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13,992 SF Lt Industrial Building SW Lakeland near Airport Lakeland, Florida

Owner will Consider Financing & Partial Lease-Back



www.Hauger-Bunch.com



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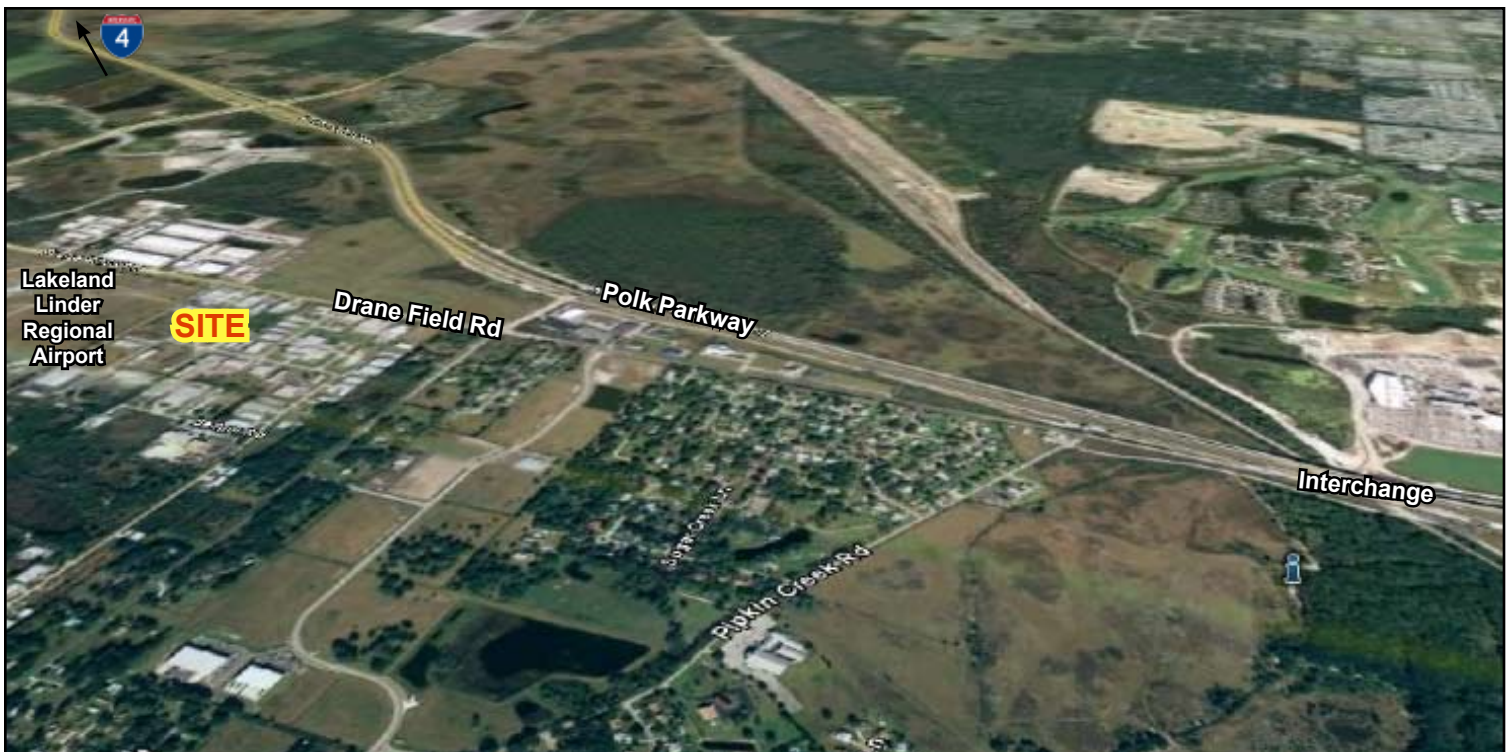
863.682.6147



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13,992 SF Lt Industrial Building

Proximity Aerials





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13,992 SF Lt Industrial Building

Property Overview

Identification: 13,992 SF Lt Industrial Building
(Wilkerson)

Tax ID: 23-29-03-239540-001400

Location: 2915 Parkway Street
Lakeland, Florida 33811

Building Size: 7,242 SF Phase 1-1988
6,750 SF Phase 2-1990

Lot Size: 2.96 Acres (.47 Drainage Ditch)
2.49 Usable Acres

Frontage: 300' on Parkway Street

Power: 1,000 amp; 3 phase 250v/500v

Zoning: BPC-2 (Business Park Center 2-Polk County)
Permitted and conditional uses include light manufacturing, fabrication, assembly, distribution and wholesale, offices, printing and publishing, religious institutions, training center, research & development. Some retail uses permitted.

