



# PROPERTY FOR SALE

5610 SOUTH FLORIDA AVE - LAKELAND, FL

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



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## EXECUTIVE SUMMARY

# 5610 S FLORIDA AVE LAKELAND, FL 33813

The subject property consists of approximately 5.58 acres of commercial land on S. Florida Ave., in one of Lakeland's most affluent areas. There are more than 25,000 people within a 2 mile radius and median household income of almost \$70,000. There is currently a Wawa under construction just north of the property and a new retail development just west, across S. Florida Ave.

The property currently has a few metal structures on it, but highest and best use would be for the buildings to be razed and the land to be re-developed as a commercial retail use.

<b>Site Address:</b>	5610 S Florida Ave, Lakeland, FL 33813
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	232913000000013020
<b>Land Size:</b>	5.58 +/- Acres
<b>Building Size:</b>	37,211 +/- SF combined
<b>Year Built:</b>	1968
<b>Current Property Use:</b>	Light Manufacturing
<b>Utilities:</b>	Water - City of Lakeland Wastewater - Polk County
<b>Future Land Use:</b>	LCC - Polk County
<b>Taxes:</b>	\$26,704.29 [2019 proposed]
<b>Traffic Count:</b>	40,000 cars/day on S Florida Ave
<b>Asking Price:</b>	\$4,250,000





