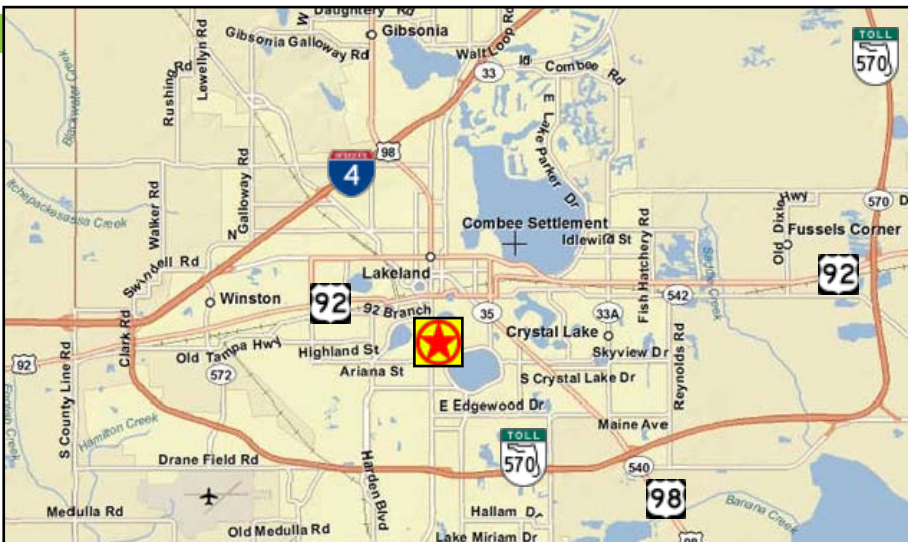




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**Class "A" Office Building
Signature Building on S Florida Ave
Lakeland, Florida
5,488 sf For Sale or Lease**



www.Hauger-Bunch.com

Lisa L. Parks, AICP
415 South Kentucky Avenue
Lakeland, FL 33801
Lisa@hauger-bunch.com

863.682.6147



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Property Information

Identification: Colon Building

Location: 1014 S Florida Ave
Lakeland, FL 33803

Parcel ID: 224-28-19-231000-002100

Lot Size: .31 acres (100' x 135')

Building Size: 5,488 SF

Taxes: \$11,506.35 (2010)
\$10,597.84 (Proposed 2011)



Zoning: C-2 Highway Commercial (City of Lakeland)

Traffic Counts: 29,000 Daily on South Florida Avenue

Road Frontage: 100' of frontage on South Florida Avenue

Access: 2.5 miles to Polk Parkway to I-4 via S Florida Avenue
3.5 miles to I-4 via northbound Florida Avenue to Kathleen Road

Amenities:

- ◆ Signature building on major North/South route (Florida Avenue)
- ◆ Security system separate for each floor
- ◆ Can lease : **Full Building**, **Entire Floor**, or **Portion of a Floor**
- ◆ Class "A" Space with specialty finishes
- ◆ Ample parking and large monument sign
- ◆ Could be leased furnished

Comments: **Highly visible, Class "A" building** just south of Downtown. Building provides excellent professional offices. Can be subdivided for leasing. **Large parking lot** and **free-standing monument sign**.

Price: **For Sale: \$1,000,000** (contents negotiable)
For Lease \$16.50 psf NN (owner will consider leasing furnished)