Taxes: \$20,666.48 (2009)

Utilities: City of Lakeland Water & Electric
Private Septic System-Public sewer nearby
(verify all)

Comments: Well-located in SW Lakeland near Lakeland Linder Regional Airport, Polk Parkway, and support services. One story office and technical assembly building. All air conditioned. 1000 amp electric. New roof approx. 2 years ago. Potential lease-back of one half. **OWNER WILL CONSIDER FINANCING AND PARTIAL LEASE-BACK.**

PRICE: \$1,600,000 **OWNER WILL CONSIDER LEASE**



Contact David F. Bunch, SIOR 863.682.6147

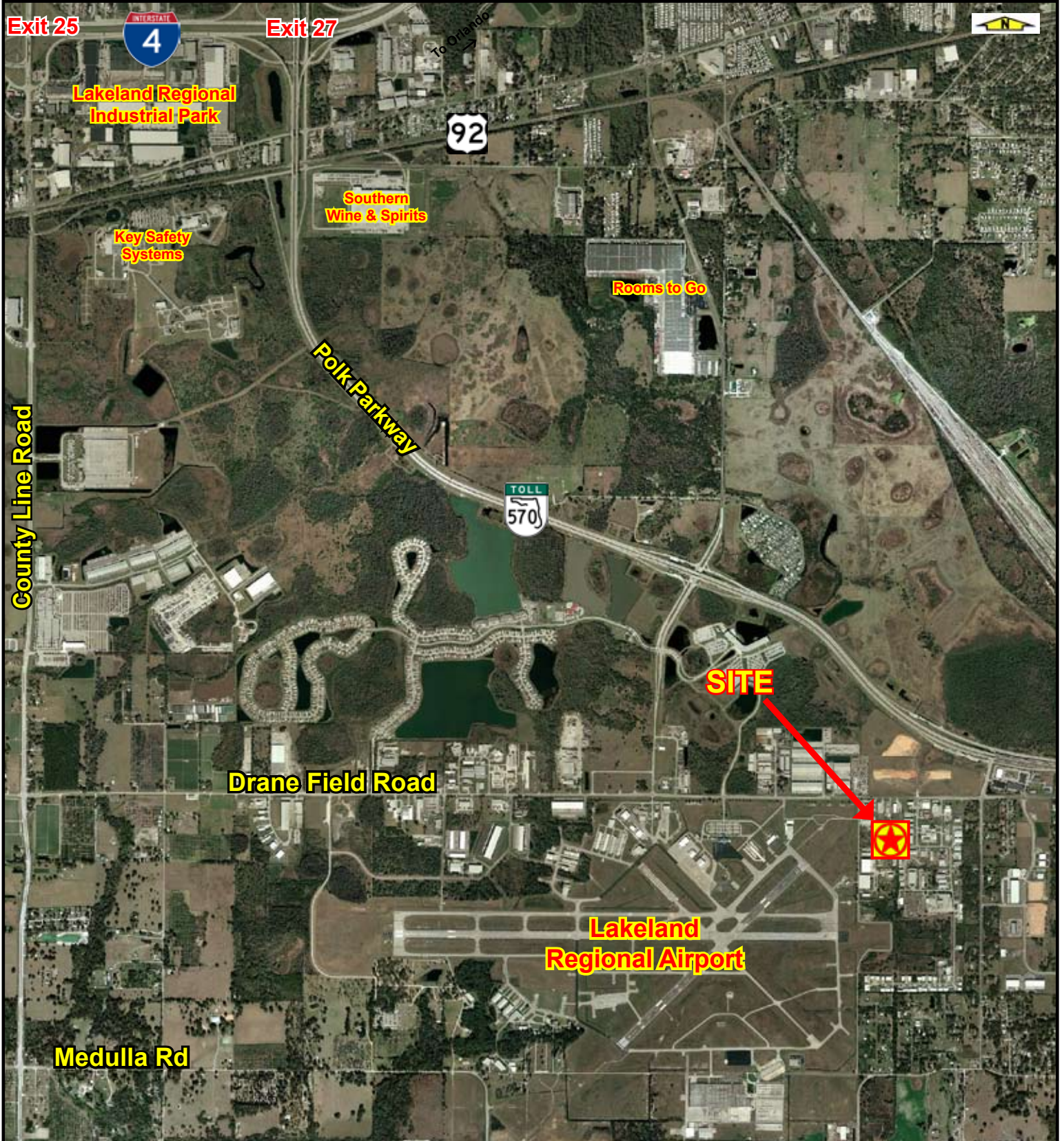
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Property Distance Aerial



