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***Downtown Lakefront Office Building
Lakeland, Florida
Competitive Gross Lease Rates***



www.Hauger-Bunch.com



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Downtown Lakefront Office Building

Property Overview

Identification: Downtown Lake View Office Space

Location: 20 Lake Wire Drive
Lakeland, Florida 33815

Office Suites: Suite 230 1,451 Square Feet
(Rentable SF) Suite 250 6,064 Square Feet



- Amenities:**
- ◆ Easy access to new In Town Bypass and **Interstate 4**
 - ◆ Lake View Property
 - ◆ In Downtown Lakeland, near restaurant and retail district
 - ◆ High tech image and environment
 - ◆ High speed Internet service available: broadband provided through dedicated fiber network to building

Comments: Office building offers a **high tech image** and prominent **lakefront** location. Easy access to downtown amenities and to I-4.

LEASE RATE: \$12.50/sf *Modified Gross

*Gross Lease includes partial utilities, property taxes and insurance, and common area maintenance.



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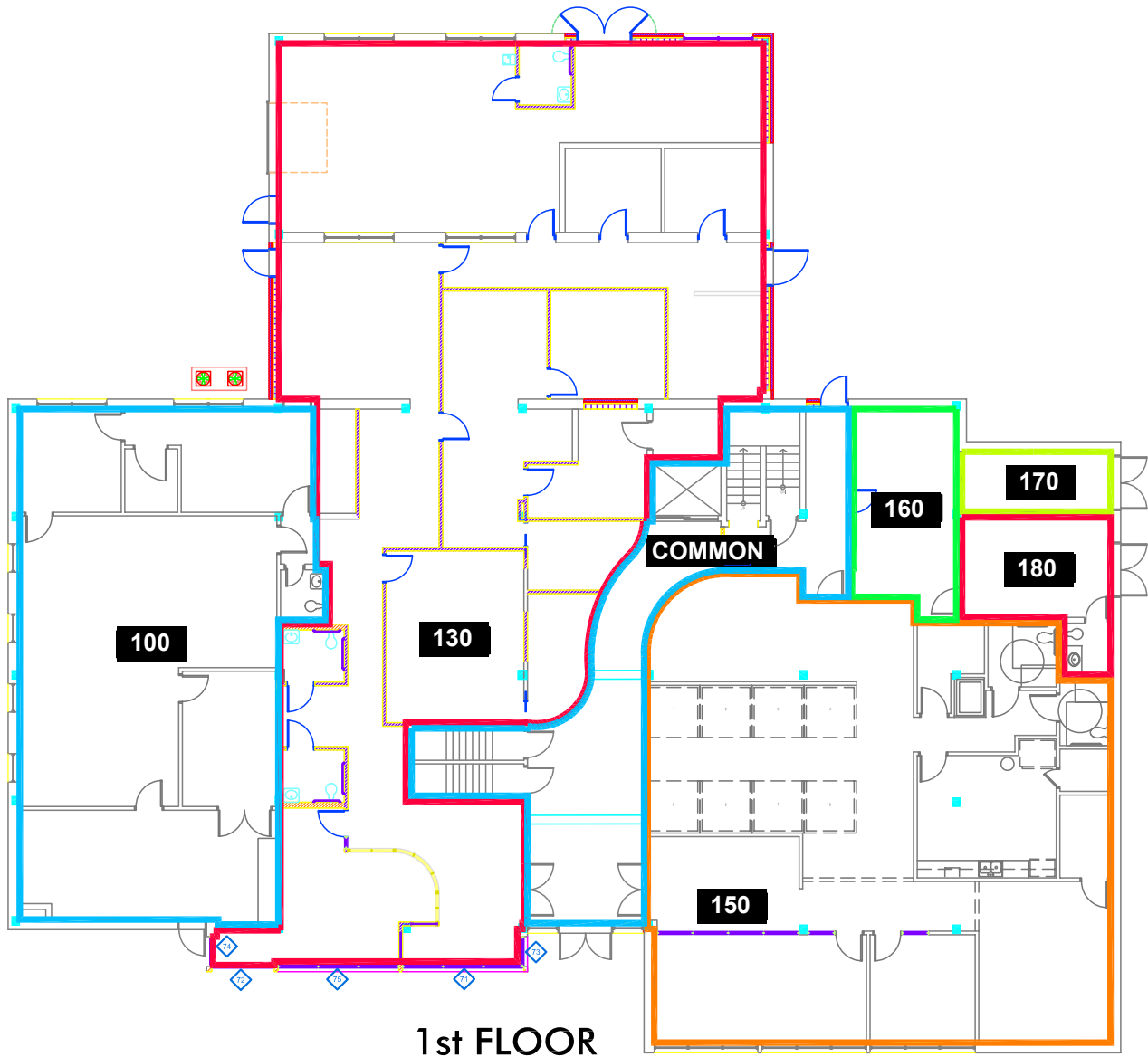
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Floor Plan (1st Floor)

