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**62,500 SF Warehouse on 21 Acres
2420 New Tampa Highway
Lakeland, Central Florida**

NEW PRICE



Business Relocating



www.Hauger-Bunch.com

- ◆ Nearly 6 million people within 60 mile range
- ◆ 7th largest U.S. market within 100 mile range
- ◆ Ideal Distribution/Manufacturing Location
- ◆ Easy Access to Interstate 4
- ◆ City Water & Sewer at site; Possible Rail

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Property Overview

Identification: Kirkland
Tax Id (3 Parcels): 23-28-22-000000-013060; 013030; 013040

Location: 2420 New Tampa Highway
Lakeland, FL 33815

Property Type: Distribution Warehouse/Light Mfg.

Construction: (a) 30,000 SF - Masonry with 13' ceilings;
(b) 32,500 SF - Metal w/20' ceilings at eaves



Building Size: Approx. 62,500 SF Enclosed Warehouse; incl. 3,450 SF offices
12,000+ Attached Sheds 34' wide
Building can be divided 50/50 with separate electric panel, restrooms, and loading

Fire Sprinklers: Wet System Throughout

Land Area: 21+ Acres; Building and current paved operating area consist of 5.53 acres.
Portion of site contains wetland soils.

Zoning: City of Lakeland I-2 (Industrial-2); Land Use - BP (Business Park)

Utilities: 800 Amp, 3 Phase, 120/208 volt - Lakeland Electric
8" Water at site - 8" Fire Connection - City of Lakeland
14" Force Main Sewer at site - City of Lakeland (not connected-currently on septic)
Natural Gas - TECO Peoples Gas 4" Steel Intermediate Pressure

Taxes: \$28,394.76 (2010)

Access: 2 Lane US 92 - Connecting to downtown Lakeland and I-4 via Wabash Ave
and Memorial Blvd (3 miles)

Traffic Count: 15,000 per day on US 92

Comments:

- Clean and efficient layout for manufacturing and/or distribution
- 8 Covered Dock Doors plus 2 Drive-in Doors
- Previously served by CSX rail service. Siding has been removed. Possibly available.
- Near major Publix Supermarket Bakery, Produce & Distribution Center
- Major Expansion Potential