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Building Photos

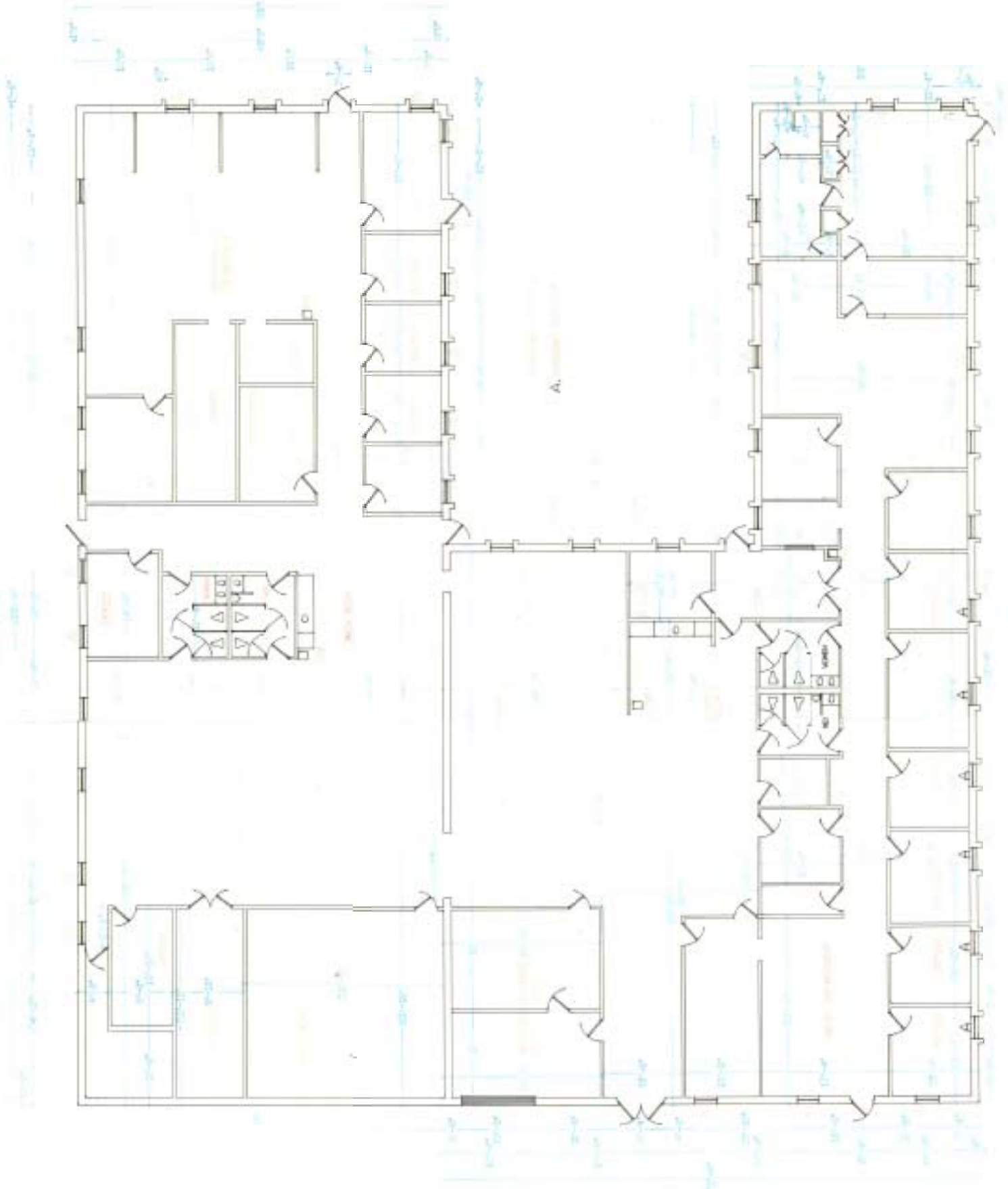




