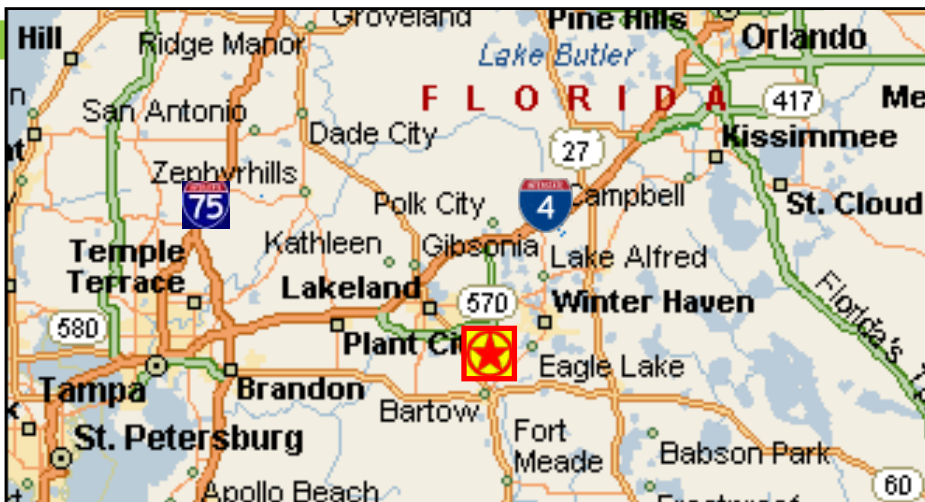




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18,800 SF Warehouse/Industrial 3 Acres-Expansion Possible Lakeland, Florida



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18,800 SF Warehouse/Industrial on 3 Ac.

Close-up Aerial





18,800 SF Warehouse/Industrial on 3 Ac.

Property Overview

Identification: 18,800 SF Industrial Building

Property ID: 24-29-11-000000021130

Location: 4316 Wallace Road
Lakeland, Polk Co, FL 33813

Size: 2.99 Acres; 402' x 366'

Taxes: \$8,843.27 (2009)

Land Use/
Zoning: BPC-1, Business Park Center
(Polk Co)

Utilities: Water - City of Lakeland
Electric - City of Lakeland - 600 amp, 3 phase power
Sewer - Private Septic System
(verify all)

Access: Wallace Road to US Highway 98 South (1/3 mi) to Polk Parkway (2.5 mi)

Features:

- Ground Level Truck Access
- 6 Overhead Doors (4 @ 16', 2 @ 12')
- Drive through bay and drive in unloading bay
- 21' ceiling height, 16-19' eave height
- Lunchroom and two restrooms
- West walls and ceiling insulated

Comments: One 18,800 SF building on 3 acres that can be expanded to 50,000 SF.
Located 2 miles south of the Polk Parkway off US Highway 98 South.
Strong industrial park area.

PRICE: \$1,350,000



18,800 SF Warehouse/Industrial on 3 Ac.

Building Photos



18,800 SF Warehouse/Industrial on 3 Ac.

