



PROPERTY FOR SALE

8 CHARLESTON AVE. N., FORT MEADE, FL

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

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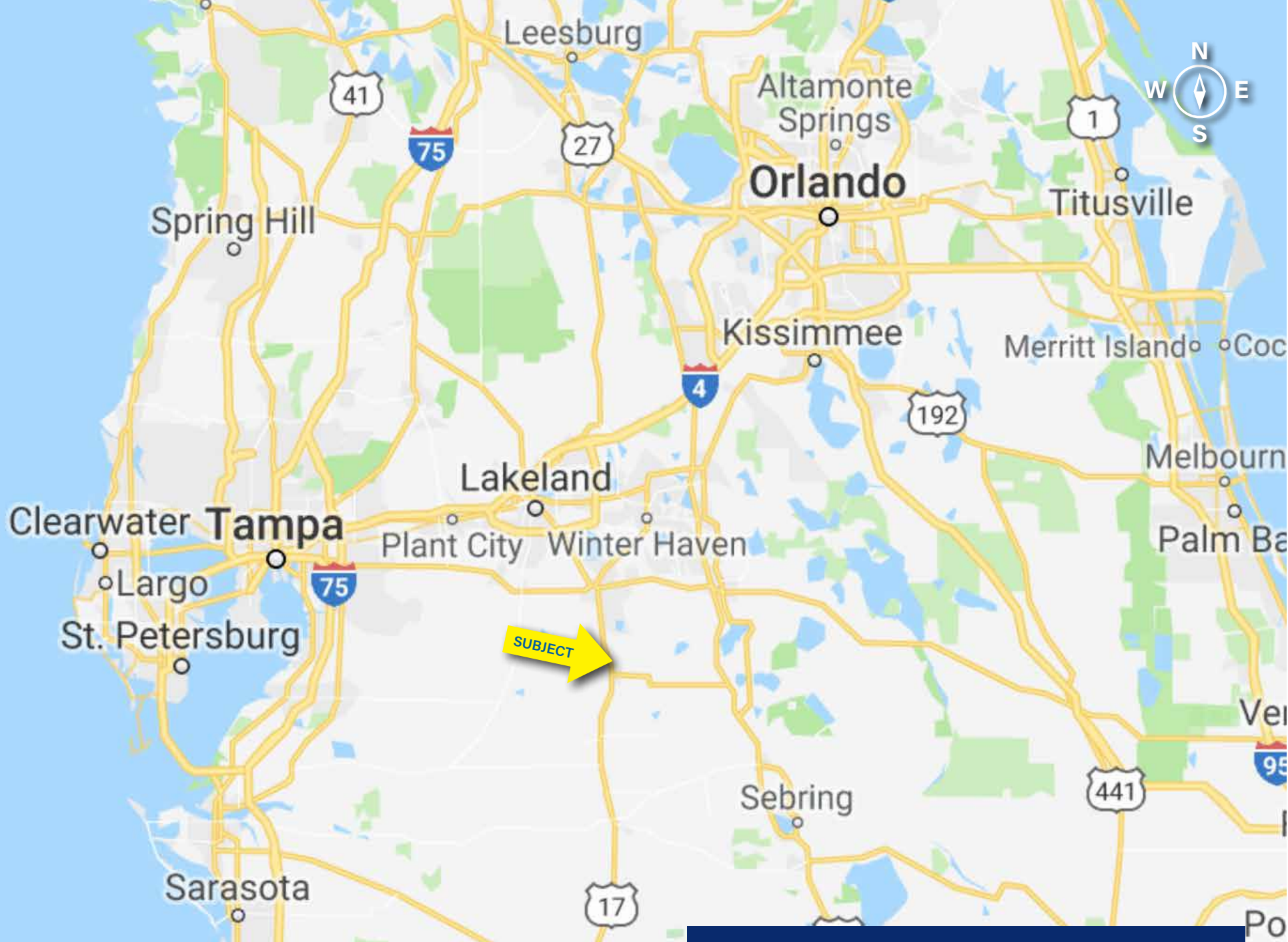
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EXECUTIVE SUMMARY

