

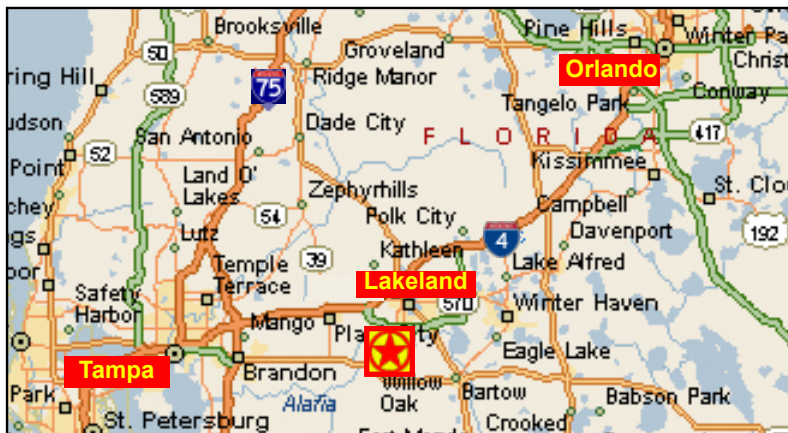


10,000 SF Warehouse/Flex Space
Divisible to Minimum of 3,000 SF
4755 Drane Field Rd
Lakeland, Florida



- ◆ Quality Flex Space and Warehouse Opportunity
- ◆ Near Lakeland Linder Regional Airport
- ◆ Near Polk Parkway/Easy Access to I-4
- ◆ Delivered fully insulated and air conditioned

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10,000 SF Warehouse/Flex Space

Property Overview

Identification: 10,000 SF Warehouse/Flex Space/
Fully Air Conditioned Option

Tax ID: 23-28-31-000000-022040

Location: 4755 Drane Field Road
Lakeland, Florida 33811

Type: 10,000 SF Open Warehouse Space

Lot Size: 0.75 acres

Utilities: City of Lakeland Water,
Sewer & Electric

Zoning: BPC-1 (Business Park Center 1-Polk County)
The BPC-1 district permits warehouse, office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center.

Access: Frontage on Drane Field Rd, major east/west connector from SR 37 to County Line Rd. Approximately 2 miles to the Polk Parkway entrance at Airport Road, and less than 1 mile to County Line Rd.

Utilities: City of Lakeland Water, Sewer & Electric

Specifications:

- ◆ Ceiling height 16' at eave; 12' at rear
- ◆ Clear span; no columns
- ◆ 10' roll-up doors
- ◆ Owner to provide fully insulated and fully air conditioned

Comments: Warehouse is strategically located, just west of the **Lakeland Linder Regional Airport** and the Polk Parkway, leading to I-4 and markets east and west, and is less than 1 mile to County Line Road, with direct access to I-4. Space is provided as clear span, with no columns, and Owner will provide **fully insulated**. Price includes **fully air conditioned space**. Building has **store-front appeal** and can be used as flex office/warehouse. Can be divided with a minimum of 3,000 SF. Build-out negotiable. Property is close to Publix Supermarkets corporate headquarters.

Sale Price: \$750,000 (\$75 psf)

