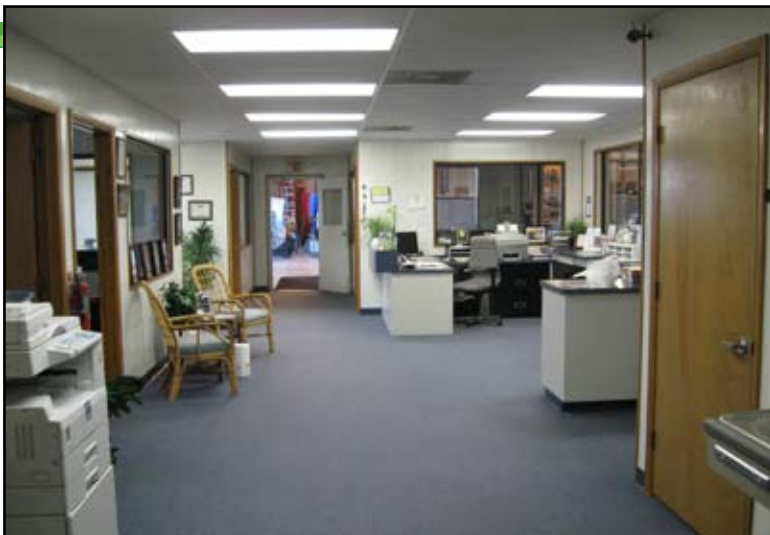




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***10,000 SF Warehouse on I-4  
4255 N. Frontage Road  
Lakeland, Central Florida***



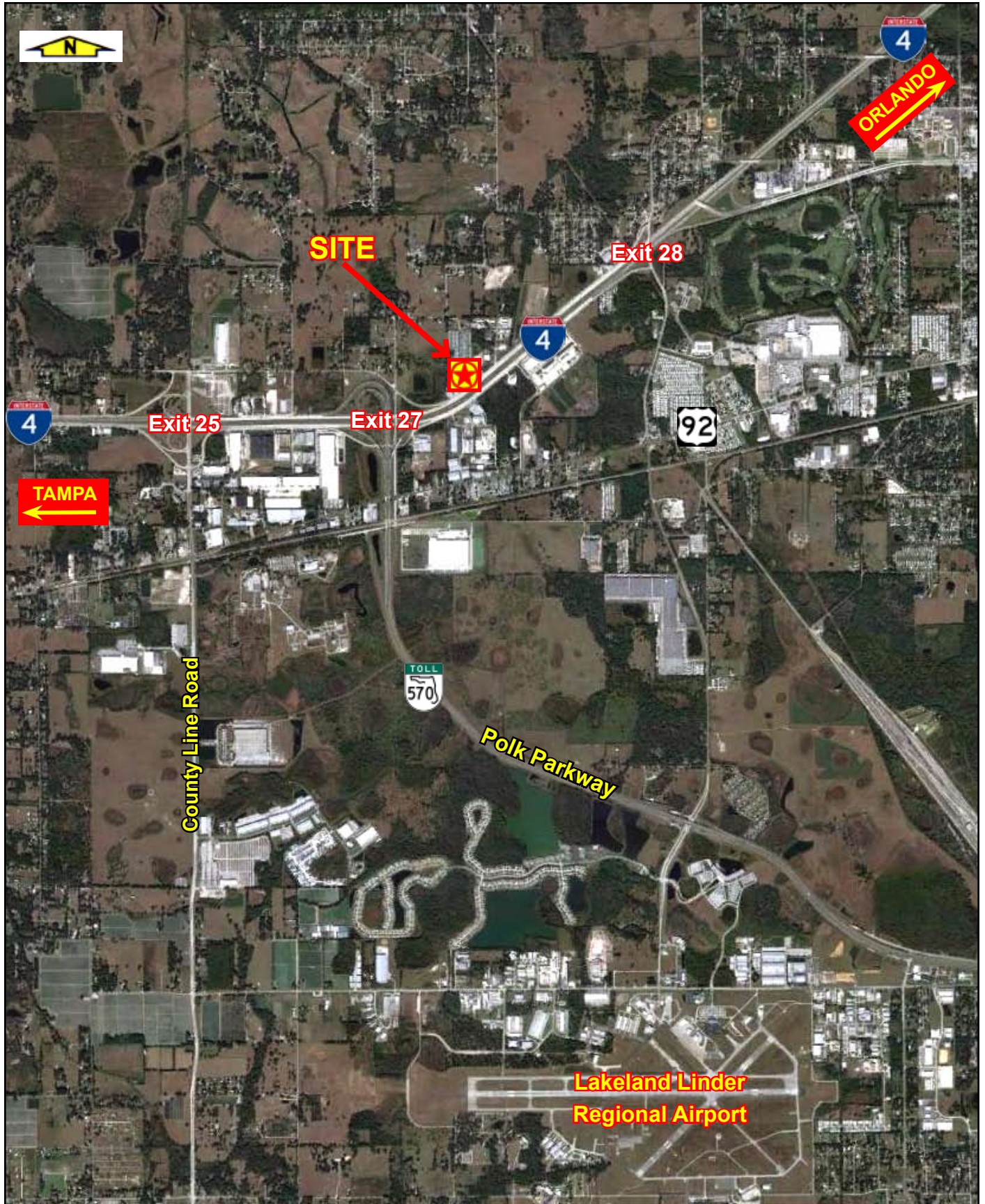
**David F. Bunch, SIOR**  
415 South Kentucky Avenue  
Lakeland, FL 33801  
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**863.682.6147**