Signature Building on S Florida Ave

Photographs

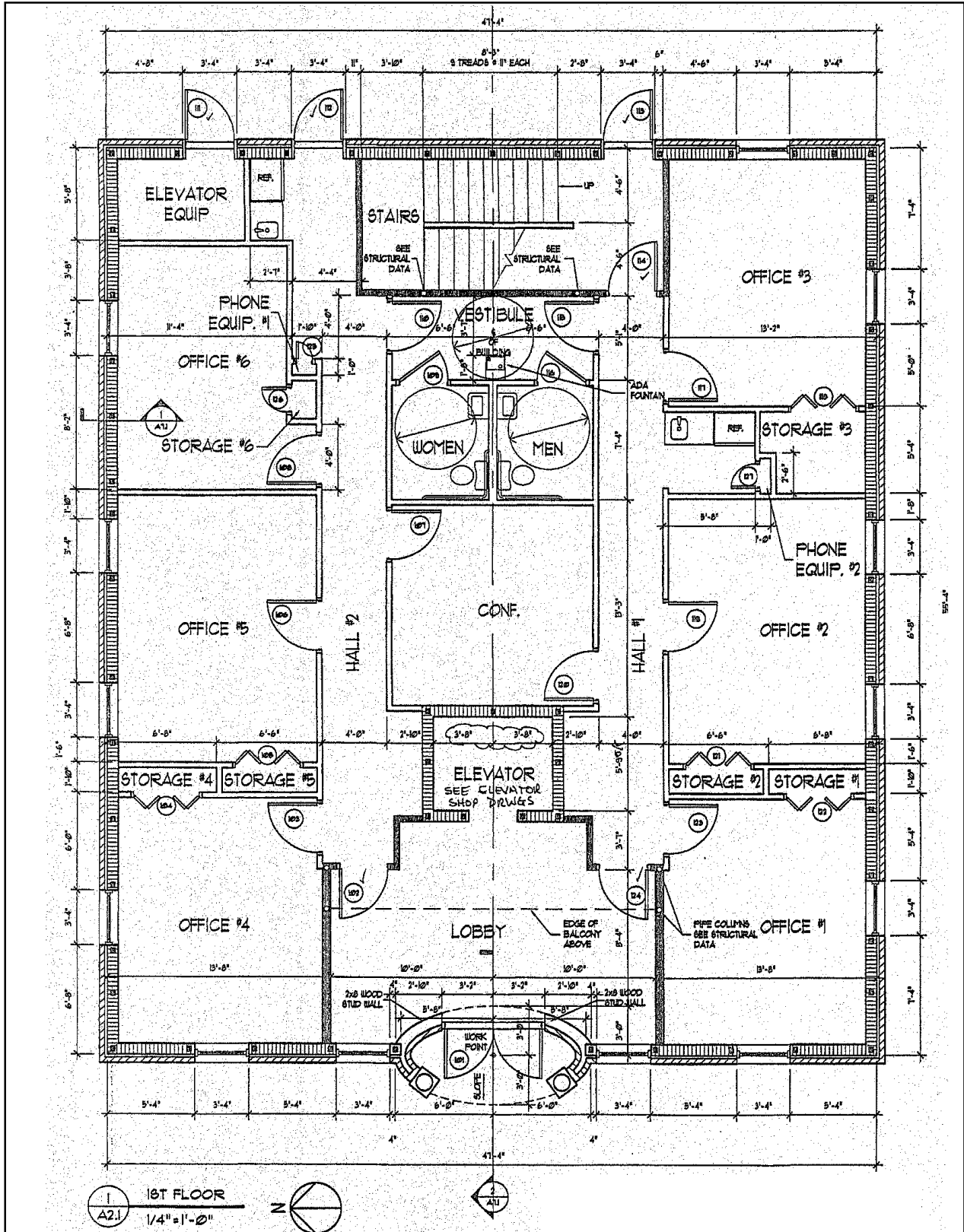




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Floor Plan - First Floor

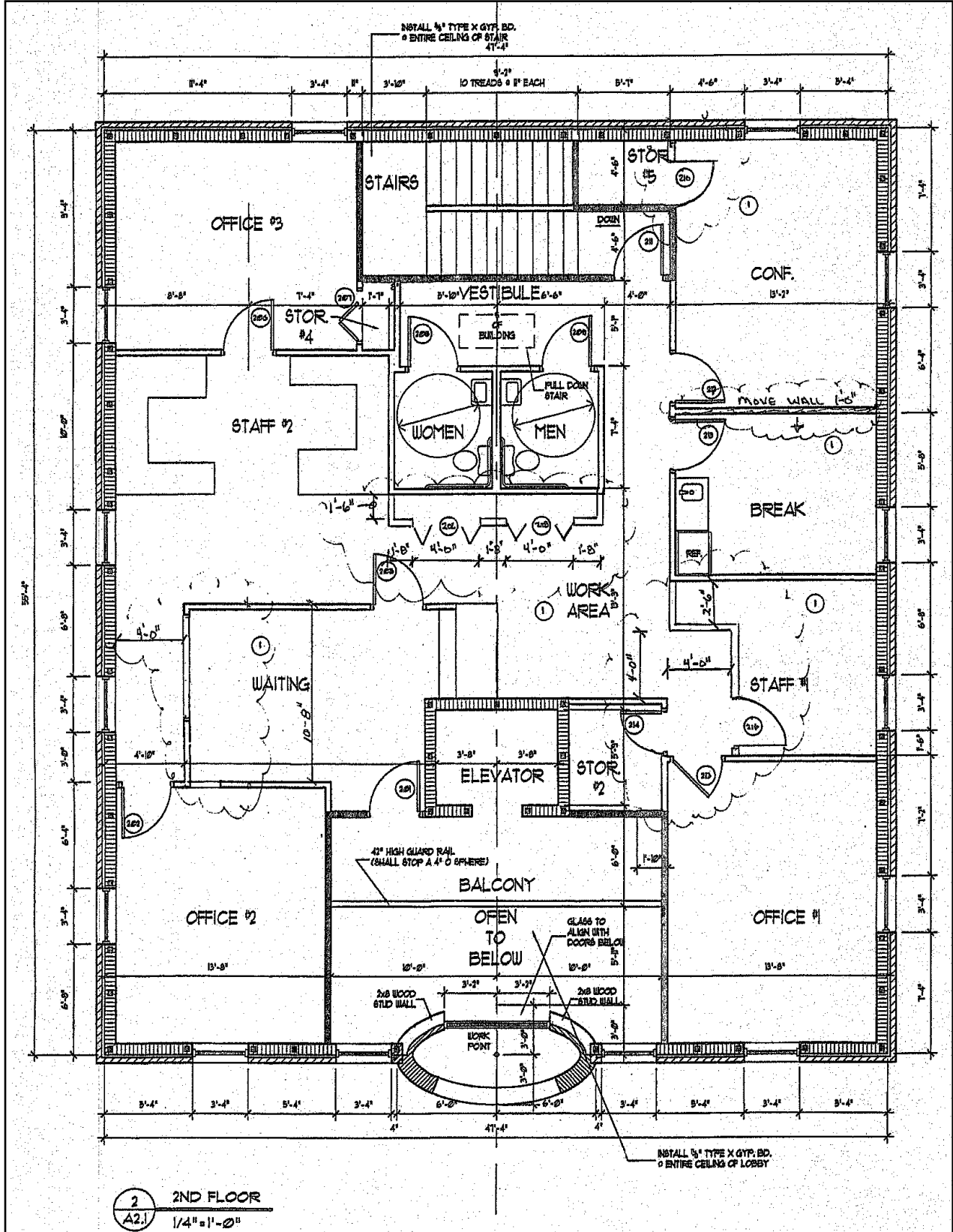




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Floor Plan - Second Floor