8 CHARLESTON AVE N FT. MEADE, FL 33841

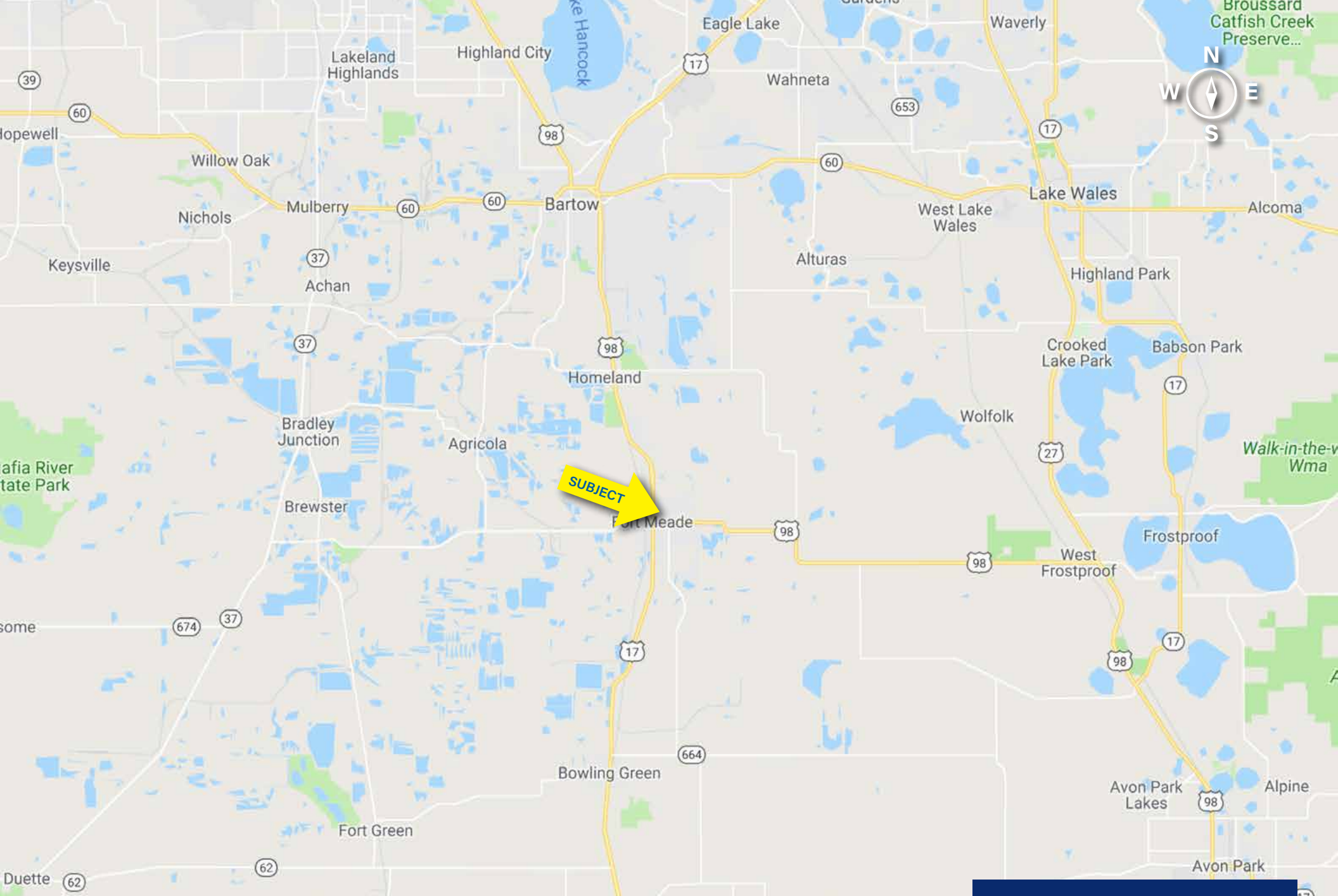
This former BB&T branch is located in Fort Meade, FL on Charleston Ave N (US 98/17) in close proximity to Hwy 630. The current building footprint offers 3,792 +/- SF on 1.19 +/- Acres, with 18 parking spaces and 4 drive-thru lanes. The property is located just outside Historic Downtown Fort Meade and zoned Commercial Corridor district by the City of Fort Meade. There is high visibility from US 98, that features a traffic count of 18,000 cars/day.

