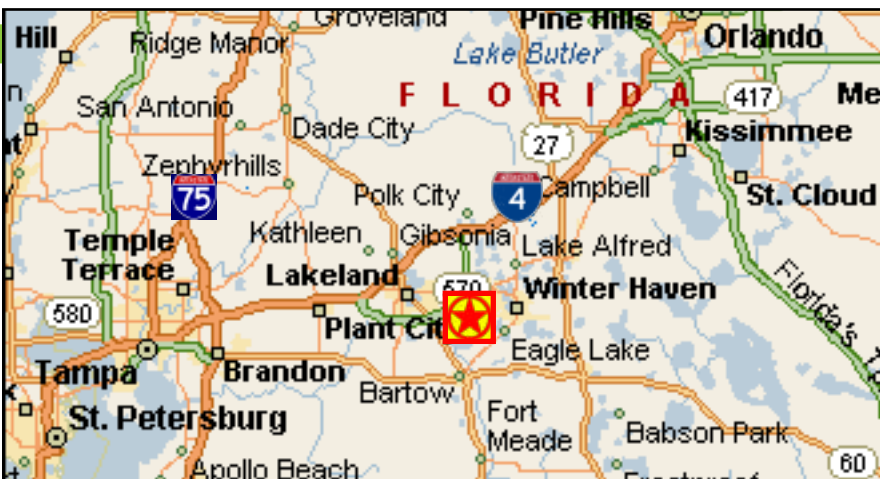




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18,000 SF Industrial on 1.55 Acres Near Polk Parkway Lakeland, Florida



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18,000 SF Industrial on 1.55 Acres

Building Photographs



18,000 SF Industrial on 1.55 Acres

Interior Photographs





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18,000 SF Industrial on 1.55 Acres

Property Overview

Identification: Wagner 18,000 SF Industrial

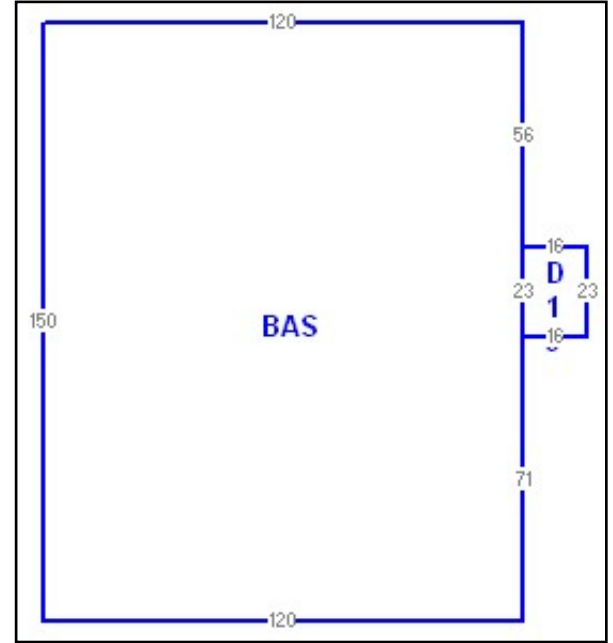
Tax Id: 24-28-34-270310-000030

Location: 3618 Waterfield Pkwy, Lakeland, FL 33803

Building Size: 18,000 SF TOTAL
16,800 SF Warehouse;
1,200 SF **Recently Renovated** Offices,
Plus 368 SF covered double loading dock

Lot Size: 1.55 Acres; approx, 233' x 210'

Land Use: BPC-1 (Polk County Business Park Center 1)



Taxes: \$5,125.79 (2010)

Utilities: Water-City of Lakeland
Electric-Lakeland Electric (200 amp/3 phase/240 volt)
Septic System
Gas nearby

Access: 2 lane asphalt street connecting to CR 540, 4 lane US 98 (1/4 mile) and Polk Parkway SR 570 (1/2 mile). (Direct connector to I-4)

Ceiling Height: 21' center ht under beam & 19' eave ht under beam

Comments: Insulated ceiling; 8' concrete block walls, metal above; 5 - 16'x16' drive in doors; 1 - 10'x10' OH door; 2 covered, recessed truck docks with levelers; 6' chain link fencing rear & side yards; Fully paved lot except retention area; 200 Amp/3 Phase/ 240 volt electric; No fire sprinklers; 24 skylights; Min warehouse lighting.

