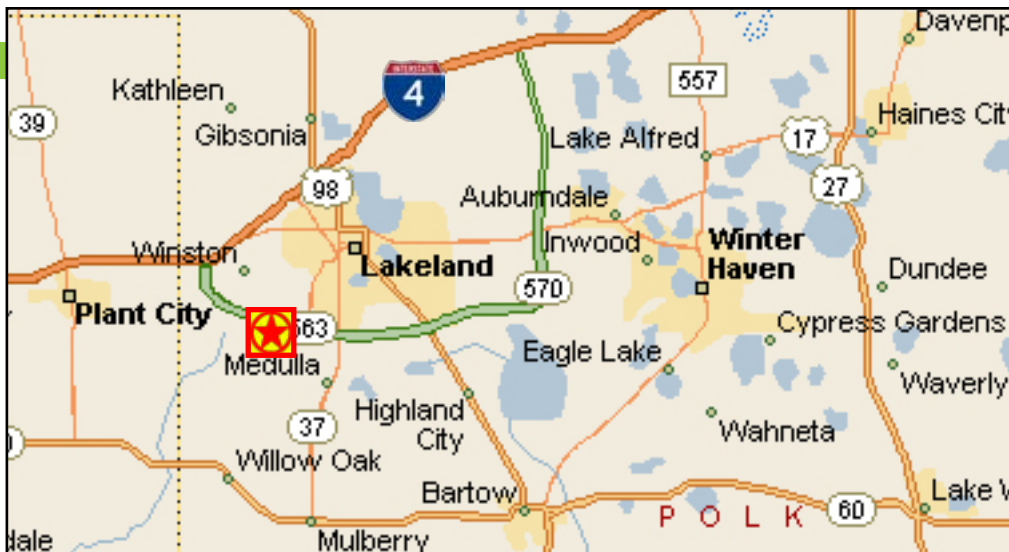




Office/Flex/Warehouse Suites **12,000 SF For Sale** **Individual Suites for Lease** **Lakeland, Florida**



www.Hauger-Bunch.com

Lisa L. Parks, SIOR, AICP
415 South Kentucky Avenue
Lakeland, FL 33801
Lisa@hauger-bunch.com

863.682.6147

Office/Flex/Warehouse Suites

Building Photographs





**hauger
bunch**
REALTOR®

Office/Flex/Warehouse Suites

Property Overview

Identification: Class "A" Office Space and Flex Space

Location: 4030 S Pipkin Road
Lakeland, Florida 33811

Parcel ID: 23-29-03-139563-000062

Lot Size: 2.0131 Acres

Building Size: 12,000 SF

Taxes: \$18,909.20 (2010)

Access: Park entrances at Drane Field, Waring and South Pipkin Roads
At Polk Parkway; Direct connection to I-4, approximately 6 miles

Utilities:

- ◆ Water, Sewer & Electric: City of Lakeland (Park has City water & sewer allocations)
- ◆ Gas: Natural gas – 125 psi line on Drane Field Road at Park entrance

Bldg Specifications:

- ◆ **Class "A" office finishes**, including:
 - Programmable lighting and integrated audio in selected suites
 - Security system
- ◆ **Three suites built out: Total 7,975 SF**
 - Suite 1:** 2,750 sf of office (**Leased**)
 - Suite 3:** 3,270 sf office space
 - Suite 4:** 1,955 sf office space (**Leased**)
- ◆ **Warehouse space: Total 4,025 SF**
 - Ground level overhead door; Halogen lights
 - Suite 2:** 2,175 sf warehouse suite (**Leased**)
 - Suite 5:** 1,850 sf warehouse suite

