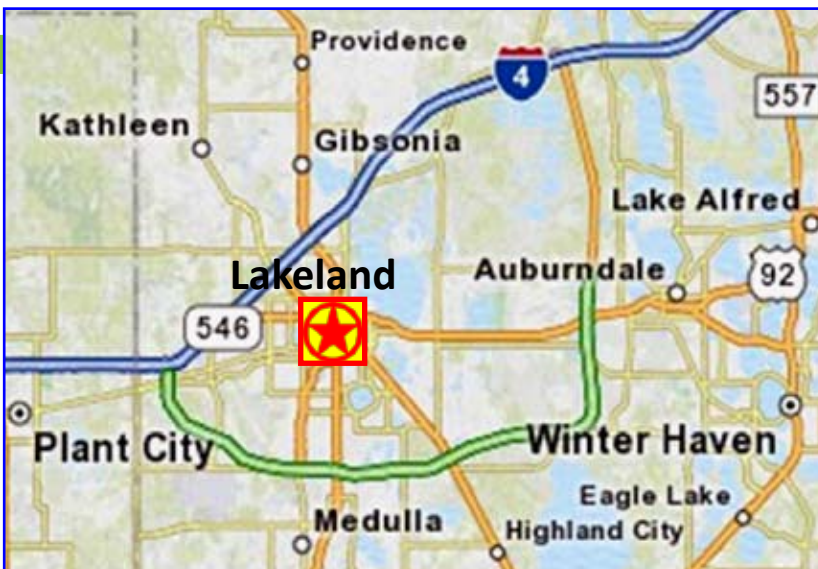




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# Development Site Downtown Lakeland, Florida One Half Block on Major Thoroughfare Adjacent to Proposed Mixed Use Development Project

**NEW PRICE**



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

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# Downtown Development Site

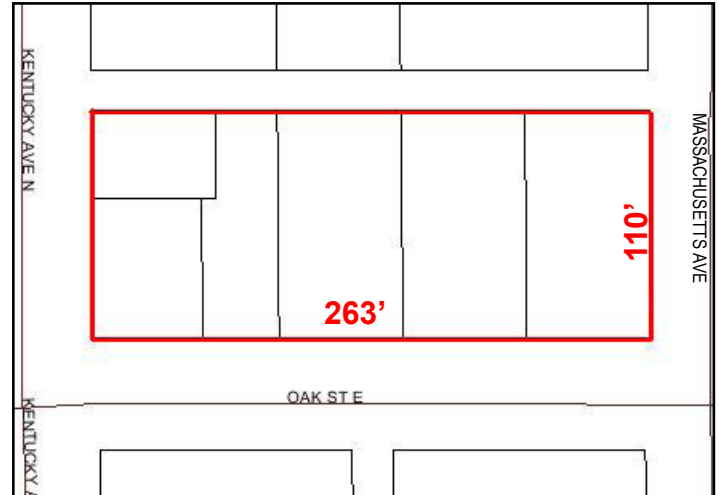
## Property Overview

**Identification:** Gutierrez Land

**Location:** 0.68 acres  
Lakeland, FL 33801  
On half block bounded by  
Massachusetts Ave, Oak St,  
and Kentucky Ave

**Parcel ID:** 24-28-18-203000-003060;  
003080; 003040; 003020;  
003020;and 003011

**Zoning:** C-6 City of Lakeland



- Amenities:**
- ◆ Corner lot fronting Massachusetts Avenue
  - ◆ Acreage constitutes one half of a block
  - ◆ Near **In-Town Bypass**
  - ◆ Easy Access to **I-4**
  - ◆ Downtown near restaurants and support services
  - ◆ Adjacent to city's Munn Park Historic District

**Comments:** One-half block Downtown corner property with 110' of frontage on Massachusetts Avenue, bounded by Kentucky Avenue and Oak Street. Near City proposed Bay Street Redevelopment Project Site (residential/mixed-use), and adjacent to Downtown Munn Park Historic District. Excellent visibility on the major north/south corridor of Massachusetts Avenue, leading to I-4. Zoning supports commercial uses, including retail and office. Site has a 2,800 sf warehouse/shop containing five bays with roll-up doors and support offices.