Price: **For Sale \$1,200,000**
For Lease \$5.25/SF gross



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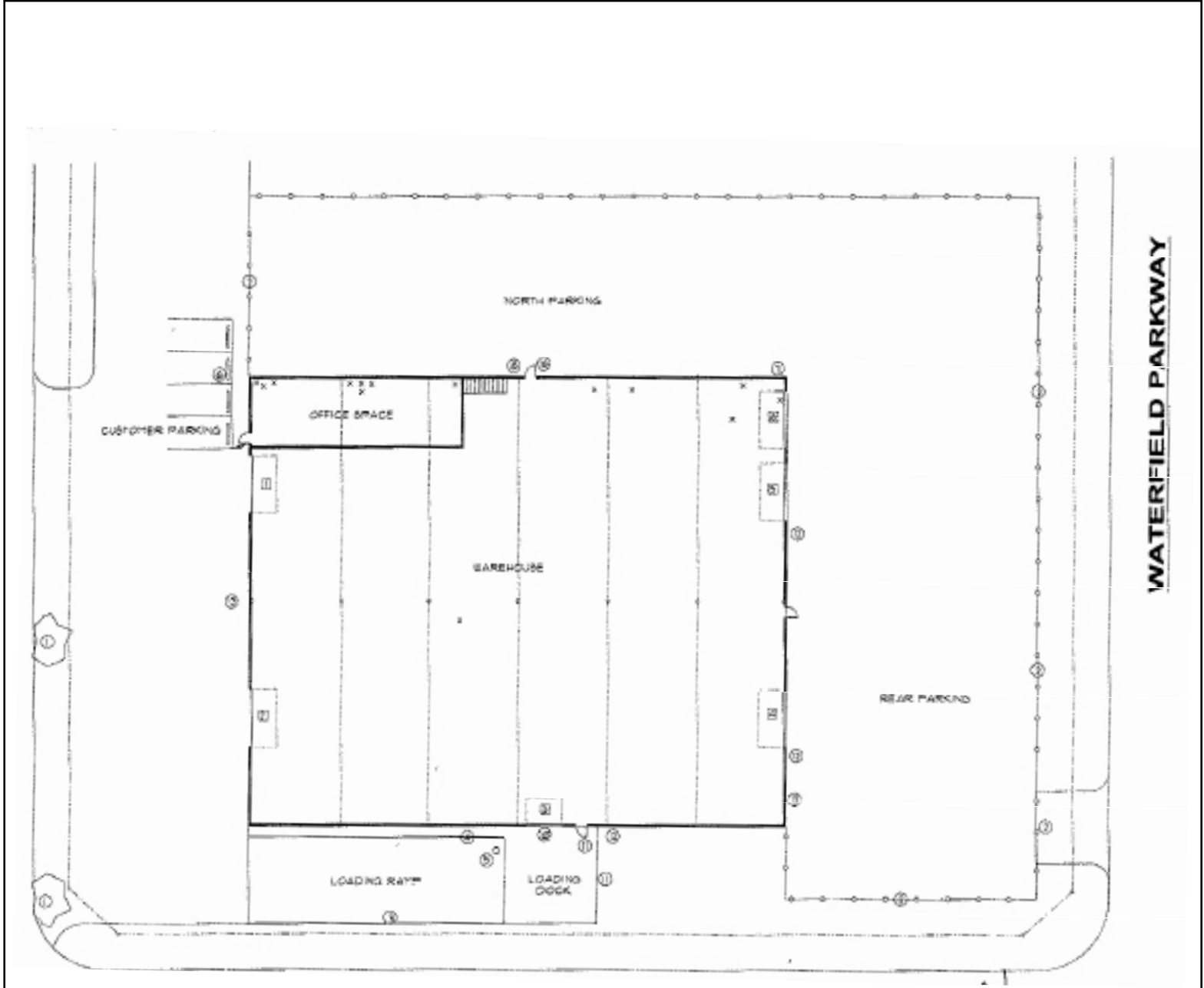
Distance Aerial