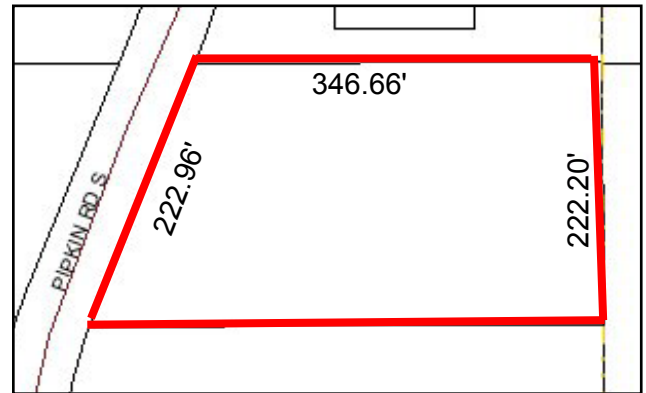
Zoning: Planned Development/Light Industrial: City of Lakeland
Uses: Office, flex, warehouse and light industrial

Comments: The building is in a **high-end deed restricted business park**, well located near **Lakeside Village retail center**, with easy access to the **Polk Parkway and I-4**. Ideal for Owner/Occupant that wants to lease a portion of the building. **Site contains sufficient acreage for an additional 8,900 sf of new construction**. All retention is provided for off-site. Building offers office suites, warehouse space, or a combination of both. Suite 3 offers Class "A" offices, and office Suite 4 can be combined with warehouse space from Suites 2 or 5.

LEASE RATES:

Suite 2 (2,175 sf)	\$3/sf modified gross
Suite 3 (3,270 sf)	\$10/sf modified gross
Suite 5 (1,850 sf)	\$3/sf modified gross