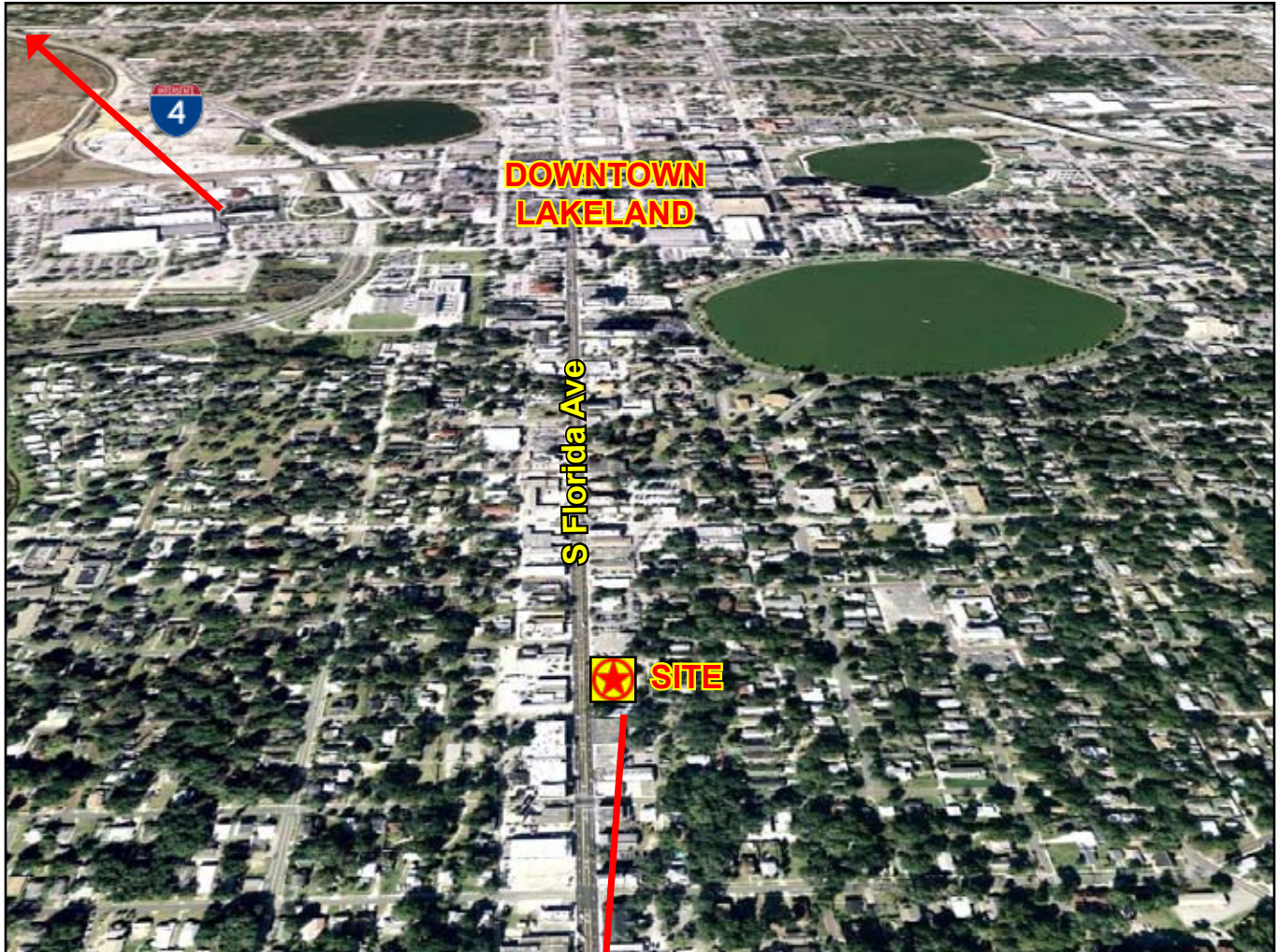




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Situational Map

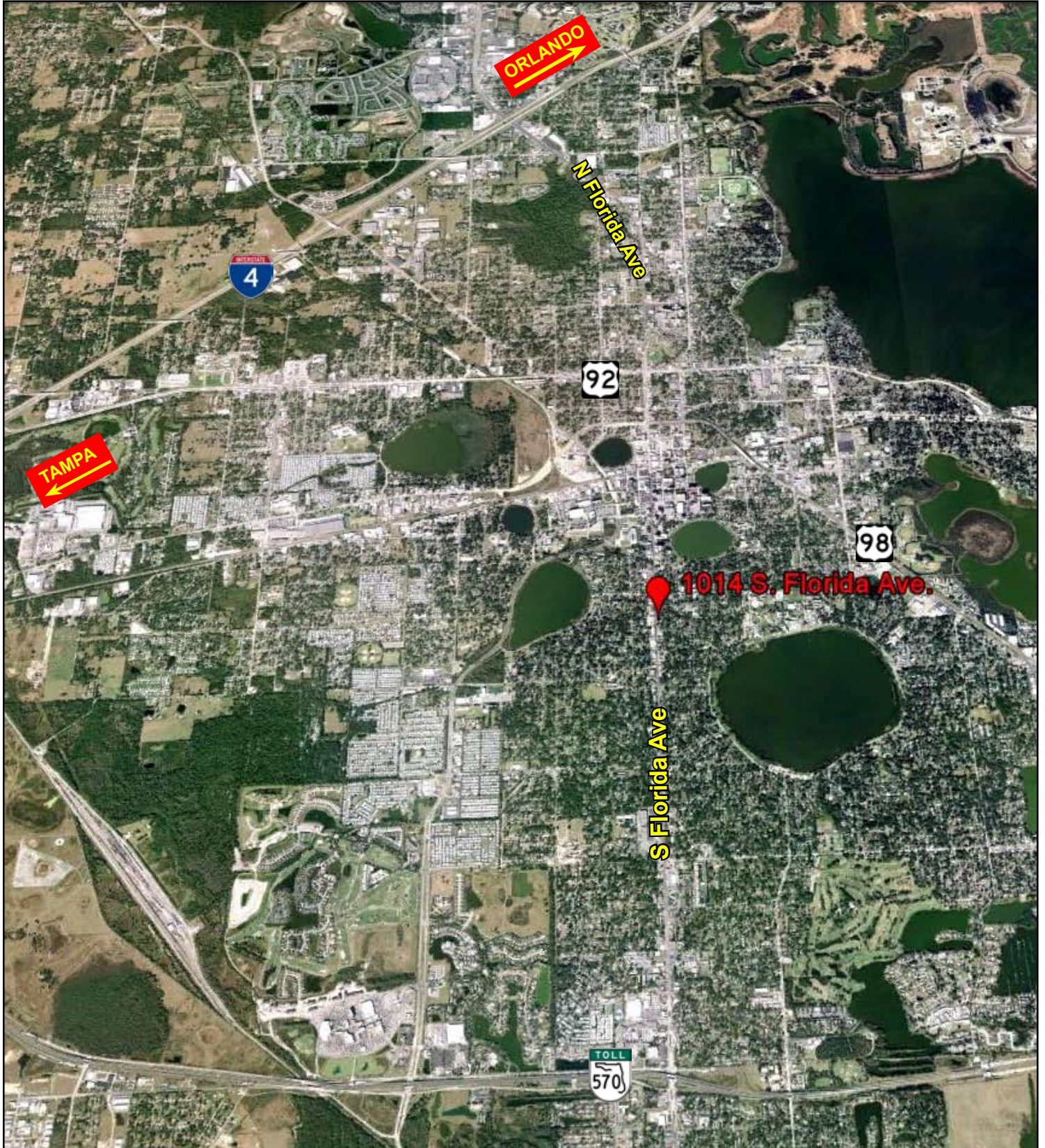




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Distance Aerial

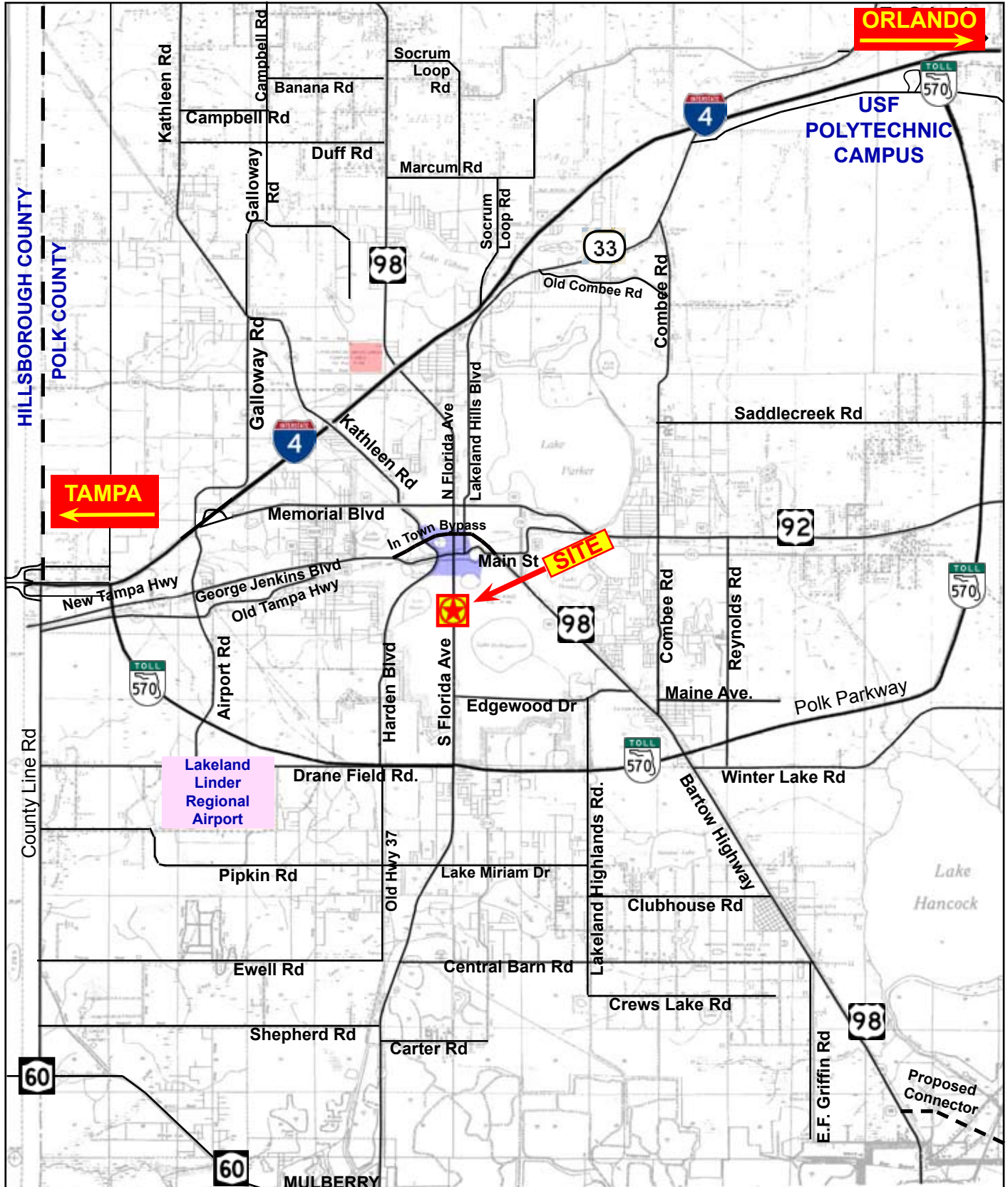




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Greater Lakeland I-4 Corridor Map





Signature Building on S Florida Ave

Demographics-Executive Summary

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	124,571	279,664	435,069
Male Population	47.8%	48.5%	48.7%
Female Population	52.2%	51.5%	51.3%
Median Age	39.3	39.4	38.8
2010 Income			
Median HH Income	\$41,207	\$47,407	\$45,948
Per Capita Income	\$22,505	\$22,938	\$22,011
Average HH Income	\$54,117	\$58,259	\$56,672
2010 Households			
Total Households	51,235	108,706	166,754
Average Household Size	2.36	2.53	2.56
2010 Housing			
Owner Occupied Housing Units	50.1%	58.3%	58.4%
Renter Occupied Housing Units	31.1%	25.7%	26.2%
Vacant Housing Units	18.9%	16.0%	15.5%
Population			
1990 Population	113,669	207,822	333,222
2000 Population	119,950	244,630	386,767
2010 Population	124,571	279,664	435,069
2015 Population	126,305	292,815	451,600
1990-2000 Annual Rate	0.54%	1.64%	1.5%
2000-2010 Annual Rate	0.37%	1.31%	1.15%
2010-2015 Annual Rate	0.28%	0.92%	0.75%