Building Photos



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Building Photos





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Aerial Distance

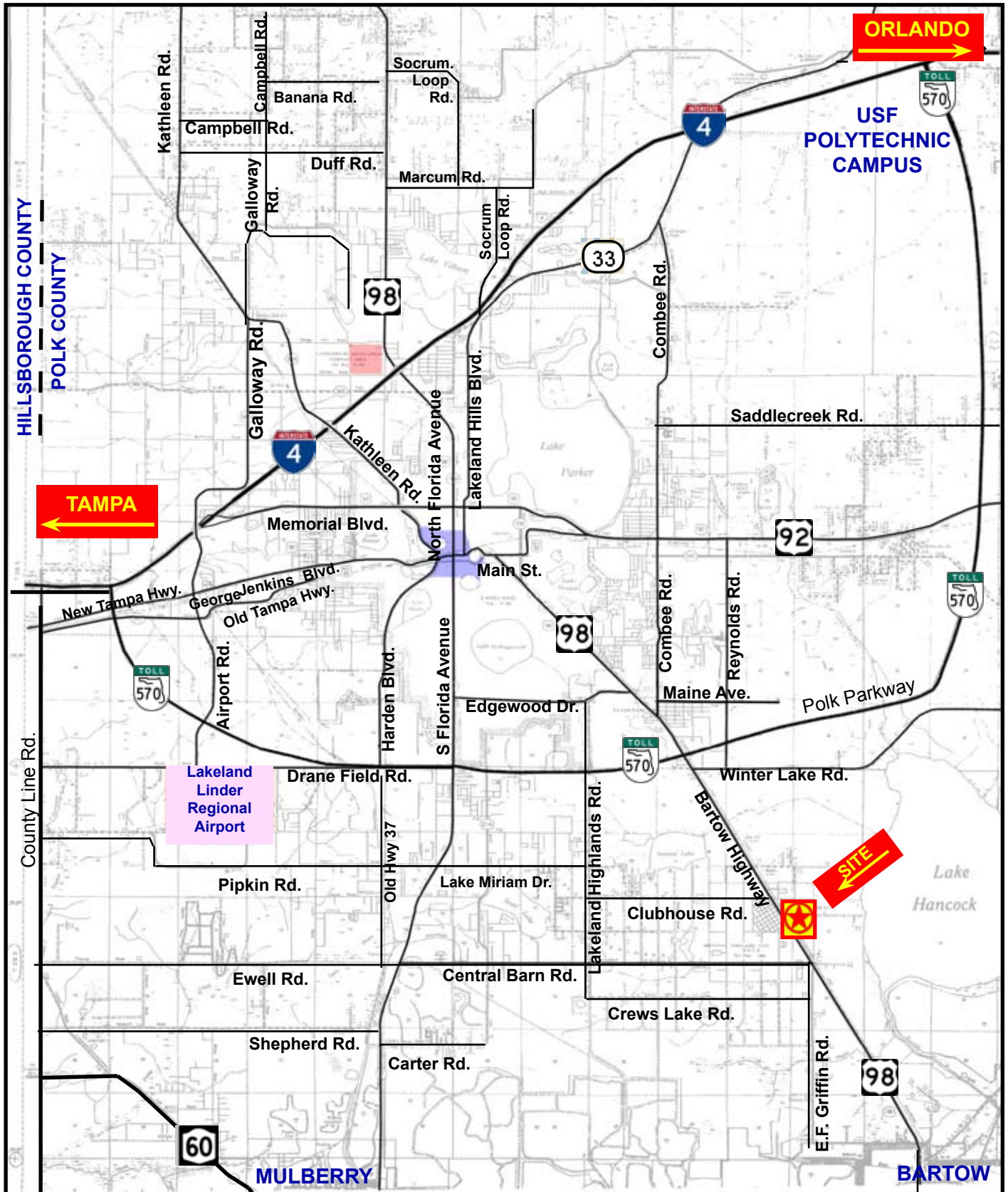




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18,800 SF Warehouse/Industrial on 3 Ac.

Greater Lakeland I-4 Corridor Map





18,800 SF Warehouse/Industrial on 3 Ac.

Demographics-Executive Summary

	7 miles radius	15 miles radius	30 miles radius
2010 Population			
Total Population	138,018	432,013	1,098,416
Male Population	48.5%	48.5%	49.2%
Female Population	51.5%	51.5%	50.8%
Median Age	39.1	40.4	39.3
2010 Income			
Median HH Income	\$49,393	\$46,290	\$48,637
Per Capita Income	\$24,826	\$22,650	\$22,583
Average HH Income	\$62,135	\$57,172	\$58,965
2010 Households			
Total Households	54,469	168,897	415,310
Average Household Size	2.47	2.51	2.60
2010 Housing			
Owner Occupied Housing Units	59.2%	58.5%	59.7%
Renter Occupied Housing Units	26.8%	24.8%	21.6%
Vacant Housing Units	14.0%	16.7%	18.7%
Population			
1990 Population	115,120	327,265	670,112
2000 Population	127,613	376,951	840,674
2010 Population	138,018	432,013	1,098,416
2015 Population	141,549	451,400	1,181,245
1990-2000 Annual Rate	1.04%	1.42%	2.29%
2000-2010 Annual Rate	0.77%	1.34%	2.64%
2010-2015 Annual Rate	0.51%	0.88%	1.46%