SALE PRICE: **\$1,010,000**

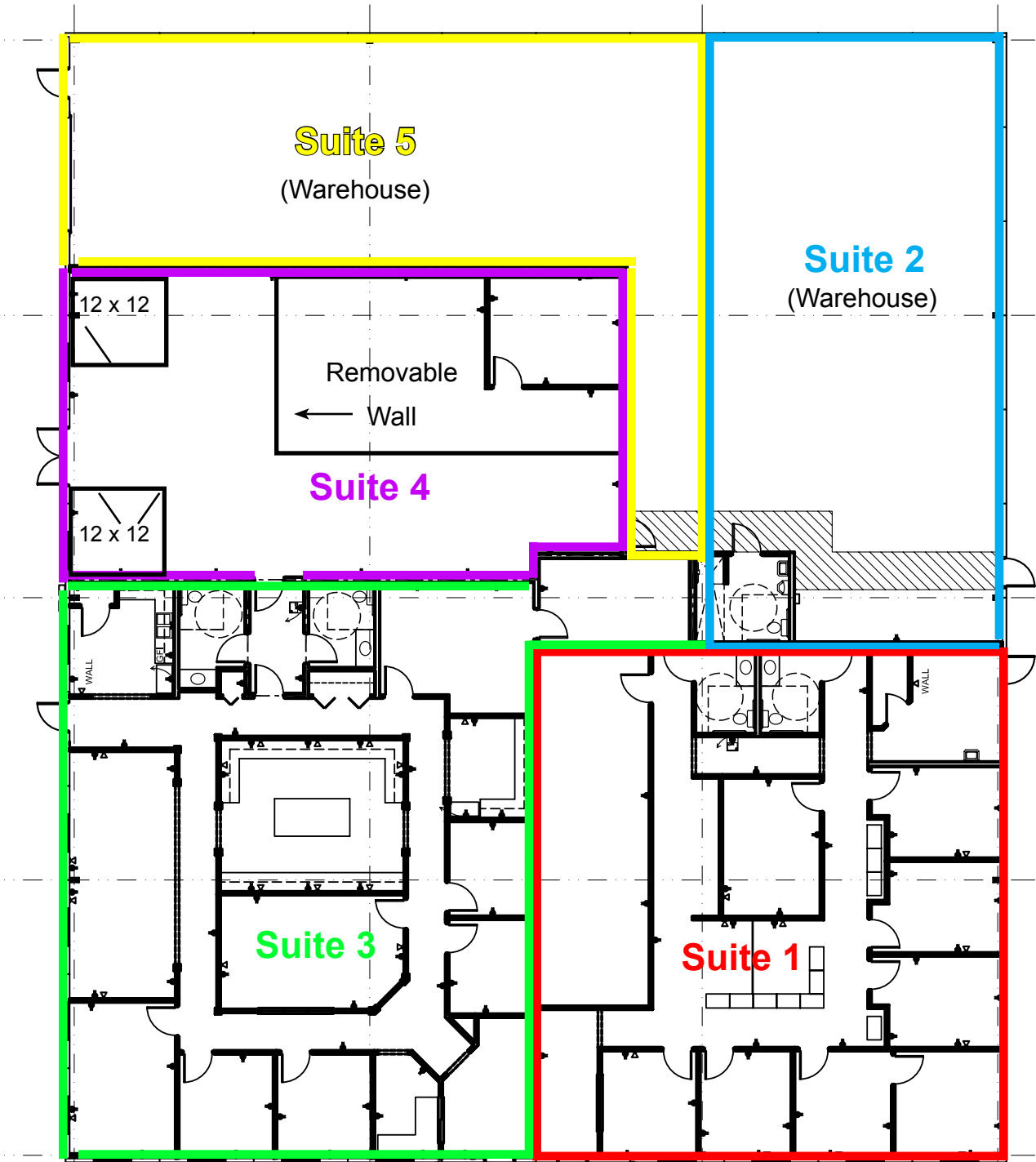









**hauger
bunch**
REALTOR®

Office/Flex/Warehouse Suites

Floor Plan



