

# Gateway Lakeland Commerce Park On the I-4 High Tech Corridor SR 33 at I-4 Exit 38, Lakeland, Florida Corporate-Hotel-Retail Sites



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# Gateway Lakeland Commerce Park

## Property Overview

**Identification:** Gateway Lakeland Commerce Park

**Address:** SR 33 N at I-4 Exit 38  
Lakeland, FL

**PropertyType:** Office/Restaurant/Hotel/Retail

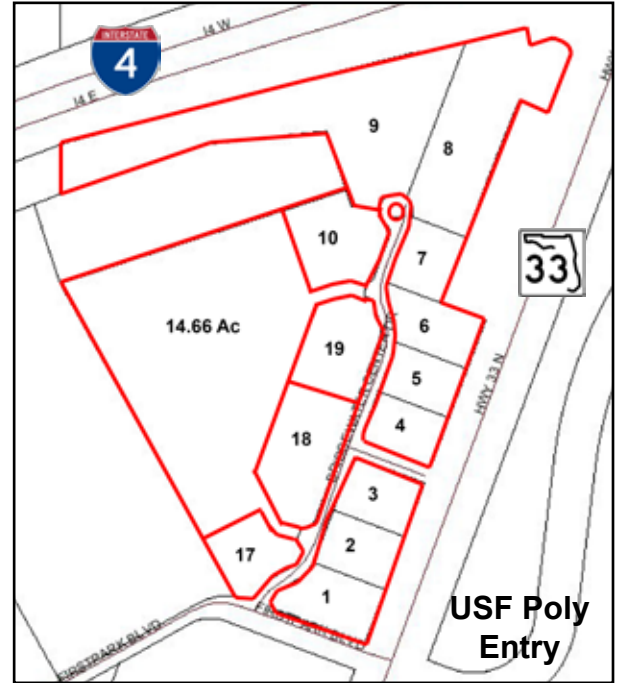
**Acreage Total:** 43.33 acres

**Lot Sizes:** 1.15 to 14.66 acres

**Utilities:** City of Lakeland Water & Sewer  
Lakeland Electric

**Zoned:** C-2 Commercial (City of Lakeland)

**Traffic Counts:** 64,500 Daily on I-4 @ Exit 38  
10,500 Daily on SR 33 @ I-4



**Features:**

- ◆ I-4 Access and visibility
- ◆ Across from entry to USF Polytechnic University
- ◆ Curbed streets
- ◆ Master drainage

**Comments:** A Premiere Business Park on the I-4 High Tech Corridor at Lakeland's best entry from I-4. Adjoins main access to the new USF Polytechnic entrance. Near Bridgewater Golf, fine homes, and major medical center.

**Prices:** From \$4.50 psf (See Page 3 for specific Lot Prices)

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## Lot Pricing

<u>LOT #</u>	<u>APPROX. SF</u>	<u>APPROX. ACREAGE</u>	<u>APPROX. DIMENSIONS</u>	<u>PRICE/SF</u>	<u>PRICE</u>
1	66,066	1.517	204 X 272	\$15/SF	\$990,990
2	54,018	1.24	200 X 270	\$14/SF	\$756,252
3	55,078	1.264	204 X 270	\$15/SF	\$826,170
4	50,233	1.153	186 X 270	\$16/SF	\$803,728
5	50,543	1.16	186 X 270	\$15/SF	\$758,145
6	60,778	1.395	186 X 270 X 371	\$14/SF	\$850,892
7	51,251	1.177	250 X 250	\$12/SF	\$615,000
8	203,414	4.67	IRR (App. 73 Frontage)	\$8/SF	\$1,629,700*
9	337,989	7.75	IRR (App. 130 Frontage)	\$4.90/SF	\$1,662,360**
10	69,696	1.6	IRR (App 200 Frontage)	\$10.00/SF	\$696,960
17	60,984	1.4	IRR (App. 300 Frontage)	\$10.00/SF	\$609,840
18	102,921	2.36	IRR (App. 470 Frontage)	\$10.00/SF	\$1,029,921
19	86,074	1.98	IRR (App. 420 Frontage)	\$10.00/SF	\$860,074
<u>REAR</u>	<u>638,590</u>	<u>14.66</u>	<u>Triangular</u>	<u>\$4.50/SF</u>	<u>\$2,873,655</u>
<b>TOTAL</b>	<b>1,887,280</b>	<b>43.326 Ac.</b>		<b>\$7.92</b>	<b>\$14,963,687</b>