In the identified market area, the current year population is 435,069. In 2000, the Census count in the market area was 386,767. The rate of change since 2000 was 1.15 percent annually. The five-year projection for the population in the market area is 451,600, representing a change of 0.75 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

Households

1990 Households	46,474	79,896	126,767
2000 Households	49,151	94,990	148,257
2010 Households	51,235	108,706	166,754
2015 Households	52,053	113,862	173,152
1990-2000 Annual Rate	0.56%	1.75%	1.58%
2000-2010 Annual Rate	0.41%	1.32%	1.15%
2010-2015 Annual Rate	0.32%	0.93%	0.76%

The household count in this market area has changed from 148,257 in 2000 to 166,754 in the current year, a change of 1.15 percent annually. The five-year projection of households is 173,152, a change of 0.76 percent annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2000. The number of families in the current year is 115,260 in the market area.

Housing

Currently, 58.4 percent of the 197,269 housing units in the market area are owner occupied; 26.2 percent, renter occupied; and 15.5 percent are vacant. In 2000, there were 167,833 housing units - 62.7 percent owner occupied, 25.6 percent renter occupied and 11.7 percent vacant. The rate of change in housing units since 2000 is 1.59 percent. Median home value in the market area is \$100,220, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.51 percent annually to \$119,111. From 2000 to the current year, median home value changed by 3.22 percent annually.



Signature Building on S Florida Ave

Demographics-Executive Summary

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$23,914	\$26,386	\$25,927
2000 Median HH Income	\$33,866	\$38,140	\$36,965
2010 Median HH Income	\$41,207	\$47,407	\$45,948
2015 Median HH Income	\$48,181	\$53,068	\$52,323
1990-2000 Annual Rate	3.54%	3.75%	3.61%
2000-2010 Annual Rate	1.93%	2.14%	2.15%
2010-2015 Annual Rate	3.18%	2.28%	2.63%
Per Capita Income			
1990 Per Capita Income	\$12,682	\$12,689	\$12,264
2000 Per Capita Income	\$18,771	\$19,015	\$18,387
2010 Per Capita Income	\$22,505	\$22,938	\$22,011
2015 Per Capita Income	\$24,774	\$25,072	\$24,095
1990-2000 Annual Rate	4%	4.13%	4.13%
2000-2010 Annual Rate	1.79%	1.85%	1.77%
2010-2015 Annual Rate	1.94%	1.8%	1.83%
Average Household Income			
1990 Average Household Income	\$30,667	\$32,726	\$31,921
2000 Average Household Income	\$45,372	\$48,462	\$47,280
2010 Average HH Income	\$54,117	\$58,259	\$56,672
2015 Average HH Income	\$59,472	\$63,664	\$62,015
1990-2000 Annual Rate	3.99%	4%	4.01%
2000-2010 Annual Rate	1.73%	1.81%	1.78%
2010-2015 Annual Rate	1.91%	1.79%	1.82%

Households by Income

Current median household income is \$45,948 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,323 in five years. In 2000, median household income was \$36,965, compared to \$25,927 in 1990.

Current average household income is \$56,672 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$62,015 in five years. In 2000, average household income was \$47,280, compared to \$31,921 in 1990.

Current per capita income is \$22,011 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,095 in five years. In 2000, the per capita income was \$18,387, compared to \$12,264 in 1990.

Population by Employment

Currently, 85.5 percent of the civilian labor force in the identified market area is employed and 14.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.5 percent of the civilian labor force, and unemployment will be 11.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 60.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 55.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 26.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.7 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 24.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