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

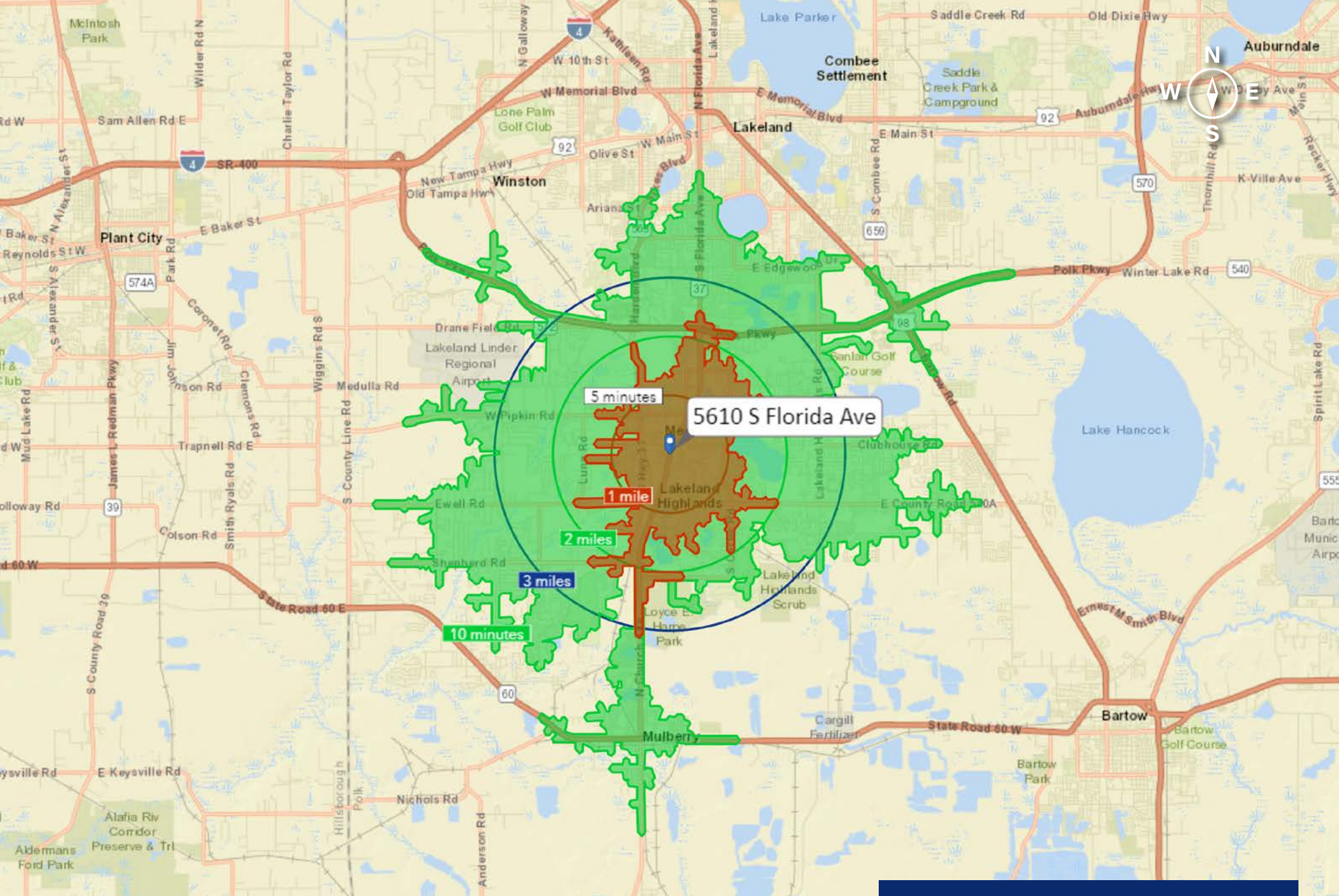
**REGIONAL LOCATION**



Located south of the Polk Parkway, in the affluent 33813 zip code.

**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	5,730	25,689	53,877	13,429	87,111	683,954	21,239,528	332,417,793
Households	2,264	9,877	20,792	5,104	33,776	255,025	8,299,404	125,168,557
Families	1,572	7,293	15,052	3,781	23,841	177,233	5,366,533	82,295,074
Average Household Size	2.53	2.60	2.59	2.63	2.58	2.63	2.51	2.59
Owner Occupied Housing Units	1,404	7,471	15,327	3,730	24,037	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	859	2,405	5,465	1,374	9,739	80,217	2,924,369	45,709,279
Median Age	41.7	44.3	42.8	43.5	42.0	41.6	42.5	38.5
<b><i>Income</i></b>								
Median Household Income	\$55,149	\$69,013	\$72,031	\$72,704	\$66,349	\$50,006	\$54,238	\$60,548
Average Household Income	\$80,803	\$94,127	\$94,817	\$98,082	\$89,459	\$67,890	\$78,335	\$87,398
Per Capita Income	\$31,721	\$35,985	\$36,373	\$37,186	\$34,735	\$25,412	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>								
Population	1.55%	1.41%	1.49%	1.42%	1.56%	1.46%	1.37%	0.77%
Households	1.42%	1.30%	1.38%	1.31%	1.44%	1.37%	1.31%	0.75%
Families	1.33%	1.23%	1.32%	1.23%	1.40%	1.31%	1.26%	0.68%
Owner HHs	2.04%	1.37%	1.53%	1.62%	1.69%	1.72%	1.60%	0.92%
Median Household Income	1.95%	1.96%	1.65%	1.85%	2.20%	1.95%	2.37%	2.70%

**S**trong population density with over 25,000 people in a 2 mile radius and almost 90,000 people within a 10 minute drive time.

**T**he Median Household Income within a 5 minute drive-time is 45% higher when compared to Polk County.



# BENCHMARK DEMOGRAPHICS

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

Within a 2 mile radius, 32.4% of Households have an income greater than \$100,000.