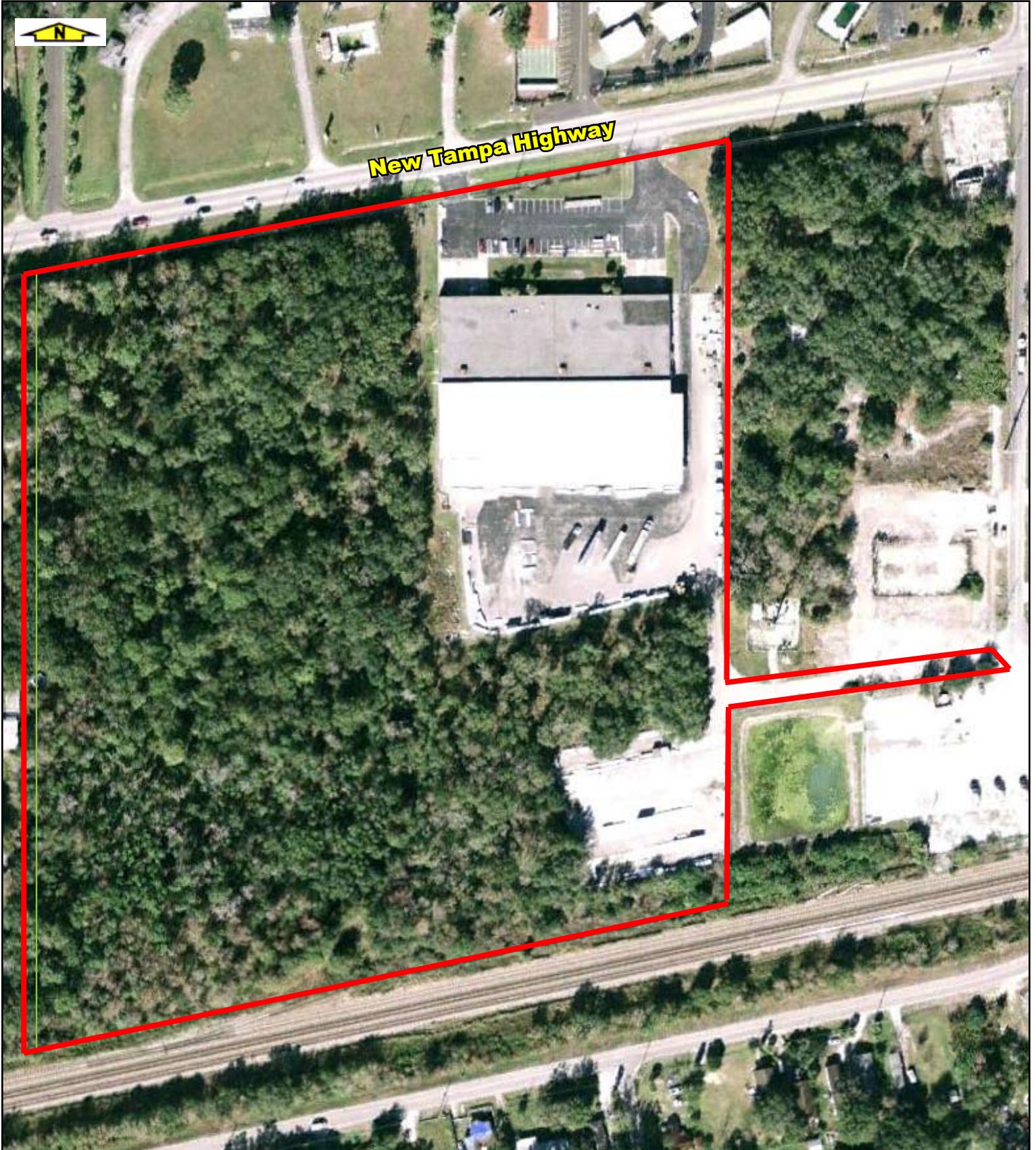
NEW Price: ~~\$2,750,000~~ **\$2,195,00**
SALE PREFERRED but Lease Considered @ \$3 psf/net