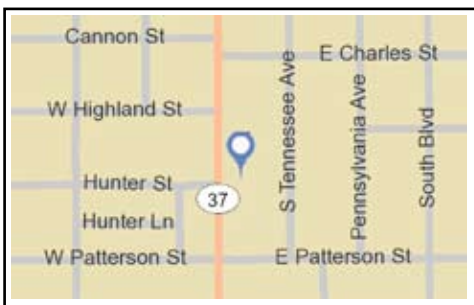
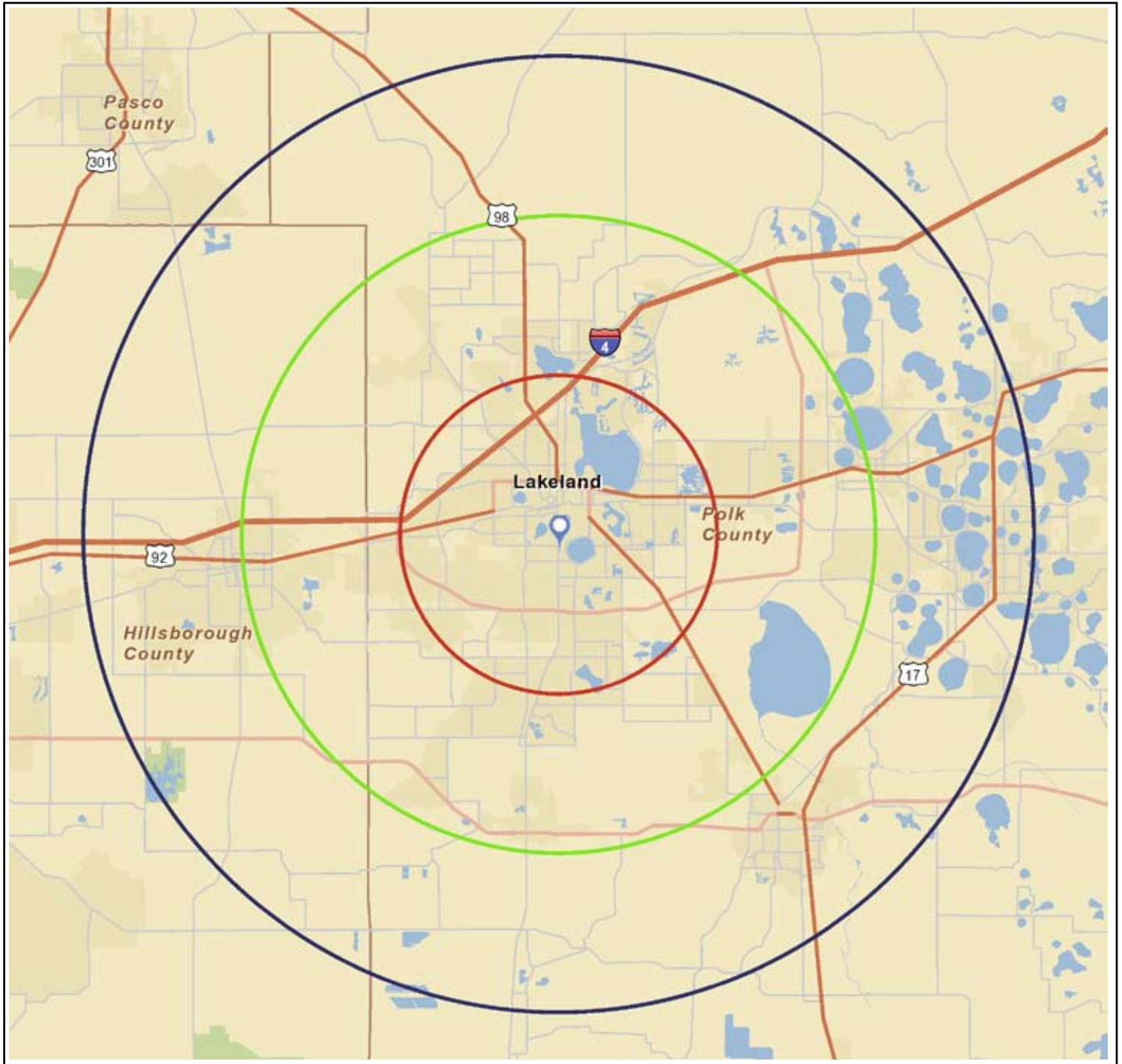
- 17.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 36.6 percent were high school graduates only (29.6 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 12.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Demographics-Site Map



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