



**hauger
bunch**
REALTOR®

Retail/Service/Small Warehouse Site
High Traffic Corner near Downtown
Income Producing Parcel Included
Lakeland, Central Florida



www.Hauger-Bunch.com

- ◆ Retail, Service, Medical, Office, Daycare, etc.
- ◆ High visibility on East-West arterial highway
- ◆ Currently auto repair with lifts
- ◆ Corner access at traffic light
- ◆ Near Downtown Lakeland

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Retail/Service/Small Warehouse Site

Property Overview

Identification: Nelson ±1 Acre

Tax Id: 23-28-13-057500-002070;
23-28-13-057500-002030

Location: 1025 George Jenkins Blvd.
Lakeland, FL 33815

Building Sizes: 2,088 SF Warehouse/Retail
1,128 SF Single Family Home
(Rented @ \$600/month)

Land Area: .95 Acres
208' Frontage on George Jenkins Bl

Zoning: City of Lakeland I-1 (Front parcel)
City of Lakeland RA-4 (Rear parcel)

Traffic: 11,000 cars per day

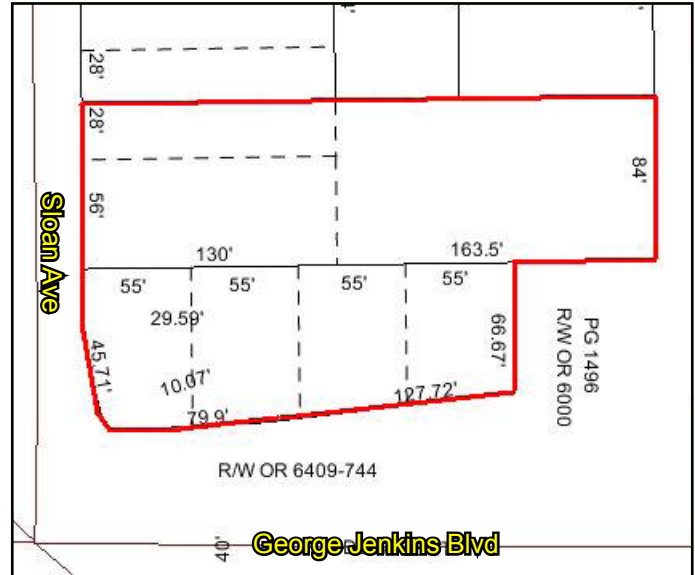
Utilities: City of Lakeland Water
City of Lakeland Sewer
City of Lakeland Electric; 200 amp, 3 phase power
Verizon Phone, Cable & Internet

Taxes: \$2,020.19 (2010)

Access: 4 lane George Jenkins Blvd. (In-Town Bypass) with connections to I-4, Florida Ave,
North-South route

Warehouse: Bldg has 2 auto lifts, 1 office, waiting room, & 1 restroom; Three 10' x 10' OH
Doors in front, Two 10' x 12' OH Doors and one 10' x 10' in the rear of the building;
14' ceiling; Florescent lighting.

Comments: Ideal retail, office, daycare, service or warehouse site on highly travelled George
Jenkins Blvd. (New InTown Bypass). Rental income of \$600 from 1,128 SF home at
rear of property. Close to downtown Lakeland restaurants and shopping.



