

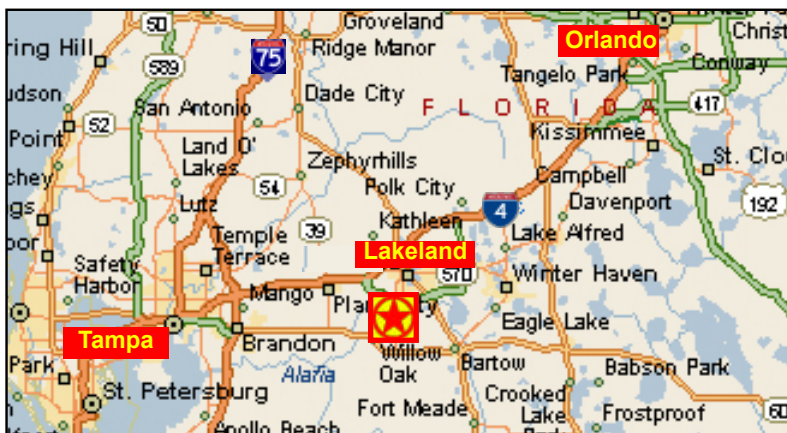


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***4,000 sf Warehouse Space for Lease  
Includes Office Suite  
845 Creative Drive  
Lakeland, Florida***



[www.Hauger-Bunch.com](http://www.Hauger-Bunch.com)



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**863.682.6147**

# 4,000 SF Warehouse Space w/Office

## Property Overview

**Identification:** 4,000 SF Warehouse Space  
Creative Drive

**Tax ID:** 23-29-13-000000-034050

**Location:** 845 Creative Drive  
Lakeland, FL 33813



**Building Size:** 4,000 SF available in Multi-Tenant building  
(2,455 SF of warehouse; 1,545 SF of office)

**Specifications:**

- ◆ Ceiling height 16' at eave
- ◆ Ground level door: 10 x 12 roll up
- ◆ Insulated; Florescent lighting and light panels
- ◆ Power; single phase-200 amp
- ◆ Exhaust Fan
- ◆ Floor Depth:5"
- ◆ Parking: 8 employee spaces

**Zoning:** BPC-2 (Polk County) - Permits light industrial uses, including assembly, warehousing and distribution.

**Utilities:** City of Lakeland Water & Electric  
Septic Tank

**Comments:** Warehouse is **located off S. Florida Ave/ SR 37**, the main N/S route through Lakeland. The warehouse consists of 1,545 SF of offices and 2,455 SF of warehouse space. Some outdoor storage potential exists.

**Rent:** \$1,500/month Modified Gross Lease



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# 4,000 SF Warehouse Space w/Office