Lease Rate: \$4.50 psf NN

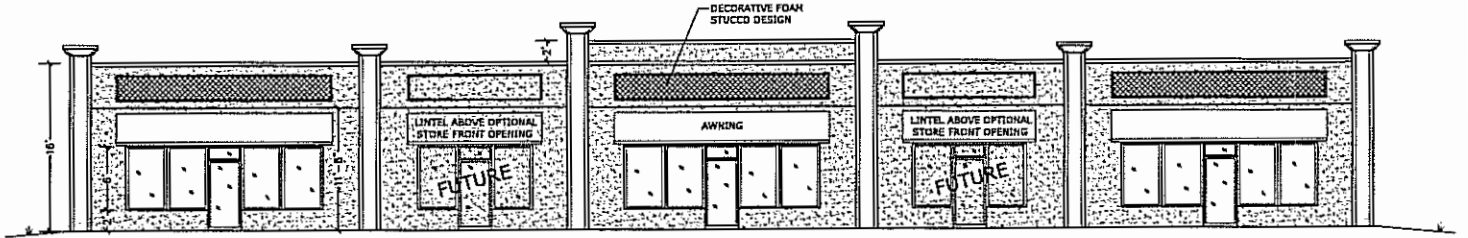




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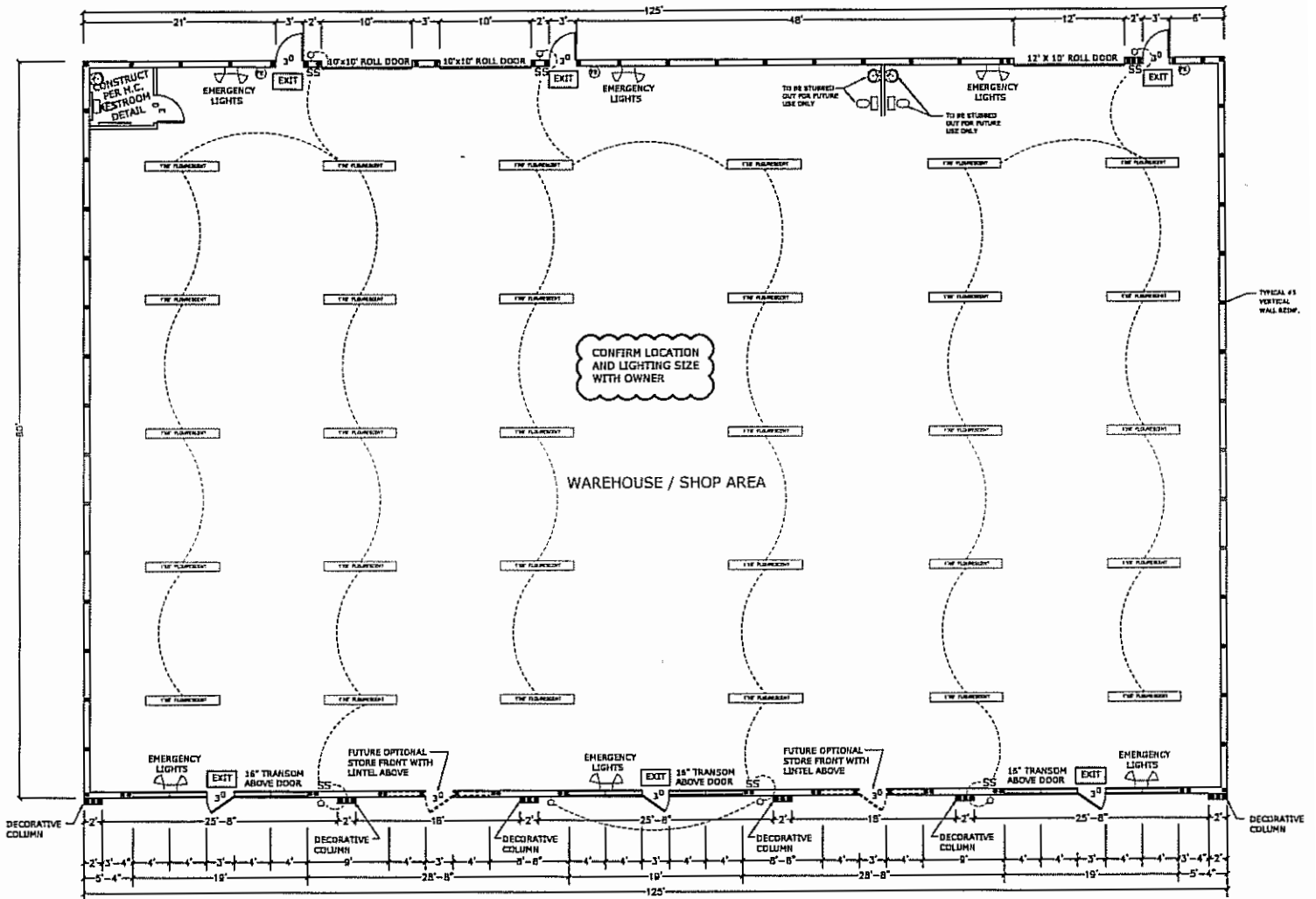
10,000 SF Warehouse/Flex Space

Building Floor/Electrical Plan



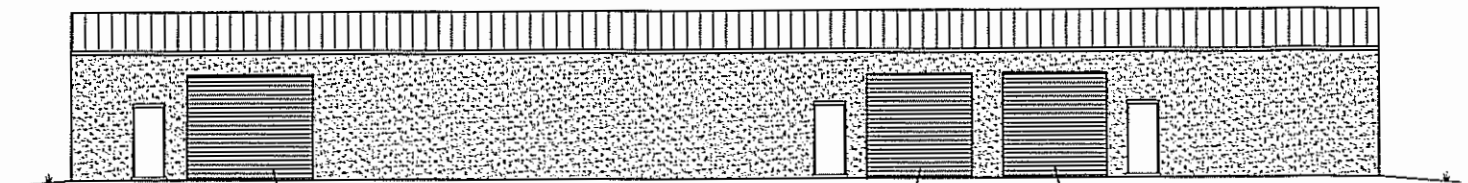
Front Elevation

SCALE: 1/8" = 1'-0"