**NEW
PRICE:** ~~\$449,000~~ \$399,000



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Aerial Maps

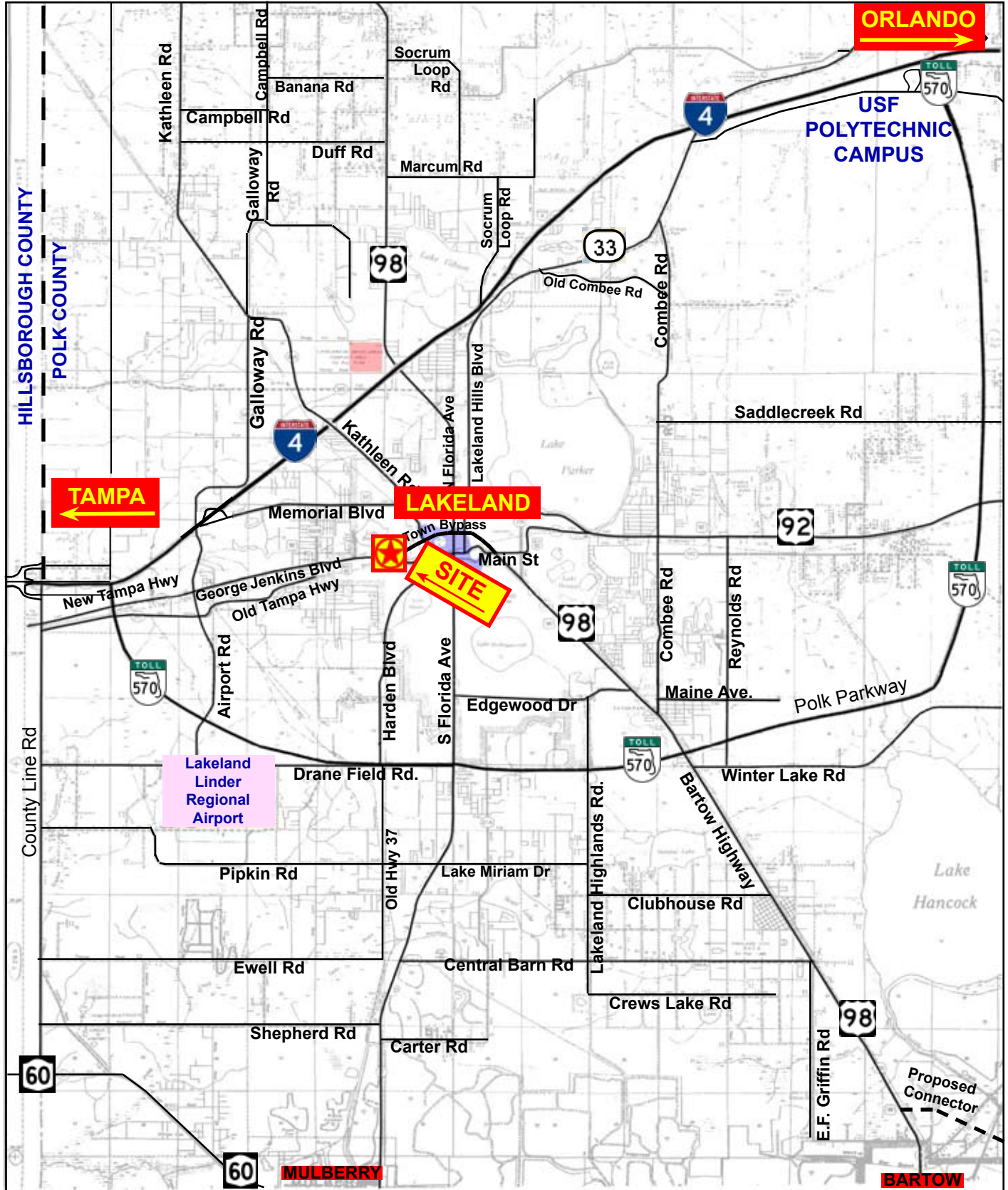




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Greater Lakeland I-4 Corridor Map





Retail/Service/Small Warehouse Site

Demographics - Executive Summary

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	7,867	59,972	123,612
Male Population	47.1%	47.1%	47.7%
Female Population	52.9%	52.9%	52.3%
Median Age	34.1	38.4	39.6
2010 Income			
Median HH Income	\$30,393	\$34,735	\$40,270
Per Capita Income	\$15,701	\$20,069	\$21,870
Average HH Income	\$39,535	\$47,002	\$51,853
2010 Households			
Total Households	3,248	24,870	51,460
Average Household Size	2.36	2.32	2.33
2010 Housing			
Owner Occupied Housing Units	35.6%	42.3%	49.2%
Renter Occupied Housing Units	41.1%	35.0%	32.1%
Vacant Housing Units	23.3%	22.7%	18.7%
Population			
1990 Population	7,260	59,165	108,946
2000 Population	7,174	59,082	115,188
2010 Population	7,867	59,972	123,612
2015 Population	8,099	60,008	126,155
1990-2000 Annual Rate	-0.12%	-0.01%	0.56%
2000-2010 Annual Rate	0.9%	0.15%	0.69%
2010-2015 Annual Rate	0.58%	0.01%	0.41%

