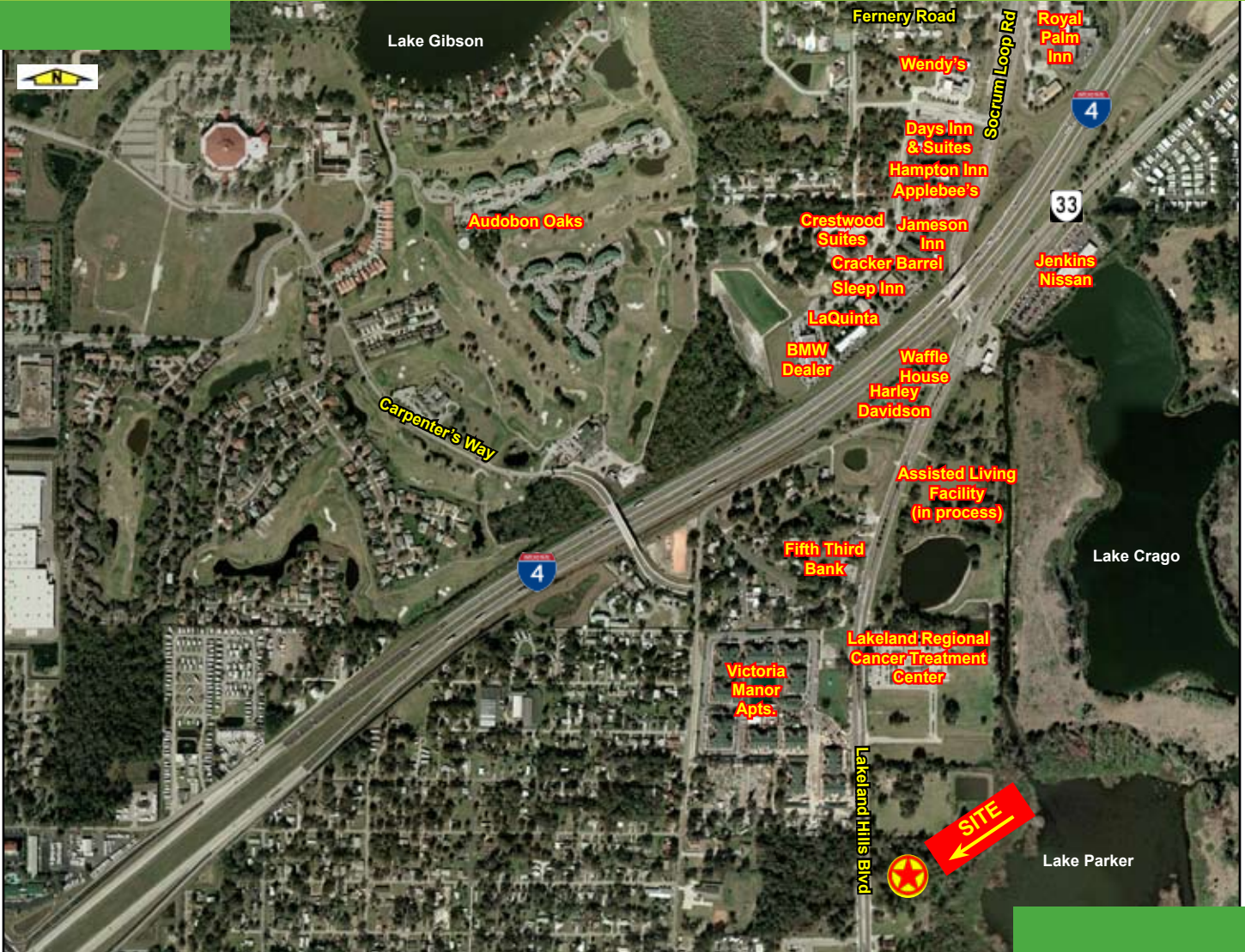


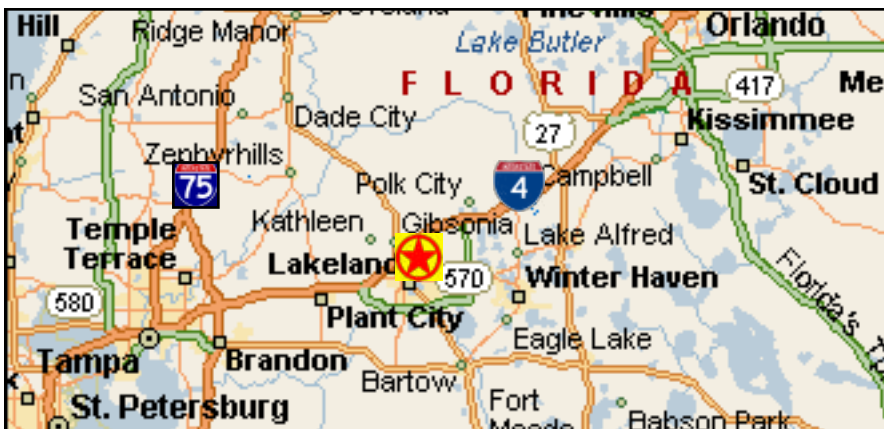


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**8.15 Acres - Fully Entitled
Office Site near I-4 at Exit 33
3445 Lakeland Hills Blvd.
Lakeland, Florida**



www.Hauger-Bunch.com



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8.15 Acres - Lakeside Park

Property Aerial





8.15 Acres - Lakeside Park

Property Overview

Identification: Lakeside Park 8.15 Acres

Location: 3445 Lakeland Hills Blvd.
Lakeland, FL 33805

Parcel ID: 24-27-31-116350-000024

Lot Size: 8.15 Acres

Lot Dimensions: 440' x approx. 808'

Zoning: PUD-4762

Traffic Count: 27,500 on Lakeland Hills Blvd (2009)
72,500 on Interstate 4

Taxes: \$13,193.29 (2010)

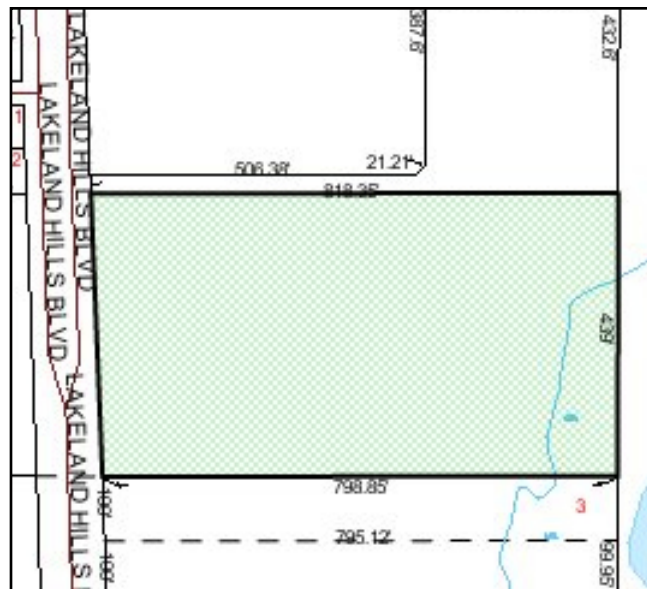
Access: SR 33 (Lakeland Hills Blvd) to Lakeland and Interstate 4

Utilities:
Water : City of Lakeland - 6" line along east side of Lakeland Hills Blvd.
Sewer: City of Lakeland - 12" force main east side of Lakeland Hills Blvd.
(Plans call for a pump station on site to access force main)
Electric: City of Lakeland
Gas: Natural gas 1/4 mile across Interstate 4

Parking: 205 spaces total: 5 spaces per 1,000 sf for professional offices and
6.7 spaces per sf for medical offices.

Comments: Fully entitled development to consist of 39,000 sf of medical and professional office space. Site plan has been approved by SWFWMD and an ERG General Construction permit has been issued. Landscaping plan has also been approved by the city. Lakeland Regional Cancer Center is adjacent to the site on the north side. Both Lakeland Regional Medical Center and Watson Clinic are within 2.5 miles of the site.