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



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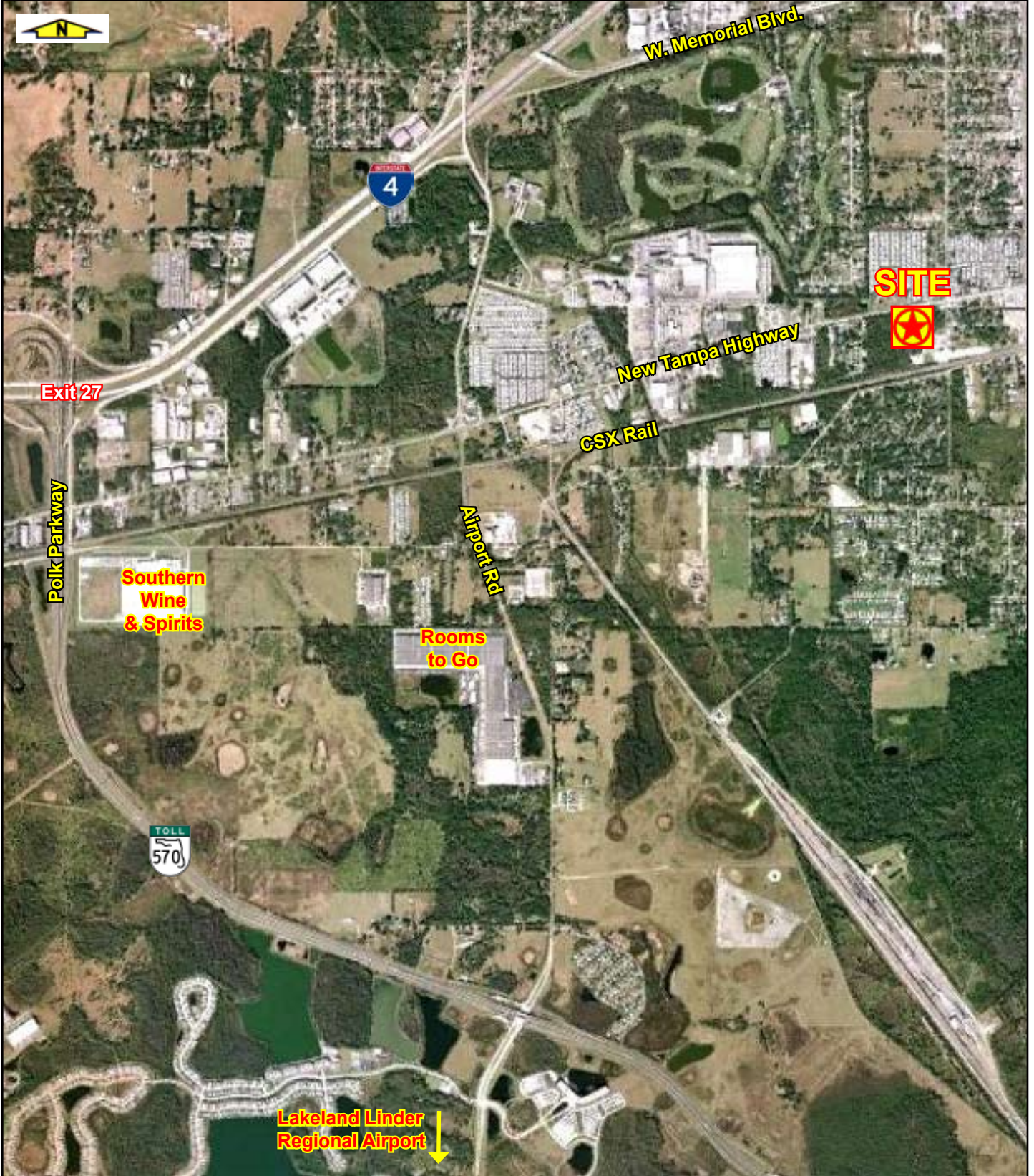
Business Relocating **62,500 SF Warehouse on 21 Acres** Close up Aerial





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Business Relocating **62,500 SF Warehouse on 21 Acres** Polk Parkway Aerial



