



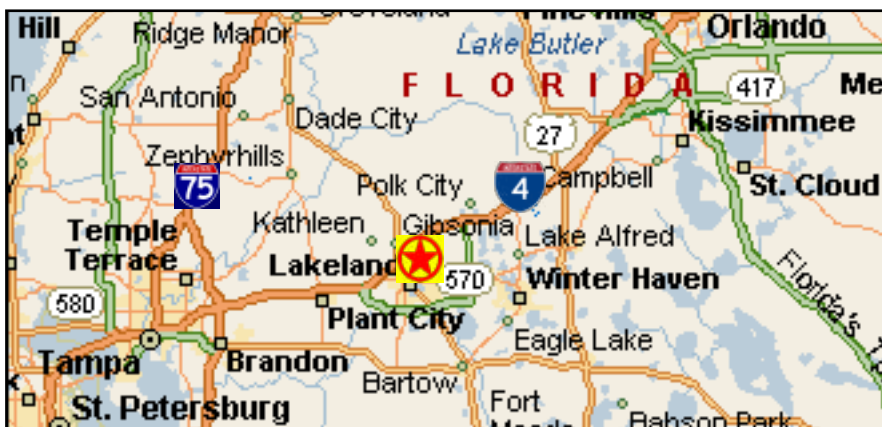
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# 1.63 Highly Visible Acres Excellent Bank or Office Location Lakeland, Florida

**NEW PRICING**



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# 1.63 Highly Visible Acres

## I-4 & Exit 33 Aerial





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# 1.63 Highly Visible Acres

## Property Overview

**Identification:** Clark 1.63 Acres

**Tax Id:** 24-27-30-000000-014010

**Location:** Old Combee Road and Socrum Loop Road  
Lakeland, Polk County, Florida

**Access:** Old Combee Road and Socrum Loop Road (CR 582). Socrum Loop Road (CR 582) is an arterial connector to northeast Lakeland growth area.

**Size:** 1.63 Acres

**Zoning:** Commercial (C1) - City of Lakeland



**Traffic Count:** 18,100 (Polk County TPO - 2009) Socrum Loop Road

**Taxes:** \$4,087.46 (2011)

**Utilities:** Water: City of Lakeland  
Sewer: City of Lakeland  
Electric: City of Lakeland  
Natural Gas  
(Buyer should verify)

**Comments:** Excellent commercial location at signalized Old Combee Road and Socrum Loop Road. Adjacent to Plantation Shopping Center, with Publix, Bank of America, McDonalds, SunTrust, Subway, etc. Great potential for bank, offices, restaurant, and limited retail uses. Serves major Northeast Lakeland growth area. Offsite storm water system in place (verify).

**NEW  
PRICE:** **\$755,000 - (\$10.63 psf)**

# 1.63 Highly Visible Acres

## Photographs



Looking North to Plantation Square Shopping Center (Publix)



Looking East across Socrum Loop Road & Old Combee Road Intersections to site





# 1.63 Highly Visible Acres

## Demographics-Executive Summary

	1 mile radius	5 miles radius	10 miles radius
<b>2010 Population</b>			
Total Population	8,760	91,288	220,567
Male Population	46.6%	48.0%	48.3%
Female Population	53.4%	52.0%	51.7%
Median Age	44.7	40.8	40.4
<b>2010 Income</b>			
Median HH Income	\$48,453	\$42,541	\$44,075
Per Capita Income	\$26,714	\$21,064	\$22,158
Average HH Income	\$61,227	\$51,946	\$54,878
<b>2010 Households</b>			
Total Households	3,950	36,476	88,063
Average Household Size	2.12	2.45	2.46
<b>2010 Housing</b>			
Owner Occupied Housing Units	52.8%	55.9%	56.7%
Renter Occupied Housing Units	32.2%	28.8%	26.0%
Vacant Housing Units	15.0%	15.3%	17.3%
<b>Population</b>			
1990 Population	5,400	65,133	168,453
2000 Population	7,016	76,193	195,468
2010 Population	8,760	91,288	220,567
2015 Population	9,311	96,899	229,321
1990-2000 Annual Rate	2.65%	1.58%	1.5%
2000-2010 Annual Rate	2.19%	1.78%	1.19%
2010-2015 Annual Rate	1.23%	1.2%	0.78%

In the identified market area, the current year population is 220,567. In 2000, the Census count in the market area was 195,468. The rate of change since 2000 was 1.19 percent annually. The five-year projection for the population in the market area is 229,321, representing a change of 0.78 percent annually from 2010 to 2015. Currently, the population is 48.3 percent male and 51.7 percent female.