## Households by Income

<\$15,000	7.60%	5.80%	5.20%	5.60%	6.40%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	7.70%	7.20%	6.30%	6.10%	7.10%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	14.40%	9.40%	8.10%	10.30%	8.30%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	15.20%	13.70%	14.50%	13.50%	15.00%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	18.40%	17.00%	17.40%	15.60%	18.00%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	12.00%	14.50%	15.60%	13.20%	15.10%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	13.00%	16.80%	17.40%	17.80%	16.50%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	5.30%	7.70%	8.00%	9.10%	6.90%	3.50%	5.00%	6.50%
\$200,000+	6.50%	7.90%	7.50%	8.80%	6.70%	3.60%	5.70%	7.30%

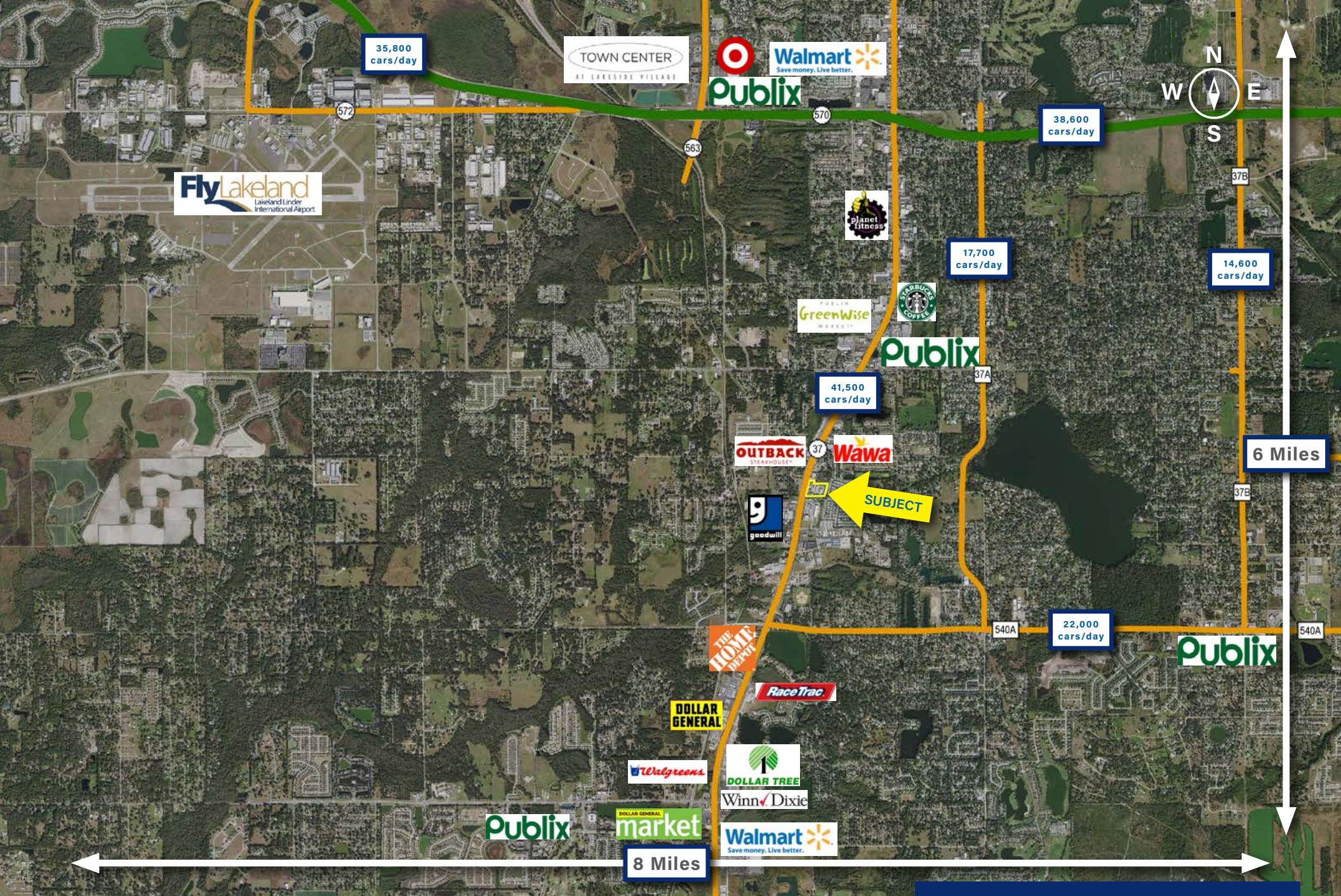
## Population by Age

0 - 4	5.70%	5.10%	5.20%	5.20%	5.40%	5.90%	5.20%	6.00%
5 - 9	5.60%	5.50%	5.70%	5.40%	5.70%	6.00%	5.40%	6.10%
10 - 14	6.30%	6.10%	6.20%	6.20%	6.10%	6.00%	5.60%	6.30%
15 - 19	6.60%	6.20%	6.10%	6.50%	6.00%	5.90%	5.60%	6.30%