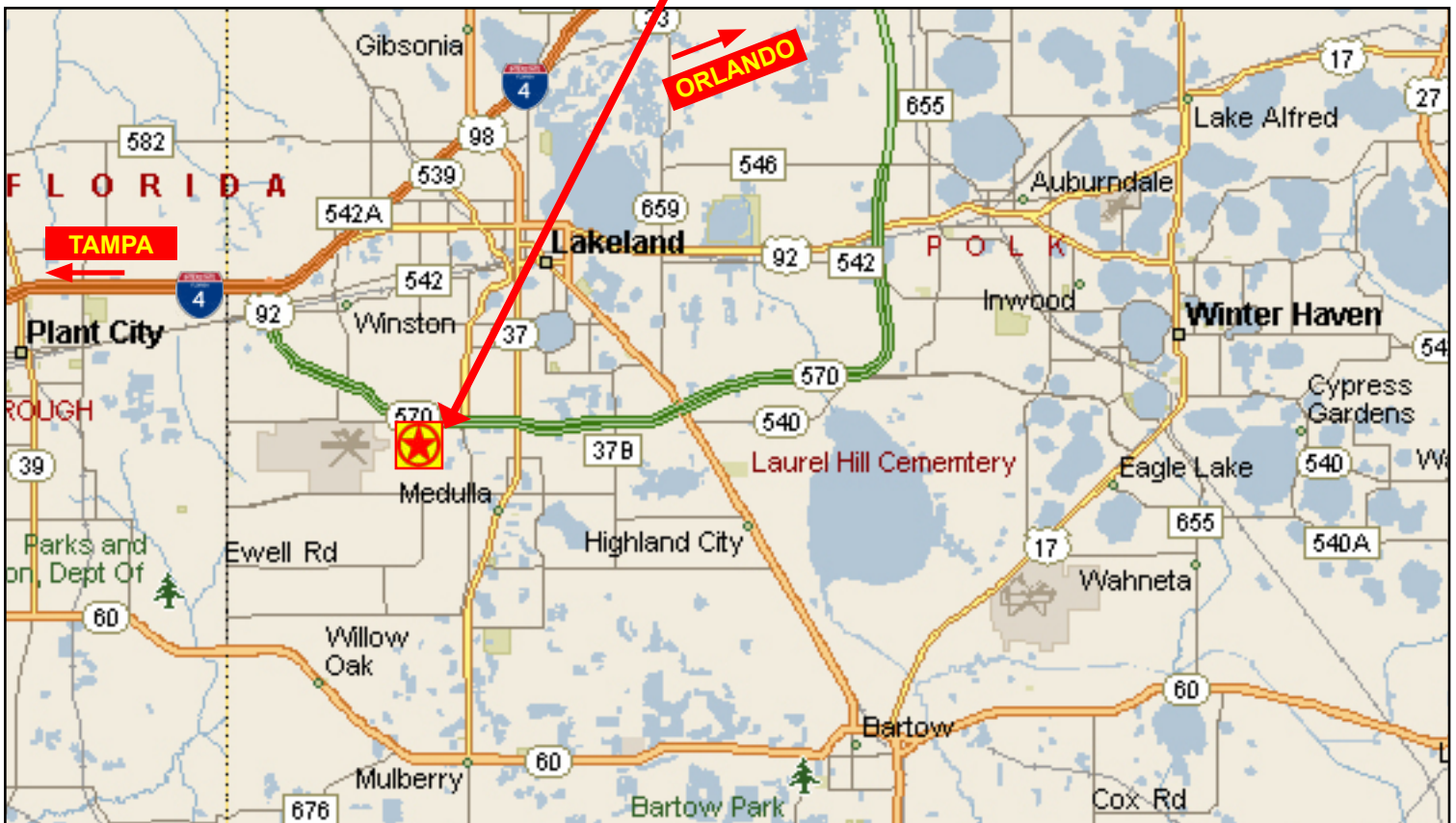
-  Suite 1 - Office
-  Suite 2 - Warehouse
-  Suite 3 - Office
-  Suite 4 - Warehouse & Small Office
-  Suite 5 - Warehouse