18,000 SF Industrial on 1.55 Acres

Site Plan

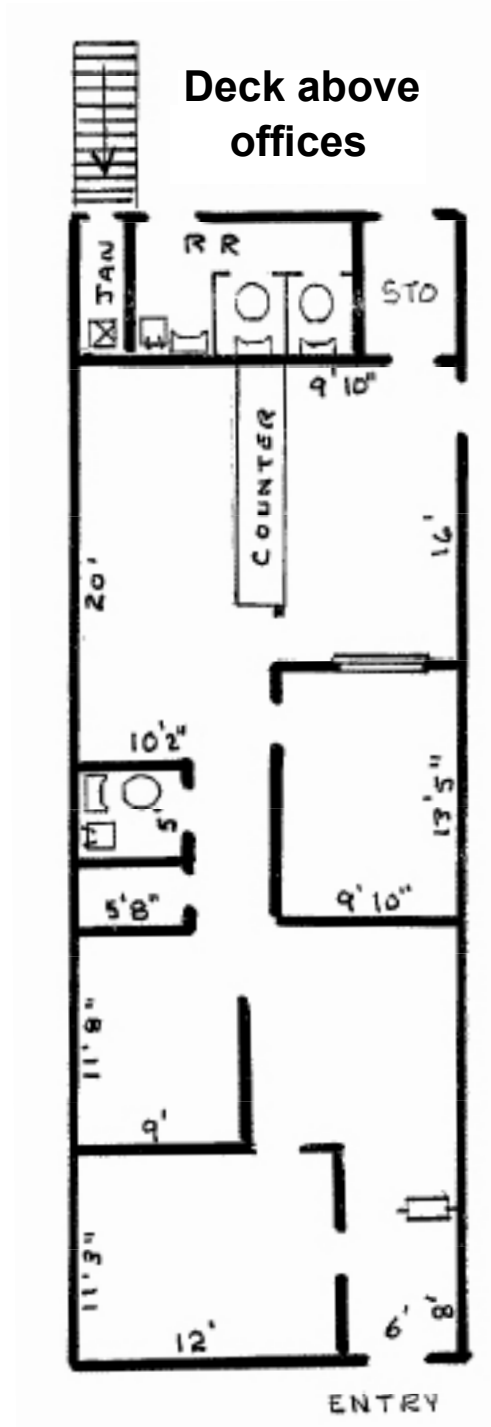


SITE PLAN

1" = 20.0'