Price: \$1,200,000 (\$3.38 psf)





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8.15 Acres - Lakeside Park

Distance Aerial

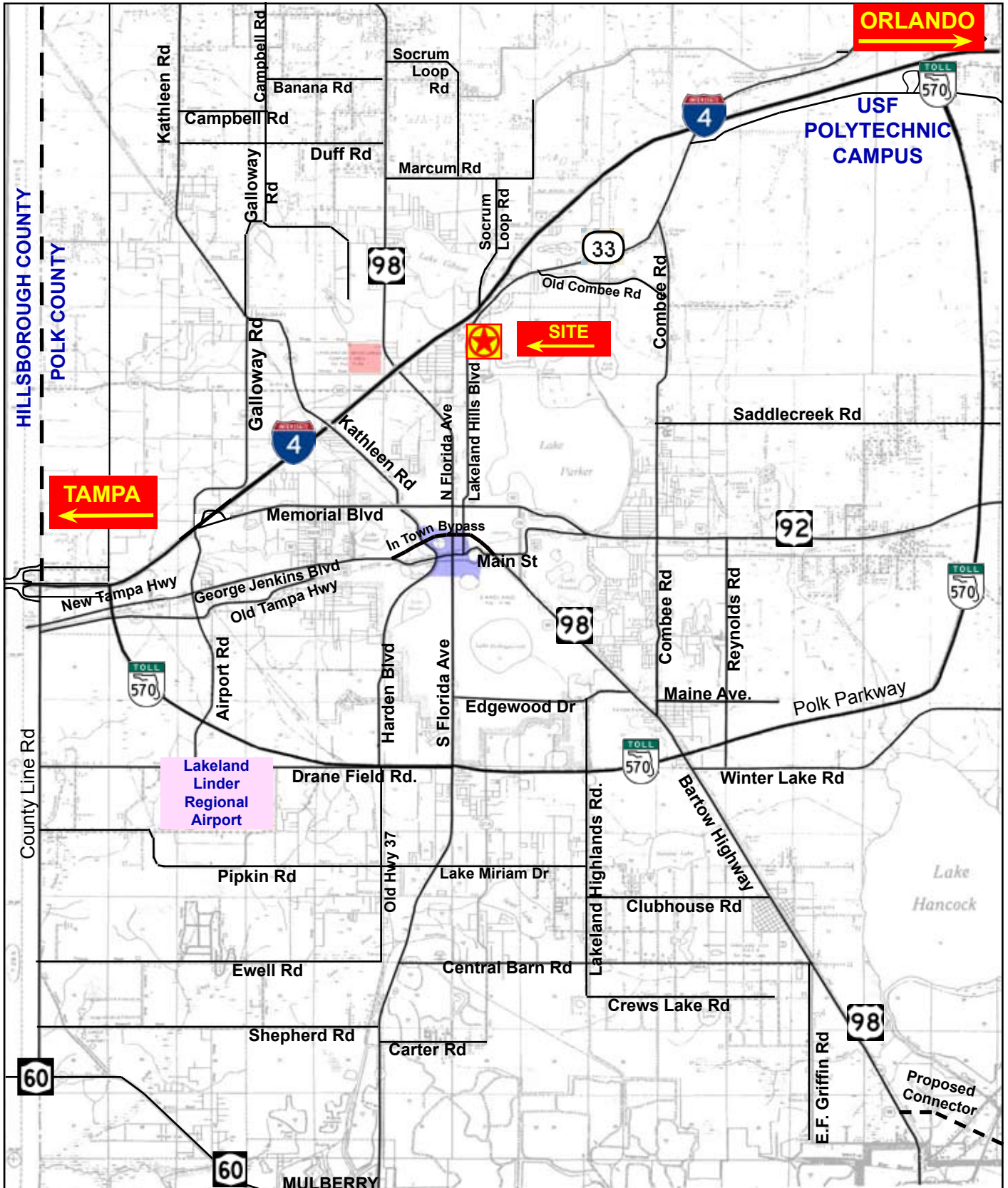




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8.15 Acres - Lakeside Park

Greater Lakeland I-4 Corridor Map





8.15 Acres - Lakeside Park

Demographics-Executive Summary

	1 mile radius	5 miles radius	10 miles radius
2010 Population			
Total Population	4,951	118,096	246,492
Male Population	47.6%	47.9%	48.4%
Female Population	52.4%	52.1%	51.6%
Median Age	41.4	39.9	40.4
2010 Income			
Median HH Income	\$41,057	\$40,450	\$46,304
Per Capita Income	\$22,193	\$21,070	\$22,998
Average HH Income	\$50,798	\$50,857	\$57,676
2010 Households			
Total Households	1,969	47,466	96,921
Average Household Size	2.30	2.41	2.50
2010 Housing			
Owner Occupied Housing Units	41.8%	51.8%	58.4%
Renter Occupied Housing Units	38.6%	30.3%	25.1%
Vacant Housing Units	19.5%	17.9%	16.5%
Population			
1990 Population	4,410	94,440	184,390
2000 Population	4,864	105,281	215,756
2010 Population	4,951	118,096	246,492
2015 Population	5,071	122,672	257,325
1990-2000 Annual Rate	0.98%	1.09%	1.58%
2000-2010 Annual Rate	0.17%	1.13%	1.31%
2010-2015 Annual Rate	0.48%	0.76%	0.86%