**Note:** Short term lease of 1,400 SF warehouse available

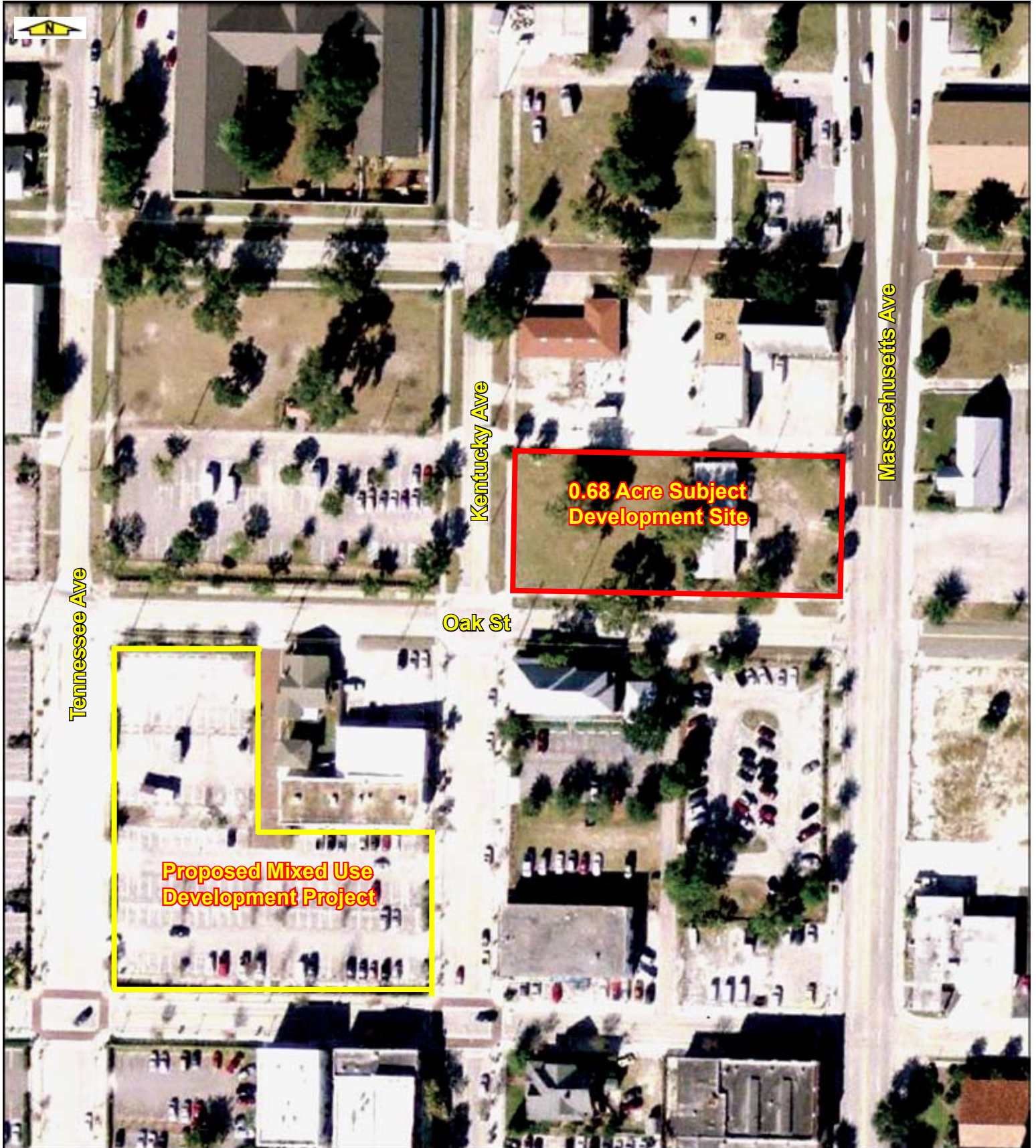
**NEW PRICE:** **\$389,000**



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# Downtown Development Site

## Close up Aerial

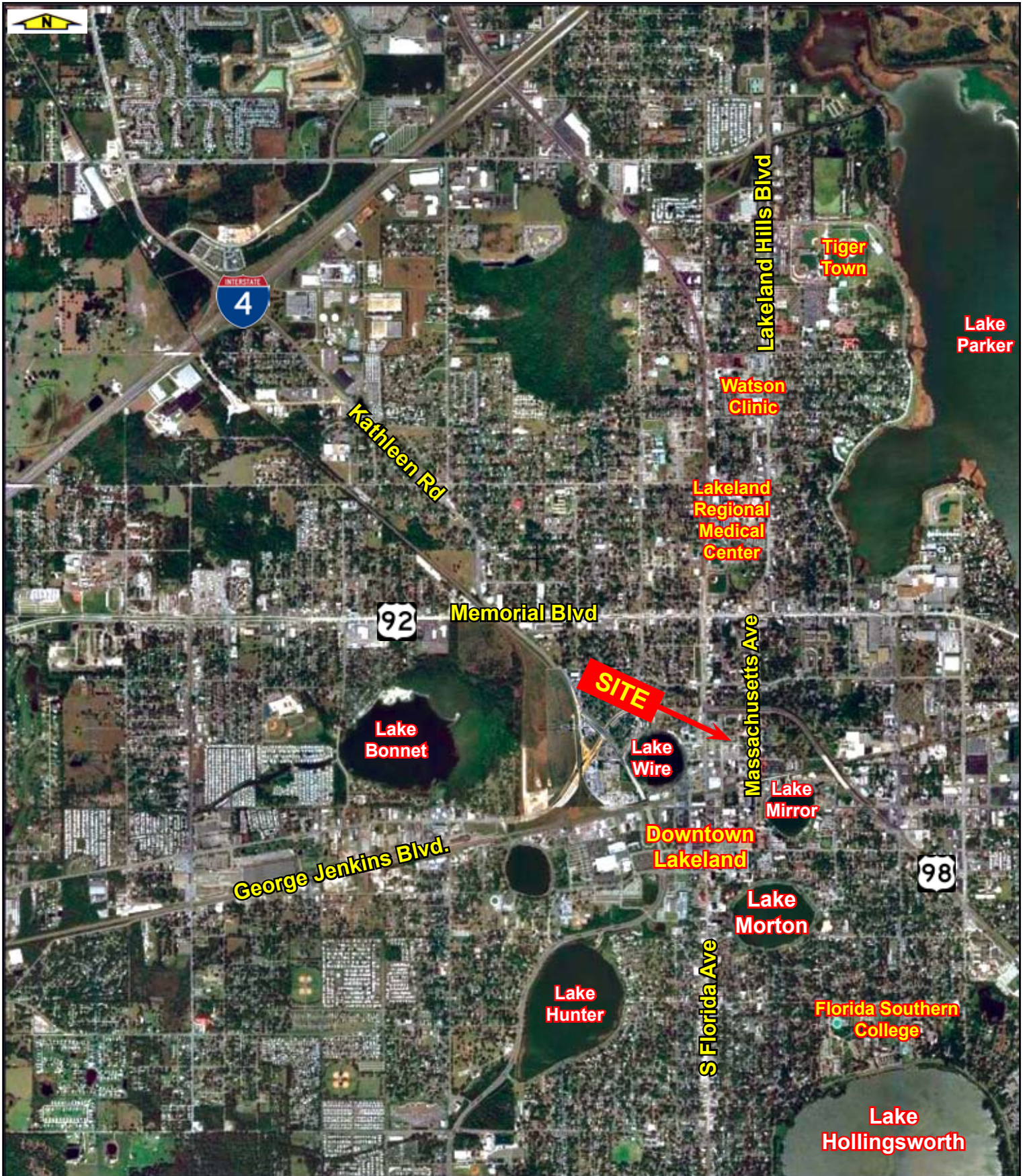




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## Distance Aerial

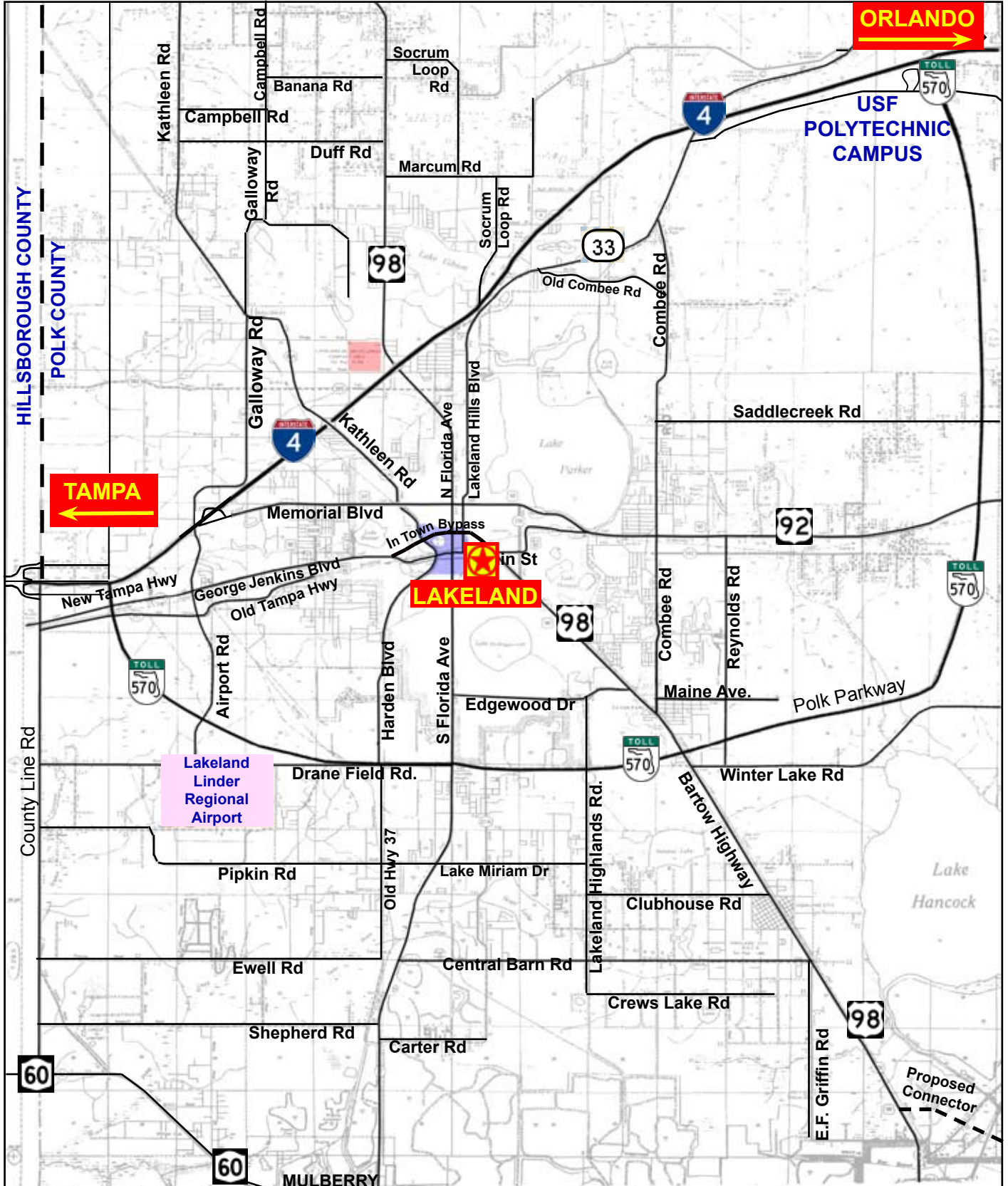




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# Downtown Development Site

## Greater Lakeland I-4 Corridor Map





# Downtown Development Site

## Demographics-Executive Summary

	1 mile radius	5 miles radius	10 miles radius