In the identified market area, the current year population is 1,098,416. In 2000, the Census count in the market area was 840,674. The rate of change since 2000 was 2.64 percent annually. The five-year projection for the population in the market area is 1,181,245, representing a change of 1.46 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

Households

1990 Households	45,413	126,507	252,047
2000 Households	50,641	146,720	317,507
2010 Households	54,469	168,897	415,310
2015 Households	55,716	176,686	447,612
1990-2000 Annual Rate	1.1%	1.49%	2.34%
2000-2010 Annual Rate	0.71%	1.38%	2.65%
2010-2015 Annual Rate	0.45%	0.91%	1.51%

The household count in this market area has changed from 317,507 in 2000 to 415,310 in the current year, a change of 2.65 percent annually. The five-year projection of households is 447,612, a change of 1.51 percent annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2000. The number of families in the current year is 294,855 in the market area.

Housing

Currently, 59.7 percent of the 510,608 housing units in the market area are owner occupied; 21.6 percent, renter occupied; and 18.7 percent are vacant. In 2000, there were 374,323 housing units - 63.6 percent owner occupied, 21.2 percent renter occupied and 15.2 percent vacant. The rate of change in housing units since 2000 is 3.08 percent. Median home value in the market area is \$108,338, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.19 percent annually to \$126,774. From 2000 to the current year, median home value changed by 3.33 percent annually.



18,800 SF Warehouse/Industrial on 3 Ac.

Demographics-Executive Summary

	7 miles radius	15 miles radius	30 miles radius
Median Household Income			
1990 Median HH Income	\$27,347	\$25,995	\$26,495
2000 Median HH Income	\$39,913	\$37,115	\$38,464
2010 Median HH Income	\$49,393	\$46,290	\$48,637
2015 Median HH Income	\$54,451	\$52,502	\$54,262
1990-2000 Annual Rate	3.85%	3.63%	3.8%
2000-2010 Annual Rate	2.1%	2.18%	2.32%
2010-2015 Annual Rate	1.97%	2.55%	2.21%
Per Capita Income			
1990 Per Capita Income	\$13,827	\$12,674	\$12,625
2000 Per Capita Income	\$20,411	\$18,793	\$18,724
2010 Per Capita Income	\$24,826	\$22,650	\$22,583
2015 Per Capita Income	\$27,102	\$24,829	\$24,631
1990-2000 Annual Rate	3.97%	4.02%	4.02%
2000-2010 Annual Rate	1.93%	1.84%	1.85%
2010-2015 Annual Rate	1.77%	1.85%	1.75%
Average Household Income			
1990 Average Household Income	\$34,945	\$32,497	\$33,118
2000 Average Household Income	\$51,137	\$47,576	\$48,795
2010 Average HH Income	\$62,135	\$57,172	\$58,965
2015 Average HH Income	\$67,980	\$62,606	\$64,197
1990-2000 Annual Rate	3.88%	3.89%	3.95%
2000-2010 Annual Rate	1.92%	1.81%	1.86%
2010-2015 Annual Rate	1.81%	1.83%	1.71%

Households by Income

Current median household income is \$48,637 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,262 in five years. In 2000, median household income was \$38,464, compared to \$26,495 in 1990.

Current average household income is \$58,965 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$64,197 in five years. In 2000, average household income was \$48,795, compared to \$33,118 in 1990.

Current per capita income is \$22,583 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,631 in five years. In 2000, the per capita income was \$18,724, compared to \$12,625 in 1990.

Population by Employment

Total Businesses	6,129	15,314	32,609
Total Employees	67,310	180,494	359,485

Currently, 86.8 percent of the civilian labor force in the identified market area is employed and 13.2 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 89.6 percent of the civilian labor force, and unemployment will be 10.4 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, 60.1 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:

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

In 2000, 79.9 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 26.4 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:

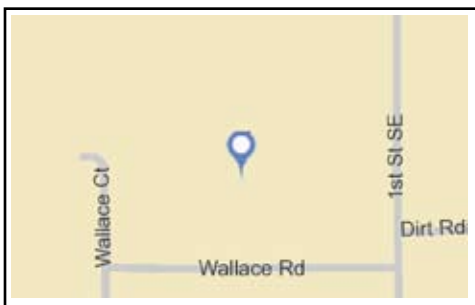
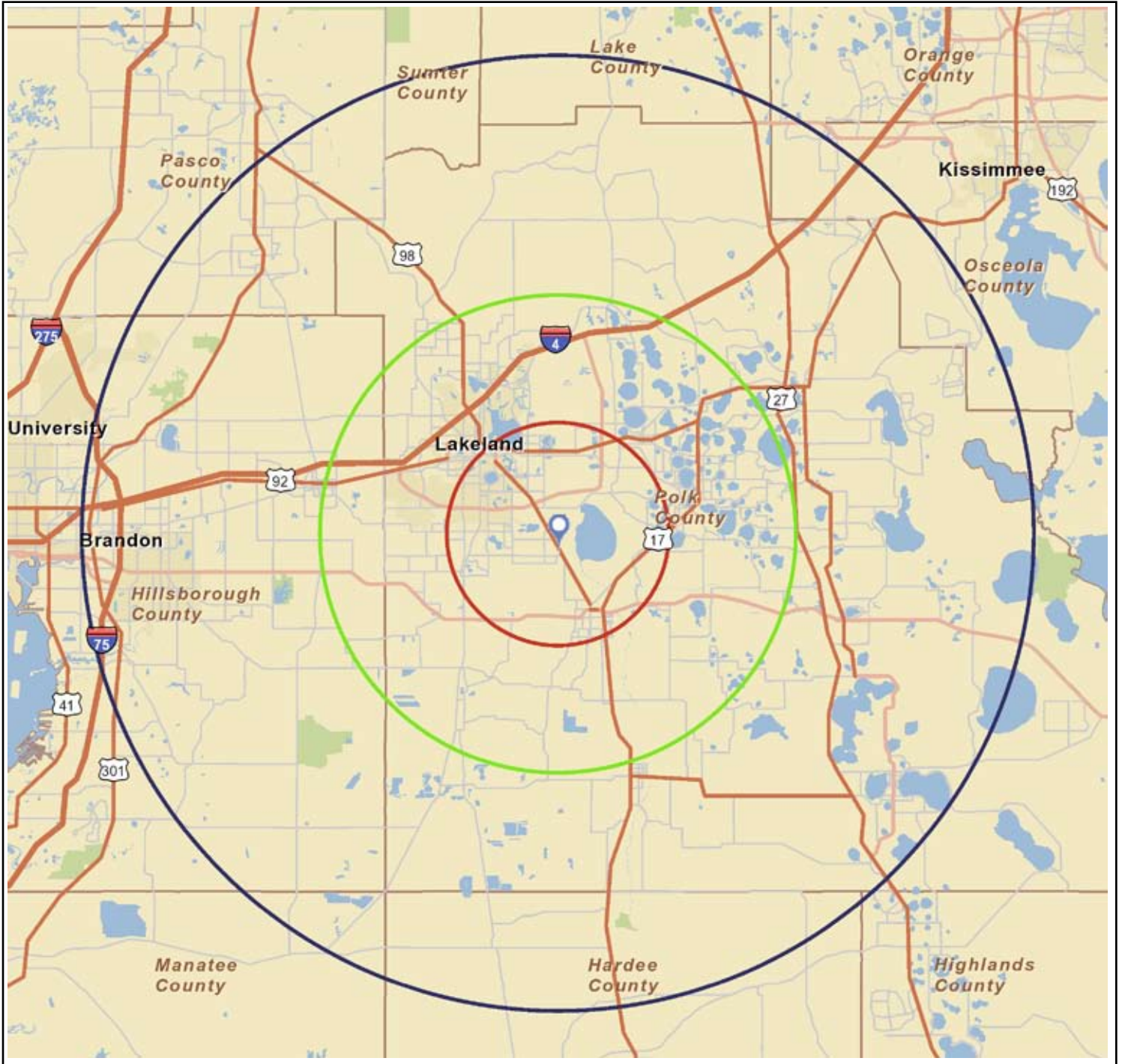
- 16.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.2 percent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



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Demographics-Site Map



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