In the identified market area, the current year population is 246,492. In 2000, the Census count in the market area was 215,756. The rate of change since 2000 was 1.31 percent annually. The five-year projection for the population in the market area is 257,325, representing a change of 0.86 percent annually from 2010 to 2015. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	1,805	37,354	71,708
2000 Households	1,917	41,977	84,632
2010 Households	1,969	47,466	96,921
2015 Households	2,020	49,457	101,235
1990-2000 Annual Rate	0.6%	1.17%	1.67%
2000-2010 Annual Rate	0.26%	1.21%	1.33%
2010-2015 Annual Rate	0.51%	0.83%	0.87%

The household count in this market area has changed from 84,632 in 2000 to 96,921 in the current year, a change of 1.33 percent annually. The five-year projection of households is 101,235, a change of 0.87 percent annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2000. The number of families in the current year is 66,573 in the market area.

Housing

Currently, 58.4 percent of the 116,064 housing units in the market area are owner occupied; 25.1 percent, renter occupied; and 16.5 percent are vacant. In 2000, there were 96,969 housing units - 62.7 percent owner occupied, 24.6 percent renter occupied and 12.7 percent vacant. The rate of change in housing units since 2000 is 1.77 percent. Median home value in the market area is \$104,531, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.33 percent annually to \$123,159. From 2000 to the current year, median home value changed by 3.35 percent annually.



8.15 Acres - Lakeside Park

Demographics-Executive Summary

	1 mile radius	5 miles radius	10 miles radius
Median Household Income			
1990 Median HH Income	\$22,230	\$22,732	\$25,922
2000 Median HH Income	\$32,562	\$32,883	\$37,489
2010 Median HH Income	\$41,057	\$40,450	\$46,304
2015 Median HH Income	\$47,961	\$47,715	\$52,461
1990-2000 Annual Rate	3.89%	3.76%	3.76%
2000-2010 Annual Rate	2.29%	2.04%	2.08%
2010-2015 Annual Rate	3.16%	3.36%	2.53%
Per Capita Income			
1990 Per Capita Income	\$11,366	\$11,331	\$12,710
2000 Per Capita Income	\$18,040	\$17,593	\$19,178
2010 Per Capita Income	\$22,193	\$21,070	\$22,998
2015 Per Capita Income	\$24,442	\$23,264	\$25,168
1990-2000 Annual Rate	4.73%	4.5%	4.2%
2000-2010 Annual Rate	2.04%	1.78%	1.79%
2010-2015 Annual Rate	1.95%	2%	1.82%
Average Household Income			
1990 Average Household Income	\$26,063	\$27,909	\$32,335
2000 Average Household Income	\$41,419	\$42,799	\$48,188
2010 Average HH Income	\$50,798	\$50,857	\$57,676
2015 Average HH Income	\$55,638	\$56,021	\$63,092
1990-2000 Annual Rate	4.74%	4.37%	4.07%
2000-2010 Annual Rate	2.01%	1.7%	1.77%
2010-2015 Annual Rate	1.84%	1.95%	1.81%

Households by Income

Current median household income is \$46,304 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,461 in five years. In 2000, median household income was \$37,489, compared to \$25,922 in 1990.

Current average household income is \$57,676 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$63,092 in five years. In 2000, average household income was \$48,188, compared to \$32,335 in 1990.

Current per capita income is \$22,998 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,168 in five years. In 2000, the per capita income was \$19,178, compared to \$12,710 in 1990.