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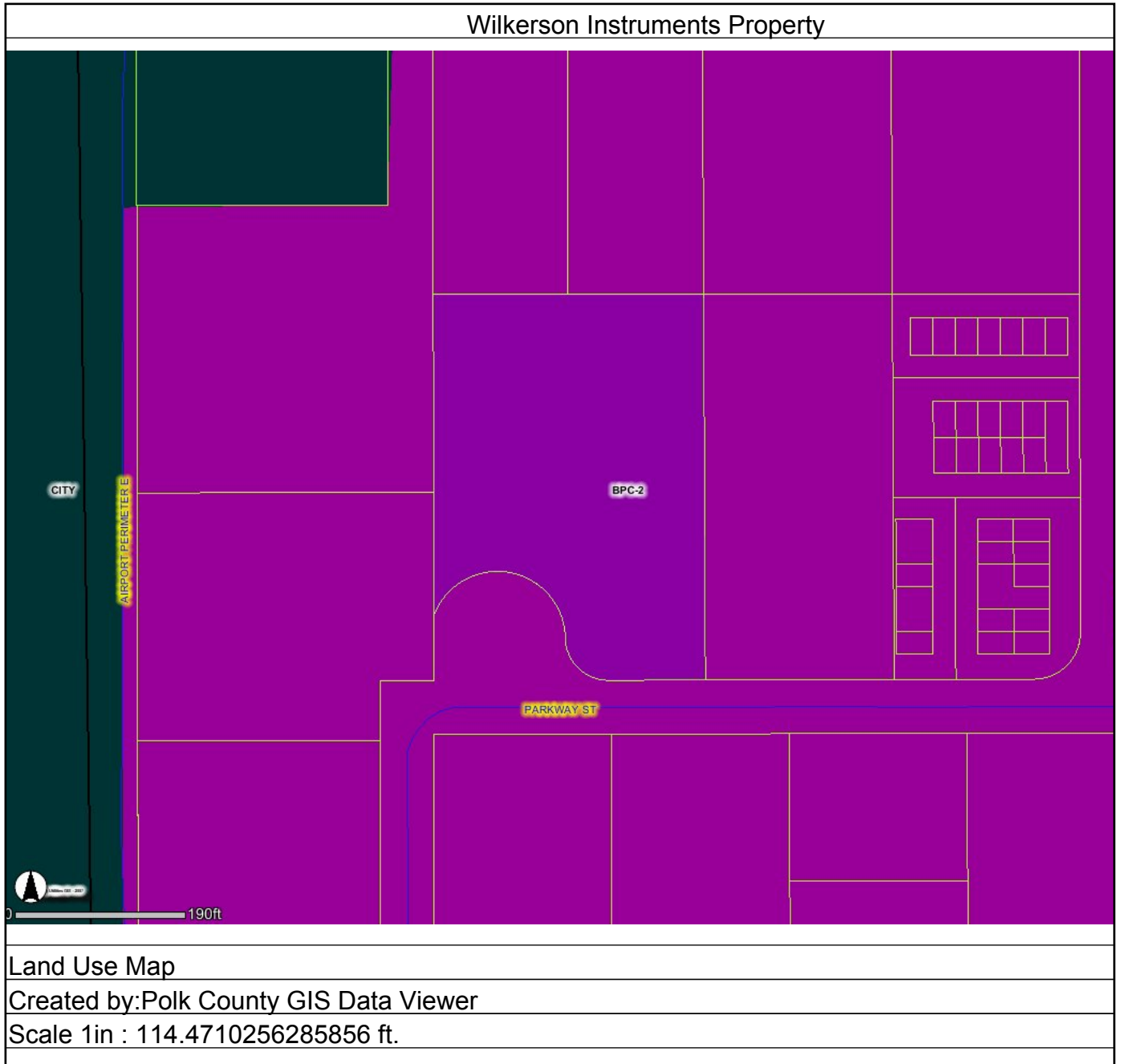
Building Layout