FLOOR / ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



Rear Elevation

SCALE: 1/8" = 1'-0"

10,000 SF Warehouse/Flex Space

Close-up Aerial



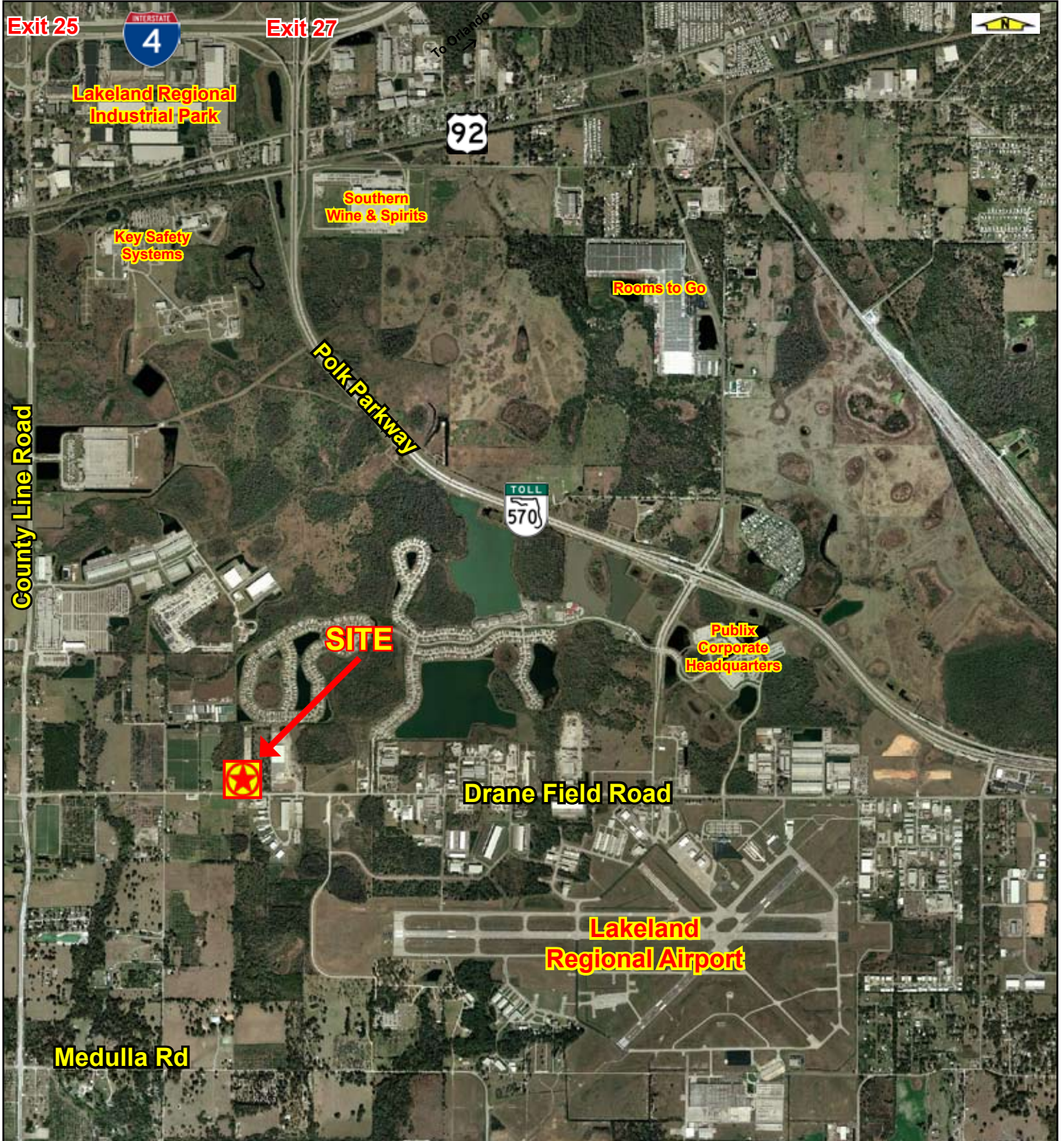
Drane Field Road



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10,000 SF Warehouse/Flex Space