Site Address:	8 Charleston Ave N, Ft. Meade, FL 33841
County:	Polk
PIN (Property Identification Number):	253127456500004023
Land Size:	1.19 +/- Acres
Building Size:	3,792 +/- SF
Year Built:	1991
Parking Spaces:	18
Property Use:	Financial Institution
Utilities:	On Site
Zoning:	Commercial Corridor District (C-2) (City of Fort Meade)
Taxes:	\$11,695.85 (2018)
Traffic Count:	18,000 cars/day on Charleston Ave N (US 98)
Asking Price:	\$250,000



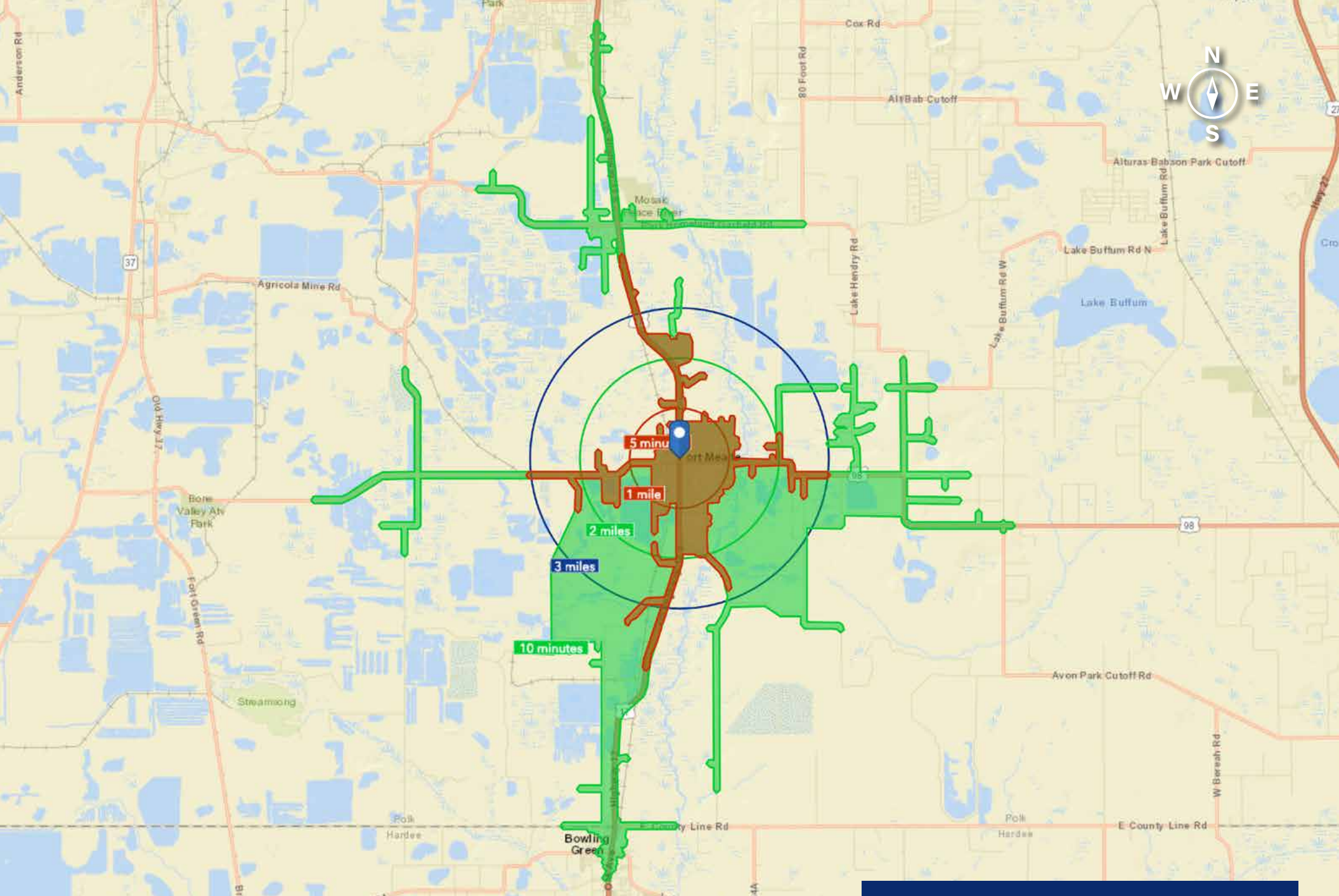
Located in the Lakeland - Winter Haven MSA,
between Tampa and Orlando, in the I-4 Corridor.

