

**COMMERCIAL OUT PARCEL
CORNER LOT – 1.36 ACRES
TRANSITION AREA &
NEW DEVELOPMENT**

2190 Us Highway 92 E | Lakeland, FL 33801

Adjacent to Cypress Point at Lake Parker

**FOR SALE
VACANT LAND**

Property Summary



Property Description

LAST PARCEL AVAILABLE!!! Parcel 'B' is 1.36 acres located at the NW corner of Hwy 92 E (E Memorial Blvd and Fairway Ave.) - and would be a nice location for a strip center or QSR.

The parcel is in the City of Lakeland and zoned C-2, with exceptions as described in PUD 21-022. The site is part of the master retention design for the development. Lakeland utilities are available to the site.

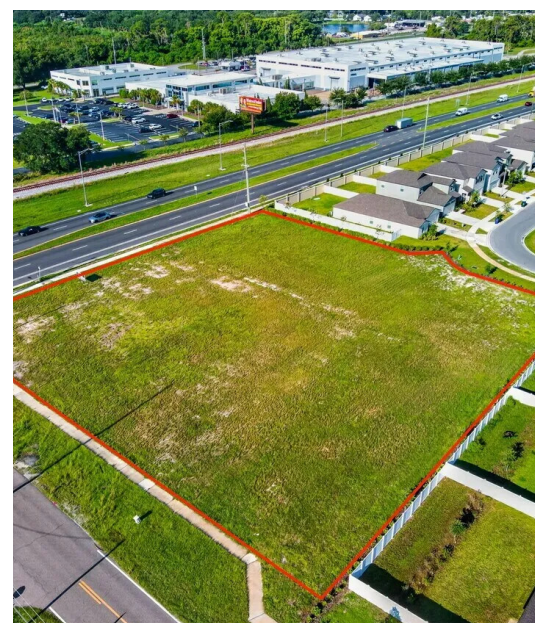
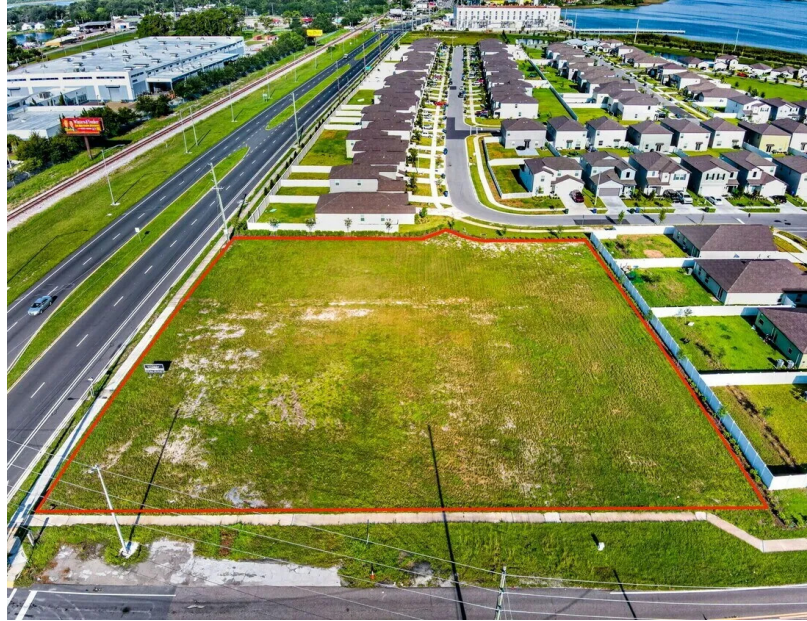
Priced at \$1,200,000.00.

Sale Offering Summary

Sale Price:	\$1,200,000
Number of Units:	1
Lot Size:	56,645 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	212	714	2,313
Total Population	533	1,824	6,656
Average HH Income	\$51,356	\$53,793	\$57,849