Infinity Building 1st Floor	
100	2,002 Square Feet
130	4,580 Square Feet
150	2,796 Square Feet
160	303 Square Feet
170	164 Square Feet
180	277 Square Feet
Common	1,012 Square Feet

Available

No Suites available at this time





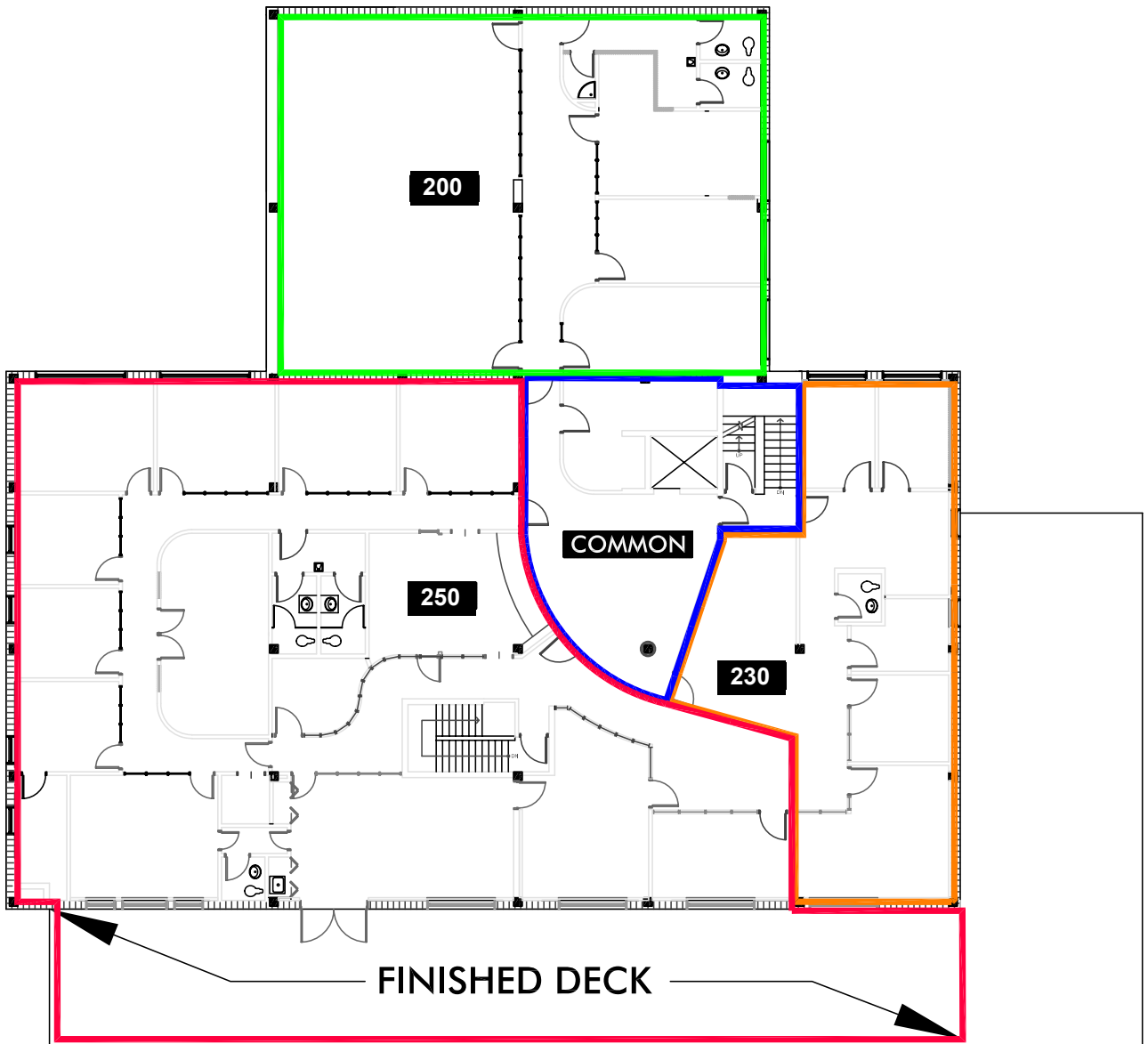
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Floor Plan (2nd Floor)