*80,000 SF on Cul-de-sac	\$12/SF	\$960,000
<u>123,425 SF I-4 Acreage</u>	<u>\$4.50/SF</u>	<u>\$555,412</u>
203,425 SF (4.67 Ac.)	\$7.45/SF	\$1,515,412

**52,000 SF on Cul-de-sac	\$10.00/SF	\$520,000
285,590 SF on I-4 Acreage	<u>\$4.00/SF</u>	<u>\$1,142,360</u>
337,590 (7.75 Ac.)	\$4.92/SF	\$1,662,360

NOTE: 1. Dimensions and sizes are approximate  
2. Prices subject to change or correction

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



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## Close up Aerial

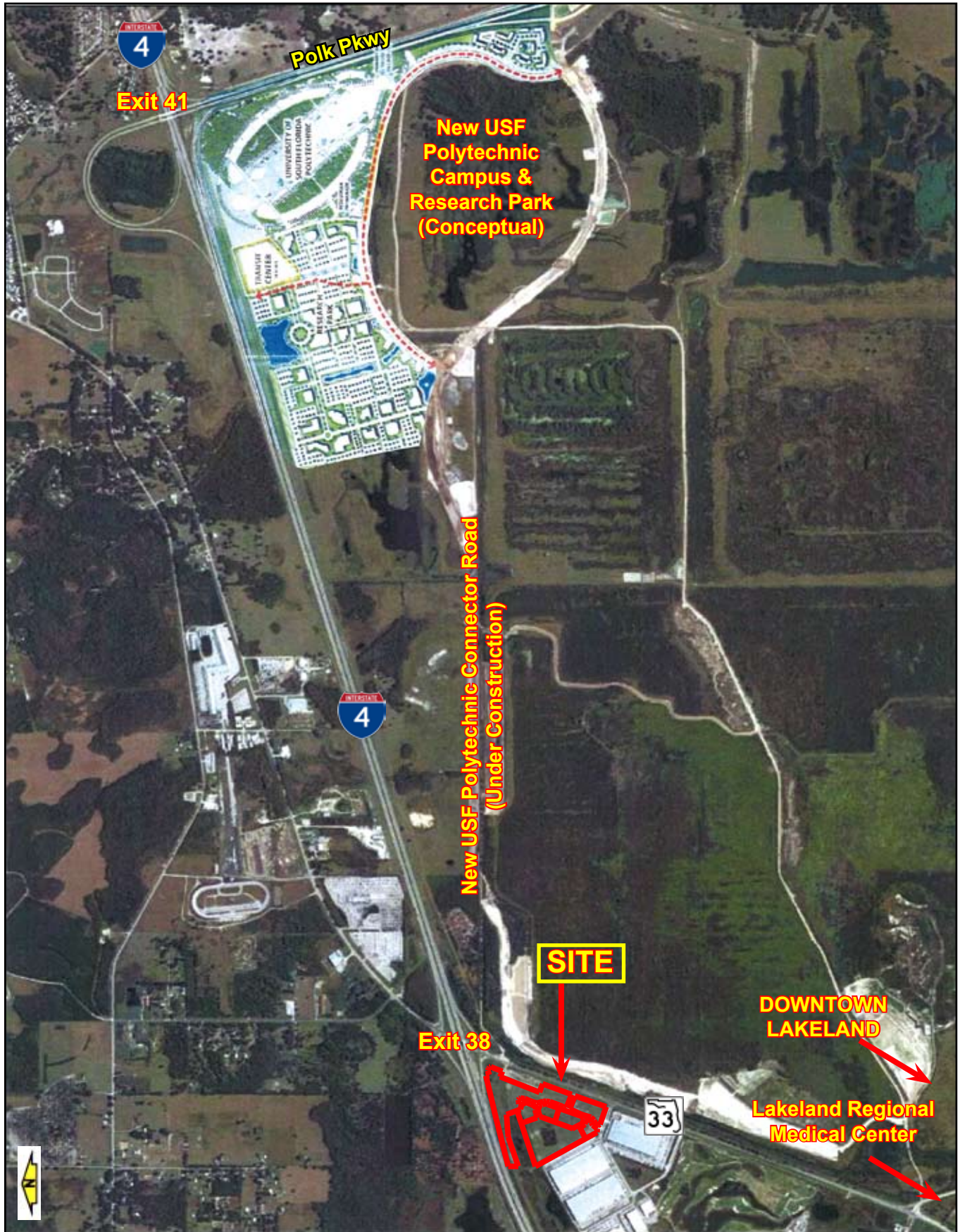




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## USF Polytechnic Proximity Aerial