Additional Photos



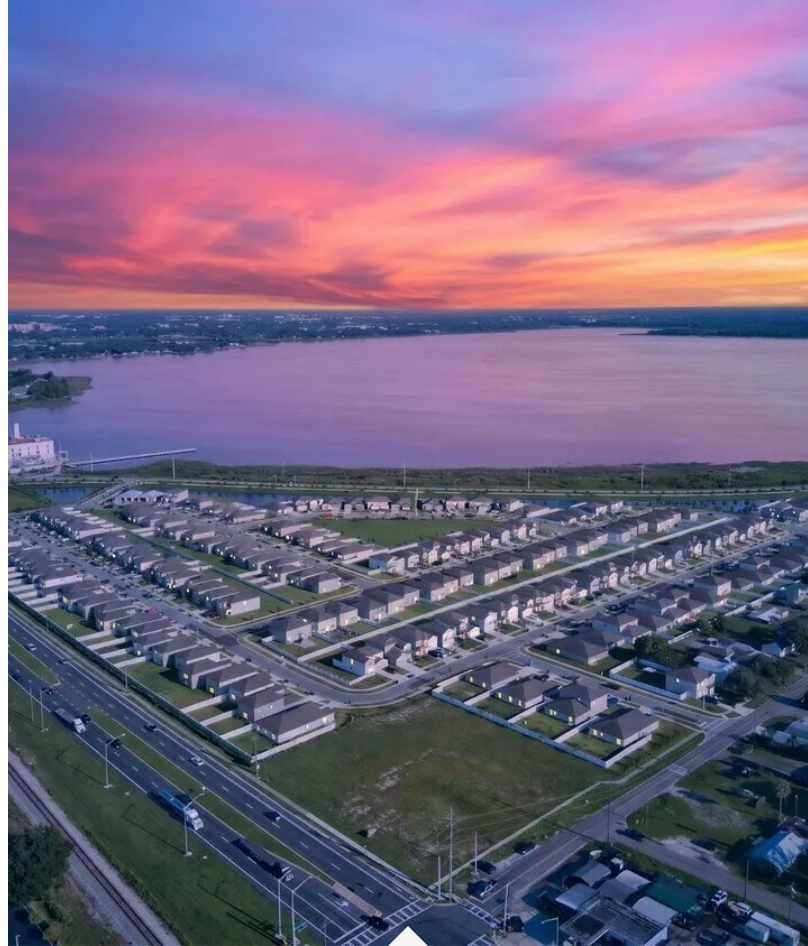
Property Details & Highlights

Property Name	Lot B - 2190 US Hwy 92 E
Property Type	Land
Property Subtype	Retail
APN	242816190511002010
Lot Size	56,645 SF