Property Distance Aerial

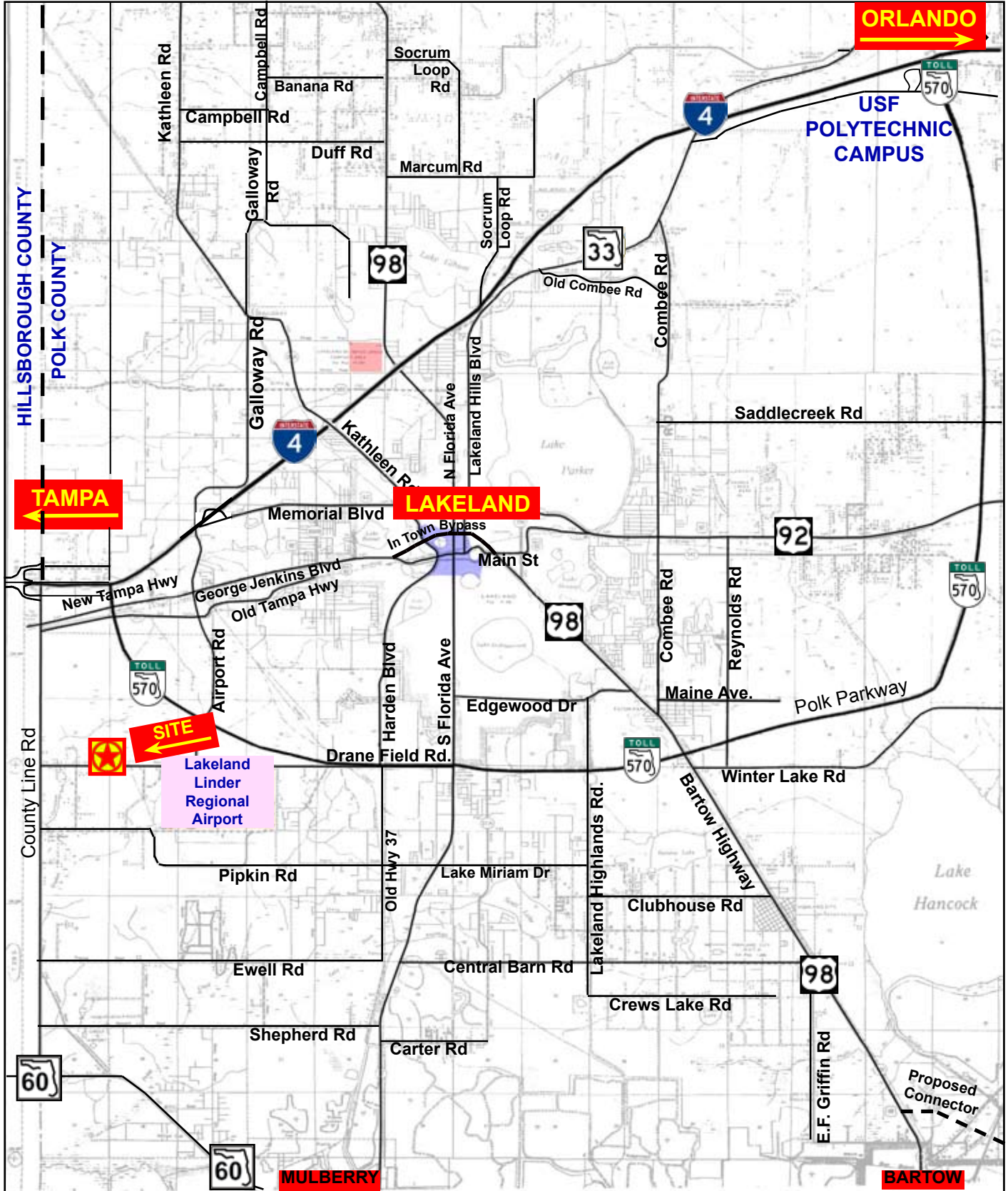




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10,000 SF Warehouse/Flex Space