In the identified market area, the current year population is 123,612. In 2000, the Census count in the market area was 115,188. The rate of change since 2000 was 0.69 percent annually. The five-year projection for the population in the market area is 126,155, representing a change of 0.41 percent annually from 2010 to 2015. Currently, the population is 47.7 percent male and 52.3 percent female.

Households			
1990 Households	3,126	24,845	44,709
2000 Households	3,003	24,571	47,454
2010 Households	3,248	24,870	51,460
2015 Households	3,334	24,893	52,723
1990-2000 Annual Rate	-0.4%	-0.11%	0.6%
2000-2010 Annual Rate	0.77%	0.12%	0.79%
2010-2015 Annual Rate	0.52%	0.02%	0.49%

The household count in this market area has changed from 47,454 in 2000 to 51,460 in the current year, a change of 0.79 percent annually. The five-year projection of households is 52,723, a change of 0.49 percent annually from the current year total. Average household size is currently 2.33, compared to 2.35 in the year 2000. The number of families in the current year is 31,707 in the market area.

Housing

Currently, 49.2 percent of the 63,307 housing units in the market area are owner occupied; 32.1 percent, renter occupied; and 18.7 percent are vacant. In 2000, there were 55,235 housing units - 53.6 percent owner occupied, 32.5 percent renter occupied and 13.9 percent vacant. The rate of change in housing units since 2000 is 1.34 percent. Median home value in the market area is \$92,678, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.43 percent annually to \$109,717. From 2000 to the current year, median home value changed by 3.38 percent annually.



Retail/Service/Small Warehouse Site

Demographics - Executive Summary

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$16,578	\$20,842	\$23,532
2000 Median HH Income	\$23,571	\$28,540	\$33,058
2010 Median HH Income	\$30,393	\$34,735	\$40,270
2015 Median HH Income	\$34,095	\$40,700	\$46,895
1990-2000 Annual Rate	3.58%	3.19%	3.46%
2000-2010 Annual Rate	2.51%	1.93%	1.94%
2010-2015 Annual Rate	2.33%	3.22%	3.09%
Per Capita Income			
1990 Per Capita Income	\$8,795	\$11,597	\$12,343
2000 Per Capita Income	\$12,460	\$16,953	\$18,214
2010 Per Capita Income	\$15,701	\$20,069	\$21,870
2015 Per Capita Income	\$17,437	\$22,188	\$24,142
1990-2000 Annual Rate	3.54%	3.87%	3.97%
2000-2010 Annual Rate	2.28%	1.66%	1.8%
2010-2015 Annual Rate	2.12%	2.03%	2%
Average Household Income			
1990 Average Household Income	\$21,096	\$27,116	\$29,708
2000 Average Household Income	\$30,479	\$40,021	\$43,623
2010 Average HH Income	\$39,535	\$47,002	\$51,853
2015 Average HH Income	\$43,980	\$51,901	\$57,061
1990-2000 Annual Rate	3.75%	3.97%	3.92%
2000-2010 Annual Rate	2.57%	1.58%	1.7%
2010-2015 Annual Rate	2.15%	2%	1.93%

Households by Income

Current median household income is \$40,270 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$46,895 in five years. In 2000, median household income was \$33,058, compared to \$23,532 in 1990.

Current average household income is \$51,853 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$57,061 in five years. In 2000, average household income was \$43,623, compared to \$29,708 in 1990.

Current per capita income is \$21,870 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,142 in five years. In 2000, the per capita income was \$18,214, compared to \$12,343 in 1990.