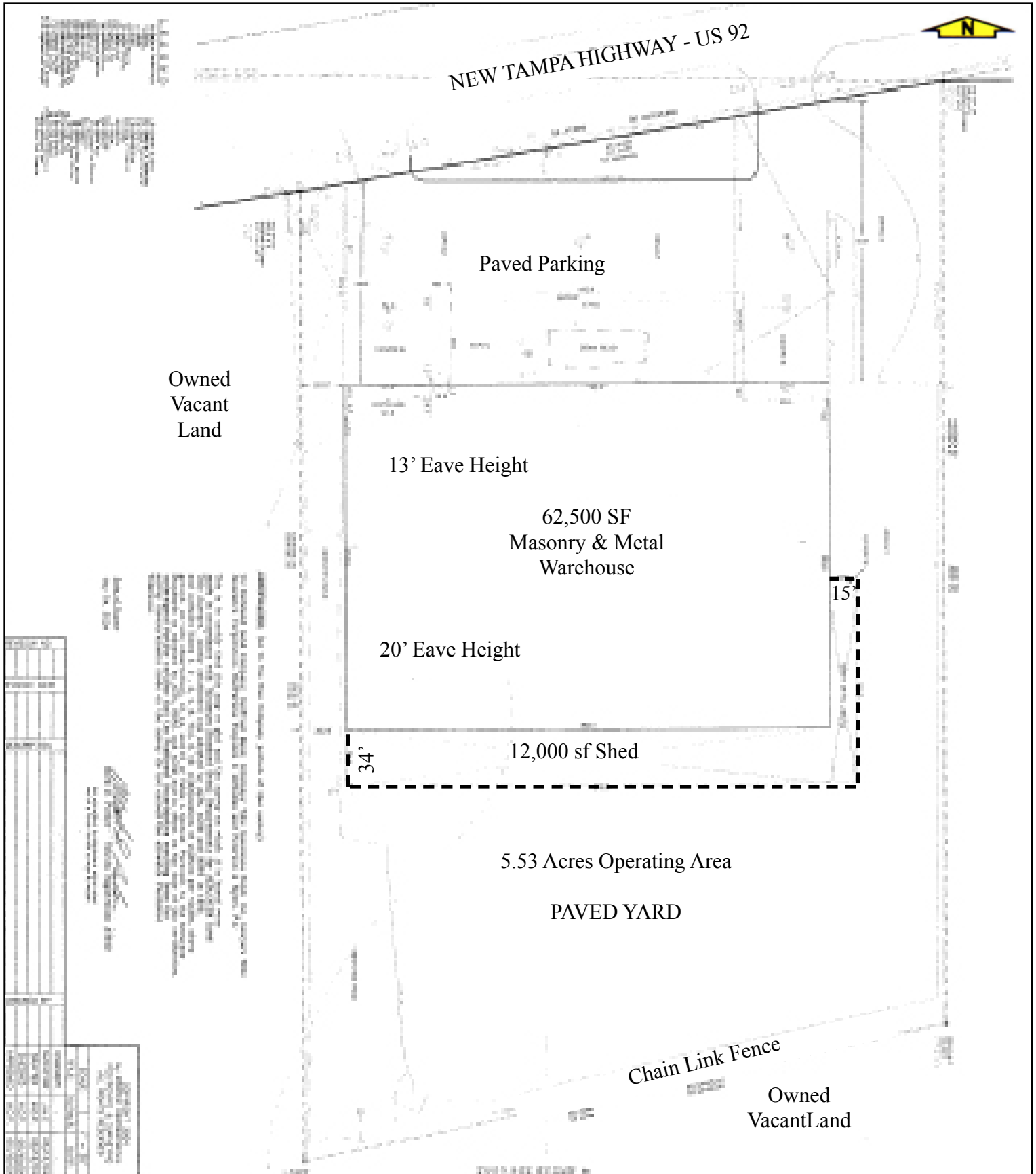


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Boundary & Topographic Survey (Operating Area)