Infinity Building 2nd Floor	
200	2,436 Square Feet
230	1,451 Square Feet
250	6,064 Square Feet
Common	870 Square Feet

Available	
Suite 230	1,451 Square Feet
Suite 250	6,064 Square Feet



2nd FLOOR



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Photographs

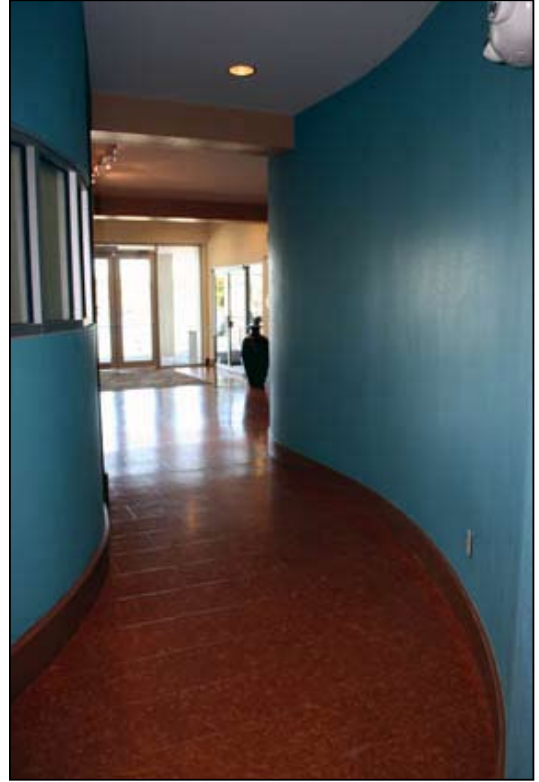




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Photographs

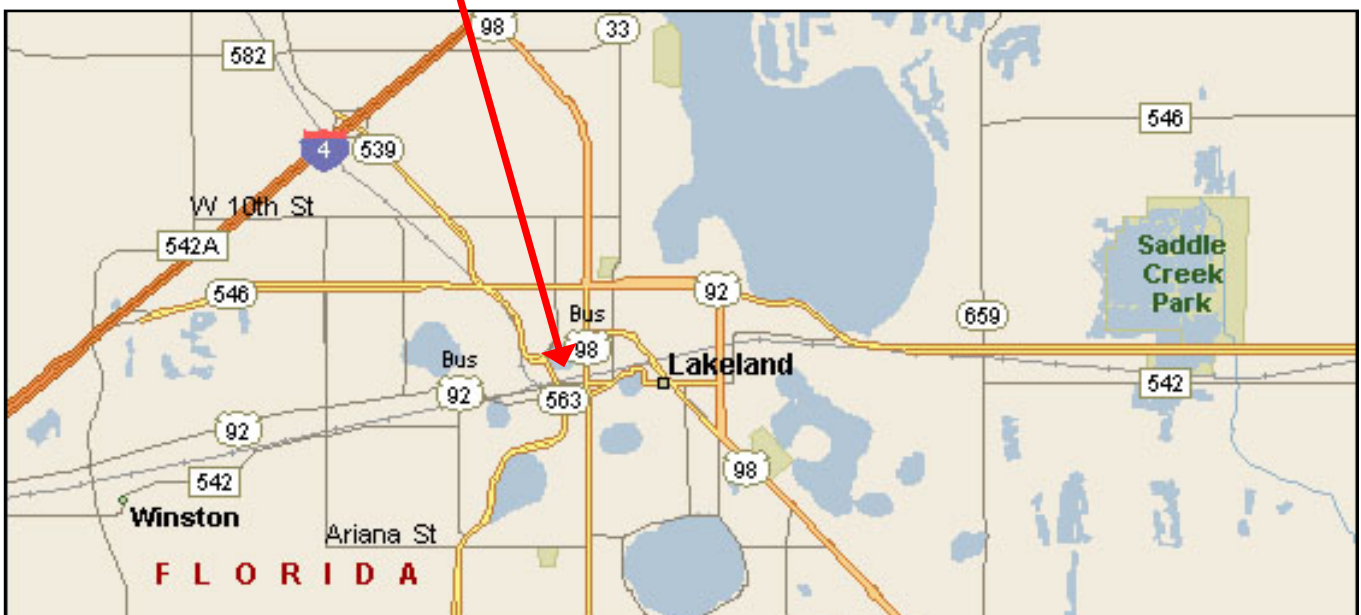




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Situational Map

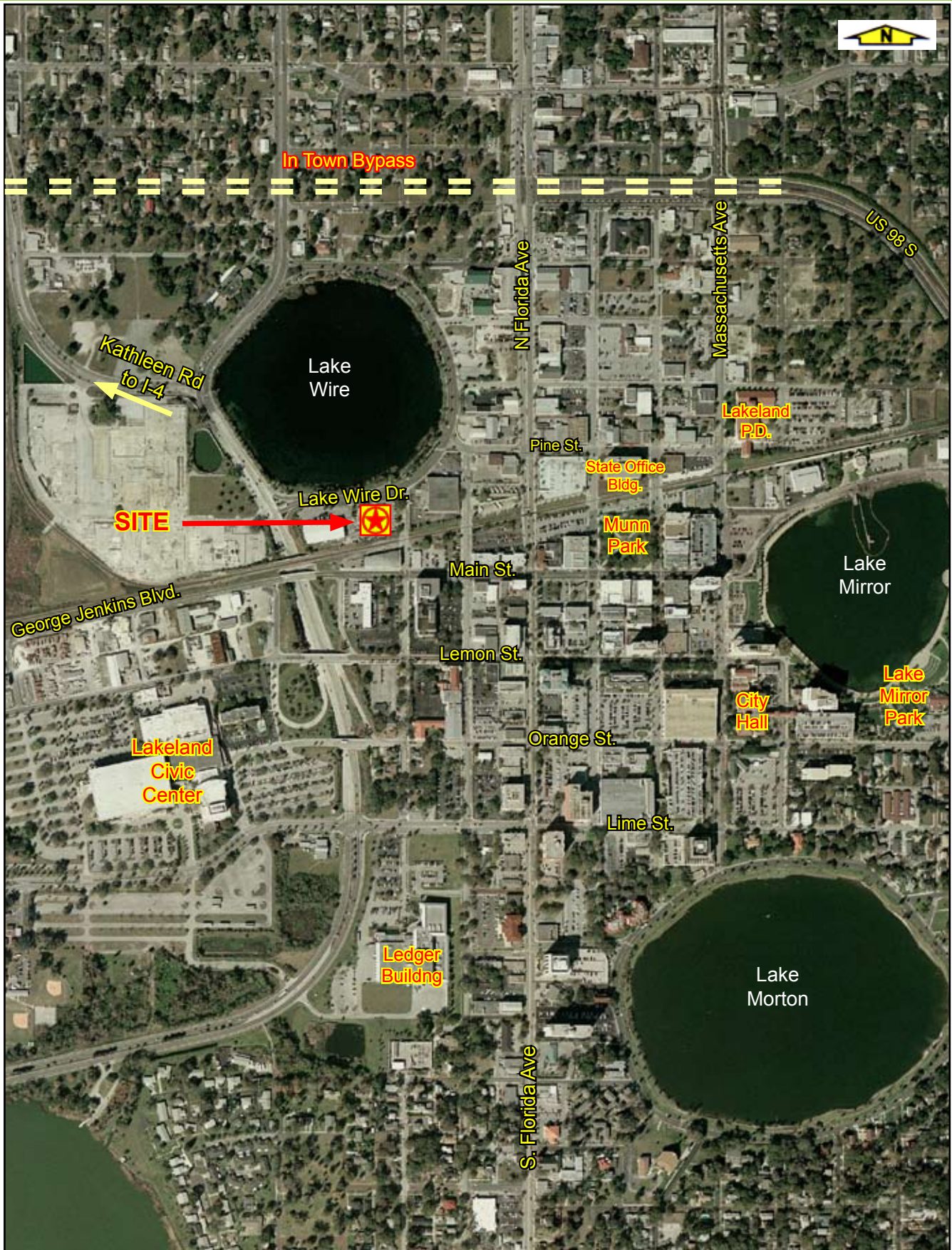