20 - 24	5.70%	5.10%	5.20%	5.30%	5.40%	5.70%	6.10%	6.70%
25 - 34	12.10%	11.20%	11.90%	11.70%	12.70%	12.90%	13.30%	14.00%
35 - 44	11.70%	11.50%	12.20%	11.20%	12.20%	11.40%	11.70%	12.60%
45 - 54	12.80%	13.30%	13.20%	13.40%	12.90%	11.70%	12.50%	12.50%
55 - 64	14.40%	15.50%	14.90%	15.50%	14.20%	13.10%	13.70%	13.10%
65 - 74	11.80%	12.00%	11.50%	11.90%	11.40%	12.20%	11.70%	9.70%
75 - 84	5.50%	6.10%	5.60%	5.70%	5.70%	6.80%	6.50%	4.70%
85+	1.90%	2.20%	2.20%	1.90%	2.20%	2.50%	2.80%	2.00%

## Race and Ethnicity

White Alone	78.40%	82.90%	82.60%	82.50%	81.70%	71.50%	72.70%	69.60%
Black Alone	12.50%	9.20%	8.10%	9.40%	8.60%	15.60%	16.50%	12.90%
American Indian Alone	0.60%	0.30%	0.30%	0.40%	0.30%	0.50%	0.40%	1.00%
Asian Alone	1.90%	1.90%	2.70%	2.10%	2.80%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.90%	2.80%	3.30%	2.50%	3.50%	7.40%	4.50%	7.00%
Two or More Races	3.60%	2.90%	2.90%	3.10%	3.00%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	19.90%	16.10%	16.30%	16.60%	16.90%	24.00%	26.60%	18.60%