REGIONAL LOCATION MAP



Located in Fort Meade with easy access to US 98 and US 17.

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	4,752	6,202	6,748	5,634	8,248	683,954	21,239,528	332,417,793
Households	1,606	2,217	2,373	1,957	2,775	255,025	8,299,404	125,168,557
Families	1,197	1,619	1,732	1,437	2,046	177,233	5,366,533	82,295,074
Average Household Size	2.95	2.79	2.84	2.87	2.96	2.63	2.51	2.59
Owner Occupied Housing Units	1,088	1,539	1,649	1,350	1,902	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	519	678	723	607	874	80,217	2,924,369	45,709,279
Median Age	36.9	38.3	38.3	37.9	36.5	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	\$47,101	\$45,758	\$45,560	\$45,842	\$43,654	\$50,006	\$54,238	\$60,548
Average Household Income	\$59,445	\$57,935	\$57,764	\$58,161	\$56,732	\$67,890	\$78,335	\$87,398
Per Capita Income	\$20,493	\$20,672	\$20,600	\$20,576	\$19,345	\$25,412	\$30,703	\$33,028
<i>Trends: 2018 - 2023 Annual Growth Rate</i>								
Population	0.66%	0.69%	0.70%	0.68%	0.67%	1.46%	1.37%	0.77%
Households	0.60%	0.63%	0.64%	0.62%	0.61%	1.37%	1.31%	0.75%
Families	0.51%	0.54%	0.55%	0.52%	0.52%	1.31%	1.26%	0.68%
Owner HHs	1.25%	1.25%	1.28%	1.26%	1.19%	1.72%	1.60%	0.92%
Median Household Income	3.28%	3.16%	3.11%	3.22%	3.12%	1.95%	2.37%	2.70%

