

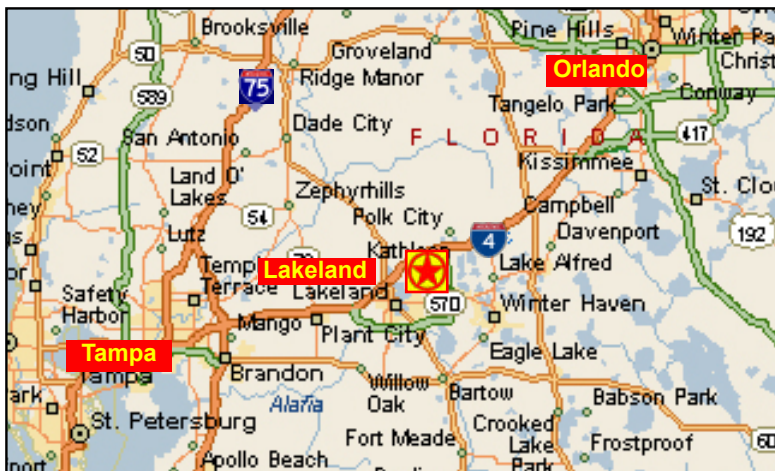


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**12,450 SF Warehouse/Office near I-4
2580 Old Combee Road
Lakeland, Florida**



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12,450 SF Warehouse/Office near I-4

Property Overview

Identification: Finzer Old Combee Warehouse

Location: 2580 Old Combee Rd
Lakeland, FL 33801

Lot Size: 1.2 Acres

Taxes: \$5,531.02 (2010)

Land Use: BPC-2 Polk County

Electric: Two Electric Panels:
(a) 225 amp 3 phase
(b) 400 amp 3 phase
250 volt, AC or DC



Building Size: 12,450 SF Total, comprised of 10,500 SF Warehouse & 1,950 SF Office

- Features:**
- ◆ Air Lines
 - ◆ Concrete Block; Insulated Roof
 - ◆ Sprinklered
 - ◆ 2 Ground level Roll-up Doors 12' x 12'; One recessed ramp, Dock Leveler
 - ◆ 16' Eave Height
 - ◆ City Water; One Septic Tank
 - ◆ 5 Restrooms
 - ◆ One-hour firewall
 - ◆ Easy Access to I-4 at Exit 38