18,000 SF Industrial on 1.55 Acres

Office Plan



Warehouse

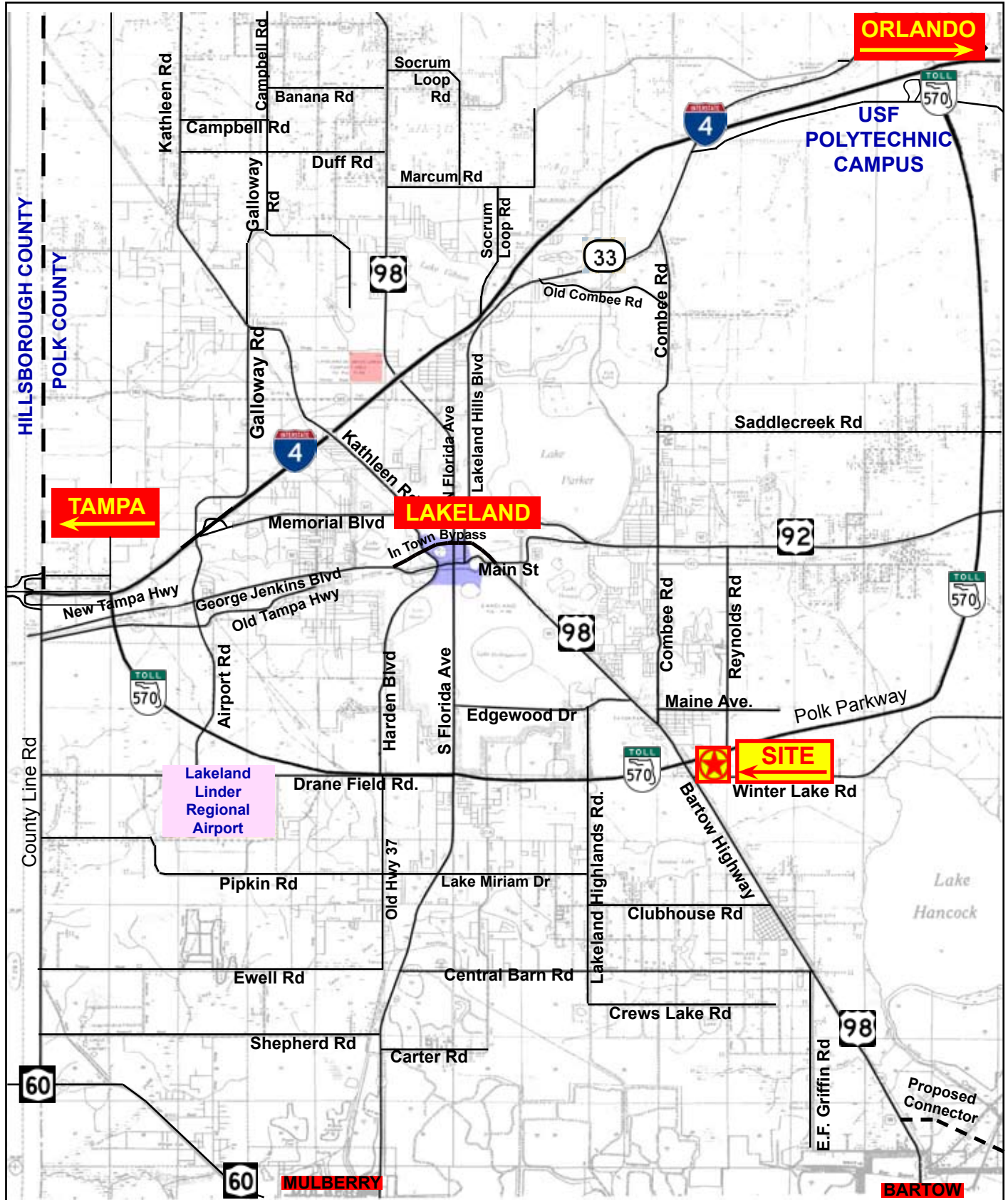
Office Plan



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18,000 SF Industrial on 1.55 Acres

Greater Lakeland I-4 Corridor Map





18,000 SF Industrial on 1.55 Acres

Executive Summary

	10 miles radius	30 miles radius	60 miles radius
2010 Population			
Total Population	289,492	1,181,346	5,849,707
Male Population	48.5%	49.2%	48.8%
Female Population	51.5%	50.8%	51.2%
Median Age	39.3	38.9	40.8
2010 Income			
Median HH Income	\$45,689	\$50,001	\$49,183
Per Capita Income	\$22,803	\$23,155	\$25,121
Average HH Income	\$57,331	\$60,630	\$62,266
2010 Households			
Total Households	113,570	445,553	2,328,937
Average Household Size	2.49	2.60	2.46
2010 Housing			
Owner Occupied Housing Units	56.4%	60.4%	57.9%
Renter Occupied Housing Units	27.3%	21.5%	25.8%
Vacant Housing Units	16.3%	18.1%	16.3%
Population			
1990 Population	232,584	702,104	3,971,610
2000 Population	261,555	891,525	4,831,034
2010 Population	289,492	1,181,346	5,849,707
2015 Population	299,012	1,274,116	6,139,854
1990-2000 Annual Rate	1.18%	2.42%	1.98%
2000-2010 Annual Rate	0.99%	2.78%	1.88%
2010-2015 Annual Rate	0.65%	1.52%	0.97%