BENCHMARK DEMOGRAPHICS

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

Households by Income

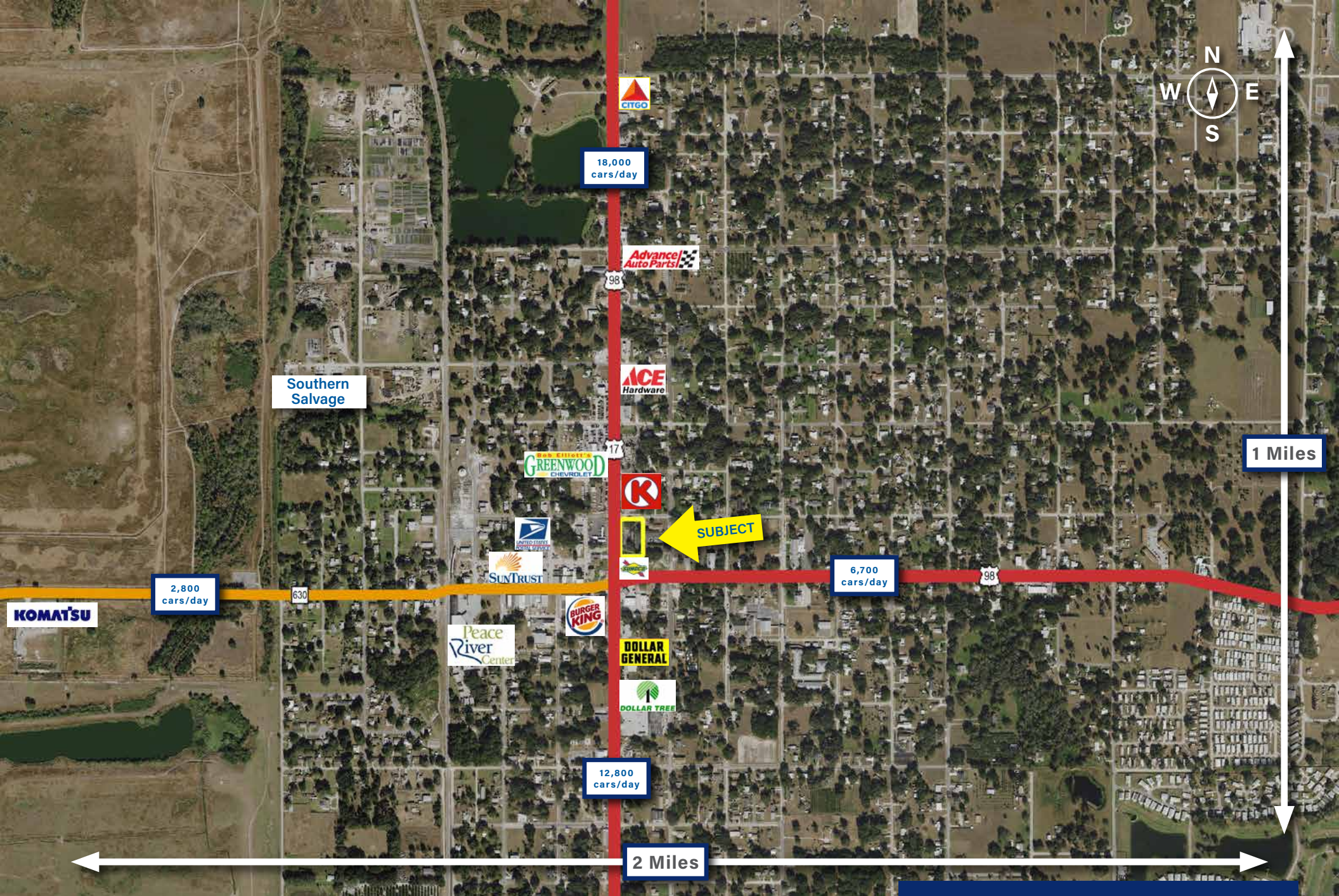
<\$15,000	9.80%	10.00%	9.80%	9.90%	10.70%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	14.40%	14.30%	14.30%	14.50%	14.20%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	14.00%	13.40%	13.40%	13.80%	14.10%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	13.90%	15.70%	16.20%	15.20%	16.70%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	18.70%	19.40%	19.60%	19.20%	19.20%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	14.00%	13.30%	13.00%	13.40%	12.00%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	12.80%	11.70%	11.50%	11.90%	10.60%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	1.50%	1.20%	1.30%	1.30%	1.50%	2.90%	4.50%	6.00%
\$200,000+	1.00%	0.90%	0.90%	0.90%	1.00%	2.90%	5.10%	6.70%