Population by Employment

Total Businesses	627	2,898	5,939
Total Employees	7,593	42,865	75,586

Currently, 83.7 percent of the civilian labor force in the identified market area is employed and 16.3 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 87.0 percent of the civilian labor force, and unemployment will be 13.0 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, 59.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 56.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 23.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.9 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 22.7 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:

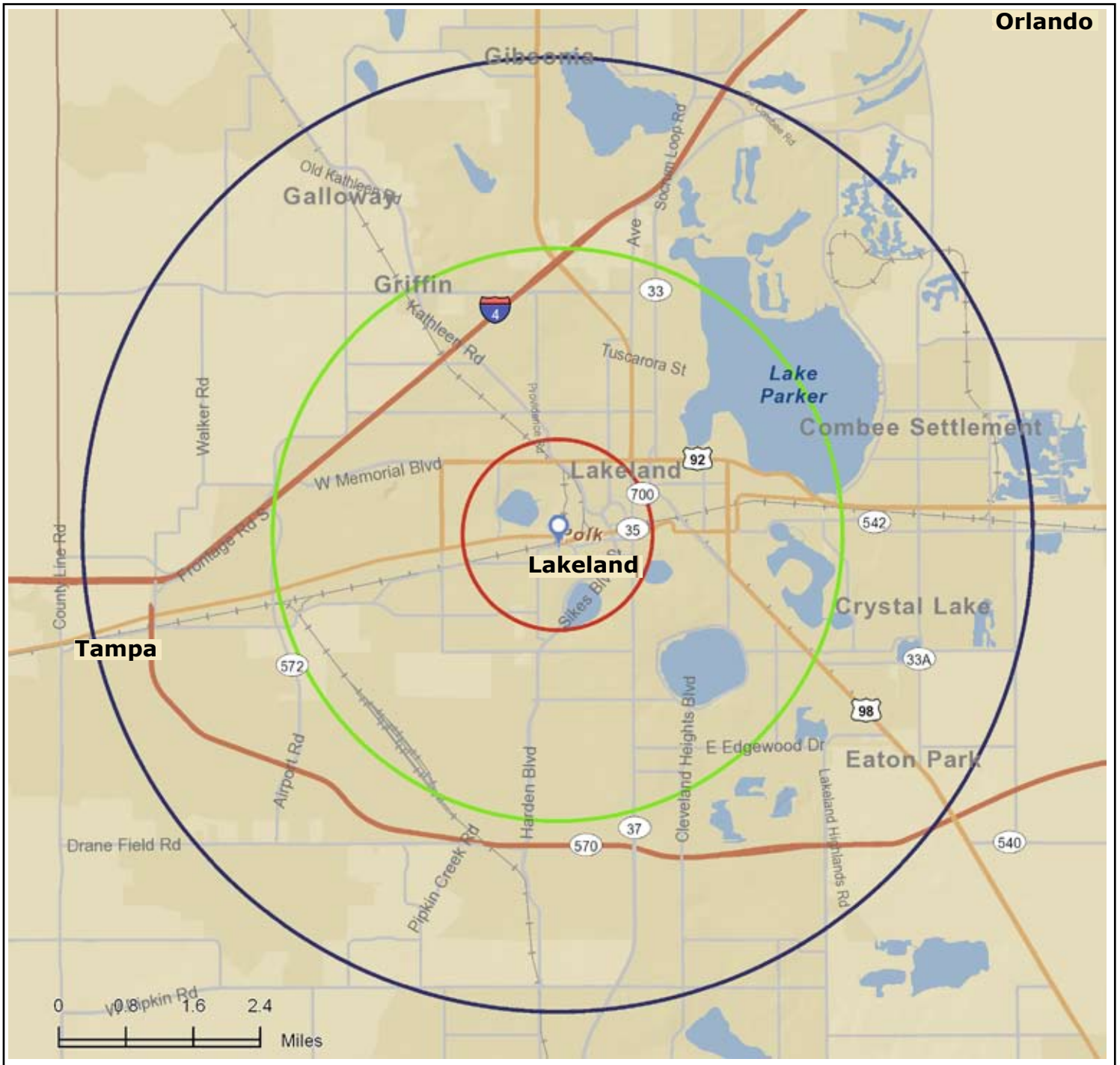
- 16.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.8 percent 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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