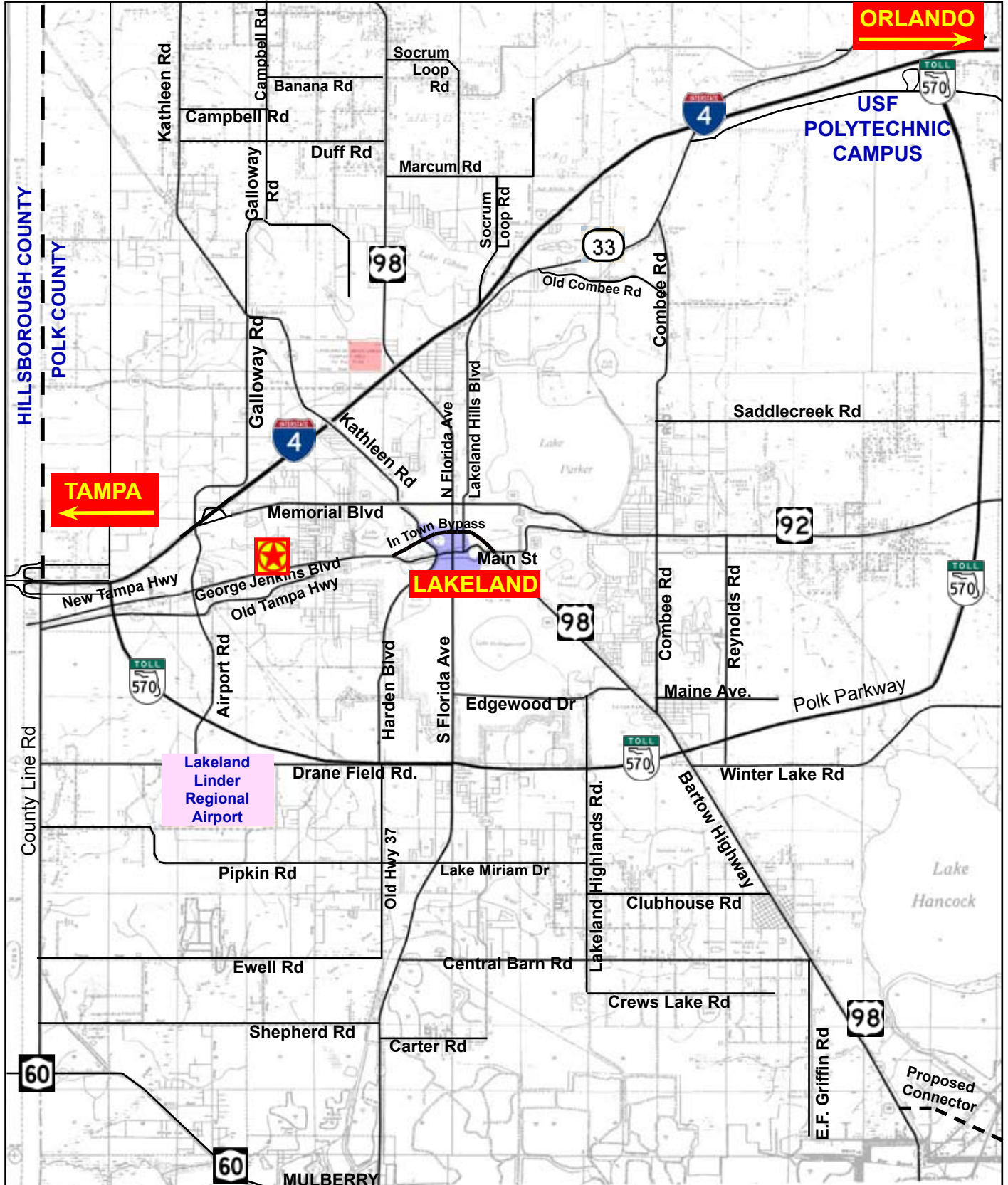


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