Greater Lakeland I-4 Corridor Map





10,000 SF Warehouse/Flex Space

Demographics-Executive Summary

	10 miles radius	20 miles radius	30 miles radius
2010 Population			
Total Population	273,698	774,413	1,695,106
Male Population	48.7%	49.0%	48.9%
Female Population	51.3%	51.0%	51.1%
Median Age	38.2	38.1	38.2
2010 Income			
Median HH Income	\$46,578	\$50,507	\$49,126
Per Capita Income	\$22,660	\$23,446	\$24,235
Average HH Income	\$58,440	\$61,076	\$61,482
2010 Households			
Total Households	104,815	294,234	659,035
Average Household Size	2.56	2.59	2.52
2010 Housing			
Owner Occupied Housing Units	57.1%	60.0%	57.4%
Renter Occupied Housing Units	27.2%	25.1%	27.8%
Vacant Housing Units	15.7%	14.9%	14.8%
Population			
1990 Population	208,236	524,028	1,150,070
2000 Population	241,888	638,302	1,371,942
2010 Population	273,698	774,413	1,695,106
2015 Population	284,580	816,371	1,793,071
1990-2000 Annual Rate	1.51%	1.99%	1.78%
2000-2010 Annual Rate	1.21%	1.9%	2.09%
2010-2015 Annual Rate	0.78%	1.06%	1.13%

In the identified market area, the current year population is 1,695,106. In 2000, the Census count in the market area was 1,371,942. The rate of change since 2000 was 2.09 percent annually. The five-year projection for the population in the market area is 1,793,071, representing a change of 1.13 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

Households

1990 Households	79,590	196,639	445,681
2000 Households	92,516	242,164	534,905
2010 Households	104,815	294,234	659,035
2015 Households	109,094	310,884	697,454
1990-2000 Annual Rate	1.52%	2.1%	1.84%
2000-2010 Annual Rate	1.23%	1.92%	2.06%
2010-2015 Annual Rate	0.8%	1.11%	1.14%

The household count in this market area has changed from 534,905 in 2000 to 659,035 in the current year, a change of 2.06 percent annually. The five-year projection of households is 697,454, a change of 1.14 percent annually from the current year total. Average household size is currently 2.52, compared to 2.51 in the year 2000. The number of families in the current year is 435,451 in the market area.

Housing

Currently, 57.4 percent of the 773,542 housing units in the market area are owner occupied; 27.8 percent, renter occupied; and 14.8 percent are vacant. In 2000, there were 602,752 housing units - 60.2 percent owner occupied, 28.5 percent renter occupied and 11.3 percent vacant. The rate of change in housing units since 2000 is 2.46 percent. Median home value in the market area is \$113,020, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.04 percent annually to \$131,286. From 2000 to the current year, median home value changed by 3.17 percent annually.



10,000 SF Warehouse/Flex Space

Demographics-Executive Summary

	10 miles radius	20 miles radius	30 miles radius
Median Household Income			
1990 Median HH Income	\$26,192	\$27,337	\$26,235
2000 Median HH Income	\$37,480	\$39,772	\$37,927
2010 Median HH Income	\$46,578	\$50,507	\$49,126
2015 Median HH Income	\$52,850	\$55,765	\$55,207
1990-2000 Annual Rate	3.65%	3.82%	3.75%
2000-2010 Annual Rate	2.14%	2.36%	2.56%
2010-2015 Annual Rate	2.56%	2%	2.36%
Per Capita Income			
1990 Per Capita Income	\$12,741	\$12,753	\$13,221
2000 Per Capita Income	\$18,915	\$19,201	\$20,029
2010 Per Capita Income	\$22,660	\$23,446	\$24,235
2015 Per Capita Income	\$24,850	\$25,591	\$26,557
1990-2000 Annual Rate	4.03%	4.18%	4.24%
2000-2010 Annual Rate	1.78%	1.97%	1.88%
2010-2015 Annual Rate	1.86%	1.77%	1.85%
Average Household Income			
1990 Average Household Income	\$32,833	\$33,657	\$33,636
2000 Average Household Income	\$48,840	\$49,889	\$50,577
2010 Average HH Income	\$58,440	\$61,076	\$61,482
2015 Average HH Income	\$64,040	\$66,520	\$67,358
1990-2000 Annual Rate	4.05%	4.01%	4.16%
2000-2010 Annual Rate	1.77%	1.99%	1.92%
2010-2015 Annual Rate	1.85%	1.72%	1.84%

Households by Income

Current median household income is \$49,126 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,207 in five years. In 2000, median household income was \$37,927, compared to \$26,235 in 1990.

Current average household income is \$61,482 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,358 in five years. In 2000, average household income was \$50,577, compared to \$33,636 in 1990.