Close up Aerial

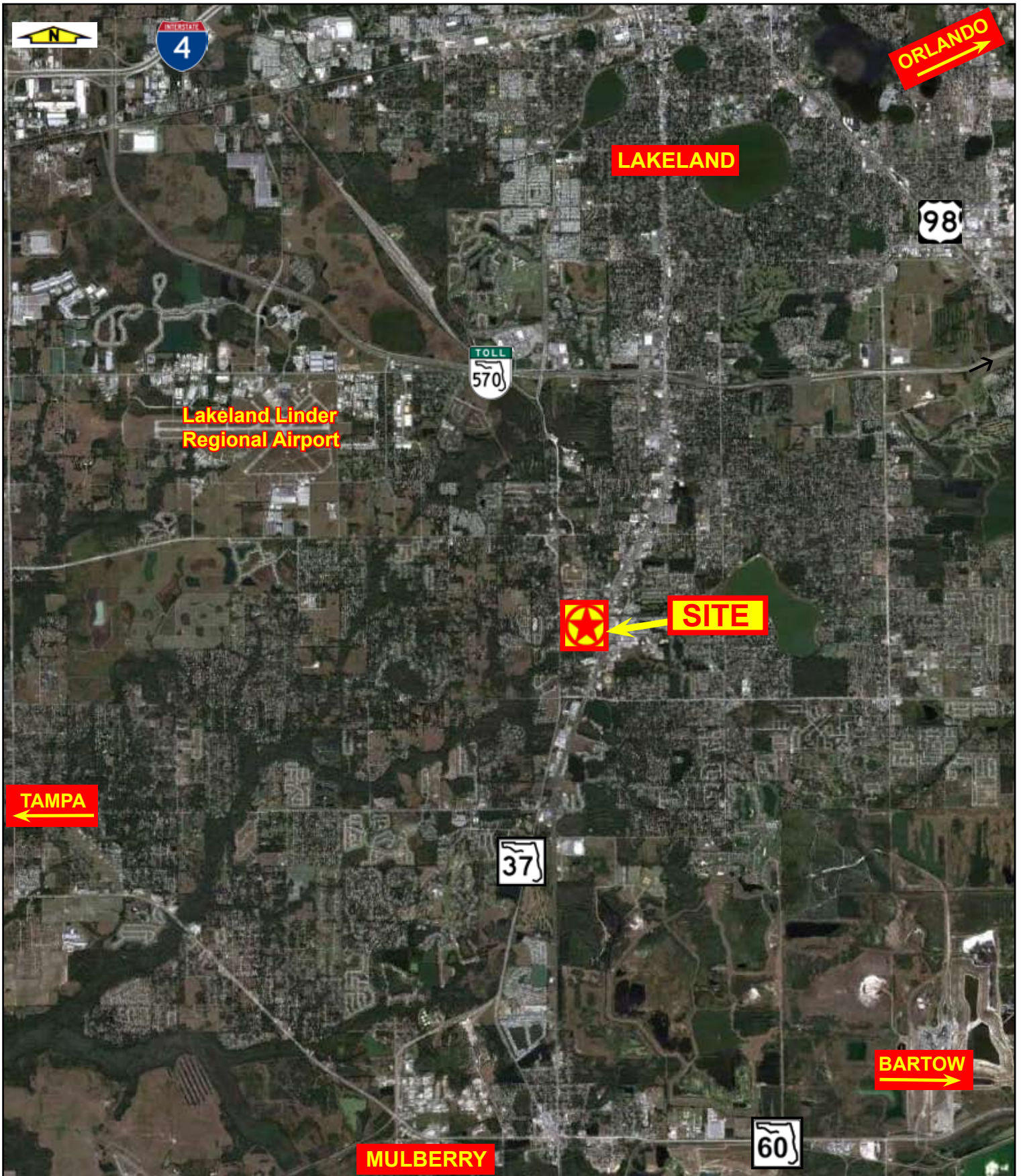




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# 4,000 SF Warehouse Space w/Office