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## Distance Aerial

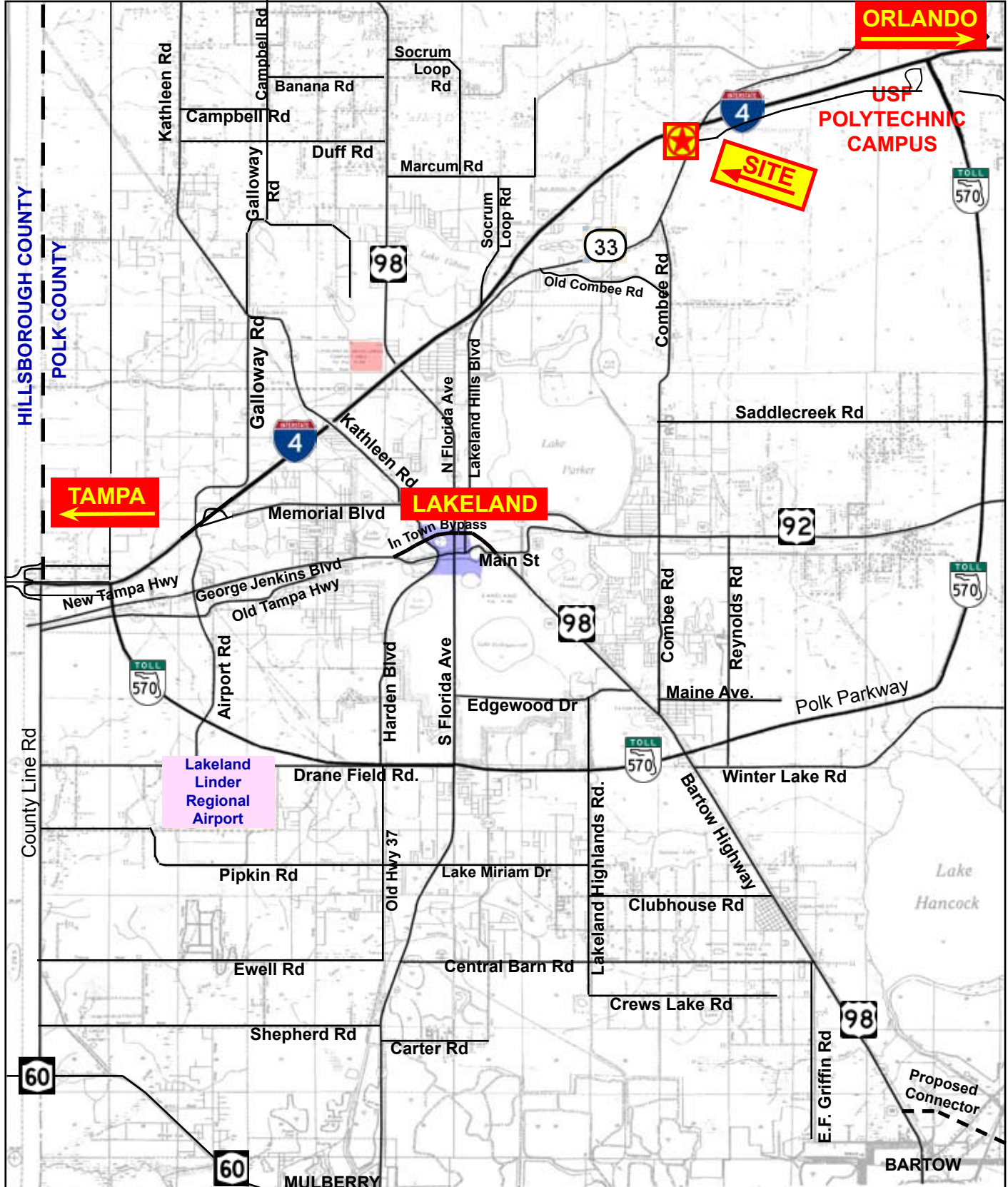




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# Gateway Lakeland Commerce Park