In the identified market area, the current year population is 5,849,707. In 2000, the Census count in the market area was 4,831,034. The rate of change since 2000 was 1.88 percent annually. The five-year projection for the population in the market area is 6,139,854, representing a change of 0.97 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	90,289	262,969	1,608,961
2000 Households	102,434	336,067	1,953,546
2010 Households	113,570	445,553	2,328,937
2015 Households	117,358	481,574	2,439,306
1990-2000 Annual Rate	1.27%	2.48%	1.96%
2000-2010 Annual Rate	1.01%	2.79%	1.73%
2010-2015 Annual Rate	0.66%	1.57%	0.93%

The household count in this market area has changed from 1,953,546 in 2000 to 2,328,937 in the current year, a change of 1.73 percent annually. The five-year projection of households is 2,439,306, a change of 0.93 percent annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2000. The number of families in the current year is 1,505,859 in the market area.

Housing

Currently, 57.9 percent of the 2,782,147 housing units in the market area are owner occupied; 25.8 percent, renter occupied; and 16.3 percent are vacant. In 2000, there were 2,221,131 housing units - 61.3 percent owner occupied, 26.6 percent renter occupied and 12.0 percent vacant. The rate of change in housing units since 2000 is 2.22 percent. Median home value in the market area is \$119,610, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.22 percent annually to \$140,167. From 2000 to the current year, median home value changed by 3.13 percent annually.



18,000 SF Industrial on 1.55 Acres

Executive Summary

	10 miles radius	30 miles radius	60 miles radius
Median Household Income			
1990 Median HH Income	\$25,862	\$26,681	\$26,815
2000 Median HH Income	\$36,676	\$39,124	\$38,313
2010 Median HH Income	\$45,689	\$50,001	\$49,183
2015 Median HH Income	\$52,039	\$55,221	\$55,319
1990-2000 Annual Rate	3.56%	3.9%	3.63%
2000-2010 Annual Rate	2.17%	2.42%	2.47%
2010-2015 Annual Rate	2.64%	2.01%	2.38%
Per Capita Income			
1990 Per Capita Income	\$12,561	\$12,670	\$14,142
2000 Per Capita Income	\$18,749	\$19,047	\$20,997
2010 Per Capita Income	\$22,803	\$23,155	\$25,121
2015 Per Capita Income	\$24,989	\$25,269	\$27,522
1990-2000 Annual Rate	4.09%	4.16%	4.03%
2000-2010 Annual Rate	1.93%	1.92%	1.76%
2010-2015 Annual Rate	1.85%	1.76%	1.84%
Average Household Income			
1990 Average Household Income	\$32,052	\$33,405	\$34,370
2000 Average Household Income	\$47,291	\$49,729	\$51,125
2010 Average HH Income	\$57,331	\$60,630	\$62,266
2015 Average HH Income	\$62,803	\$66,052	\$68,374
1990-2000 Annual Rate	3.97%	4.06%	4.05%
2000-2010 Annual Rate	1.9%	1.95%	1.94%
2010-2015 Annual Rate	1.84%	1.73%	1.89%

Households by Income

Current median household income is \$49,183 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,319 in five years. In 2000, median household income was \$38,313, compared to \$26,815 in 1990.

Current average household income is \$62,266 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$68,374 in five years. In 2000, average household income was \$51,125, compared to \$34,370 in 1990.

Current per capita income is \$25,121 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,522 in five years. In 2000, the per capita income was \$20,997, compared to \$14,142 in 1990.