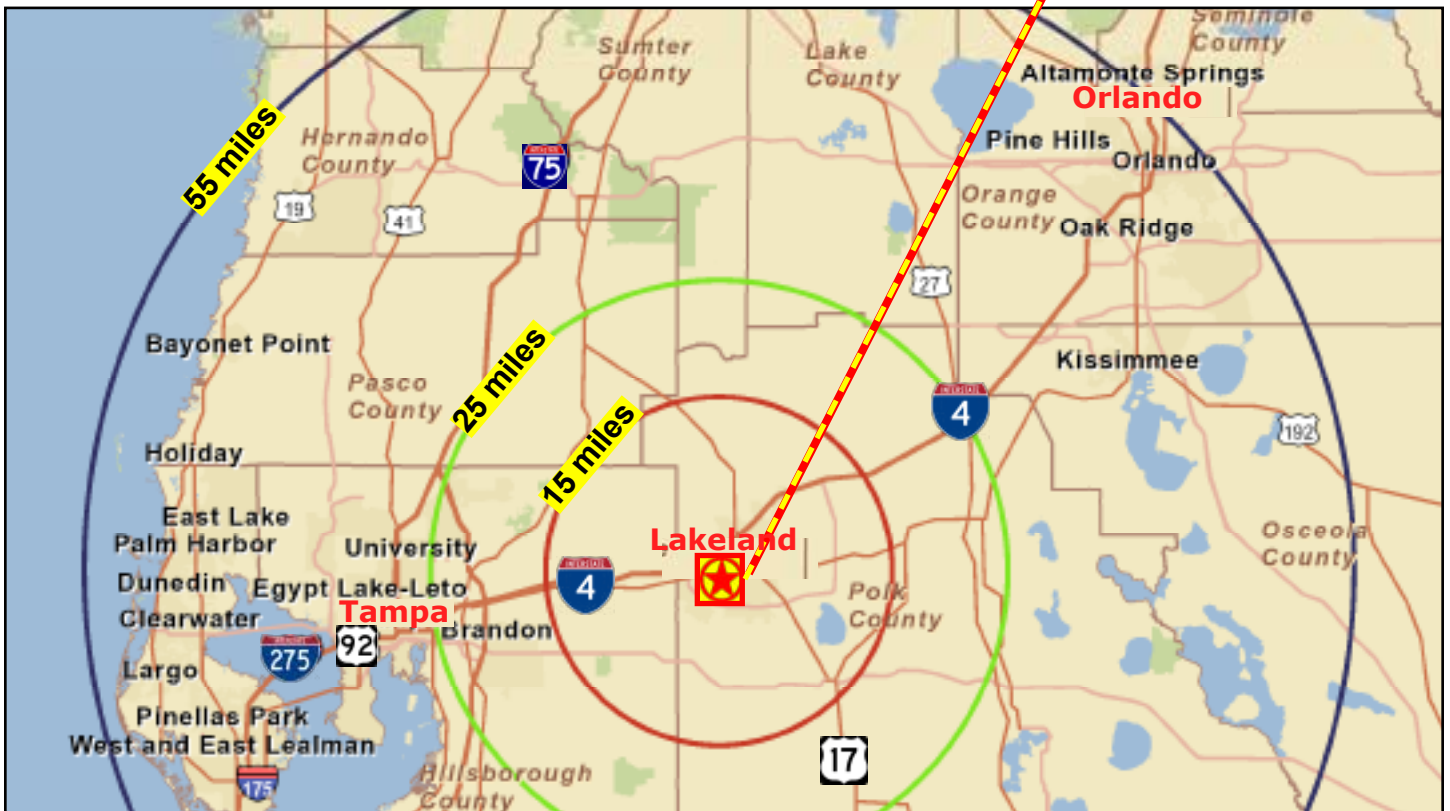
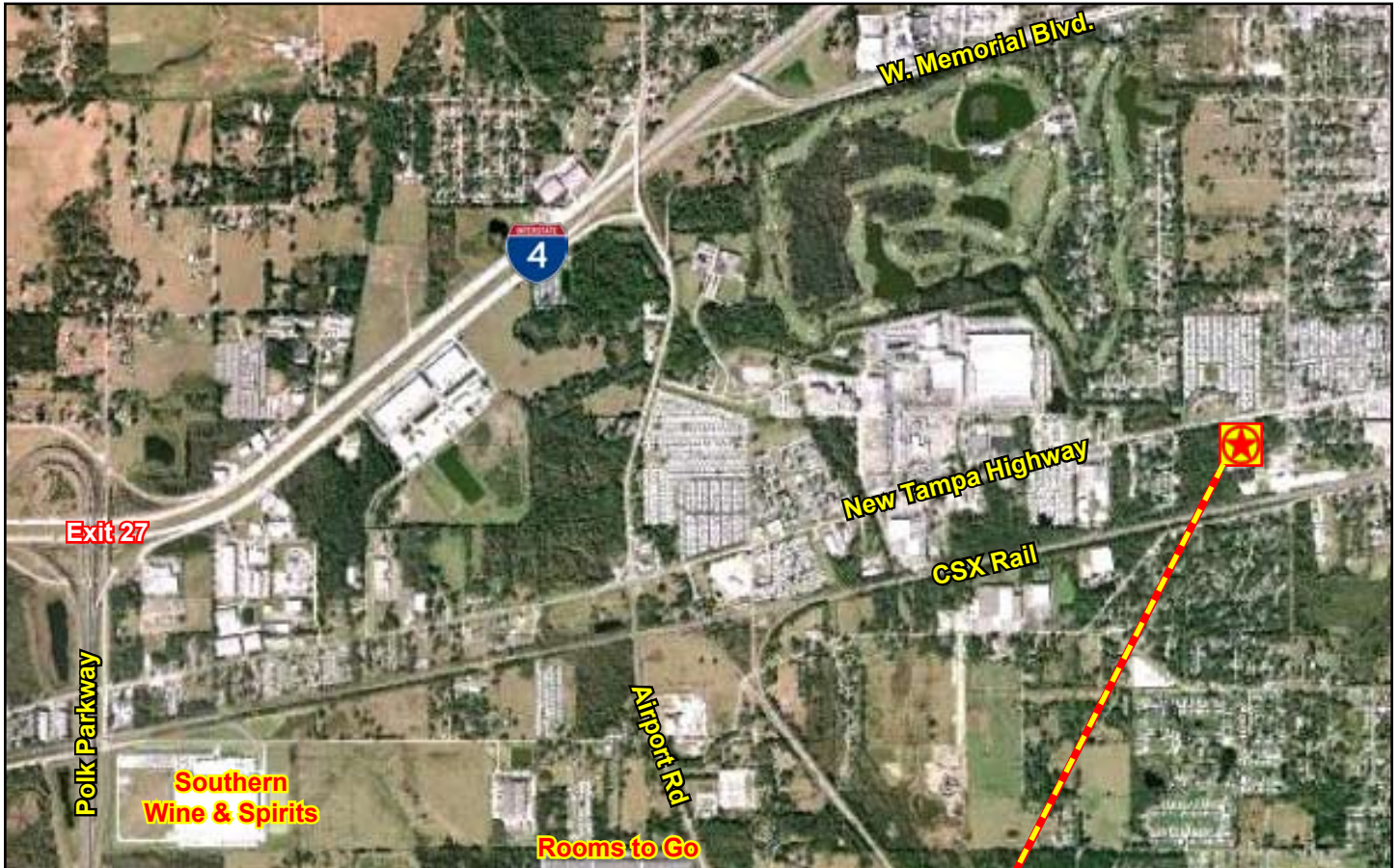
Greater Lakeland I-4 Corridor Map