## Greater Polk County Map





# Gateway Lakeland Commerce Park

## Demographics - Executive Summary

	5 miles radius	15 miles radius	50 miles radius
<b>2010 Population</b>			
Total Population	38,263	373,636	4,199,703
Male Population	48.3%	48.6%	49.1%
Female Population	51.7%	51.4%	50.9%
Median Age	42.6	42.1	38.8
<b>2010 Income</b>			
Median HH Income	\$51,396	\$45,292	\$50,055
Per Capita Income	\$24,301	\$22,607	\$24,628
Average HH Income	\$61,126	\$56,088	\$62,825
<b>2010 Households</b>			
Total Households	15,151	148,414	1,625,224
Average Household Size	2.48	2.47	2.53
<b>2010 Housing</b>			
Owner Occupied Housing Units	63.5%	58.1%	57.6%
Renter Occupied Housing Units	21.9%	23.1%	27.0%
Vacant Housing Units	14.6%	18.8%	15.4%
<b>Population</b>			
1990 Population	23,816	267,092	2,650,525
2000 Population	32,139	316,451	3,320,948
2010 Population	38,263	373,636	4,199,703
2015 Population	40,490	393,755	4,467,860
1990-2000 Annual Rate	3.04%	1.71%	2.28%
2000-2010 Annual Rate	1.72%	1.63%	2.32%
2010-2015 Annual Rate	1.14%	1.05%	1.25%

In the identified market area, the current year population is 4,199,703. In 2000, the Census count in the market area was 3,320,948. The rate of change since 2000 was 2.32 percent annually. The five-year projection for the population in the market area is 4,467,860, representing a change of 1.25 percent annually from 2010 to 2015. Currently, the population is 49.1 percent male and 50.9 percent female.

	5 miles radius	15 miles radius	50 miles radius
<b>Households</b>			
1990 Households	8,999	104,897	1,033,845
2000 Households	12,532	125,196	1,297,792
2010 Households	15,151	148,414	1,625,224
2015 Households	16,083	156,599	1,728,475
1990-2000 Annual Rate	3.37%	1.78%	2.3%
2000-2010 Annual Rate	1.87%	1.67%	2.22%
2010-2015 Annual Rate	1.2%	1.08%	1.24%

The household count in this market area has changed from 1,297,792 in 2000 to 1,625,224 in the current year, a change of 2.22 percent annually. The five-year projection of households is 1,728,475, a change of 1.24 percent annually from the current year total. Average household size is currently 2.53, compared to 2.51 in the year 2000. The number of families in the current year is 1,079,211 in the market area.

### Housing

Currently, 57.6 percent of the 1,920,337 housing units in the market area are owner occupied; 27.0 percent, renter occupied; and 15.4 percent are vacant. In 2000, there were 1,454,442 housing units - 61.0 percent owner occupied, 28.3 percent renter occupied and 10.8 percent vacant. The rate of change in housing units since 2000 is 2.75 percent. Median home value in the market area is \$123,097, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.34 percent annually to \$145,052. From 2000 to the current year, median home value changed by 3.3 percent annually.



# Gateway Lakeland Commerce Park

## Demographics - Executive Summary

	5 miles radius	15 miles radius	50 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$29,207	\$25,694	\$27,392
2000 Median HH Income	\$42,951	\$36,644	\$39,182
2010 Median HH Income	\$51,396	\$45,292	\$50,055
2015 Median HH Income	\$55,173	\$51,867	\$55,874
1990-2000 Annual Rate	3.93%	3.61%	3.64%
2000-2010 Annual Rate	1.77%	2.09%	2.42%
2010-2015 Annual Rate	1.43%	2.75%	2.22%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,455	\$12,750	\$13,848
2000 Per Capita Income	\$20,471	\$18,816	\$20,611
2010 Per Capita Income	\$24,301	\$22,607	\$24,628
2015 Per Capita Income	\$26,535	\$24,718	\$26,932
1990-2000 Annual Rate	5.09%	3.97%	4.06%
2000-2010 Annual Rate	1.69%	1.81%	1.75%
2010-2015 Annual Rate	1.77%	1.8%	1.8%
<b>Average Household Income</b>			
1990 Average Household Income	\$33,082	\$32,141	\$34,975
2000 Average Household Income	\$51,996	\$46,918	\$51,957
2010 Average HH Income	\$61,126	\$56,088	\$62,825
2015 Average HH Income	\$66,593	\$61,259	\$68,743
1990-2000 Annual Rate	4.63%	3.86%	4.04%
2000-2010 Annual Rate	1.59%	1.76%	1.87%
2010-2015 Annual Rate	1.73%	1.78%	1.82%

### Households by Income

Current median household income is \$50,055 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,874 in five years. In 2000, median household income was \$39,182, compared to \$27,392 in 1990.

Current average household income is \$62,825 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$68,743 in five years. In 2000, average household income was \$51,957, compared to \$34,975 in 1990.