Population by Employment

Total Businesses	11,190	34,719	231,315
Total Employees	133,458	383,644	2,489,691

Currently, 87.3 percent of the civilian labor force in the identified market area is employed and 12.7 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 90.0 percent of the civilian labor force, and unemployment will be 10.0 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, 60.4 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:

- 61.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.2 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 25.7 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:

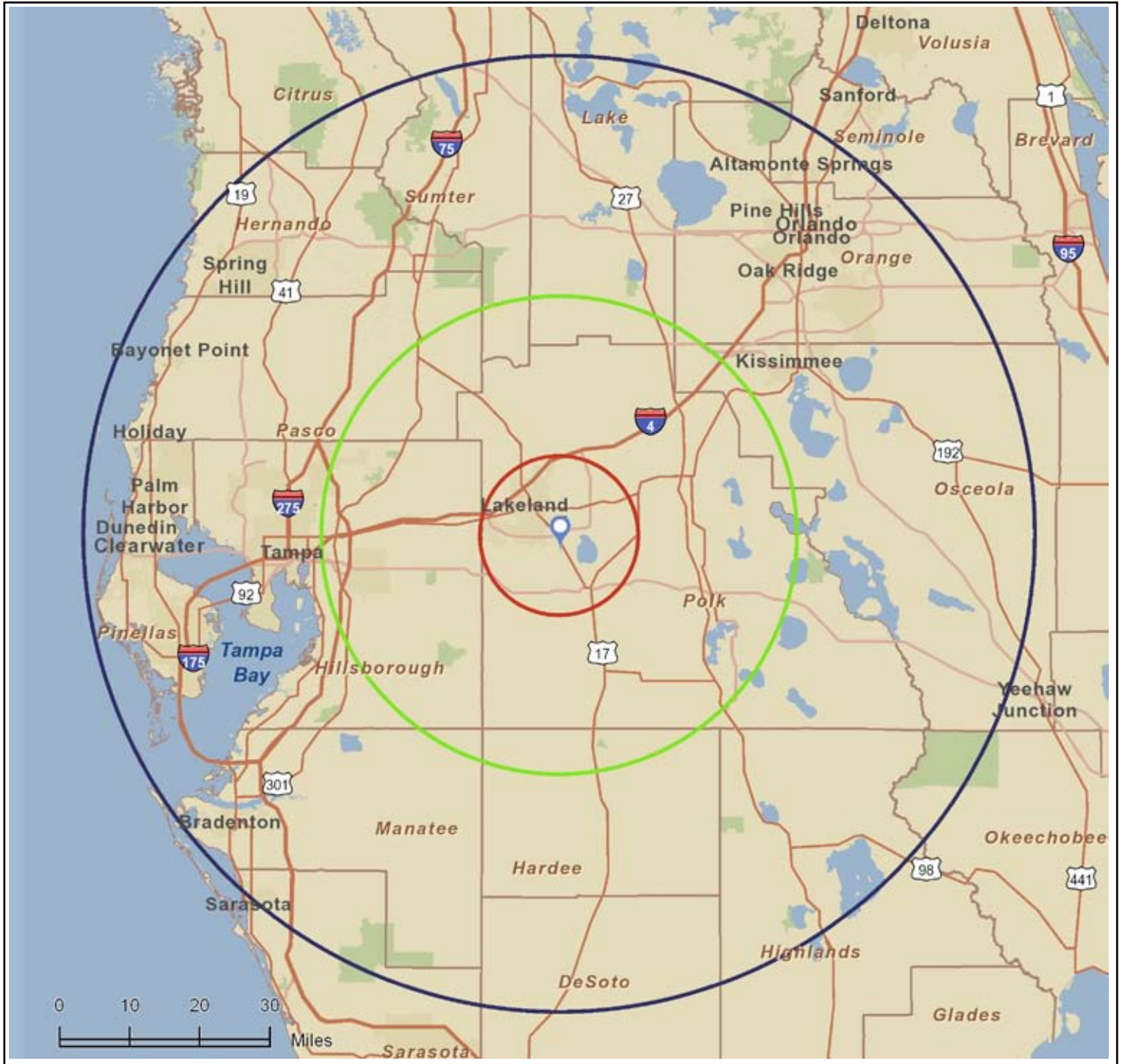
- 13.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.6 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.2 percent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



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Standard Site Map



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