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# 10,000 SF Warehouse on I-4

## I-4 & Polk Parkway Aerial



# 10,000 SF Warehouse on I-4

## Photographs



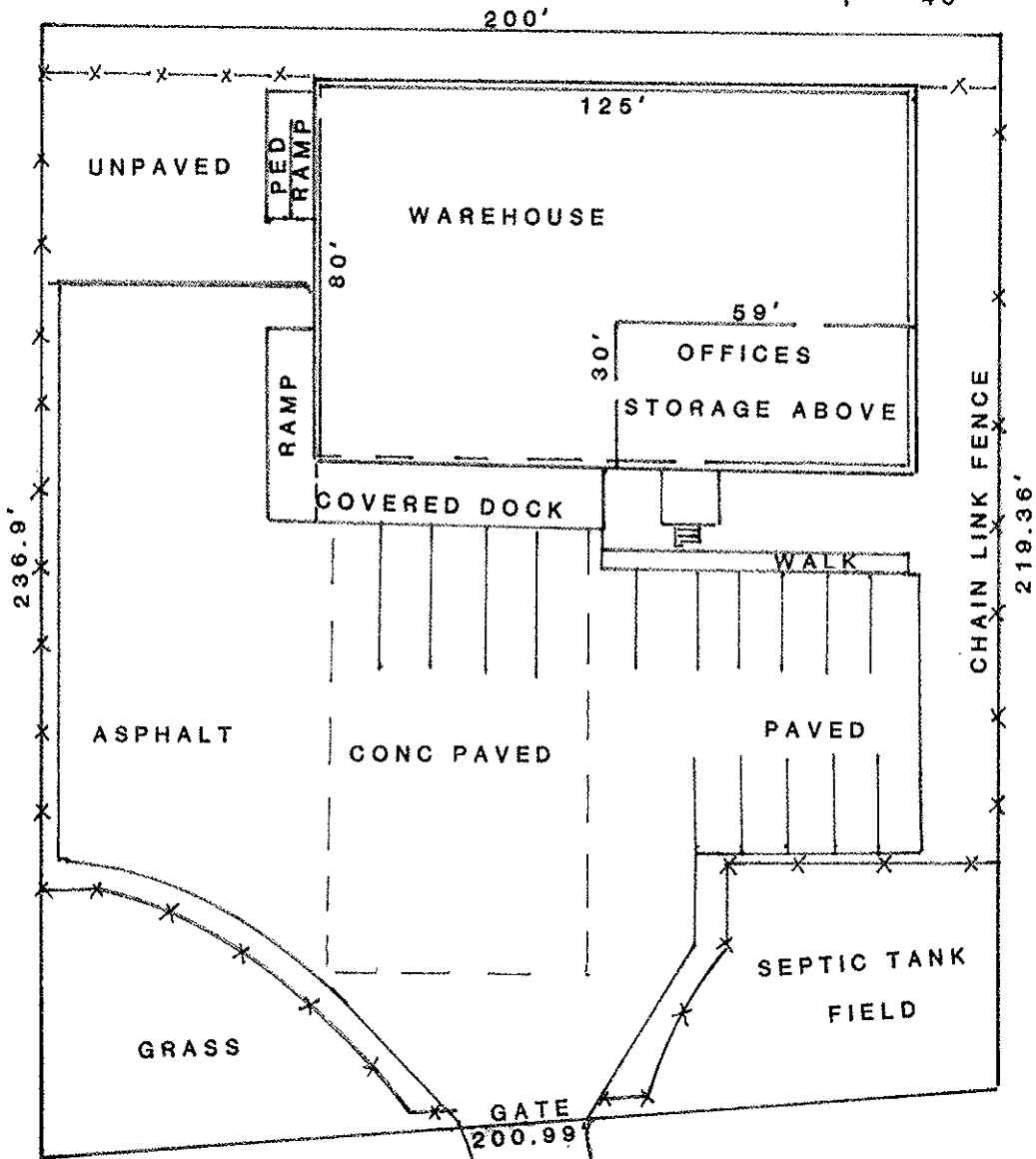


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# 10,000 SF Warehouse on I-4 Site Plan

4255 N I-4 FRONTAGE RD

LAKELAND FL



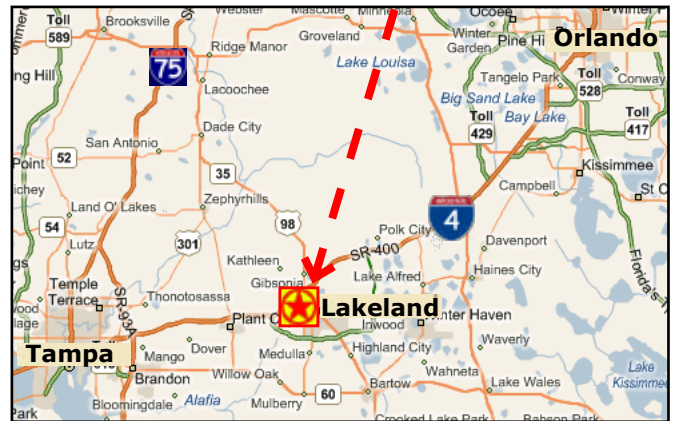
N I-4 FRONTAGE RD

INTERSTATE 4

# 10,000 SF Warehouse on I-4

## Property Overview

- Identification:** 10,000 SF Warehouse  
(Lindsay East)
- Location:** 4255 N. Frontage Road  
Lakeland, Florida  
Directly on Interstate 4  
between Exits 27 & 28
- Building Size:** 10,000 SF  
Includes 8,500 SF  
warehouse and 1,500 SF  
office on approx. 1 acre  
Office area floored over  
for storage.
- Traffic Count:** 108,000 per day on I-4
- Construction:** Steel Building (Built 1996)
- Ceiling Height:** 24' eaves, clear span interior
- Loading:** Truck high floor level with  
outside covered dock and  
fork lift ramp.
- Docks:** Three Dock High Doors
- Restrooms:** 2 in office & 1 in warehouse
- Sprinklers:** None
- Comments:** Highly visible, very flexible warehouse. Directly on I-4 between two interchanges. PRIME OPPORTUNITY TO SERVE TAMPA - LAKELAND - ORLANDO MARKETS
- Lease Rate:** **\$6.25 psf/yr gross \$5,208 per month (plus tax)**