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Downtown Aerial

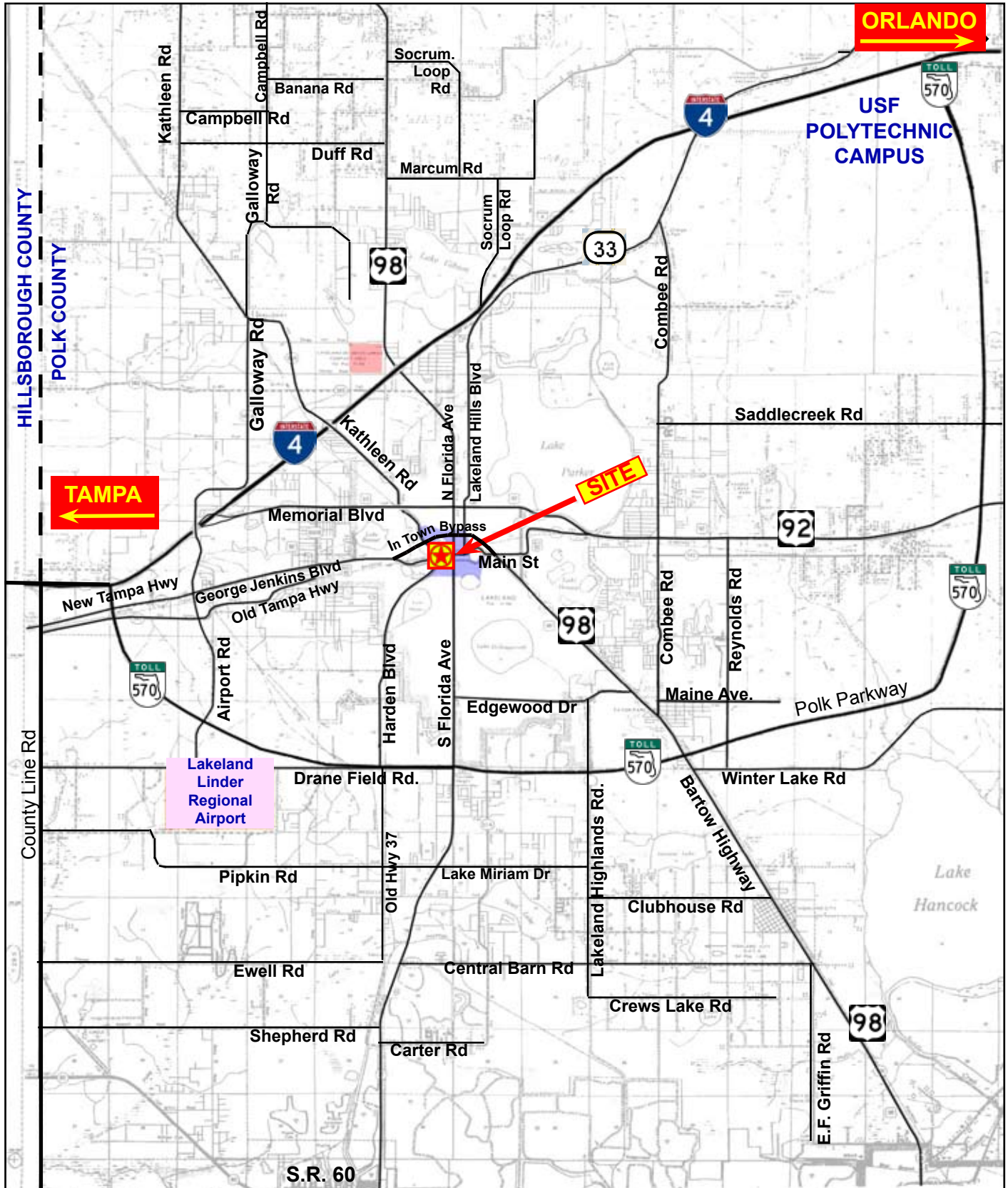




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Greater Lakeland I-4 Corridor Map





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Downtown Lakefront Office Building

Demographics-Executive Summary

Site Type: Ring	Radius: 1 Miles	Radius: 4 Miles	Radius: 8 Miles
2009 Population			
Total Population	8,911	99,686	230,850
Male Population	47.1%	47.6%	48.3%
Female Population	52.9%	52.4%	51.7%
Median Age	33.1	38.5	39.6
2009 Income			
Median HH Income	\$26,049	\$39,908	\$48,143
Per Capita Income	\$16,406	\$22,318	\$24,820
Average HH Income	\$37,416	\$51,916	\$61,347
2009 Households			
Total Households	3,952	42,109	92,517
Average Household Size	2.17	2.29	2.45
2009 Housing			
Owner Occupied Housing Units	26.3%	48.3%	59.2%
Renter Occupied Housing Units	57.8%	34.0%	26.1%
Vacant Housing Units	15.9%	17.6%	14.8%
Population			
1990 Population	9,352	90,201	167,951
2000 Population	8,984	93,588	194,374
2009 Population	8,911	99,686	230,850
2014 Population	9,035	104,508	252,110
1990-2000 Annual Rate	-0.4%	0.37%	1.47%
2000-2009 Annual Rate	-0.09%	0.68%	1.88%
2009-2014 Annual Rate	0.28%	0.95%	1.78%

In the identified market area, the current year population is 230,850. In 2000, the Census count in the market area was 194,374. The rate of change since 2000 was 1.88 percent annually. The five-year projection for the population in the market area is 252,110, representing a change of 1.78 percent annually from 2009 to 2014. Currently, the population is 48.3 percent male and 51.7 percent female.