Distance Aerial

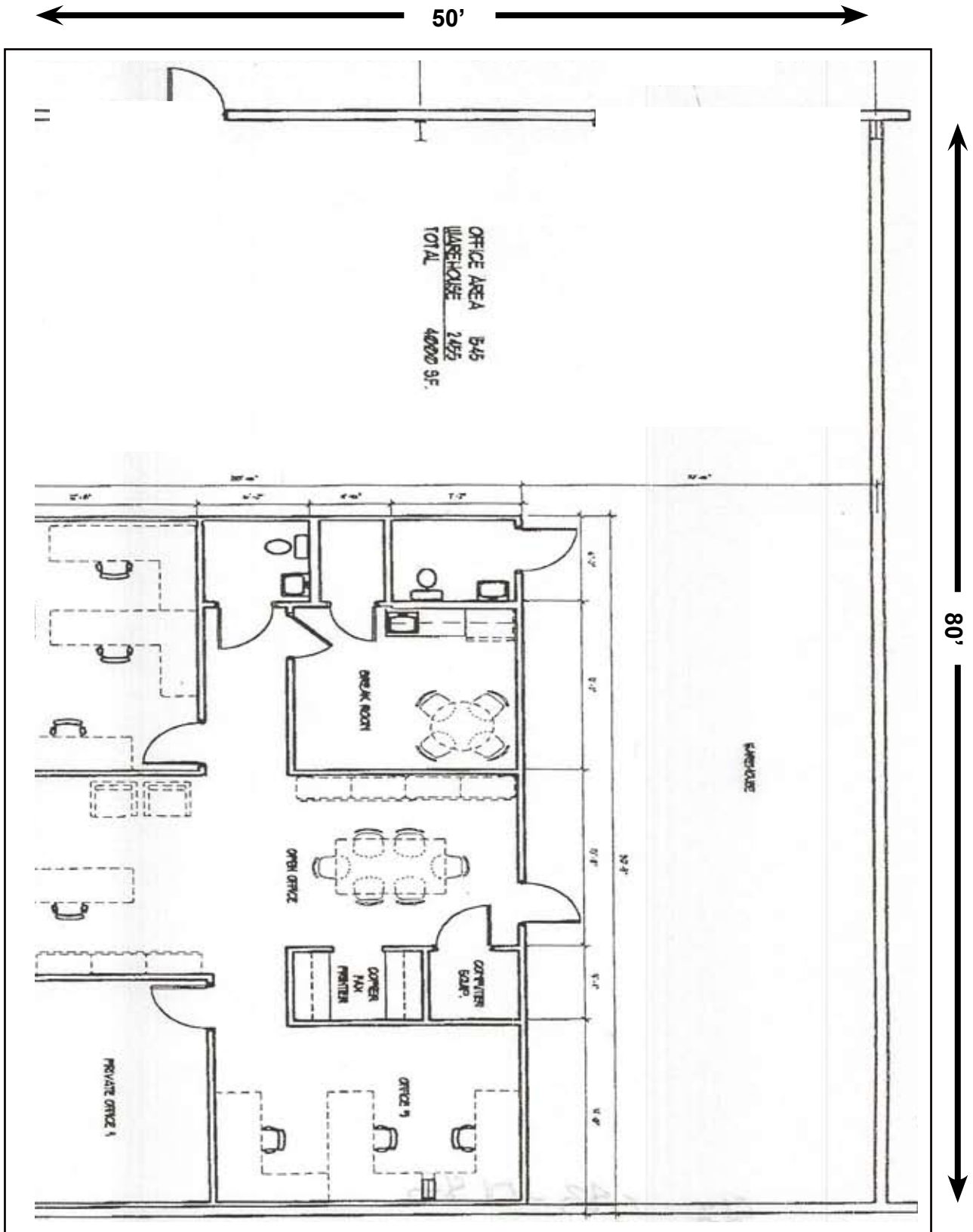




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# 4,000 SF Warehouse Space w/Office