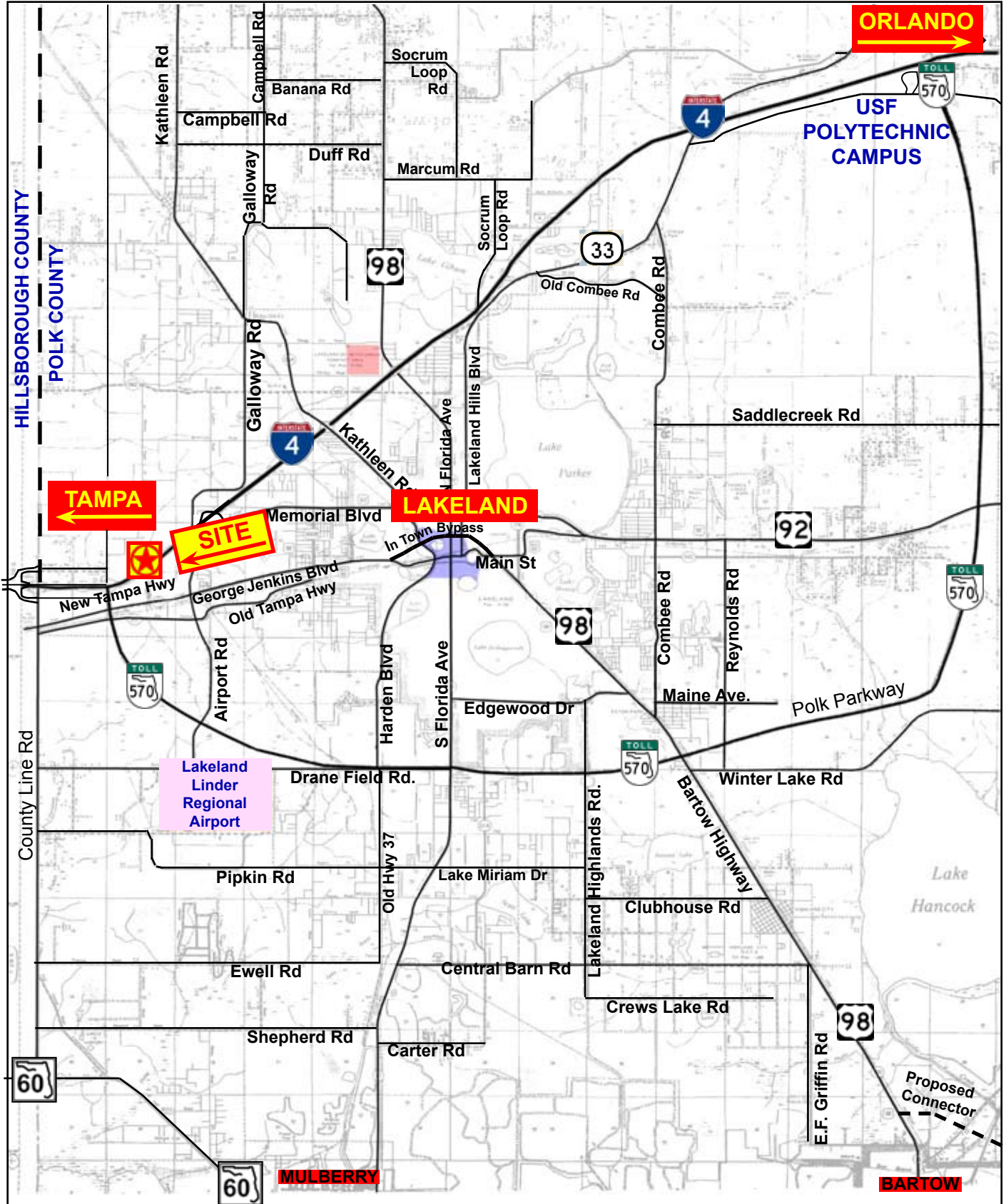




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# 10,000 SF Warehouse on I-4

## Greater Lakeland I-4 Corridor Map





# 10,000 SF Warehouse on I-4

## Demographics - Executive Summary

	10 miles radius	20 miles radius	30 miles radius
<b>2010 Population</b>			
Total Population	292,834	741,178	1,653,369
Male Population	48.6%	48.9%	48.9%
Female Population	51.4%	51.1%	51.1%
Median Age	38.8	39.0	38.0
<b>2010 Income</b>			
Median HH Income	\$47,201	\$49,722	\$48,923
Per Capita Income	\$22,823	\$23,452	\$23,975
Average HH Income	\$58,592	\$60,985	\$61,018
<b>2010 Households</b>			
Total Households	112,955	281,890	641,219
Average Household Size	2.55	2.59	2.53
<b>2010 Housing</b>			
Owner Occupied Housing Units	58.1%	61.0%	57.3%
Renter Occupied Housing Units	26.4%	23.9%	27.5%
Vacant Housing Units	15.5%	15.1%	15.2%
<b>Population</b>			
1990 Population	214,086	513,823	1,100,436
2000 Population	253,722	623,300	1,321,075
2010 Population	292,834	741,178	1,653,369
2015 Population	306,299	777,564	1,755,208
1990-2000 Annual Rate	1.71%	1.95%	1.84%
2000-2010 Annual Rate	1.41%	1.7%	2.21%
2010-2015 Annual Rate	0.9%	0.96%	1.2%