13,992 SF Lt Industrial Building

Land Use Map

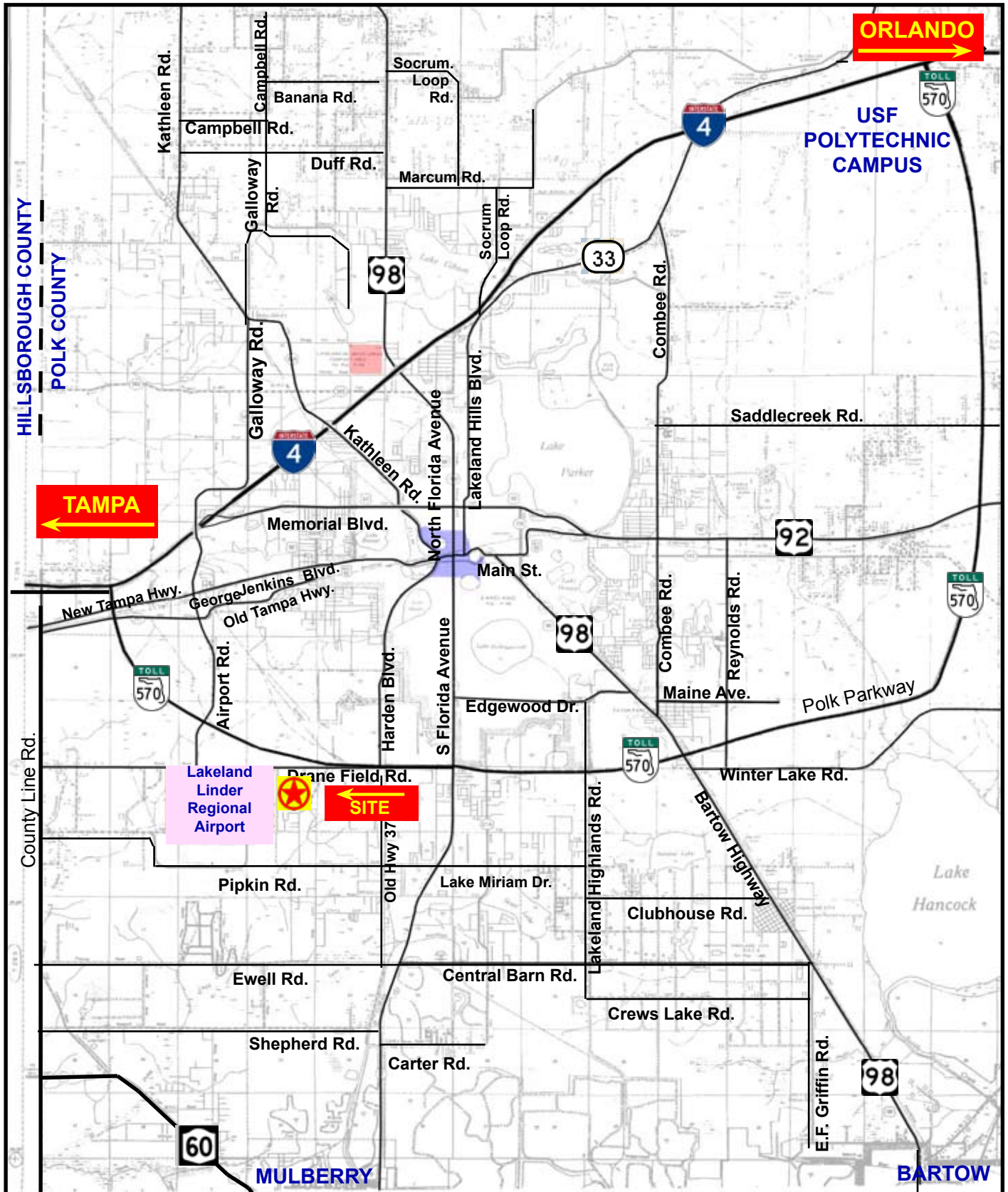




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Greater Lakeland I-4 Corridor Map





13,992 SF Lt Industrial Building

Demographics-Executive Summary

Wilkerson Site Type: Radius	2915 Parkway St Lakeland, FL 33811 Radius: 5.0 mile	2915 Parkway St Lakeland, FL 33811 Radius: 10.0 mile	2915 Parkway St Lakeland, FL 33811 Radius: 20.0 mile
2008 Population			
Total Population	105,756	282,256	723,275
Male Population	48.3%	48.5%	48.8%
Female Population	51.7%	51.5%	51.2%
Median Age	39.1	38.3	38.4
2008 Income			
Median HH Income	\$48,749	\$46,907	\$51,242
Per Capita Income	\$27,214	\$24,461	\$24,945
Average HH Income	\$66,521	\$61,757	\$64,869
2008 Households			
Total Households	42,797	110,649	274,560
Average Household Size	2.43	2.51	2.60
1990-2000 Annual Rate	1.23%	1.59%	1.95%
2008 Housing			
Owner Occupied Housing Units	60.0%	62.1%	66.9%
Renter Occupied Housing Units	25.7%	24.7%	21.5%
Vacant Housing Units	14.3%	13.2%	11.5%
Population			
1990 Population	83,130	207,189	499,228
2000 Population	93,857	241,429	599,872
2008 Population	105,756	282,256	723,275
2013 Population	118,093	317,374	816,191
1990-2000 Annual Rate	1.22%	1.54%	1.85%
2000-2008 Annual Rate	1.46%	1.91%	2.29%
2008-2013 Annual Rate	2.23%	2.37%	2.45%