Current per capita income is \$24,235 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,557 in five years. In 2000, the per capita income was \$20,029, compared to \$13,221 in 1990.

Population by Employment

Total Businesses	10,104	25,409	61,512
Total Employees	118,108	286,359	710,572

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 89.3 percent of the civilian labor force, and unemployment will be 10.7 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, 61.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.4 percent were in the Armed Forces.

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

- 61.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 20.9 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 25.6 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:

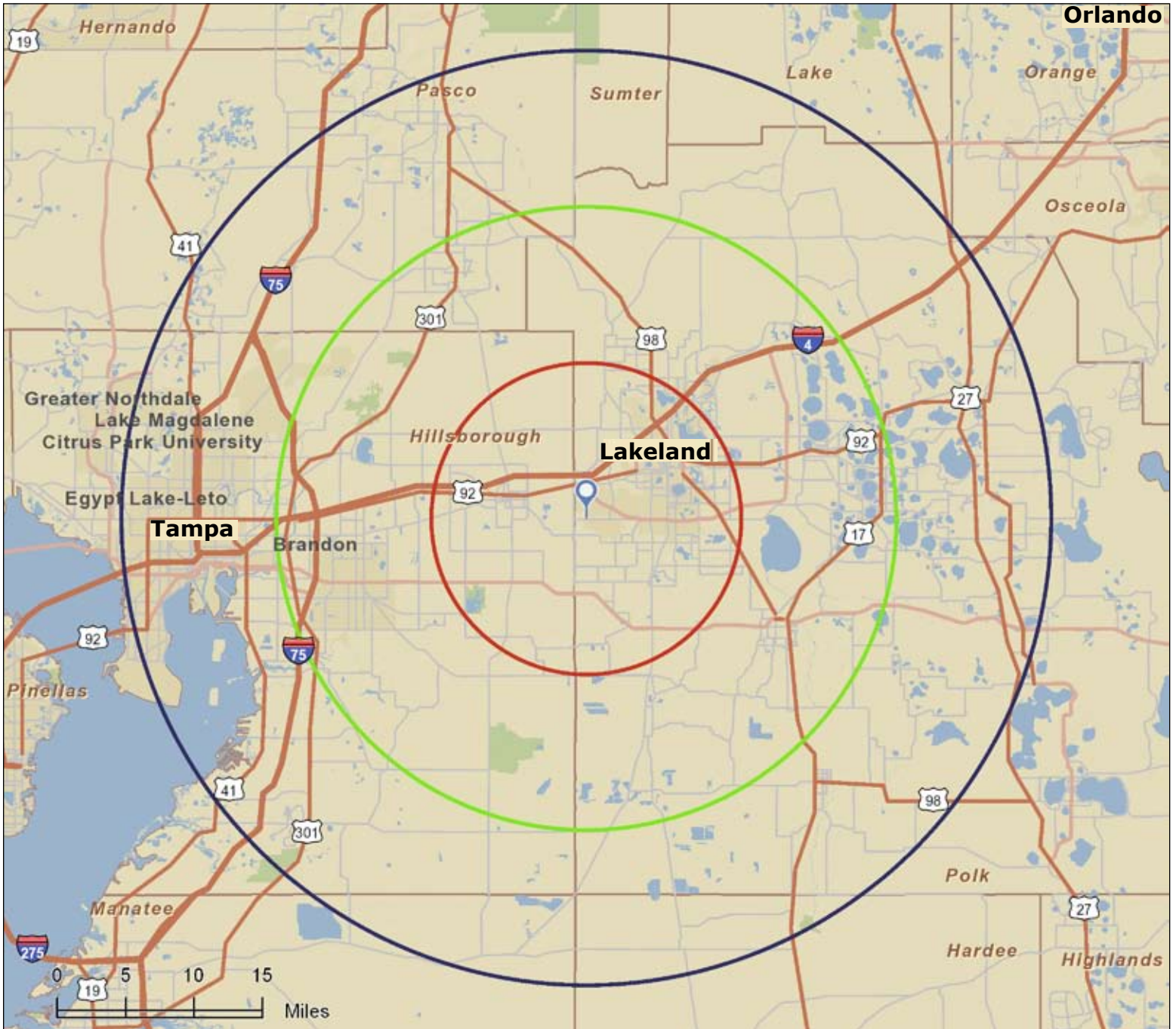
- 15.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 32.0 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.2 percent 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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