In the identified market area, the current year population is 1,653,369. In 2000, the Census count in the market area was 1,321,075. The rate of change since 2000 was 2.21 percent annually. The five-year projection for the population in the market area is 1,755,208, representing a change of 1.2 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

	10 miles radius	20 miles radius	30 miles radius
<b>Households</b>			
1990 Households	82,229	193,261	425,468
2000 Households	97,808	236,987	513,515
2010 Households	112,955	281,890	641,219
2015 Households	118,220	296,335	681,142
1990-2000 Annual Rate	1.75%	2.06%	1.9%
2000-2010 Annual Rate	1.41%	1.71%	2.19%
2010-2015 Annual Rate	0.92%	1%	1.22%

The household count in this market area has changed from 513,515 in 2000 to 641,219 in the current year, a change of 2.19 percent annually. The five-year projection of households is 681,142, a change of 1.22 percent annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2000. The number of families in the current year is 425,948 in the market area.

### Housing

Currently, 57.3 percent of the 756,484 housing units in the market area are owner occupied; 27.5 percent, renter occupied; and 15.2 percent are vacant. In 2000, there were 581,574 housing units - 59.8 percent owner occupied, 28.5 percent renter occupied and 11.7 percent vacant. The rate of change in housing units since 2000 is 2.6 percent. Median home value in the market area is \$112,254, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.03 percent annually to \$130,348. From 2000 to the current year, median home value changed by 3.18 percent annually.



# 10,000 SF Warehouse on I-4

## Demographics - Executive Summary

	10 miles radius	20 miles radius	30 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$26,456	\$27,099	\$25,992
2000 Median HH Income	\$37,965	\$39,538	\$37,779
2010 Median HH Income	\$47,201	\$49,722	\$48,923
2015 Median HH Income	\$53,202	\$54,916	\$54,952
1990-2000 Annual Rate	3.68%	3.85%	3.81%
2000-2010 Annual Rate	2.15%	2.26%	2.55%
2010-2015 Annual Rate	2.42%	2.01%	2.35%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,760	\$12,777	\$12,987
2000 Per Capita Income	\$19,087	\$19,304	\$19,773
2010 Per Capita Income	\$22,823	\$23,452	\$23,975
2015 Per Capita Income	\$24,977	\$25,572	\$26,278
1990-2000 Annual Rate	4.11%	4.21%	4.29%
2000-2010 Annual Rate	1.76%	1.92%	1.9%
2010-2015 Annual Rate	1.82%	1.75%	1.85%
<b>Average Household Income</b>			
1990 Average Household Income	\$32,956	\$33,608	\$33,138
2000 Average Household Income	\$49,087	\$50,033	\$50,076
2010 Average HH Income	\$58,592	\$60,985	\$61,018
2015 Average HH Income	\$64,093	\$66,366	\$66,857
1990-2000 Annual Rate	4.06%	4.06%	4.22%
2000-2010 Annual Rate	1.74%	1.95%	1.95%
2010-2015 Annual Rate	1.81%	1.71%	1.84%

### Households by Income

Current median household income is \$48,923 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,952 in five years. In 2000, median household income was \$37,779, compared to \$25,992 in 1990.

Current average household income is \$61,018 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$66,857 in five years. In 2000, average household income was \$50,076, compared to \$33,138 in 1990.

Current per capita income is \$23,975 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,278 in five years. In 2000, the per capita income was \$19,773, compared to \$12,987 in 1990.

### Population by Employment

Total Businesses	10,307	24,377	59,720
Total Employees	119,388	271,028	688,974

Currently, 86.5 percent of the civilian labor force in the identified market area is employed and 13.5 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 89.4 percent of the civilian labor force, and unemployment will be 10.6 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, 62.1 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:

- 60.9 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)
- 21.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.2 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:

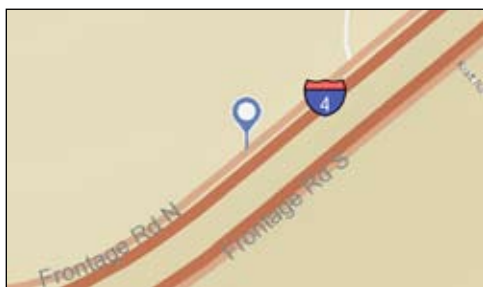
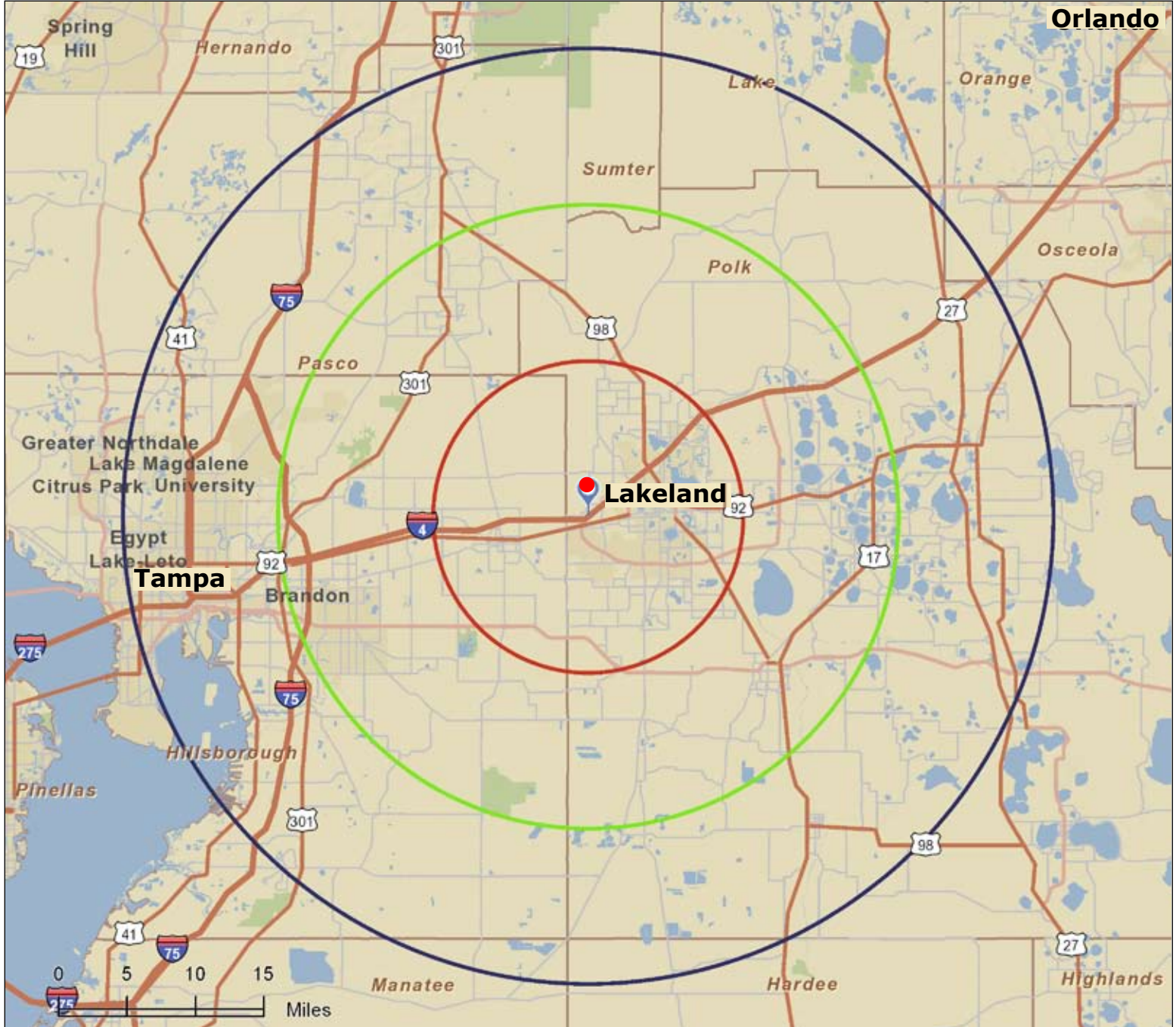
- 15.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 32.3 percent were high school graduates only (29.6 percent in the U.S.)
- 9.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.0 percent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



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# 10,000 SF Warehouse on I-4

## Demographics - Standard Site Map




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