<b>2010 Population</b>			
Total Population	8,126	125,116	272,484
Male Population	47.9%	47.7%	48.5%
Female Population	52.1%	52.3%	51.5%
Median Age	34.7	39.6	39.7
<b>2010 Income</b>			
Median HH Income	\$24,669	\$40,382	\$47,386
Per Capita Income	\$16,737	\$22,015	\$23,147
Average HH Income	\$36,158	\$52,222	\$58,490
<b>2010 Households</b>			
Total Households	3,718	52,019	106,489
Average Household Size	2.10	2.33	2.52
<b>2010 Housing</b>			
Owner Occupied Housing Units	21.5%	49.0%	58.4%
Renter Occupied Housing Units	58.9%	32.0%	25.6%
Vacant Housing Units	19.6%	18.9%	16.0%
<b>Population</b>			
1990 Population	8,883	110,369	201,481
2000 Population	8,562	116,287	237,067
2010 Population	8,126	125,116	272,484
2015 Population	7,948	127,851	285,336
1990-2000 Annual Rate	-0.37%	0.52%	1.64%
2000-2010 Annual Rate	-0.51%	0.72%	1.37%
2010-2015 Annual Rate	-0.44%	0.43%	0.93%

In the identified market area, the current year population is 272,484. In 2000, the Census count in the market area was 237,067. The rate of change since 2000 was 1.37 percent annually. The five-year projection for the population in the market area is 285,336, representing a change of 0.93 percent annually from 2010 to 2015. Currently, the population is 48.5 percent male and 51.5 percent female.

