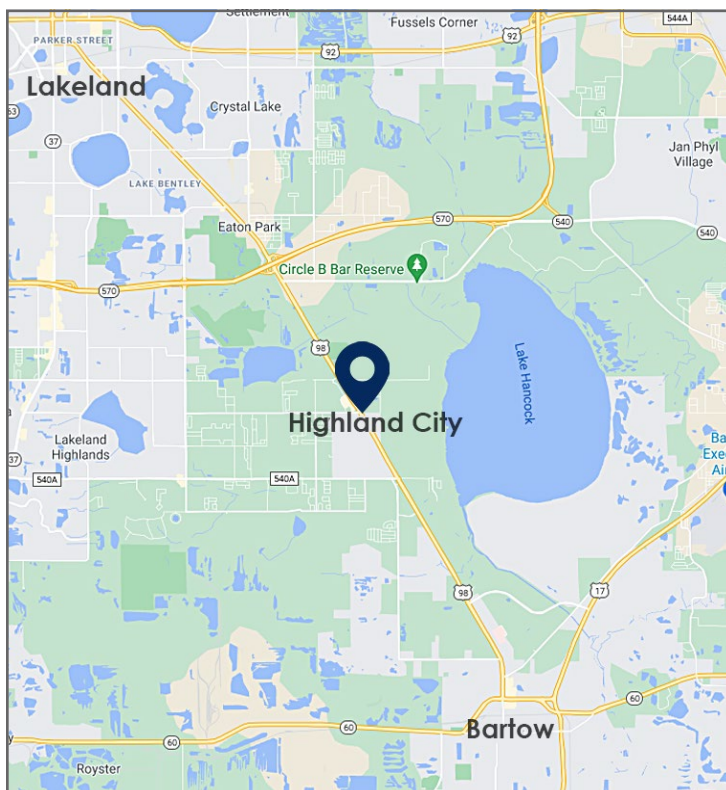


FOR  
LEASE

# OUTPARCEL - LAKELAND, FL

## US-98 & CLUBHOUSE RD



### OVERVIEW

- 1.15 Acres (Last Outparcel)
- Available for Ground Lease
- Join Circle K, Panda Express, IHOP & McDonald's
- Publix, Taco Bell, Sonic, Dairy Queen, Wendy's, and Culver's nearby
- Polk State College – Lakeland Campus located one-mile north (approx. 10,000 students)
- Utilities and Master Retention Available

### DEMOGRAPHICS

|                    | 3 MILE    | 5 MILE   | 7 MILE   |
|--------------------|-----------|----------|----------|
| POPULATION         | 29,608    | 77,746   | 170,776  |
| DAYTIME POPULATION | 22,025    | 71,283   | 174,792  |
| MEDIAN HH INCOME   | \$103,715 | \$90,235 | \$77,277 |