Office/Flex/Warehouse Suites

**hauger
bunch**
REALTOR®

Situational Map

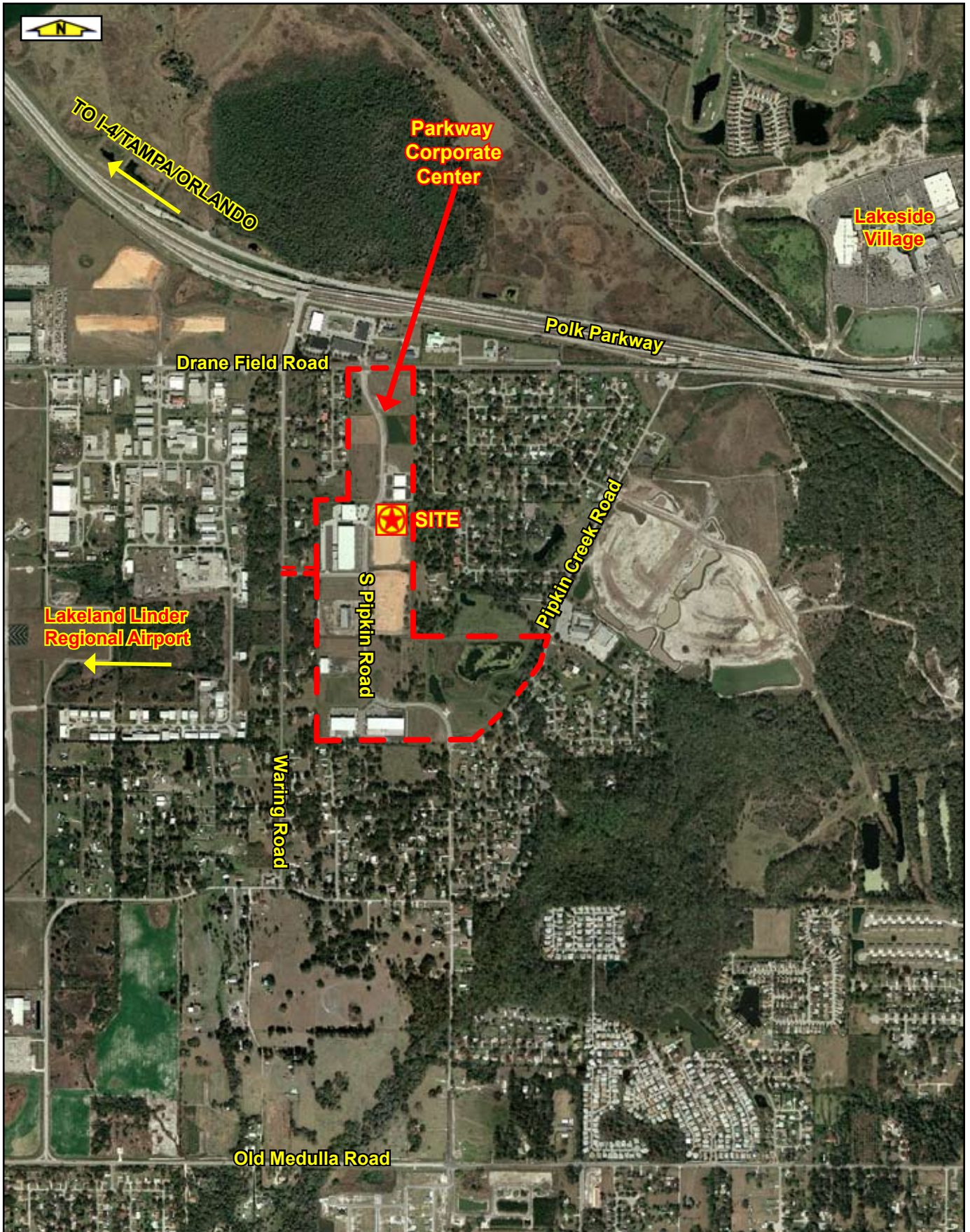




**hauger
bunch**
REALTOR®

Office/Flex/Warehouse Suites

Parkway Corporate Center Map

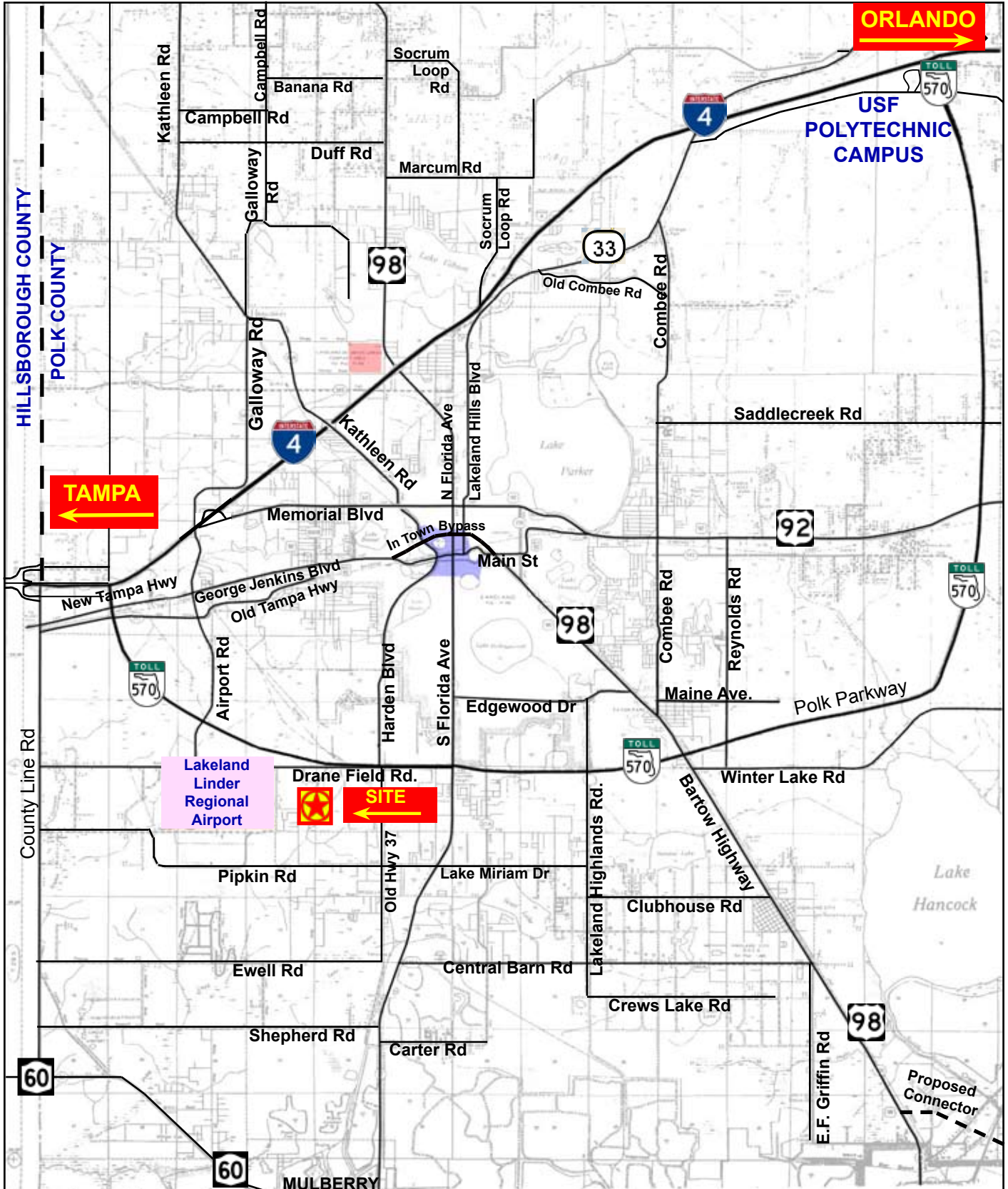




**hauger
bunch**
REALTOR®

Office/Flex/Warehouse Suites

Greater Lakeland I-4 Corridor Map





Office/Flex/Warehouse Suites

Demographics-Executive Summary

	5 miles radius	10 miles radius	20 miles radius
2010 Population			
Total Population	110,580	266,259	689,515
Male Population	48.4%	48.5%	48.8%
Female Population	51.6%	51.5%	51.2%
Median Age	39.3	38.9	38.9
2010 Income			
Median HH Income	\$48,469	\$46,201	\$50,605
Per Capita Income	\$25,333	\$22,944	\$23,415
Average HH Income	\$62,551	\$58,271	\$61,432
2010 Households			
Total Households	44,377	103,678	260,069
Average Household Size	2.45	2.52	2.61
2010 Housing			
Owner Occupied Housing Units	54.5%	56.7%	62.0%
Renter Occupied Housing Units	28.4%	27.2%	23.8%
Vacant Housing Units	17.1%	16.1%	14.3%
Population			
1990 Population	88,866	203,799	495,987
2000 Population	100,466	236,756	589,636
2010 Population	110,580	266,259	689,515
2015 Population	114,013	276,843	720,513
1990-2000 Annual Rate	1.23%	1.51%	1.74%
2000-2010 Annual Rate	0.94%	1.15%	1.54%
2010-2015 Annual Rate	0.61%	0.78%	0.88%

In the identified market area, the current year population is 689,515. In 2000, the Census count in the market area was 589,636. The rate of change since 2000 was 1.54 percent annually. The five-year projection for the population in the market area is 720,513, representing a change of 0.88 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	35,663	78,705	184,775
2000 Households	40,397	91,992	222,122
2010 Households	44,377	103,678	260,069
2015 Households	45,719	107,882	272,244
1990-2000 Annual Rate	1.25%	1.57%	1.86%
2000-2010 Annual Rate	0.92%	1.17%	1.55%
2010-2015 Annual Rate	0.6%	0.8%	0.92%

The household count in this market area has changed from 222,122 in 2000 to 260,069 in the current year, a change of 1.55 percent annually. The five-year projection of households is 272,244, a change of 0.92 percent annually from the current year total. Average household size is currently 2.61, compared to 2.61 in the year 2000. The number of families in the current year is 184,931 in the market area.