Population by Age

0 - 4	7.20%	7.10%	7.10%	7.10%	7.40%	6.00%	5.30%	6.00%
5 - 9	7.20%	7.00%	7.00%	7.00%	7.30%	6.00%	5.40%	6.20%
10 - 14	6.90%	6.60%	6.60%	6.70%	6.90%	6.00%	5.60%	6.30%
15 - 19	6.20%	6.00%	6.00%	6.10%	6.40%	5.90%	5.70%	6.40%
20 - 24	6.20%	6.00%	6.10%	6.10%	6.40%	5.90%	6.30%	6.90%
25 - 34	14.20%	13.50%	13.60%	13.80%	13.80%	12.70%	13.20%	13.90%
35 - 44	11.20%	10.80%	10.80%	10.90%	11.00%	11.40%	11.70%	12.50%
45 - 54	12.10%	11.50%	11.40%	11.70%	11.10%	11.80%	12.70%	12.80%
55 - 64	11.80%	11.80%	11.90%	11.90%	11.20%	13.10%	13.60%	13.00%
65 - 74	9.80%	11.20%	11.20%	10.80%	10.60%	12.10%	11.50%	9.40%
75 - 84	5.40%	6.40%	6.40%	6.10%	5.90%	6.60%	6.30%	4.60%
85+	1.90%	2.00%	2.00%	2.00%	1.90%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	65.20%	67.90%	68.80%	66.90%	68.90%	72.30%	73.00%	69.90%
Black Alone	18.60%	16.20%	15.40%	17.00%	13.80%	15.30%	16.40%	12.90%
American Indian Alone	0.70%	0.70%	0.70%	0.70%	0.70%	0.50%	0.40%	1.00%
Asian Alone	0.40%	0.30%	0.30%	0.40%	0.40%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	12.60%	12.40%	12.40%	12.50%	13.70%	7.00%	4.30%	6.90%
Two or More Races	2.50%	2.40%	2.40%	2.50%	2.40%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	33.10%	32.70%	33.30%	32.90%	37.90%	22.60%	25.90%	18.30%



MARKET AREA MAP

The Market Area encompasses the majority of Fort Meade.



The subject property is in close proximity to Historic Downtown Fort Meade. There is a new Burger King under construction at US 98 and Hwy 630.

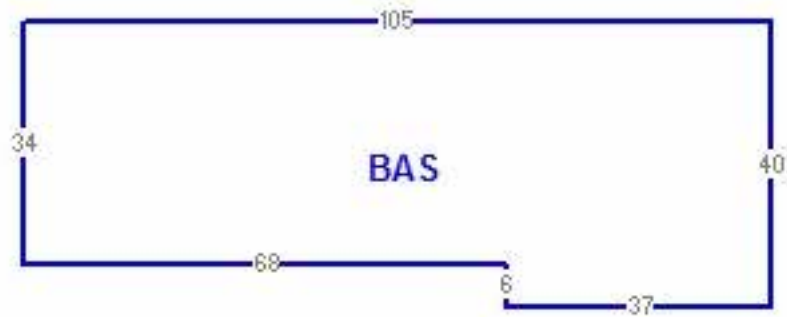
NEIGHBORHOOD AERIAL



The property features full access via 1st St NE, and right in/right out access points via US 98.

SITE AERIAL

BUILDING INFORMATION



<i>Description</i>	<i>Total:</i>
Total Under Roof	3,792 SF
Living Area	3,792 SF
Actual Year Built	1991
Wall Structure	CONCRETE (M & S CRNT MULTIPLIER)
Wall Height	12
Stories	1

Building 1 (1510 - Central Bank)

Drive-thru is not included in SF



Signage on Charleston Ave N (US 98)