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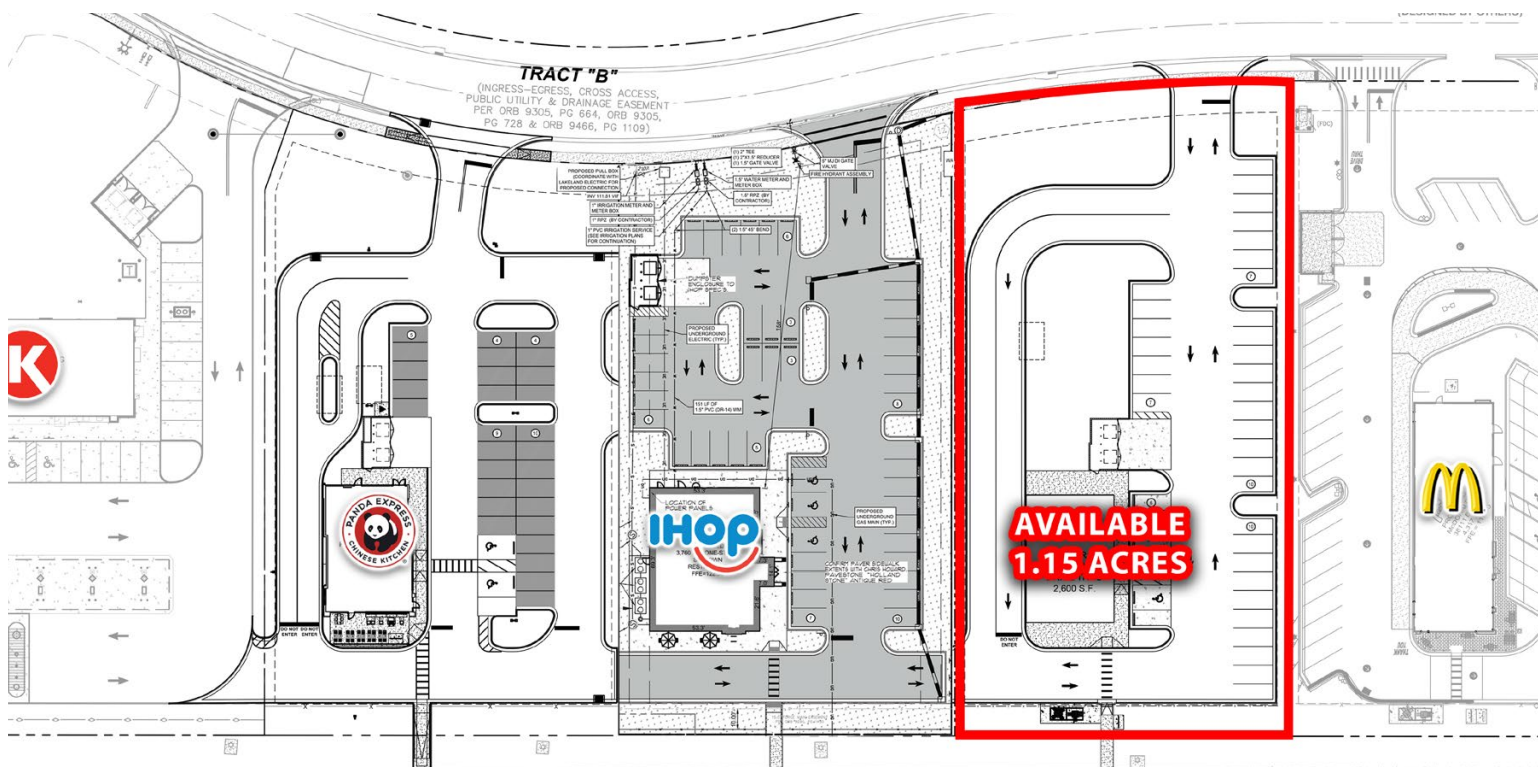
