

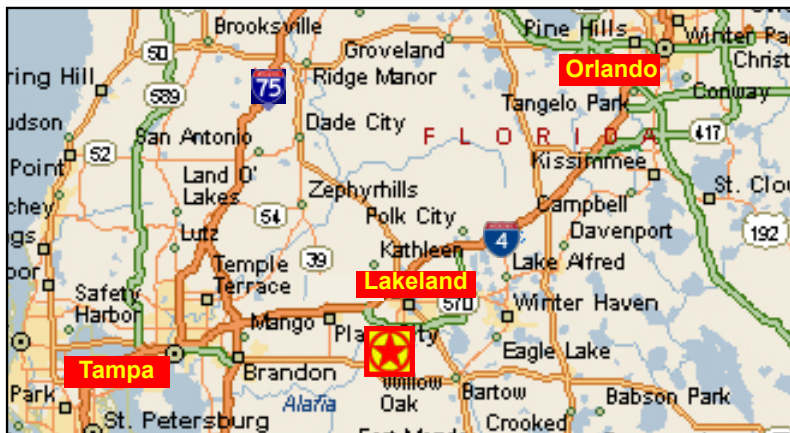


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**6,000± SF Office Building
SW Lakeland near Airport
2830 Parkway Street
Lakeland, Florida**



www.Hauger-Bunch.com



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863.682.6147



6,000± SF Lakeland Office Building

Property Overview

Identification: ±6,000 SF Office Building
(Rossman)

Tax ID: 23-29-03-139540-003302

Location: 2830 Parkway Street
Lakeland, Florida 33811

Building Size: ±6,000 SF

Lot Size: .75 acres (198' x 164')

Car Parking: Approx. 30 spaces

Frontage: 198' on Parkway Street

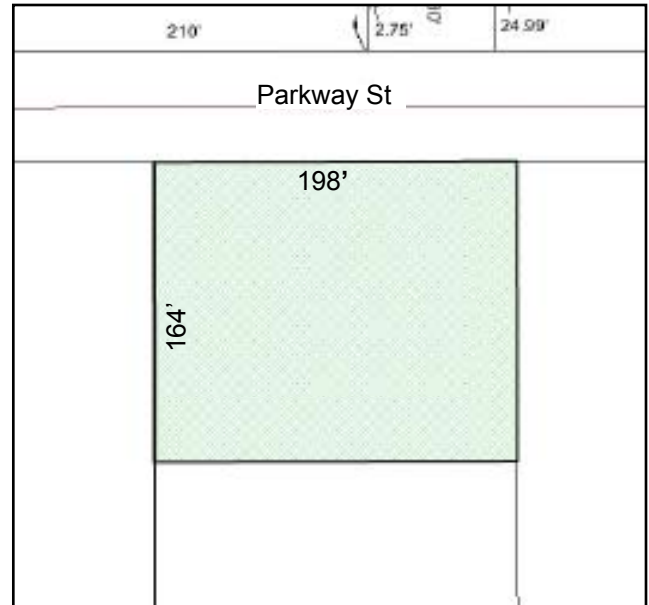
Zoning: BPC-2 (Business Park Center 2-Polk County)
Permitted and conditional uses include light manufacturing, fabrication, assembly, distribution and wholesale, offices, printing and publishing, religious institutions, training center, research & development. Some retail uses permitted.

Taxes: \$6,100.65 (2010) \$5,818.75 (Proposed 2011)

Utilities: City of Lakeland Water & Electric
Private Septic System-Public sewer nearby
(verify all)

Comments: Well-located in SW Lakeland near Lakeland Linder Regional Airport, Polk Parkway, and support services. Attractive one story office building. Excellent condition. Ideal for engineering, environmental services, back office operations, or small call center.