## Building Floor Plan

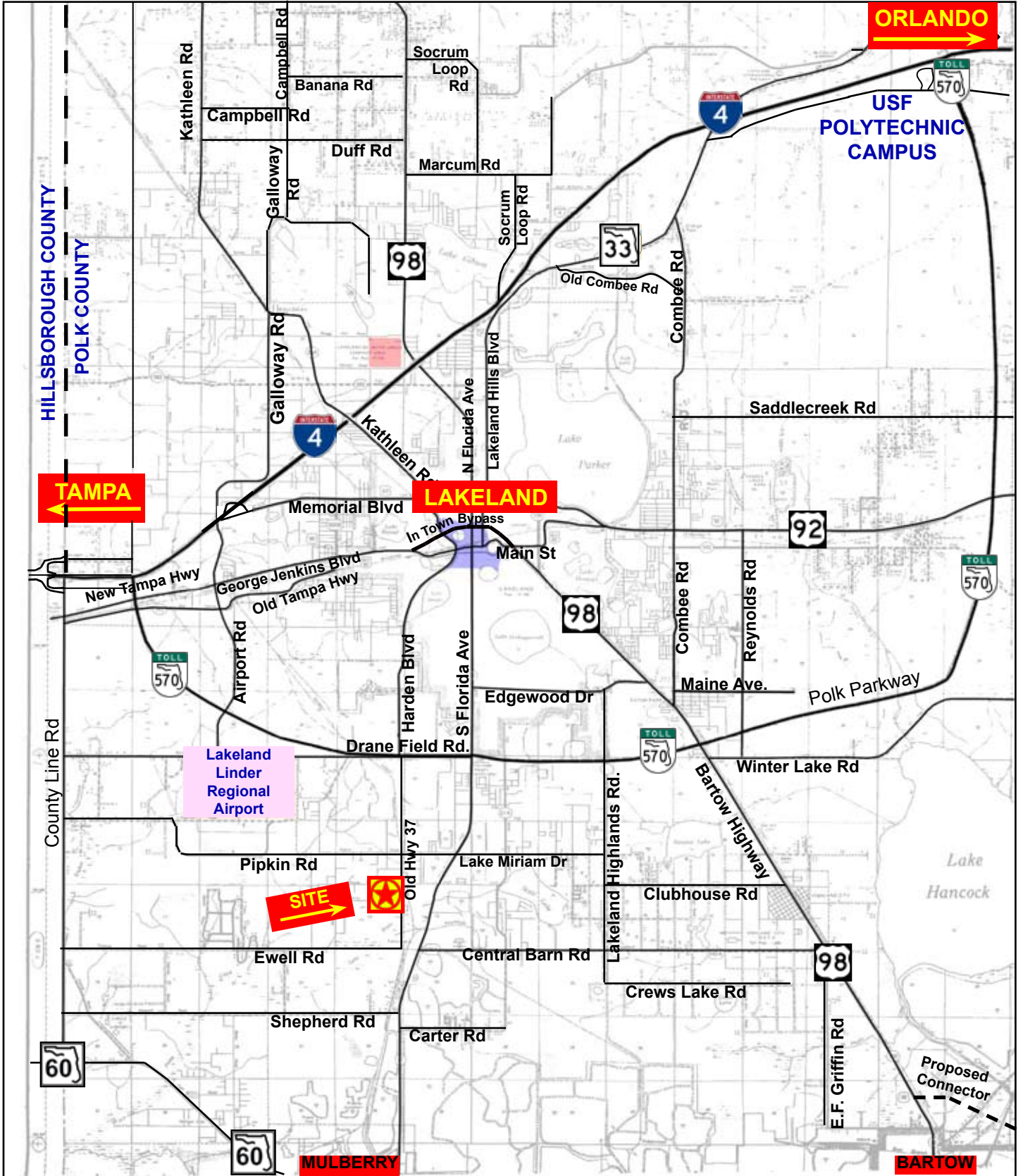




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# 4,000 SF Warehouse Space w/Office

## Greater Lakeland I-4 Corridor Map





# 4,000 SF Warehouse Space w/Office

## Demographics-Executive Summary

	5 miles radius	10 miles radius	20 miles radius
<b>2010 Population</b>			
Total Population	102,131	233,184	652,323
Male Population	48.5%	48.5%	48.8%
Female Population	51.5%	51.5%	51.2%
Median Age	39.6	38.4	39.5
<b>2010 Income</b>			
Median HH Income	\$55,520	\$46,311	\$50,361
Per Capita Income	\$27,444	\$22,808	\$23,539
Average HH Income	\$70,056	\$58,029	\$61,515
<b>2010 Households</b>			
Total Households	39,791	91,002	247,213
Average Household Size	2.53	2.52	2.60
<b>2010 Housing</b>			
Owner Occupied Housing Units	62.5%	56.2%	62.0%
Renter Occupied Housing Units	24.2%	27.5%	23.1%
Vacant Housing Units	13.3%	16.3%	14.9%
<b>Population</b>			
1990 Population	72,740	186,967	470,277
2000 Population	88,587	209,806	556,730
2010 Population	102,131	233,184	652,323
2015 Population	107,066	241,972	682,130
1990-2000 Annual Rate	1.99%	1.16%	1.7%
2000-2010 Annual Rate	1.4%	1.04%	1.56%
2010-2015 Annual Rate	0.95%	0.74%	0.9%

In the identified market area, the current year population is 652,323. In 2000, the Census count in the market area was 556,730. The rate of change since 2000 was 1.56 percent annually. The five-year projection for the population in the market area is 682,130, representing a change of 0.9 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