In the identified market area, the current year population is 723,275. In 2000, the Census count in the market area was 599,872. The rate of change since 2000 was 2.29 percent annually. The five-year projection for the population in the market area is 816,191, representing a change of 2.45 percent annually from 2008 to 2013. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	33,128	79,870	185,915
2000 Households	37,450	93,518	225,429
2008 Households	42,797	110,649	274,560
2013 Households	48,012	125,036	311,348
1990-2000 Annual Rate	1.23%	1.59%	1.95%
2000-2008 Annual Rate	1.63%	2.06%	2.42%
2008-2013 Annual Rate	2.33%	2.47%	2.55%

The household count in this market area has changed from 225,429 in 2000 to 274,560 in the current year, a change of 2.42 percent annually. The five-year projection of households is 311,348, a change of 2.55 percent annually from the current year total. Average household size is currently 2.60, compared to 2.62 in the year 2000. The number of families in the current year is 194,584 in the market area.

Housing

Currently, 66.9 percent of the 310,300 housing units in the market area are owner occupied; 21.5 percent, renter occupied; and 11.5 percent are vacant. In 2000, there were 253,259 housing units— 65.7 percent owner occupied, 23.2 percent renter occupied and 11.1 percent vacant. The rate of change in housing units since 2000 is 2.49 percent. Median home value in the market area is \$174,700, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by -0.07 percent annually to \$174,057. From 2000 to the current year, median home value changed by 9.81 percent annually.



13,992 SF Lt Industrial Building

Demographics-Executive Summary

Median Household Income

1990 Median HH Income	\$27,274	\$26,185	\$27,866
2000 Median HH Income	\$39,017	\$37,418	\$40,213
2008 Median HH Income	\$48,749	\$46,907	\$51,242
2013 Median HH Income	\$54,744	\$53,568	\$56,552
1990-2000 Annual Rate	3.65%	3.63%	3.74%
2000-2008 Annual Rate	2.74%	2.78%	2.98%
2008-2013 Annual Rate	2.35%	2.69%	1.99%

Per Capita Income

1990 Per Capita Income	\$14,463	\$12,801	\$12,978
2000 Per Capita Income	\$20,912	\$19,105	\$19,326
2008 Per Capita Income	\$27,214	\$24,461	\$24,945
2013 Per Capita Income	\$31,955	\$28,212	\$28,923
1990-2000 Annual Rate	3.76%	4.09%	4.06%
2000-2008 Annual Rate	3.24%	3.04%	3.14%
2008-2013 Annual Rate	3.26%	2.89%	3%

Average Household Income

1990 Average Household Income	\$35,785	\$32,834	\$34,466
2000 Average Household Income	\$52,074	\$48,794	\$50,522
2008 Average HH Income	\$66,521	\$61,757	\$64,869
2013 Average HH Income	\$77,881	\$70,973	\$74,905
1990-2000 Annual Rate	3.82%	4.04%	3.9%
2000-2008 Annual Rate	3.01%	2.9%	3.08%
2008-2013 Annual Rate	3.2%	2.82%	2.92%

Households by Income

Current median household income is \$51,242 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$56,552 in five years. In 2000, median household income was \$40,213, compared to \$27,866 in 1990.

Current average household income is \$64,869 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$74,905 in five years. In 2000, average household income was \$50,522, compared to \$34,466 in 1990.

Current per capita income is \$24,945 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$28,923 in five years. In 2000, the per capita income was \$19,326, compared to \$12,978 in 1990.

Population by Employment

Total Businesses	6,119	14,156	31,343
Total Employees	54,230	131,030	259,785

Currently, 93.2 percent of the civilian labor force in the identified market area is employed and 6.8 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.3 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:

- 58.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 16.2 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 25.2 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.2 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 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.9 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 34.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