PRICE: \$470,000 (\$78.33 psf) Prefer Sale but may consider long term lease



Contact David F. Bunch, SIOR 863.682.6147

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

6,000± SF Lakeland Office Building

Interior Photos



6,000± SF Lakeland Office Building

Close-up Aerial





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Property Distance Aerial

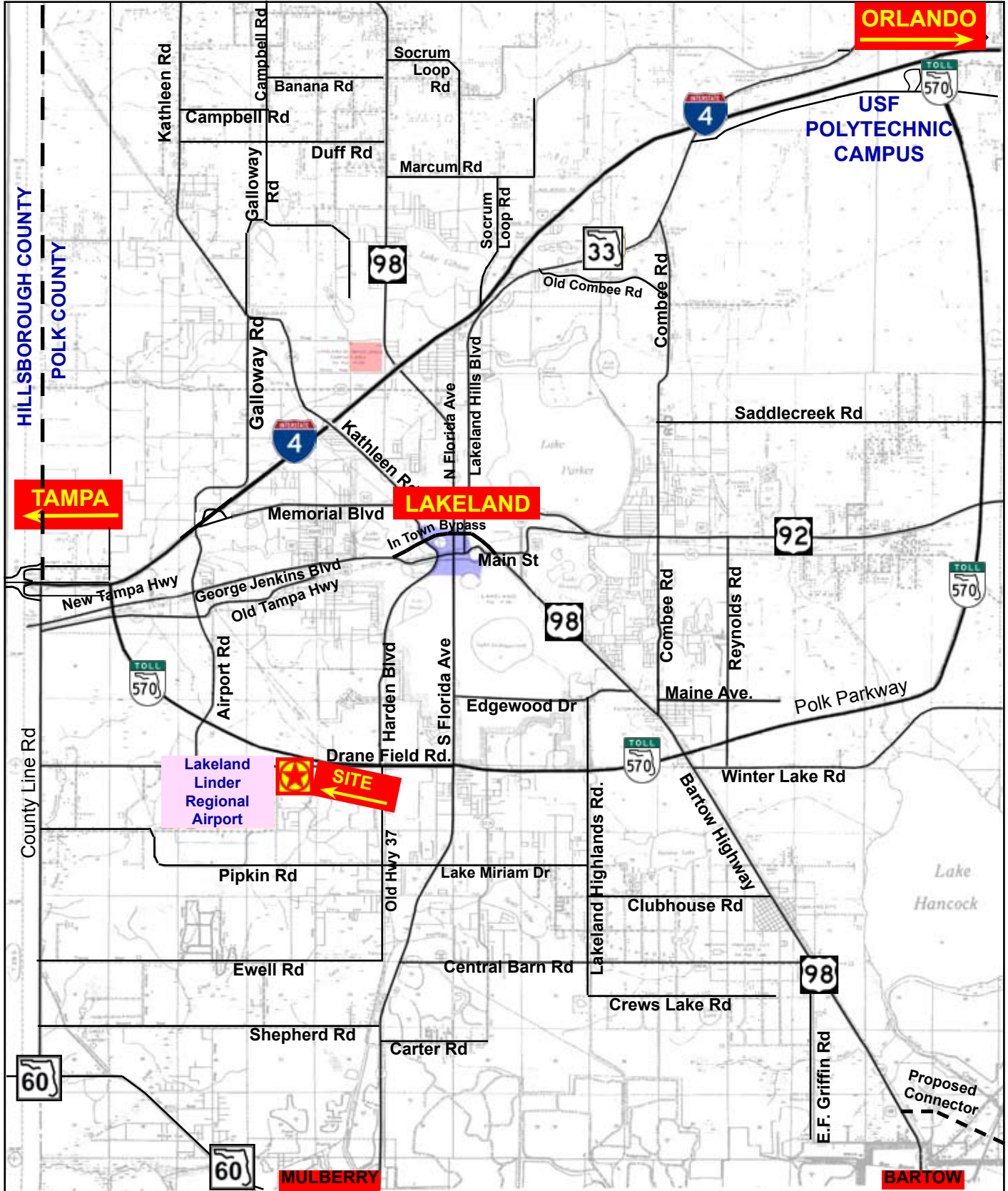




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Greater Lakeland I-4 Corridor Map