Households			
1990 Households	4,225	37,545	65,856
2000 Households	3,959	38,921	76,955
2009 Households	3,952	42,109	92,517
2014 Households	4,024	44,448	101,377
1990-2000 Annual Rate	-0.65%	0.36%	1.57%
2000-2009 Annual Rate	-0.02%	0.85%	2.01%
2009-2014 Annual Rate	0.36%	1.09%	1.85%

The household count in this market area has changed from 76,955 in 2000 to 92,517 in the current year, a change of 2.01 percent annually. The five-year projection of households is 101,377, a change of 1.85 percent annually from the current year total. Average household size is currently 2.45, compared to 2.47 in the year 2000. The number of families in the current year is 62,522 in the market area.

Housing

Currently, 59.2 percent of the 108,526 housing units in the market area are owner occupied; 26.1 percent, renter occupied; and 14.8 percent are vacant. In 2000, there were 88,136 housing units—61.4 percent owner occupied, 26.1 percent renter occupied and 12.5 percent vacant. The rate of change in housing units since 2000 is 2.28 percent. Median home value in the market area is \$122,908, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.62 percent annually to \$146,799. From 2000 to the current year, median home value changed by 5.27 percent annually.



Downtown Lakefront Office Building

Demographics-Executive Summary

Site Type: Ring	Radius: 1 Miles	Radius: 4 Miles	Radius: 8 Miles
Median Household Income			
1990 Median HH Income	\$15,237	\$22,530	\$26,082
2000 Median HH Income	\$21,073	\$31,547	\$37,668
2009 Median HH Income	\$26,049	\$39,908	\$48,143
2014 Median HH Income	\$26,757	\$42,498	\$50,505
1990-2000 Annual Rate	3.3%	3.42%	3.74%
2000-2009 Annual Rate	2.32%	2.57%	2.69%
2009-2014 Annual Rate	0.54%	1.27%	0.96%
Per Capita Income			
1990 Per Capita Income	\$9,031	\$12,070	\$12,931
2000 Per Capita Income	\$13,281	\$17,779	\$19,441
2009 Per Capita Income	\$16,406	\$22,318	\$24,820
2014 Per Capita Income	\$17,149	\$23,357	\$25,854
1990-2000 Annual Rate	3.93%	3.95%	4.16%
2000-2009 Annual Rate	2.31%	2.49%	2.68%
2009-2014 Annual Rate	0.89%	0.91%	0.82%
Average Household Income			
1990 Average Household Income	\$19,675	\$28,699	\$32,744
2000 Average Household Income	\$30,474	\$42,124	\$48,659
2009 Average HH Income	\$37,416	\$51,916	\$61,347
2014 Average HH Income	\$38,843	\$53,942	\$63,689
1990-2000 Annual Rate	4.47%	3.91%	4.04%
2000-2009 Annual Rate	2.24%	2.29%	2.54%
2009-2014 Annual Rate	0.75%	0.77%	0.75%

Households by Income

Current median household income is \$48,143 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$50,505 in five years. In 2000, median household income was \$37,668, compared to \$26,082 in 1990.

Current average household income is \$61,347 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$63,689 in five years. In 2000, average household income was \$48,659, compared to \$32,744 in 1990.

Current per capita income is \$24,820 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$25,854 in five years. In 2000, the per capita income was \$19,441, compared to \$12,931 in 1990.

Population by Employment

Total Businesses	899	4,692	8,289
Total Employees	12,541	59,719	97,305

Currently, 88.8 percent of the civilian labor force in the identified market area is employed and 11.2 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 61.3 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:

- 58.4 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 23.8 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 81.7 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 23.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