Building Front



Signage / Building Front



Teller Station



Interior Offices

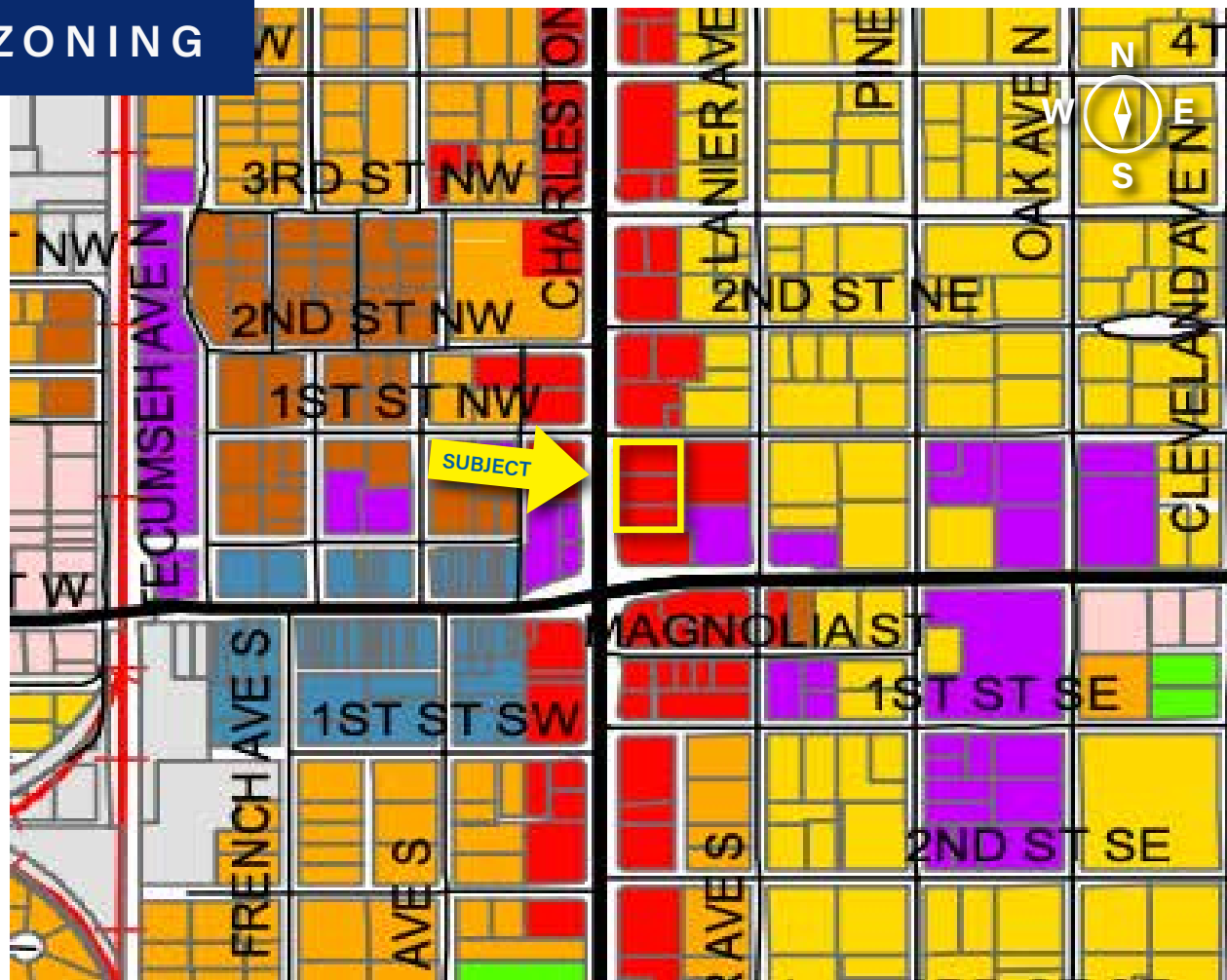


Conference Room



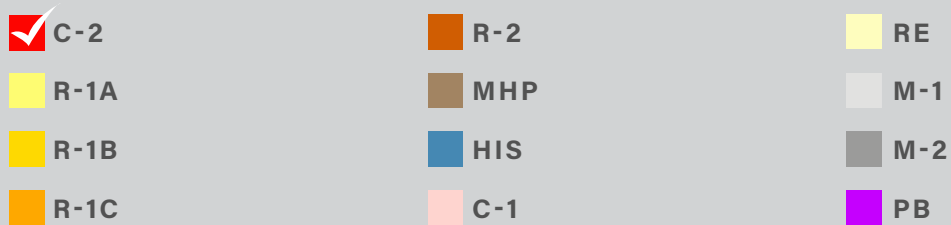
Break-Room

ZONING



Commercial Corridor District (C-2)

This district includes all the commercial uses along US 17 and, may in the future; include some portions of East and West Broadway. Both roadways serve as transportation corridors for the city and the commercial activity centers in the city. At the time of adoption of this Code, in general, West Broadway is zoned HIS because of limitations of the historic downtown; and East Broadway is zoned C-1 where there is only neighborhood commercial activity.





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