<b>Households</b>			
1990 Households	2,256	25,289	66,243
2000 Households	3,074	30,193	77,729
2010 Households	3,950	36,476	88,063
2015 Households	4,224	38,817	91,680
1990-2000 Annual Rate	3.14%	1.79%	1.61%
2000-2010 Annual Rate	2.48%	1.86%	1.23%
2010-2015 Annual Rate	1.35%	1.25%	0.81%

The household count in this market area has changed from 77,729 in 2000 to 88,063 in the current year, a change of 1.23 percent annually. The five-year projection of households is 91,680, a change of 0.81 percent annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2000. The number of families in the current year is 59,487 in the market area.

### Housing

Currently, 56.7 percent of the 106,506 housing units in the market area are owner occupied; 26.0 percent, renter occupied; and 17.3 percent are vacant. In 2000, there were 89,773 housing units - 61.2 percent owner occupied, 25.6 percent renter occupied and 13.3 percent vacant. The rate of change in housing units since 2000 is 1.68 percent. Median home value in the market area is \$98,943, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.52 percent annually to \$117,608. From 2000 to the current year, median home value changed by 3.26 percent annually.



# 1.63 Highly Visible Acres

## Demographics-Executive Summary

	1 mile radius	5 miles radius	10 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$29,987	\$23,149	\$25,188
2000 Median HH Income	\$38,710	\$34,380	\$36,106
2010 Median HH Income	\$48,453	\$42,541	\$44,075
2015 Median HH Income	\$53,459	\$50,427	\$51,020
1990-2000 Annual Rate	2.59%	4.03%	3.67%
2000-2010 Annual Rate	2.21%	2.1%	1.96%
2010-2015 Annual Rate	1.99%	3.46%	2.97%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,385	\$10,720	\$12,288
2000 Per Capita Income	\$21,487	\$17,463	\$18,541
2010 Per Capita Income	\$26,714	\$21,064	\$22,158
2015 Per Capita Income	\$29,658	\$23,190	\$24,292
1990-2000 Annual Rate	4.85%	5%	4.2%
2000-2010 Annual Rate	2.15%	1.85%	1.75%
2010-2015 Annual Rate	2.11%	1.94%	1.86%
<b>Average Household Income</b>			
1990 Average Household Income	\$32,603	\$27,450	\$30,977
2000 Average Household Income	\$49,976	\$43,384	\$46,072
2010 Average HH Income	\$61,227	\$51,946	\$54,878
2015 Average HH Income	\$67,956	\$57,059	\$60,093
1990-2000 Annual Rate	4.36%	4.68%	4.05%
2000-2010 Annual Rate	2%	1.77%	1.72%
2010-2015 Annual Rate	2.11%	1.9%	1.83%

### Households by Income

Current median household income is \$44,075 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$51,020 in five years. In 2000, median household income was \$36,106, compared to \$25,188 in 1990.

Current average household income is \$54,878 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$60,093 in five years. In 2000, average household income was \$46,072, compared to \$30,977 in 1990.

Current per capita income is \$22,158 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,292 in five years. In 2000, the per capita income was \$18,541, compared to \$12,288 in 1990.