Price: For Sale \$720,000

For Lease \$5.00 psf/Yr Gross



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Close-up Aerial

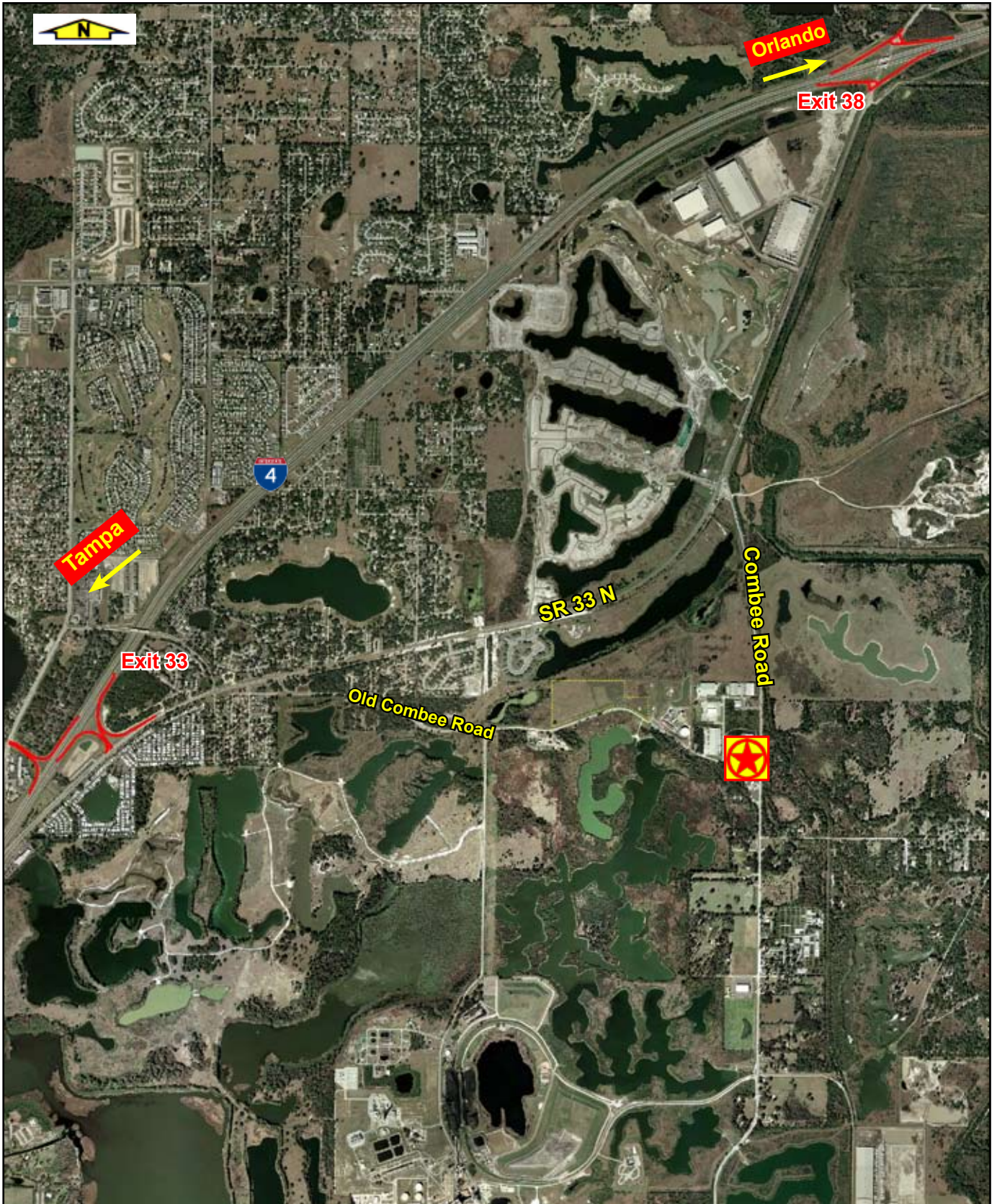




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Distance Aerial

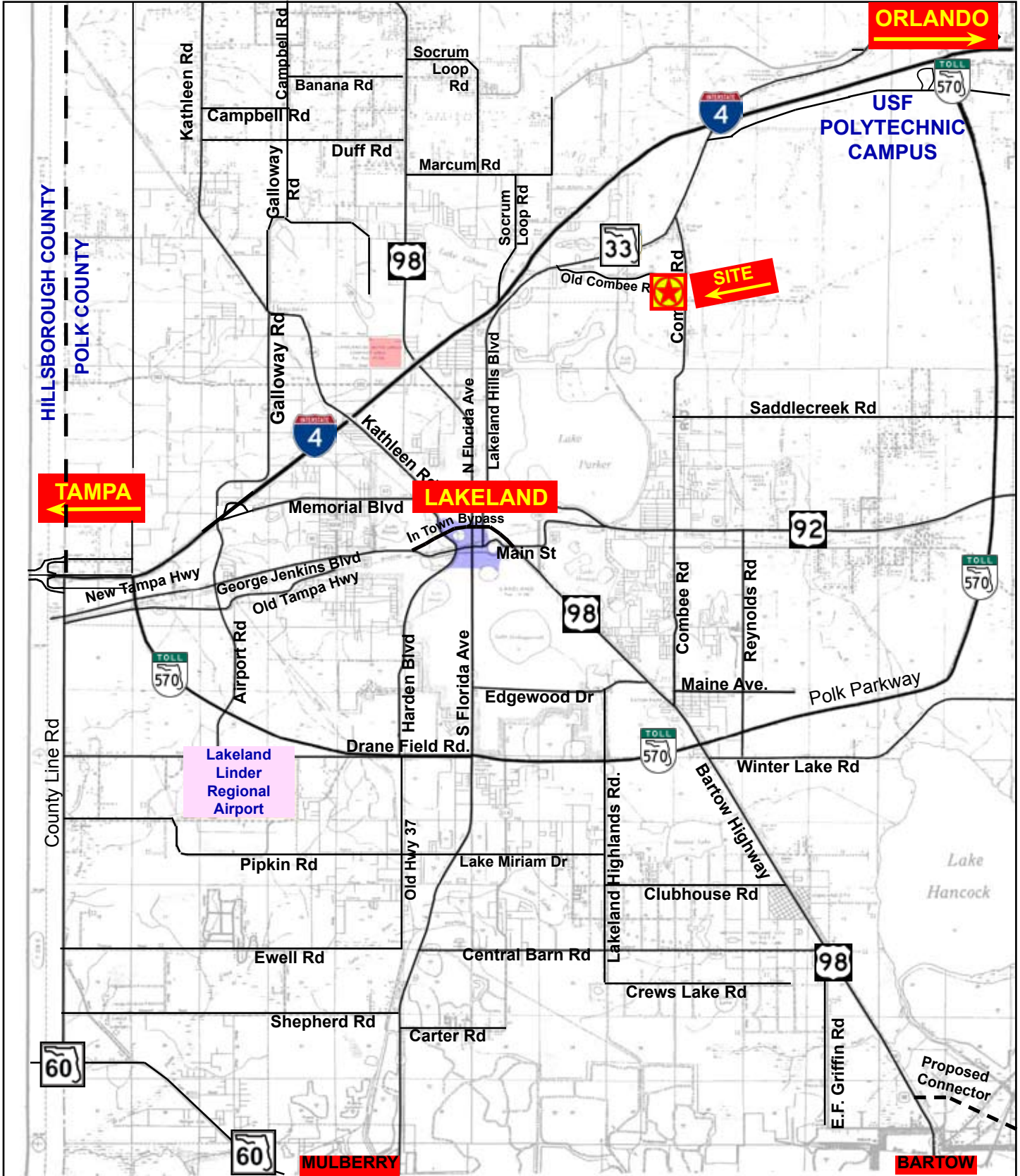




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Greater Lakeland I-4 Corridor Map





12,450 SF Warehouse/Office near I-4

Demographics-Executive Summary

	10 miles radius	20 miles radius	40 miles radius
2010 Population			
Total Population	248,917	607,487	2,559,259
Male Population	48.3%	48.9%	49.2%
Female Population	51.7%	51.1%	50.8%
Median Age	40.3	41.3	37.5
2010 Income			
Median HH Income	\$44,510	\$44,653	\$50,852
Per Capita Income	\$22,135	\$21,937	\$24,443
Average HH Income	\$55,284	\$55,478	\$63,531
2010 Households			
Total Households	97,887	236,689	973,959
Average Household Size	2.50	2.52	2.58
2010 Housing			
Owner Occupied Housing Units	57.2%	58.4%	57.0%
Renter Occupied Housing Units	25.8%	22.2%	26.6%
Vacant Housing Units	17.0%	19.4%	16.4%
Population			
1990 Population	190,252	420,992	1,498,870
2000 Population	221,649	505,452	1,928,481
2010 Population	248,917	607,487	2,559,259
2015 Population	258,898	643,266	2,758,724
1990-2000 Annual Rate	1.54%	1.85%	2.55%
2000-2010 Annual Rate	1.14%	1.81%	2.8%
2010-2015 Annual Rate	0.79%	1.15%	1.51%

In the identified market area, the current year population is 2,559,259. In 2000, the Census count in the market area was 1,928,481. The rate of change since 2000 was 2.8 percent annually. The five-year projection for the population in the market area is 2,758,724, representing a change of 1.51 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

Households			
1990 Households	74,334	161,726	574,922
2000 Households	86,862	195,769	738,264
2010 Households	97,887	236,689	973,959
2015 Households	101,784	251,258	1,049,631
1990-2000 Annual Rate	1.57%	1.93%	2.53%
2000-2010 Annual Rate	1.17%	1.87%	2.74%
2010-2015 Annual Rate	0.78%	1.2%	1.51%

The household count in this market area has changed from 738,264 in 2000 to 973,959 in the current year, a change of 2.74 percent annually. The five-year projection of households is 1,049,631, a change of 1.51 percent annually from the current year total. Average household size is currently 2.58, compared to 2.56 in the year 2000. The number of families in the current year is 659,996 in the market area.