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Business Relocating **62,500 SF Warehouse on 21 Acres** Situational Map





Business Relocating

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Demographics - Executive Summary

	15 miles radius	30 miles radius	60 miles radius
2010 Population			
Total Population	418,460	1,501,665	5,794,913
Male Population	48.8%	49.0%	48.8%
Female Population	51.2%	51.0%	51.2%
Median Age	38.7	37.8	41.3
2010 Income			
Median HH Income	\$46,965	\$48,661	\$48,733
Per Capita Income	\$22,098	\$23,372	\$25,110
Average HH Income	\$57,402	\$60,266	\$61,831
2010 Households			
Total Households	159,487	574,469	2,321,897
Average Household Size	2.59	2.56	2.44
2010 Housing			
Owner Occupied Housing Units	59.7%	57.4%	57.9%
Renter Occupied Housing Units	25.0%	26.2%	25.6%
Vacant Housing Units	15.3%	16.4%	16.5%
Population			
1990 Population	316,112	975,304	3,968,889
2000 Population	369,888	1,185,744	4,792,982
2010 Population	418,460	1,501,665	5,794,913
2015 Population	435,079	1,600,485	6,078,134
1990-2000 Annual Rate	1.58%	1.97%	1.9%
2000-2010 Annual Rate	1.21%	2.33%	1.87%
2010-2015 Annual Rate	0.78%	1.28%	0.96%