### Population by Employment

Total Businesses	158	3,286	8,093
Total Employees	1,737	43,682	95,323

Currently, 85.5 percent of the civilian labor force in the identified market area is employed and 14.5 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 88.6 percent of the civilian labor force, and unemployment will be 11.4 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, 59.7 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:

- 56.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.8 percent of the market area population drove alone to work, and 2.0 percent worked at home. The average travel time to work in 2000 was 24.5 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:

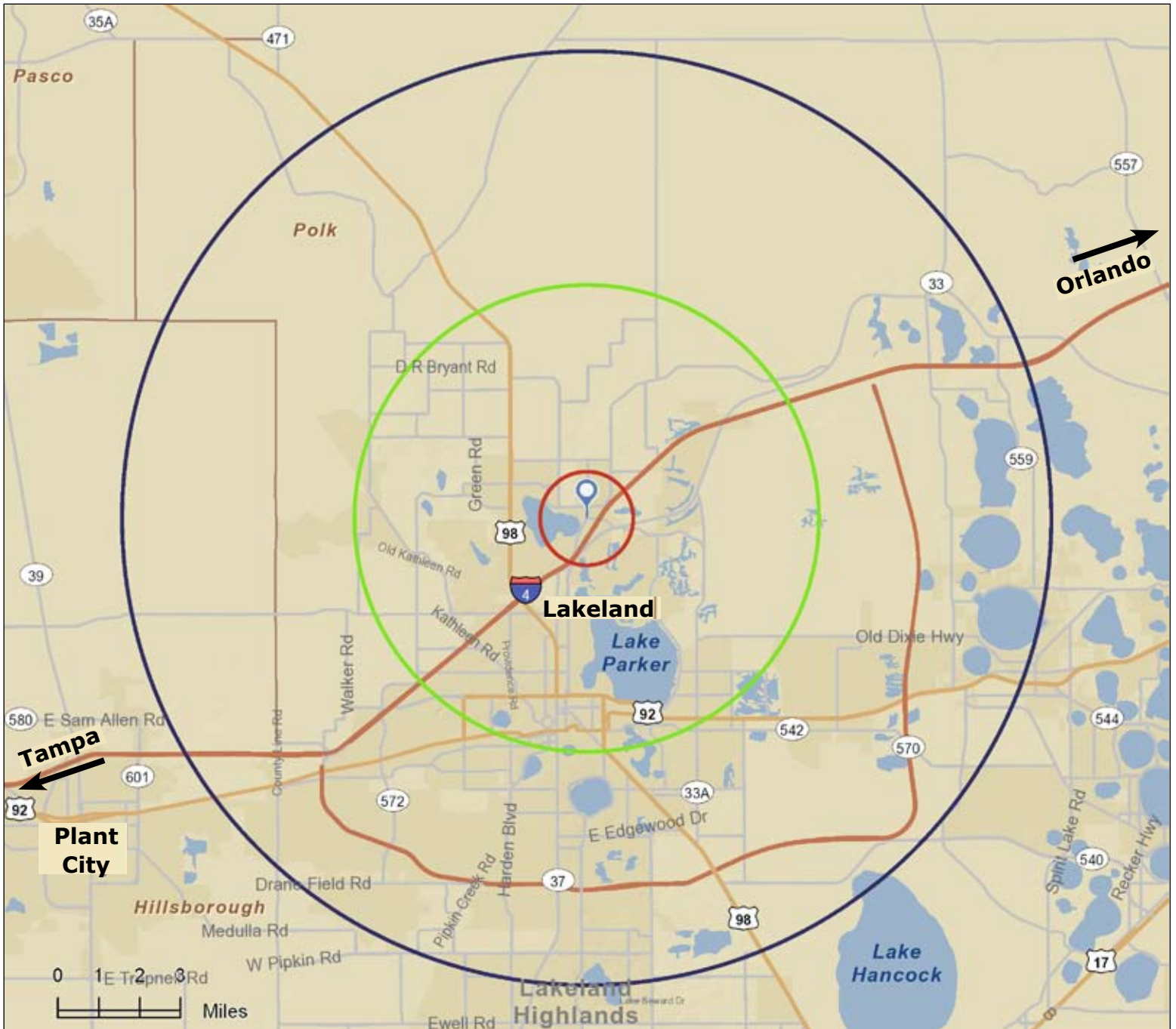
- 16.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 36.7 percent were high school graduates only (29.6 percent in the U.S.)
- 8.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.1 percent 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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