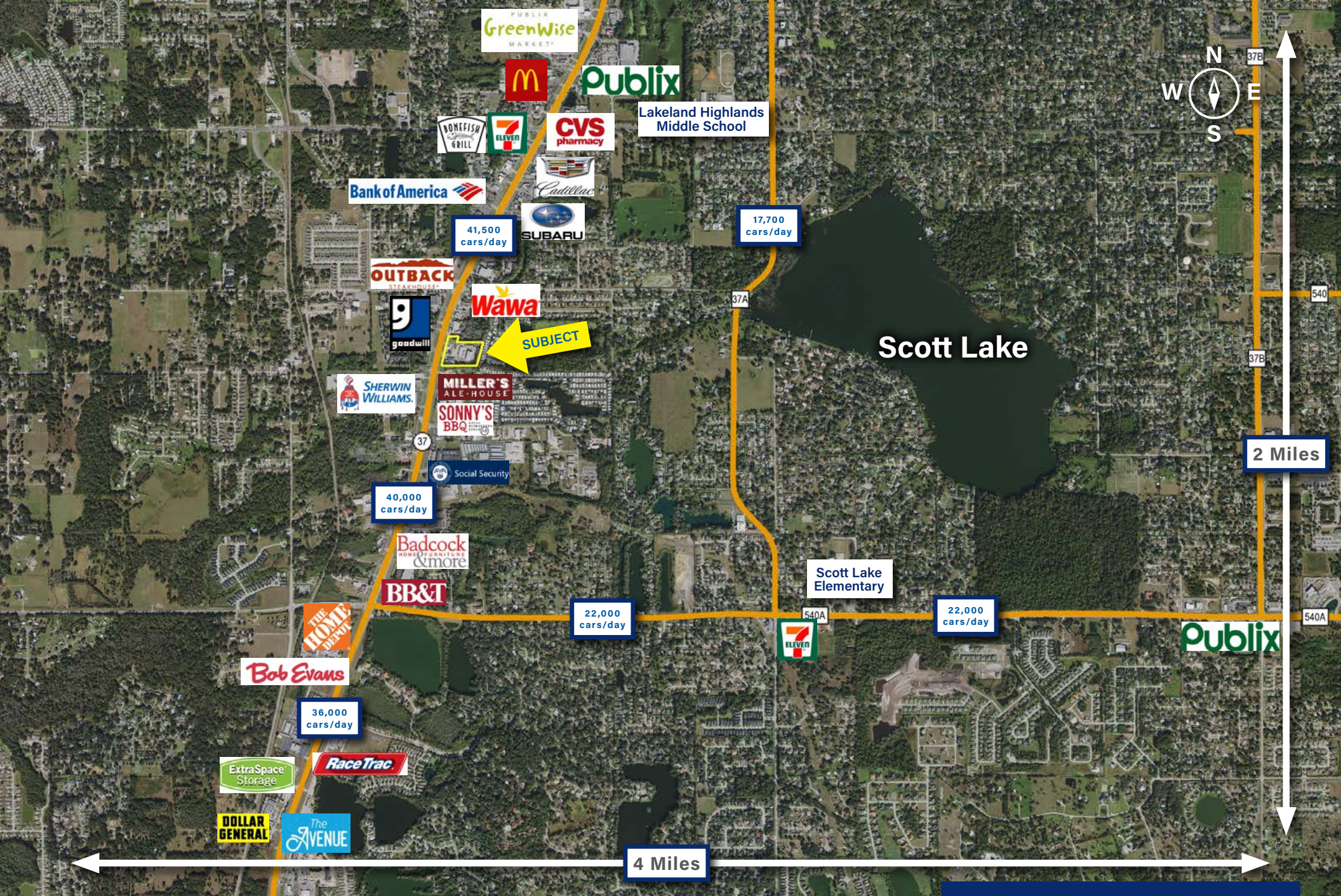




Located along S. Florida Ave - Lakeland's premier commercial corridor.

**MARKET AREA MAP**





There are multiple big box and national retailers located within the trade area.

**TRADE AREA MAP**





Fitzgerald Rd

South Florida Ave



A1A Auto Parts



BY THE HONEY BAKED Ham Co.  
New 15k SF Retail Development  
FANCY Q Sushi & Thai  
ACCESS MEDICAL

40,000 cars/day



**NEIGHBORHOOD AERIAL**

The neighborhood area consists of: Wawa, Miller's Ale House and Goodwill.





The site features full access via median cut on S. Florida Ave. which boasts a traffic count of 40,000 cars/day.

**SITE AERIAL**



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## Growth & Re-development

The subject property has full access via median cut on S. Florida Ave. The property can be utilized as-is, but the highest and best use is likely to re-develop for retail/commercial use. To the south of the subject property there are several new residential developments. A new luxury 264 unit apartment project named “The Avenues”, and 700+ new homes at Bridgeport Lakes adds to an already dense population.