6,000± SF Lakeland Office Building

Demographics-Executive Summary

	5 miles radius	15 miles radius	25 miles radius
2010 Population			
Total Population	103,575	416,072	1,075,629
Male Population	48.4%	48.9%	48.9%
Female Population	51.6%	51.1%	51.1%
Median Age	39.3	38.6	38.2
2010 Income			
Median HH Income	\$48,239	\$47,951	\$50,598
Per Capita Income	\$25,138	\$22,642	\$23,929
Average HH Income	\$62,227	\$59,083	\$61,928
2010 Households			
Total Households	41,275	157,454	411,527
Average Household Size	2.47	2.60	2.58
2010 Housing			
Owner Occupied Housing Units	54.8%	60.2%	59.6%
Renter Occupied Housing Units	28.4%	25.0%	24.6%
Vacant Housing Units	16.8%	14.8%	15.8%
Population			
1990 Population	84,026	306,365	690,068
2000 Population	94,499	360,309	851,332
2010 Population	103,575	416,072	1,075,629
2015 Population	106,663	434,732	1,144,686
1990-2000 Annual Rate	1.18%	1.64%	2.12%
2000-2010 Annual Rate	0.9%	1.41%	2.31%
2010-2015 Annual Rate	0.59%	0.88%	1.25%

In the identified market area, the current year population is 1,075,629. In 2000, the Census count in the market area was 851,332. The rate of change since 2000 was 2.31 percent annually. The five-year projection for the population in the market area is 1,144,686, representing a change of 1.25 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

Households			
1990 Households	33,453	114,662	261,105
2000 Households	37,709	136,306	325,214
2010 Households	41,275	157,454	411,527
2015 Households	42,491	164,656	439,020
1990-2000 Annual Rate	1.2%	1.74%	2.22%
2000-2010 Annual Rate	0.89%	1.42%	2.32%
2010-2015 Annual Rate	0.58%	0.9%	1.3%

The household count in this market area has changed from 325,214 in 2000 to 411,527 in the current year, a change of 2.32 percent annually. The five-year projection of households is 439,020, a change of 1.3 percent annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2000. The number of families in the current year is 285,900 in the market area.

Housing

Currently, 59.6 percent of the 488,814 housing units in the market area are owner occupied; 24.6 percent, renter occupied; and 15.8 percent are vacant. In 2000, there were 371,647 housing units - 63.3 percent owner occupied, 24.2 percent renter occupied and 12.5 percent vacant. The rate of change in housing units since 2000 is 2.71 percent. Median home value in the market area is \$109,959, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.09 percent annually to \$128,009. From 2000 to the current year, median home value changed by 3.25 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Demographics-Executive Summary

	5 miles radius	15 miles radius	25 miles radius
Median Household Income			
1990 Median HH Income	\$27,172	\$26,594	\$26,986
2000 Median HH Income	\$38,827	\$38,315	\$39,289
2010 Median HH Income	\$48,239	\$47,951	\$50,598
2015 Median HH Income	\$53,545	\$53,748	\$56,081
1990-2000 Annual Rate	3.63%	3.72%	3.83%
2000-2010 Annual Rate	2.14%	2.21%	2.5%
2010-2015 Annual Rate	2.11%	2.31%	2.08%
Per Capita Income			
1990 Per Capita Income	\$14,405	\$12,366	\$12,842
2000 Per Capita Income	\$20,839	\$18,754	\$19,455
2010 Per Capita Income	\$25,138	\$22,642	\$23,929
2015 Per Capita Income	\$27,468	\$24,793	\$26,224
1990-2000 Annual Rate	3.76%	4.25%	4.24%
2000-2010 Annual Rate	1.85%	1.86%	2.04%
2010-2015 Annual Rate	1.79%	1.83%	1.85%
Average Household Income			
1990 Average Household Income	\$35,661	\$32,676	\$33,591
2000 Average Household Income	\$51,866	\$48,976	\$50,204
2010 Average HH Income	\$62,227	\$59,083	\$61,928
2015 Average HH Income	\$67,994	\$64,644	\$67,717
1990-2000 Annual Rate	3.82%	4.13%	4.1%
2000-2010 Annual Rate	1.79%	1.85%	2.07%
2010-2015 Annual Rate	1.79%	1.82%	1.8%
Households by Income			
Current median household income is \$50,598 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$56,081 in five years. In 2000, median household income was \$39,289, compared to \$26,986 in 1990.			
Current average household income is \$61,928 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,717 in five years. In 2000, average household income was \$50,204, compared to \$33,591 in 1990.			
Current per capita income is \$23,929 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,224 in five years. In 2000, the per capita income was \$19,455, compared to \$12,842 in 1990.			
Population by Employment			
Total Businesses	4,130	14,015	33,984
Total Employees	45,979	163,025	387,550