Current per capita income is \$24,628 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,932 in five years. In 2000, the per capita income was \$20,611, compared to \$13,848 in 1990.

### Population by Employment

Total Businesses	813	12,871	162,808
Total Employees	8,824	145,169	1,789,880

Currently, 87.1 percent of the civilian labor force in the identified market area is employed and 12.9 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 89.8 percent of the civilian labor force, and unemployment will be 10.2 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, 61.9 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:

- 61.3 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)
- 19.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.0 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 26.4 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:

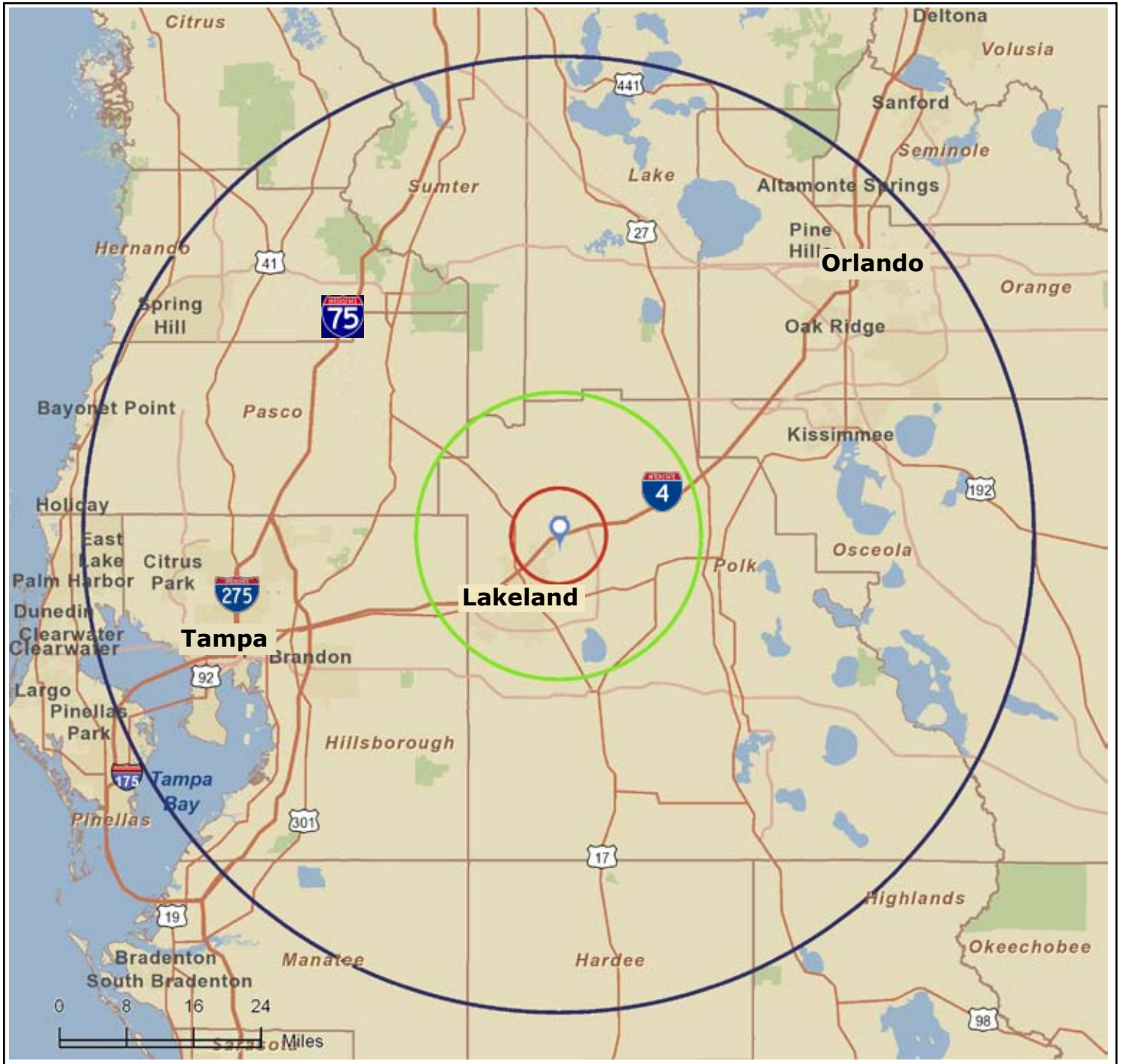
- 14.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 31.6 percent were high school graduates only (29.6 percent in the U.S.)
- 9.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.1 percent 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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