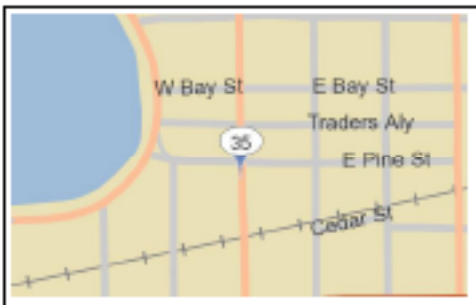
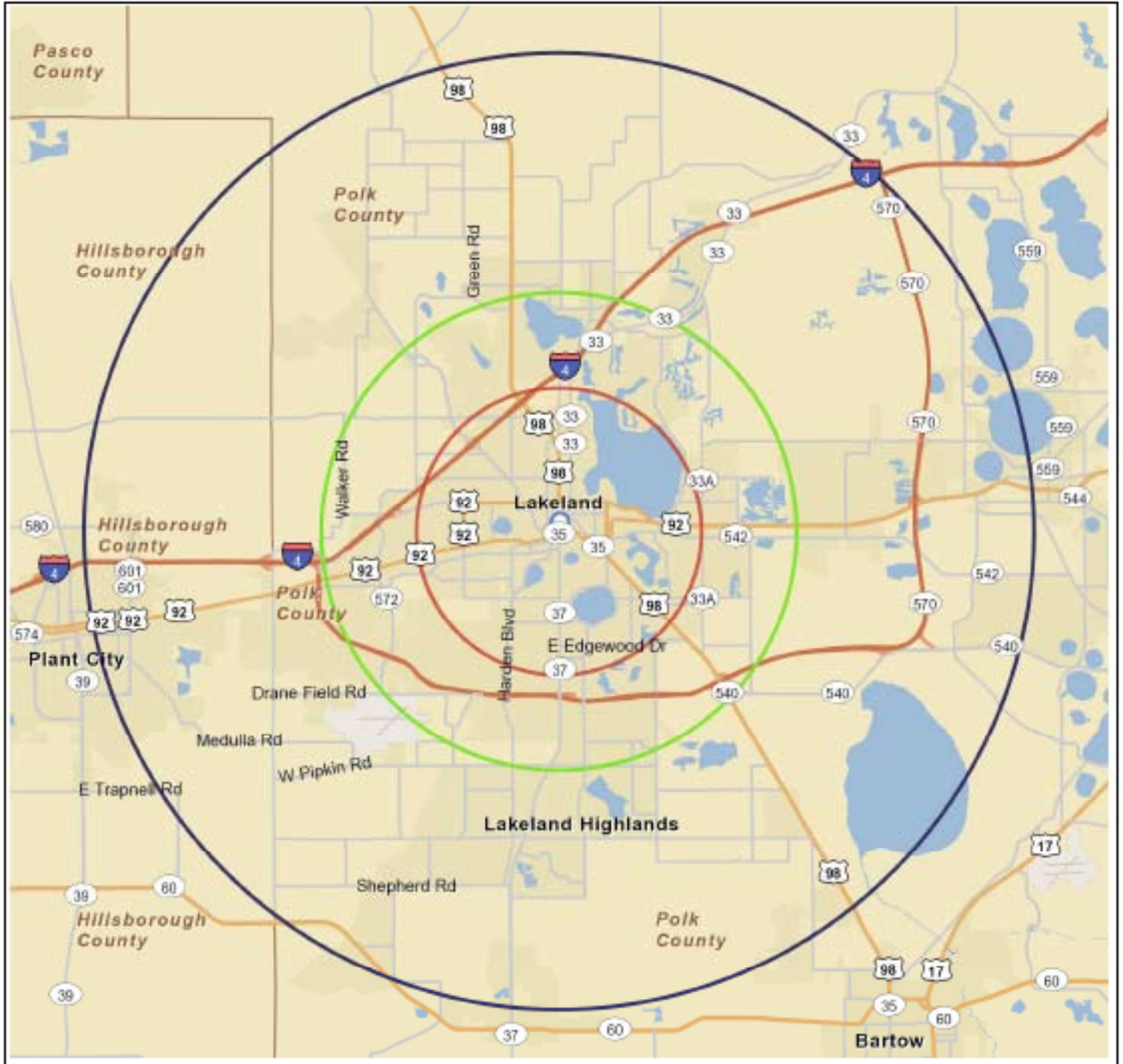
- 16.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 34.8 percent were high school graduates only (29.8 percent in the U.S.)
- 8.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



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Demographics-Site Map



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