Population by Employment

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, 60.5 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:

- 57.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.7 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, 81.6 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 24.4 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:

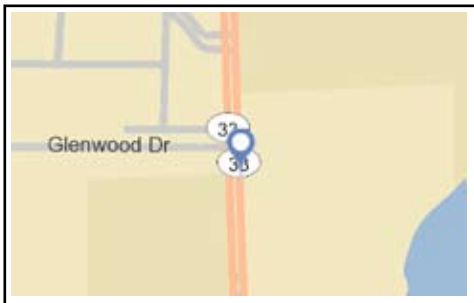
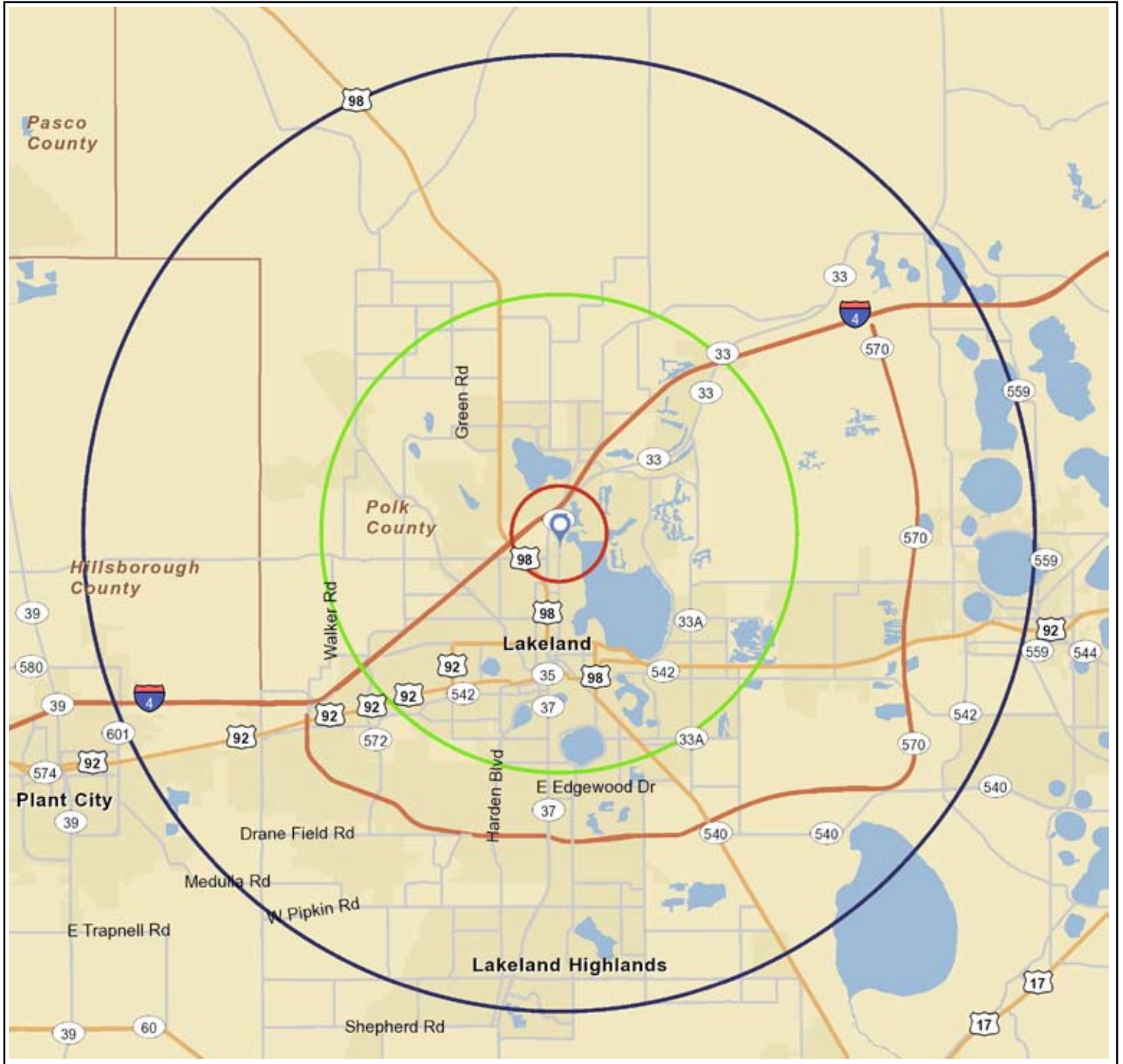
- 15.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.9 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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8.15 Acres - Lakeside Park

Demographics-Standard Site Map



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