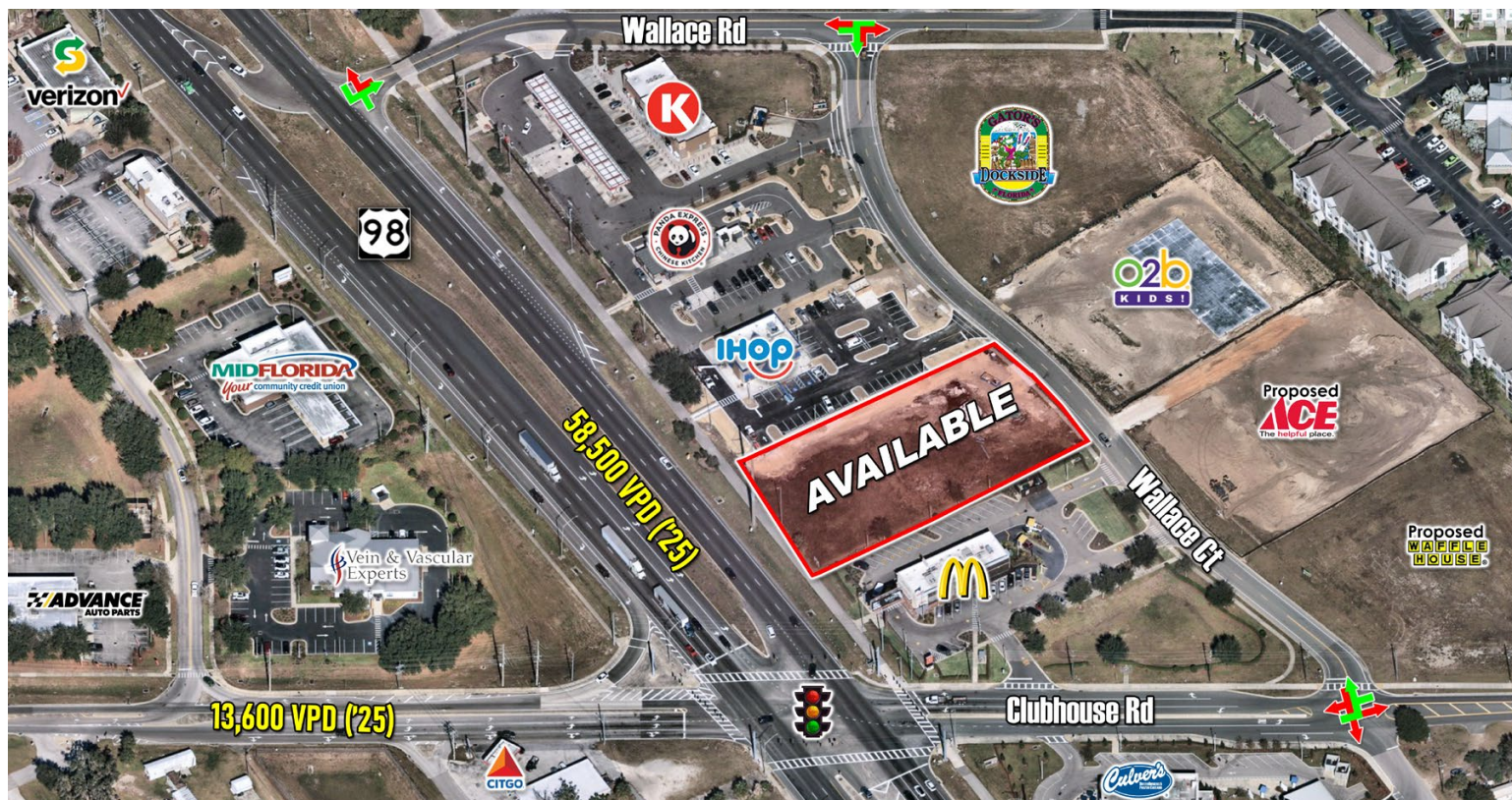
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 HALLUM REALTY ADVISORS