<b>Households</b>			
1990 Households	28,203	72,325	176,026
2000 Households	34,686	81,677	210,393
2010 Households	39,791	91,002	247,213
2015 Households	41,609	94,490	258,967
1990-2000 Annual Rate	2.09%	1.22%	1.8%
2000-2010 Annual Rate	1.35%	1.06%	1.59%
2010-2015 Annual Rate	0.9%	0.76%	0.93%

The household count in this market area has changed from 210,393 in 2000 to 247,213 in the current year, a change of 1.59 percent annually. The five-year projection of households is 258,967, a change of 0.93 percent annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2000. The number of families in the current year is 176,323 in the market area.

### Housing

Currently, 62.0 percent of the 290,524 housing units in the market area are owner occupied; 23.1 percent, renter occupied; and 14.9 percent are vacant. In 2000, there were 237,829 housing units - 66.1 percent owner occupied, 22.4 percent renter occupied and 11.5 percent vacant. The rate of change in housing units since 2000 is 1.97 percent. Median home value in the market area is \$110,210, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.07 percent annually to \$128,169. From 2000 to the current year, median home value changed by 3.2 percent annually.



# 4,000 SF Warehouse Space w/Office

## Demographics-Executive Summary

	5 miles radius	10 miles radius	20 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$31,555	\$25,979	\$27,724
2000 Median HH Income	\$44,658	\$37,325	\$40,010
2010 Median HH Income	\$55,520	\$46,311	\$50,361
2015 Median HH Income	\$59,105	\$52,477	\$55,463
1990-2000 Annual Rate	3.53%	3.69%	3.74%
2000-2010 Annual Rate	2.15%	2.13%	2.27%
2010-2015 Annual Rate	1.26%	2.53%	1.95%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,893	\$12,697	\$13,032
2000 Per Capita Income	\$22,656	\$18,859	\$19,443
2010 Per Capita Income	\$27,444	\$22,808	\$23,539
2015 Per Capita Income	\$29,743	\$24,975	\$25,717
1990-2000 Annual Rate	3.61%	4.04%	4.08%
2000-2010 Annual Rate	1.89%	1.87%	1.88%
2010-2015 Annual Rate	1.62%	1.83%	1.79%
<b>Average Household Income</b>			
1990 Average Household Income	\$40,401	\$32,525	\$34,508
2000 Average Household Income	\$57,781	\$48,136	\$50,798
2010 Average HH Income	\$70,056	\$58,029	\$61,515
2015 Average HH Income	\$76,127	\$63,540	\$67,092
1990-2000 Annual Rate	3.64%	4%	3.94%
2000-2010 Annual Rate	1.9%	1.84%	1.89%
2010-2015 Annual Rate	1.68%	1.83%	1.75%

### Households by Income

Current median household income is \$50,361 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,463 in five years. In 2000, median household income was \$40,010, compared to \$27,724 in 1990.

Current average household income is \$61,515 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,092 in five years. In 2000, average household income was \$50,798, compared to \$34,508 in 1990.

Current per capita income is \$23,539 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,717 in five years. In 2000, the per capita income was \$19,443, compared to \$13,032 in 1990.

### Population by Employment

Total Businesses	3,726	9,496	21,130
Total Employees	35,536	118,243	230,636

Currently, 86.4 percent of the civilian labor force in the identified market area is employed and 13.6 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 89.2 percent of the civilian labor force, and unemployment will be 10.8 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, 61.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 58.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.0 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 25.5 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:

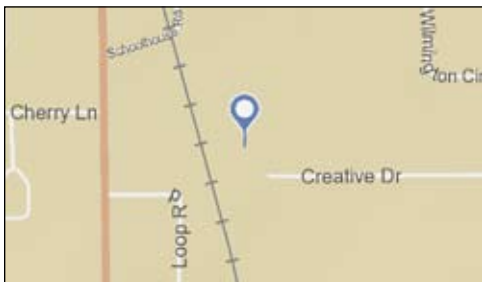
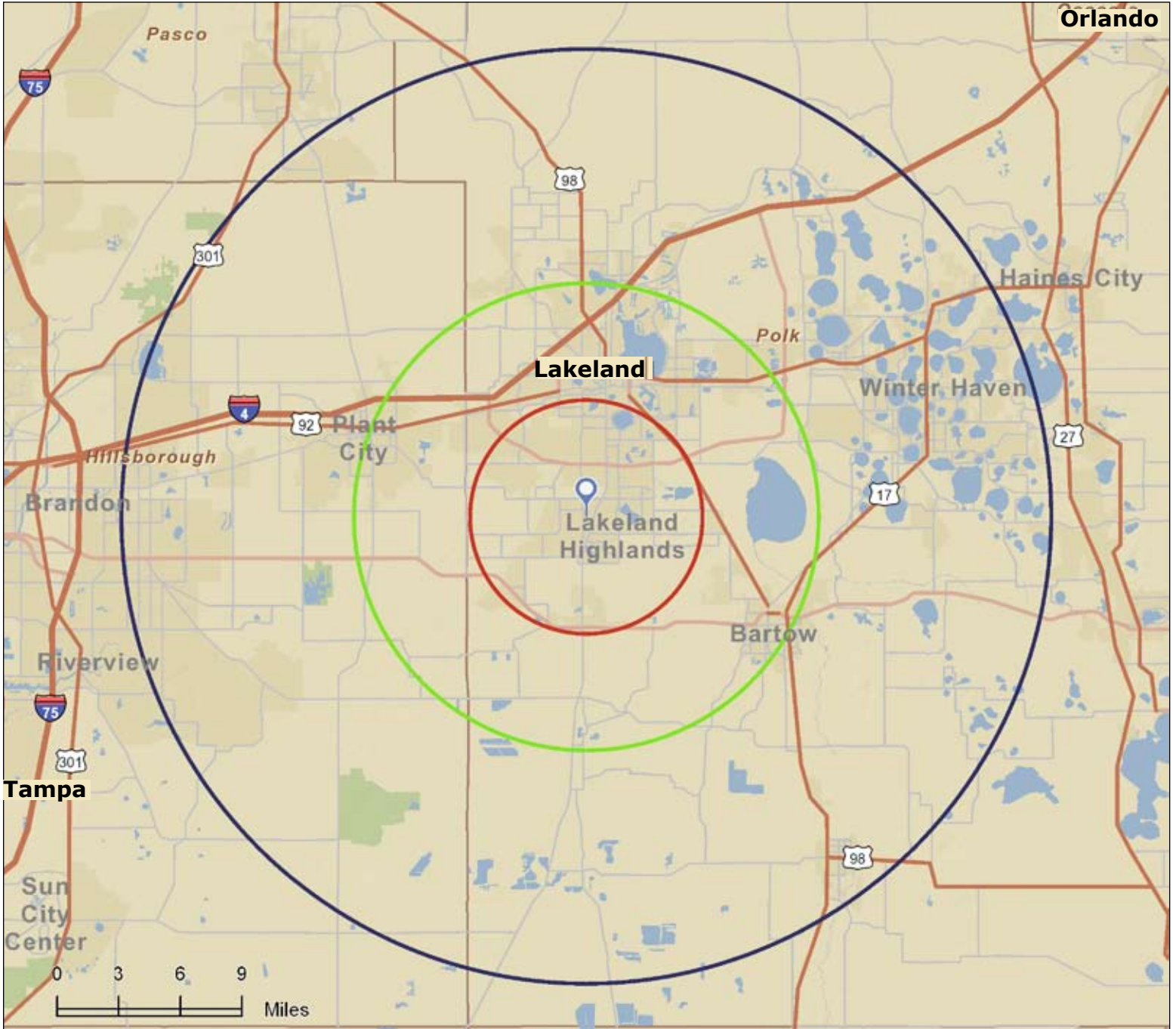
- 16.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.0 percent were high school graduates only (29.6 percent in the U.S.)
- 8.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.8 percent 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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