In the identified market area, the current year population is 5,794,913. In 2000, the Census count in the market area was 4,792,982. The rate of change since 2000 was 1.87 percent annually. The five-year projection for the population in the market area is 6,078,134, representing a change of 0.96 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households

1990 Households	119,193	370,577	1,613,548
2000 Households	140,814	453,927	1,946,944
2010 Households	159,487	574,469	2,321,897
2015 Households	165,951	612,910	2,431,462
1990-2000 Annual Rate	1.68%	2.05%	1.9%
2000-2010 Annual Rate	1.22%	2.32%	1.73%
2010-2015 Annual Rate	0.8%	1.3%	0.93%

The household count in this market area has changed from 1,946,944 in 2000 to 2,321,897 in the current year, a change of 1.73 percent annually. The five-year projection of households is 2,431,462, a change of 0.93 percent annually from the current year total. Average household size is currently 2.44, compared to 2.41 in the year 2000. The number of families in the current year is 1,498,166 in the market area.

Housing

Currently, 57.9 percent of the 2,781,975 housing units in the market area are owner occupied; 25.6 percent, renter occupied; and 16.5 percent are vacant. In 2000, there were 2,219,707 housing units - 61.3 percent owner occupied, 26.4 percent renter occupied and 12.3 percent vacant. The rate of change in housing units since 2000 is 2.23 percent. Median home value in the market area is \$119,666, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.24 percent annually to \$140,381. From 2000 to the current year, median home value changed by 3.15 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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Demographics - Executive Summary

	15 miles radius	30 miles radius	60 miles radius
Median Household Income			
1990 Median HH Income	\$26,468	\$25,451	\$26,721
2000 Median HH Income	\$37,801	\$37,383	\$38,136
2010 Median HH Income	\$46,965	\$48,661	\$48,733
2015 Median HH Income	\$52,963	\$54,652	\$54,914
1990-2000 Annual Rate	3.63%	3.92%	3.62%
2000-2010 Annual Rate	2.14%	2.61%	2.42%
2010-2015 Annual Rate	2.43%	2.35%	2.42%
Per Capita Income			
1990 Per Capita Income	\$12,315	\$12,363	\$14,164
2000 Per Capita Income	\$18,403	\$18,983	\$21,055
2010 Per Capita Income	\$22,098	\$23,372	\$25,110
2015 Per Capita Income	\$24,182	\$25,619	\$27,495
1990-2000 Annual Rate	4.1%	4.38%	4.04%
2000-2010 Annual Rate	1.8%	2.05%	1.73%
2010-2015 Annual Rate	1.82%	1.85%	1.83%
Average Household Income			
1990 Average Household Income	\$32,342	\$32,056	\$34,294
2000 Average Household Income	\$47,853	\$48,817	\$51,022
2010 Average HH Income	\$57,402	\$60,266	\$61,831
2015 Average HH Income	\$62,765	\$66,014	\$67,822
1990-2000 Annual Rate	4%	4.3%	4.05%
2000-2010 Annual Rate	1.79%	2.08%	1.89%
2010-2015 Annual Rate	1.8%	1.84%	1.87%

Households by Income

Current median household income is \$48,733 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,914 in five years. In 2000, median household income was \$38,136, compared to \$26,721 in 1990.

Current average household income is \$61,831 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,822 in five years. In 2000, average household income was \$51,022, compared to \$34,294 in 1990.

Current per capita income is \$25,110 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,495 in five years. In 2000, the per capita income was \$21,055, compared to \$14,164 in 1990.

Population by Employment

Total Businesses	14,121	50,058	230,993
Total Employees	162,545	582,307	2,483,665

Currently, 87.2 percent of the civilian labor force in the identified market area is employed and 12.8 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 89.9 percent of the civilian labor force, and unemployment will be 10.1 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, 59.9 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:

- 61.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.7 percent of the market area population drove alone to work, and 2.9 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:

- 14.0 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.9 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.)
- 16.9 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