### Households

1990 Households	4,138	45,286	77,733
2000 Households	3,932	47,928	92,503
2010 Households	3,718	52,019	106,489
2015 Households	3,638	53,334	111,548
1990-2000 Annual Rate	-0.51%	0.57%	1.75%
2000-2010 Annual Rate	-0.54%	0.8%	1.38%
2010-2015 Annual Rate	-0.43%	0.5%	0.93%

The household count in this market area has changed from 92,503 in 2000 to 106,489 in the current year, a change of 1.38 percent annually. The five-year projection of households is 111,548, a change of 0.93 percent annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2000. The number of families in the current year is 73,308 in the market area.

### Housing

Currently, 58.4 percent of the 126,826 housing units in the market area are owner occupied; 25.6 percent, renter occupied; and 16.0 percent are vacant. In 2000, there were 105,433 housing units - 62.7 percent owner occupied, 25.0 percent renter occupied and 12.3 percent vacant. The rate of change in housing units since 2000 is 1.82 percent. Median home value in the market area is \$106,157, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.27 percent annually to \$124,702. From 2000 to the current year, median home value changed by 3.37 percent annually.



# Downtown Development Site

## Demographics-Executive Summary

	1 mile radius	5 miles radius	10 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$15,208	\$23,436	\$26,380
2000 Median HH Income	\$20,657	\$32,993	\$38,201
2010 Median HH Income	\$24,669	\$40,382	\$47,386
2015 Median HH Income	\$27,685	\$47,148	\$53,057
1990-2000 Annual Rate	3.11%	3.48%	3.77%
2000-2010 Annual Rate	1.75%	1.99%	2.12%
2010-2015 Annual Rate	2.33%	3.15%	2.29%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$9,035	\$12,328	\$12,754
2000 Per Capita Income	\$13,840	\$18,280	\$19,186
2010 Per Capita Income	\$16,737	\$22,015	\$23,147
2015 Per Capita Income	\$18,666	\$24,326	\$25,308
1990-2000 Annual Rate	4.36%	4.02%	4.17%
2000-2010 Annual Rate	1.87%	1.83%	1.85%
2010-2015 Annual Rate	2.21%	2.02%	1.8%
<b>Average Household Income</b>			
1990 Average Household Income	\$18,978	\$29,626	\$32,799
2000 Average Household Income	\$29,943	\$43,683	\$48,696
2010 Average HH Income	\$36,158	\$52,222	\$58,490
2015 Average HH Income	\$40,319	\$57,579	\$63,933
1990-2000 Annual Rate	4.67%	3.96%	4.03%
2000-2010 Annual Rate	1.86%	1.76%	1.8%
2010-2015 Annual Rate	2.2%	1.97%	1.8%

### Households by Income

Current median household income is \$47,386 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$53,057 in five years. In 2000, median household income was \$38,201, compared to \$26,380 in 1990.

Current average household income is \$58,490 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$63,933 in five years. In 2000, average household income was \$48,696, compared to \$32,799 in 1990.

Current per capita income is \$23,147 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,308 in five years. In 2000, the per capita income was \$19,186, compared to \$12,754 in 1990.