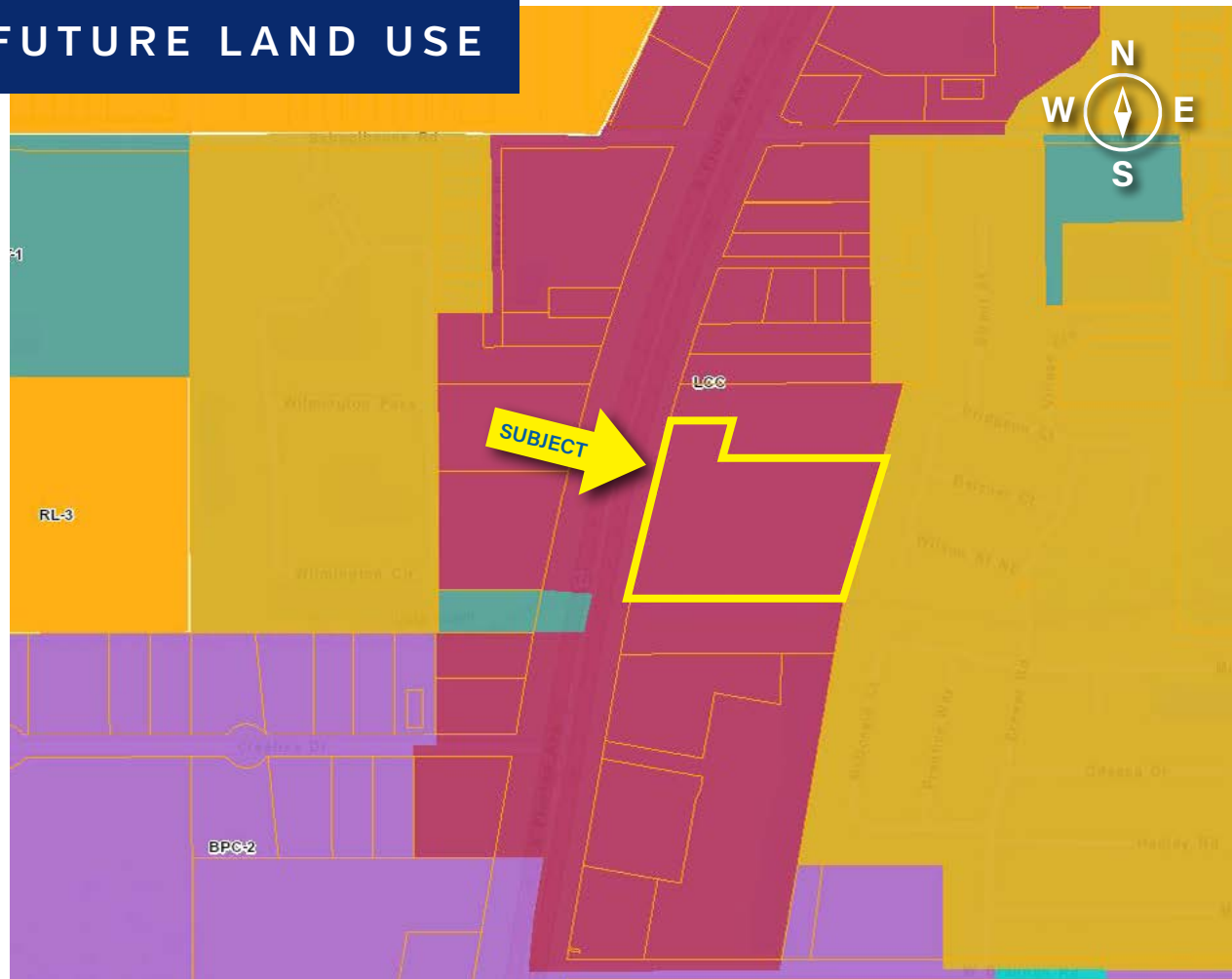
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## S. Florida Ave (SR 37) Corridor






S. Florida Ave. is the primary commercial highway running from Downtown Lakeland through affluent South Lakeland. Retailers have aggressively expanded along S. Florida Ave in recent years, including a new Publix Greenwise store finished in 2019, just 1 mile to the north.

# FUTURE LAND USE



## Linear Commercial Corridor (LCC)

The purpose of the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.

-  LCC
-  BPC-2
-  RM
-  RL-3
-  INST-1





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