Housing

Currently, 62.0 percent of the 303,367 housing units in the market area are owner occupied; 23.8 percent, renter occupied; and 14.3 percent are vacant. In 2000, there were 249,557 housing units - 66.1 percent owner occupied, 22.9 percent renter occupied and 11.0 percent vacant. The rate of change in housing units since 2000 is 1.92 percent. Median home value in the market area is \$111,254, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.06 percent annually to \$129,319. From 2000 to the current year, median home value changed by 3.17 percent annually.



Office/Flex/Warehouse Suites

Demographics-Executive Summary

	5 miles radius	10 miles radius	20 miles radius
Median Household Income			
1990 Median HH Income	\$27,439	\$26,161	\$28,053
2000 Median HH Income	\$38,925	\$37,318	\$40,332
2010 Median HH Income	\$48,469	\$46,201	\$50,605
2015 Median HH Income	\$53,676	\$52,541	\$55,662
1990-2000 Annual Rate	3.56%	3.62%	3.7%
2000-2010 Annual Rate	2.16%	2.11%	2.24%
2010-2015 Annual Rate	2.06%	2.61%	1.92%
Per Capita Income			
1990 Per Capita Income	\$14,534	\$12,785	\$13,013
2000 Per Capita Income	\$21,046	\$19,111	\$19,339
2010 Per Capita Income	\$25,333	\$22,944	\$23,415
2015 Per Capita Income	\$27,660	\$25,187	\$25,535
1990-2000 Annual Rate	3.77%	4.1%	4.04%
2000-2010 Annual Rate	1.83%	1.8%	1.88%
2010-2015 Annual Rate	1.77%	1.88%	1.75%
Average Household Income			
1990 Average Household Income	\$35,816	\$32,728	\$34,635
2000 Average Household Income	\$52,057	\$48,672	\$50,635
2010 Average HH Income	\$62,551	\$58,271	\$61,432
2015 Average HH Income	\$68,345	\$63,920	\$66,878
1990-2000 Annual Rate	3.81%	4.05%	3.87%
2000-2010 Annual Rate	1.81%	1.77%	1.9%
2010-2015 Annual Rate	1.79%	1.87%	1.71%

Households by Income

Current median household income is \$50,605 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,662 in five years. In 2000, median household income was \$40,332, compared to \$28,053 in 1990.

Current average household income is \$61,432 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$66,878 in five years. In 2000, average household income was \$50,635, compared to \$34,635 in 1990.

Current per capita income is \$23,415 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,535 in five years. In 2000, the per capita income was \$19,339, compared to \$13,013 in 1990.

Population by Employment

Total Businesses	4,684	10,188	21,887
Total Employees	51,819	119,436	238,109

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, 62.4 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:

- 59.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.0 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, 81.1 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 25.7 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:

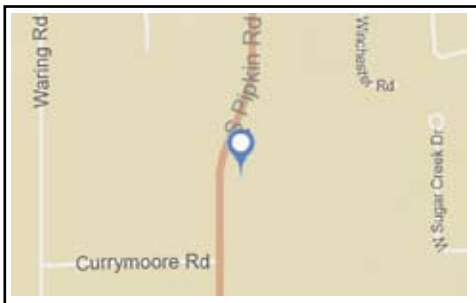
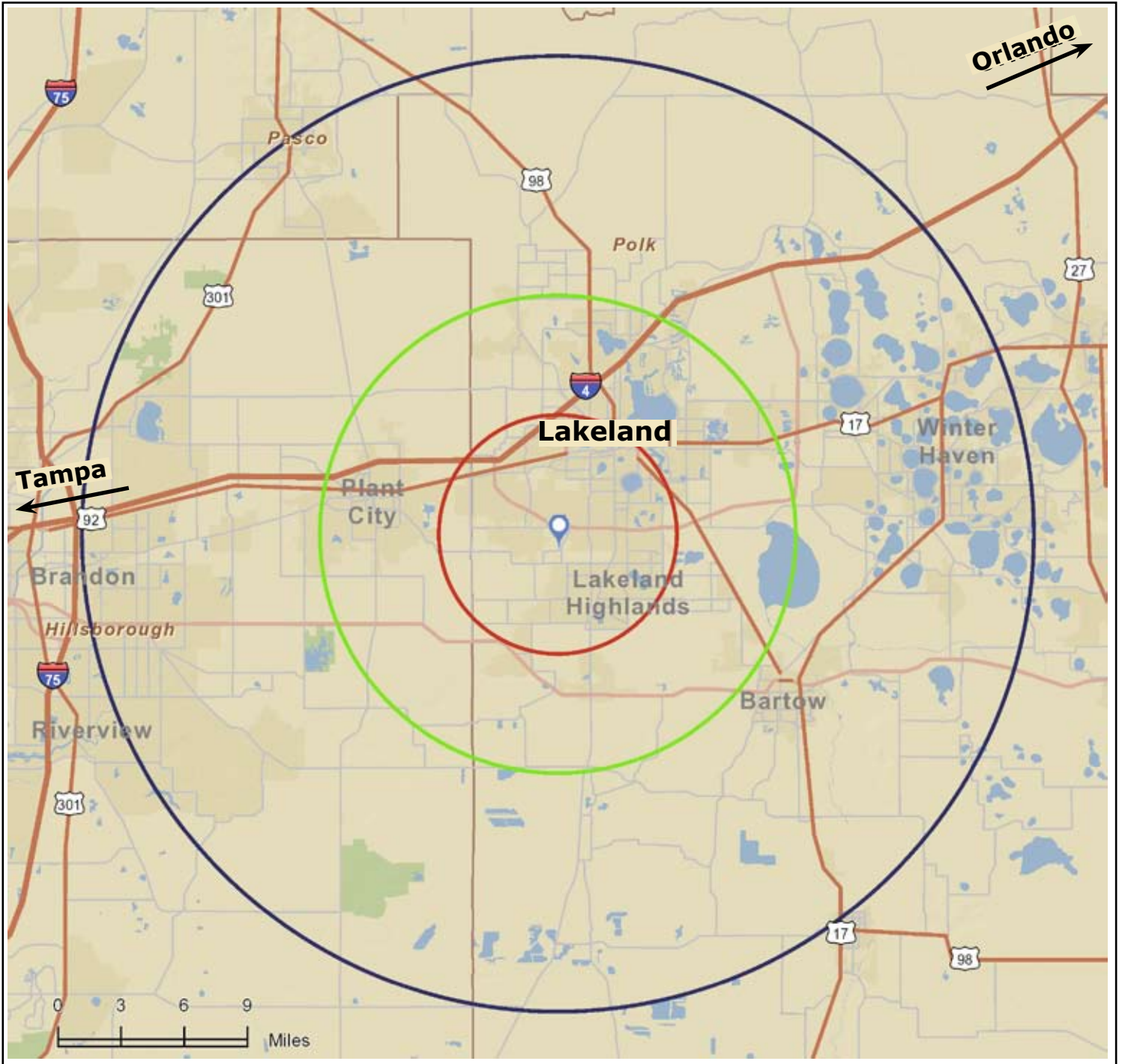
- 16.0 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 34.7 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



**hauger
bunch**
REALTOR®

Office/Flex/Warehouse Suites

Demographics-Standard Site Map




**hauger
bunch**
REALTOR®