### Population by Employment

Total Businesses	973	5,884	9,395
Total Employees	16,568	73,295	107,733

Currently, 85.9 percent of the civilian labor force in the identified market area is employed and 14.1 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 88.9 percent of the civilian labor force, and unemployment will be 11.1 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, 61.3 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:

- 57.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.8 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 24.1 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:

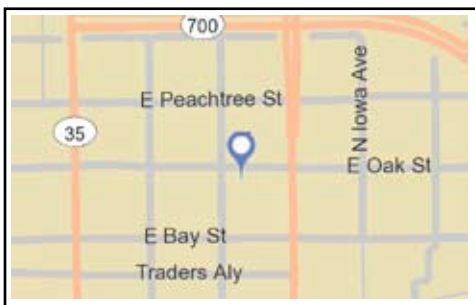
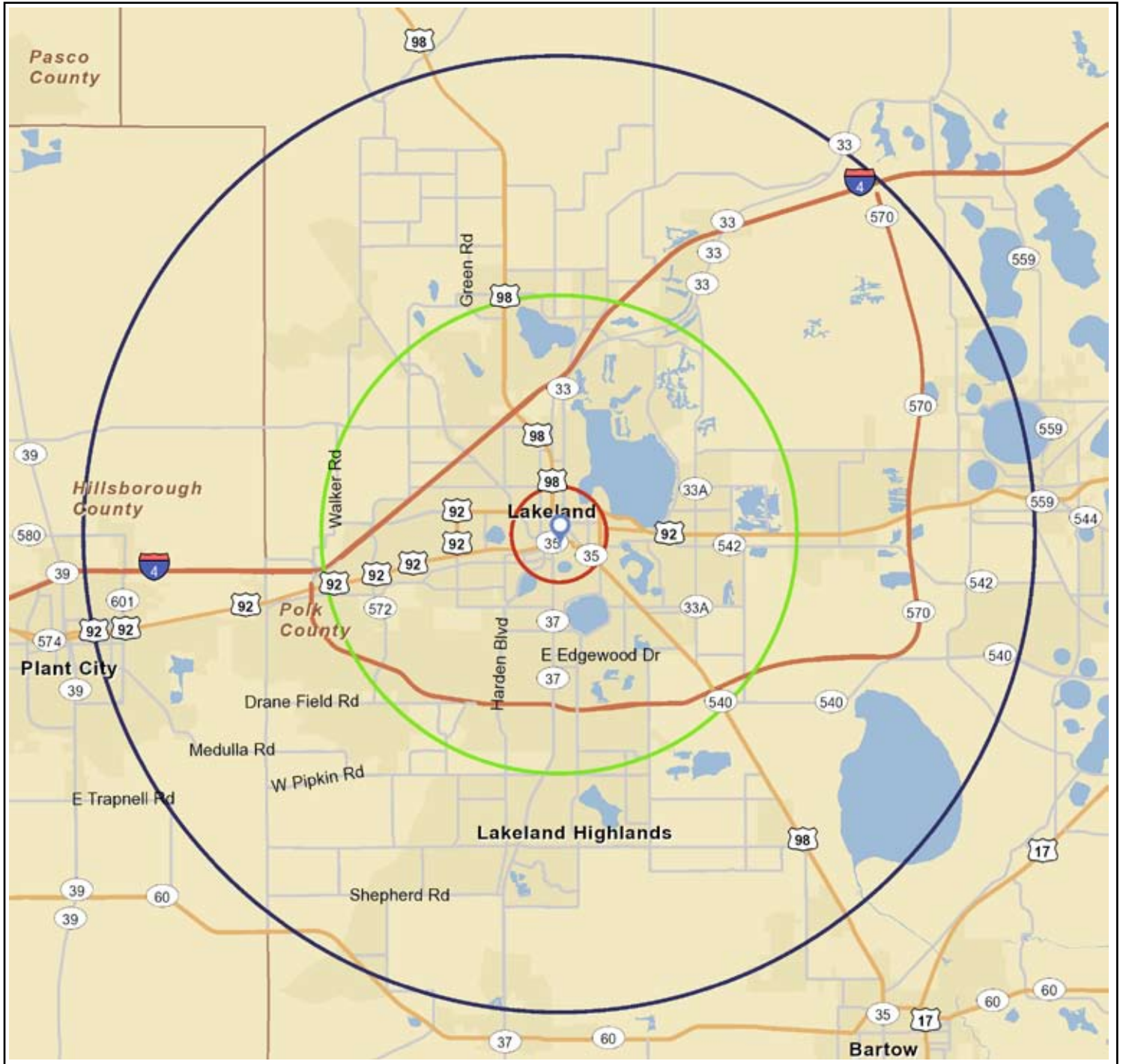
- 15.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.8 percent were high school graduates only (29.6 percent in the U.S.)
- 8.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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## Demographics-Site Map



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