Housing

Currently, 57.0 percent of the 1,164,684 housing units in the market area are owner occupied; 26.6 percent, renter occupied; and 16.4 percent are vacant. In 2000, there were 838,755 housing units - 60.0 percent owner occupied, 28.0 percent renter occupied and 12.0 percent vacant. The rate of change in housing units since 2000 is 3.25 percent. Median home value in the market area is \$124,262, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.37 percent annually to \$146,679. From 2000 to the current year, median home value changed by 3.47 percent annually.



12,450 SF Warehouse/Office near I-4

Demographics-Executive Summary

	10 miles radius	20 miles radius	40 miles radius
Median Household Income			
1990 Median HH Income	\$25,221	\$25,368	\$27,052
2000 Median HH Income	\$35,986	\$36,287	\$39,621
2010 Median HH Income	\$44,510	\$44,653	\$50,852
2015 Median HH Income	\$51,352	\$51,433	\$56,531
1990-2000 Annual Rate	3.62%	3.64%	3.89%
2000-2010 Annual Rate	2.1%	2.04%	2.46%
2010-2015 Annual Rate	2.9%	2.87%	2.14%
Per Capita Income			
1990 Per Capita Income	\$12,180	\$12,317	\$13,434
2000 Per Capita Income	\$18,309	\$18,361	\$20,327
2010 Per Capita Income	\$22,135	\$21,937	\$24,443
2015 Per Capita Income	\$24,244	\$24,028	\$26,675
1990-2000 Annual Rate	4.16%	4.07%	4.23%
2000-2010 Annual Rate	1.87%	1.75%	1.82%
2010-2015 Annual Rate	1.84%	1.84%	1.76%
Average Household Income			
1990 Average Household Income	\$30,833	\$31,691	\$34,571
2000 Average Household Income	\$45,818	\$46,753	\$52,331
2010 Average HH Income	\$55,284	\$55,478	\$63,531
2015 Average HH Income	\$60,516	\$60,631	\$69,374
1990-2000 Annual Rate	4.04%	3.97%	4.23%
2000-2010 Annual Rate	1.85%	1.68%	1.91%
2010-2015 Annual Rate	1.82%	1.79%	1.78%

Households by Income

Current median household income is \$50,852 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$56,531 in five years. In 2000, median household income was \$39,621, compared to \$27,052 in 1990.

Current average household income is \$63,531 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$69,374 in five years. In 2000, average household income was \$52,331, compared to \$34,571 in 1990.

Current per capita income is \$24,443 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,675 in five years. In 2000, the per capita income was \$20,327, compared to \$13,434 in 1990.

Population by Employment

Total Businesses	8,825	19,670	94,018
Total Employees	100,783	218,782	1,106,916

Currently, 87.2 percent of the civilian labor force in the identified market area is employed and 12.8 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 90.0 percent of the civilian labor force, and unemployment will be 10.0 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, 63.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 60.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.6 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 26.2 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:

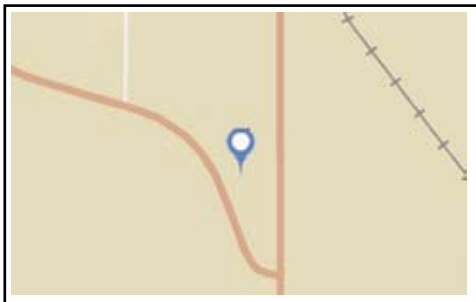
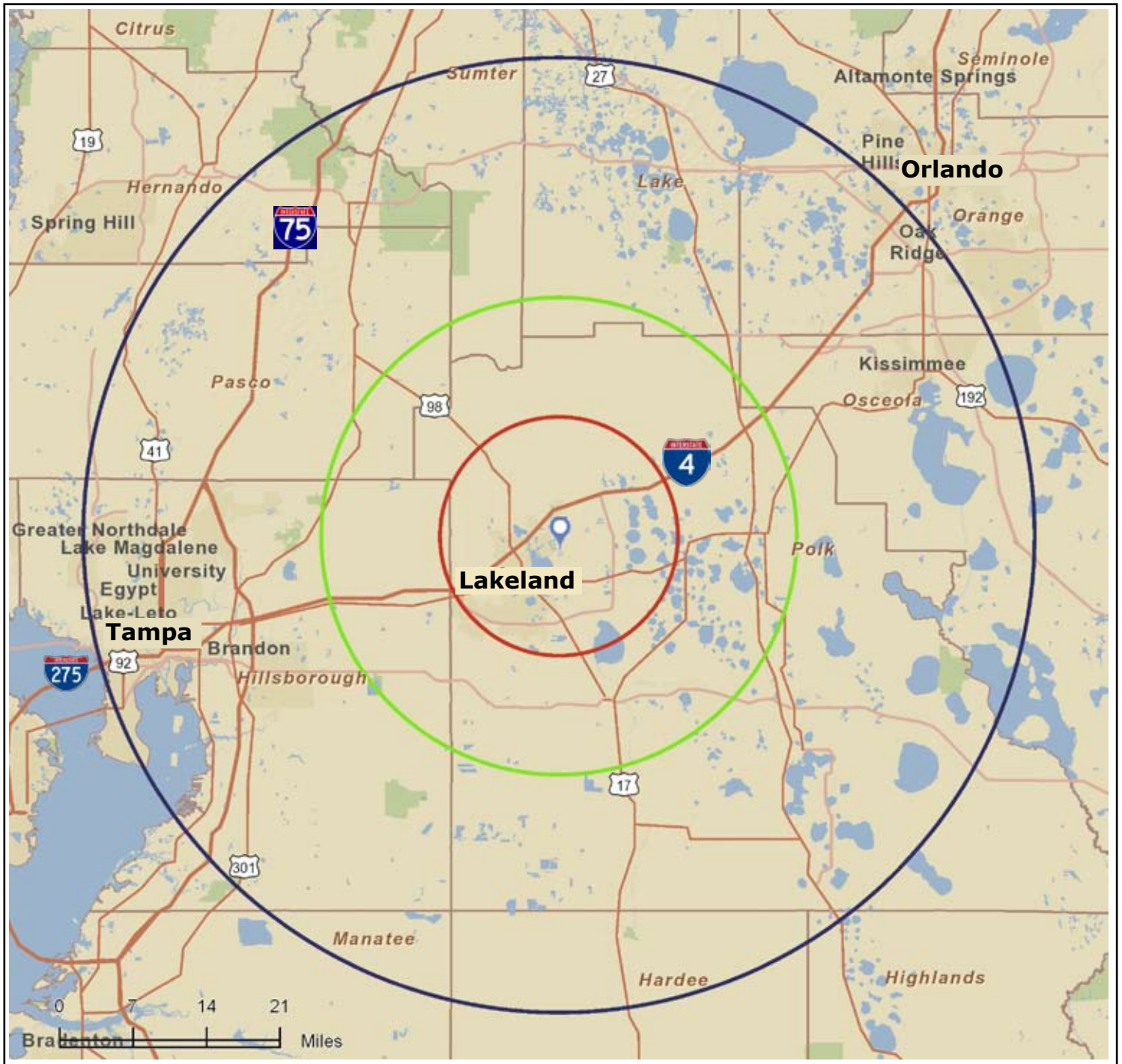
- 14.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.4 percent were high school graduates only (29.6 percent in the U.S.)
- 9.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.1 percent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



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Demographics-Standard Site Map



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