-  Corporate & general aviation accomodations
-  Lakeland Linder is the designated reliever for general aviation from Tampa International

8.5 million people live within a 100 mile radius of Lakeland

Gulf of Mexico

Atlantic Ocean

Port of St. Petersburg

Port of Tampa

Port of Manatee

Tampa (35 miles)

Lakeland

Orlando (55 miles)

Port Canavral

Port of Fort Pierce

Port of Palm Beach

Port Everglades

Port of Miami

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