Currently, 87.0 percent of the civilian labor force in the identified market area is employed and 13.0 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 89.7 percent of the civilian labor force, and unemployment will be 10.3 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, 61.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

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

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

In 2000, 80.6 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 25.9 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:

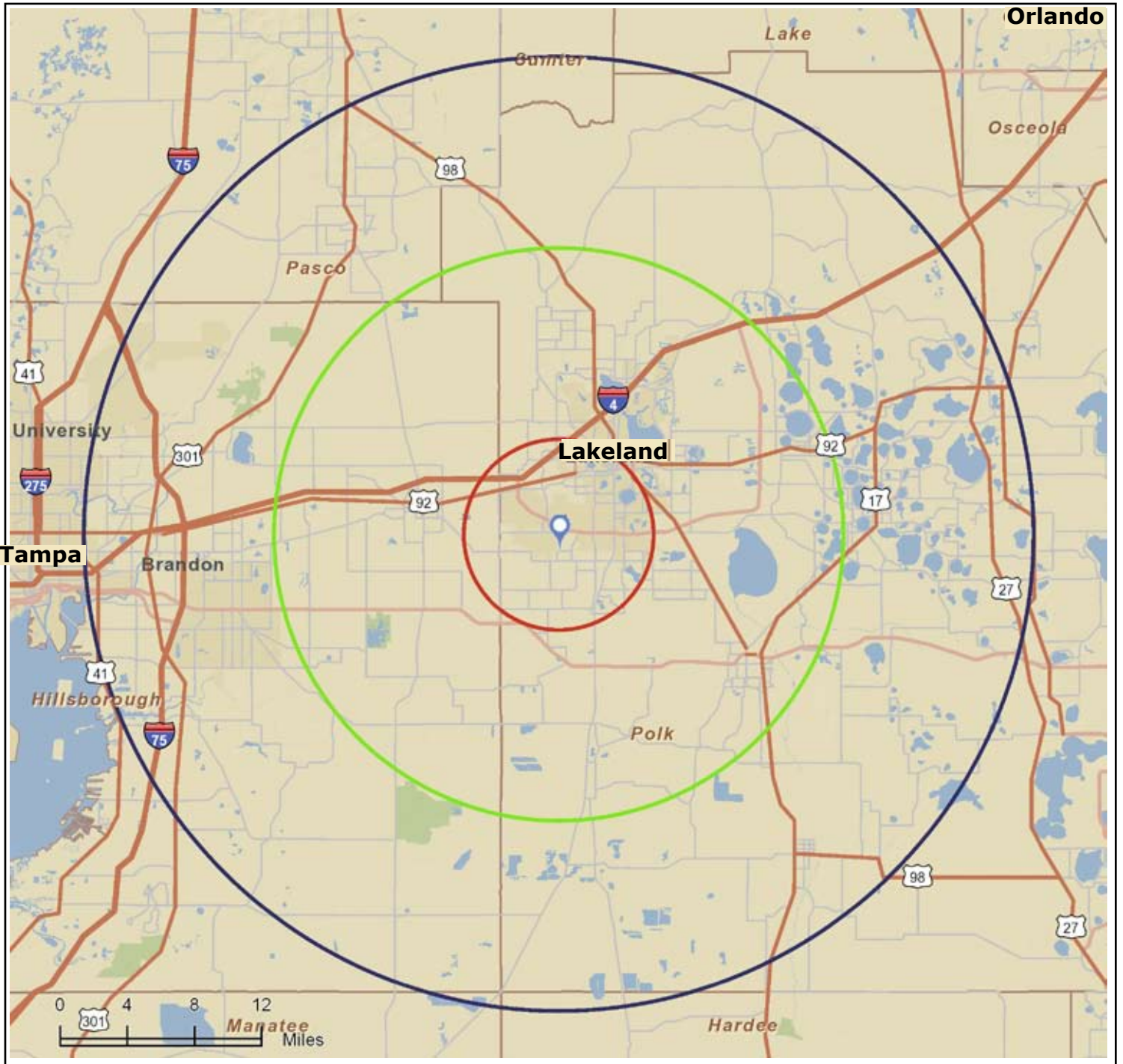
- 15.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.6 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.4 percent 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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