FOR  
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# OUTPARCEL - LAKE LAND, FL

## US-98 & CLUBHOUSE RD



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# OUTPARCEL - LAKE LAND, FL

## US-98 & CLUBHOUSE RD

|                                                      | 3 miles   | 5 miles   | 7 miles   |
|------------------------------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>                            |           |           |           |
| 2010 Total Population                                | 22,252    | 65,327    | 146,525   |
| 2020 Total Population                                | 25,892    | 73,808    | 163,880   |
| 2020 Group Quarters                                  | 133       | 1,062     | 6,205     |
| 2025 Total Population                                | 29,608    | 77,746    | 170,776   |
| 2025 Group Quarters                                  | 145       | 1,174     | 6,737     |
| 2030 Total Population                                | 33,437    | 85,039    | 186,852   |
| 2025-2030 Annual Rate                                | 2.46%     | 1.81%     | 1.82%     |
| 2025 Total Daytime Population                        | 22,025    | 71,283    | 174,792   |
| Workers                                              | 6,651     | 28,818    | 78,056    |
| Residents                                            | 15,374    | 42,465    | 96,736    |
| <b>Household Summary</b>                             |           |           |           |
| 2010 Households                                      | 7,750     | 24,060    | 56,623    |
| 2010 Average Household Size                          | 2.87      | 2.68      | 2.53      |
| 2020 Total Households                                | 9,102     | 27,001    | 62,582    |
| 2020 Average Household Size                          | 2.83      | 2.69      | 2.52      |
| 2025 Households                                      | 10,689    | 29,025    | 66,430    |
| 2025 Average Household Size                          | 2.76      | 2.64      | 2.47      |
| 2030 Households                                      | 12,190    | 32,079    | 73,620    |
| 2030 Average Household Size                          | 2.73      | 2.61      | 2.45      |
| 2025-2030 Annual Rate                                | 2.66%     | 2.02%     | 2.08%     |
| 2010 Families                                        | 6,127     | 17,590    | 38,570    |
| 2010 Average Family Size                             | 3.20      | 3.10      | 3.02      |
| 2025 Families                                        | 8,212     | 20,884    | 44,456    |
| 2025 Average Family Size                             | 3.17      | 3.09      | 3.00      |
| 2030 Families                                        | 9,358     | 23,110    | 49,269    |
| 2030 Average Family Size                             | 3.14      | 3.06      | 2.98      |
| 2025-2030 Annual Rate                                | 2.65%     | 2.05%     | 2.08%     |
| <b>Housing Unit Summary</b>                          |           |           |           |
| 2025 Housing Units                                   | 11,566    | 31,160    | 72,028    |
| Owner Occupied Housing Units                         | 72.5%     | 69.8%     | 64.3%     |
| Renter Occupied Housing Units                        | 19.9%     | 23.3%     | 27.9%     |
| Vacant Housing Units                                 | 7.6%      | 6.9%      | 7.8%      |
| <b>Median Household Income</b>                       |           |           |           |
| 2025                                                 | \$103,715 | \$90,235  | \$77,277  |
| 2030                                                 | \$114,797 | \$102,787 | \$87,044  |
| <b>Per Capita Income</b>                             |           |           |           |
| 2025                                                 | \$45,712  | \$44,812  | \$40,104  |
| 2030                                                 | \$52,052  | \$50,860  | \$45,325  |
| <b>2025 Households by Income</b>                     |           |           |           |
| Average Household Income                             | \$126,070 | \$119,174 | \$103,245 |
| <b>2030 Households by Income</b>                     |           |           |           |
| Average Household Income                             | \$142,073 | \$133,926 | \$115,246 |
| <b>2025 Population 25+ by Educational Attainment</b> |           |           |           |
| Total                                                | 20,584    | 53,751    | 117,849   |
| Less than 9th Grade                                  | 2.2%      | 2.8%      | 3.2%      |
| 9th - 12th Grade, No Diploma                         | 4.0%      | 4.6%      | 5.2%      |
| High School Graduate                                 | 21.5%     | 22.3%     | 25.0%     |
| GED/Alternative Credential                           | 3.8%      | 4.9%      | 5.6%      |
| Some College, No Degree                              | 17.2%     | 17.7%     | 18.9%     |
| Associate Degree                                     | 13.3%     | 12.2%     | 11.8%     |
| Bachelor's Degree                                    | 24.4%     | 23.2%     | 19.4%     |
| Graduate/Professional Degree                         | 13.5%     | 12.3%     | 10.9%     |
| <b>Data for all businesses in area</b>               |           |           |           |
|                                                      | 3 miles   | 5 miles   | 7 miles   |
| Total Businesses:                                    | 557       | 2,483     | 6,329     |
| Total Employees:                                     | 5,186     | 25,405    | 68,402    |
| Total Population:                                    | 29,608    | 77,746    | 170,776   |
| Employee/Population Ratio (per 100 Residents)        | 17.5      | 32.7      | 40.1      |

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 11, 2026