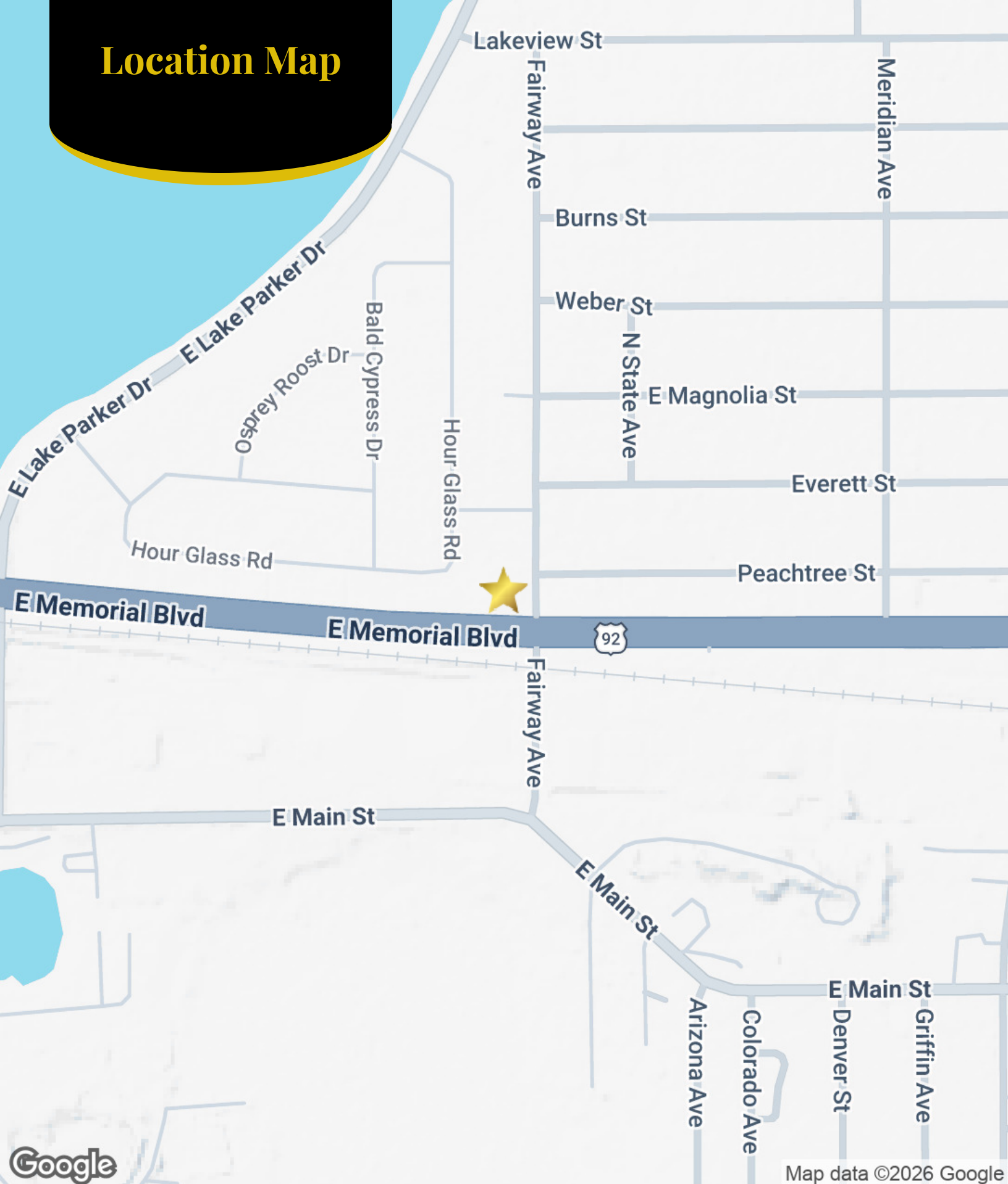
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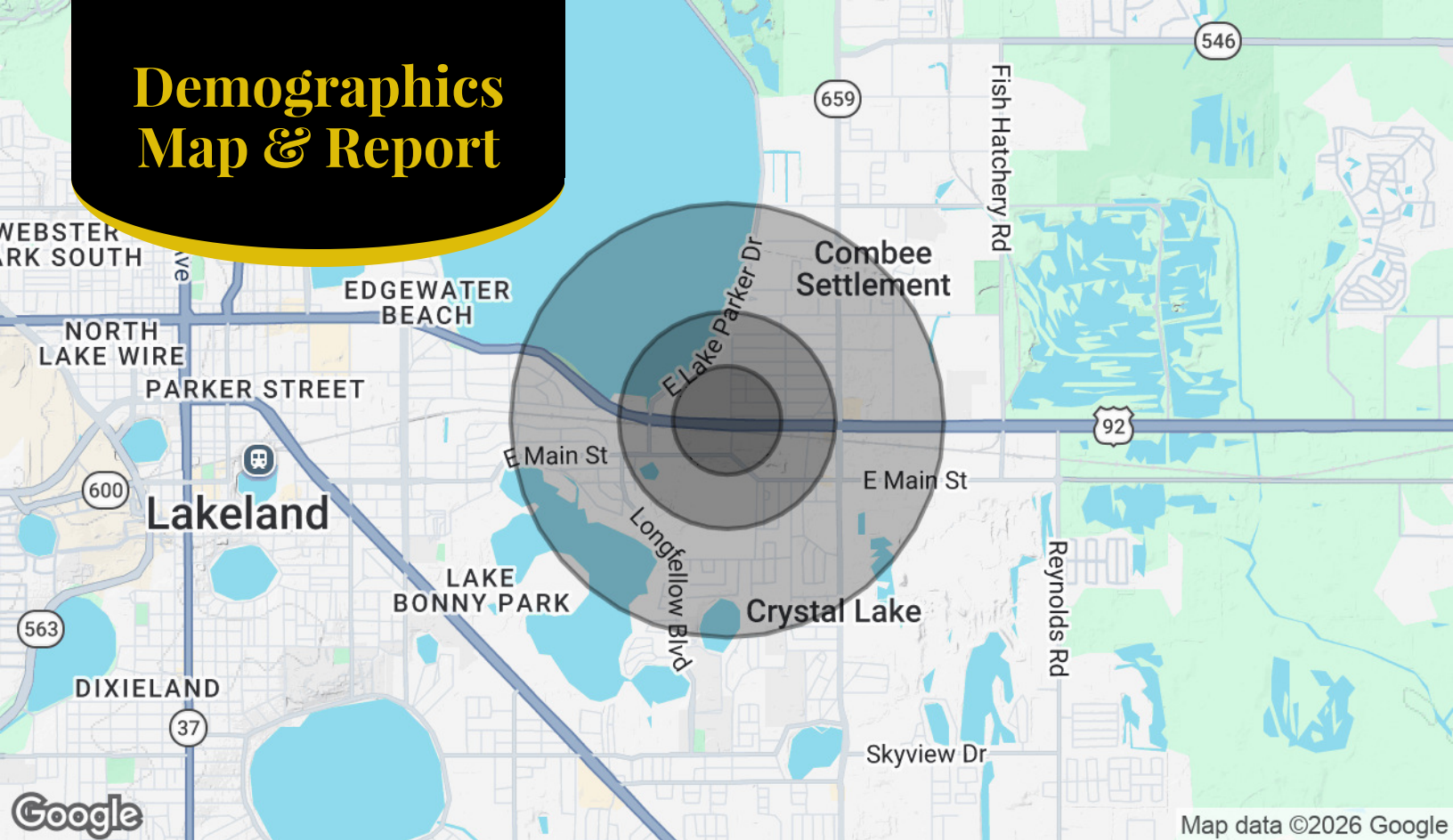
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Location Map



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	533	1,824	6,656
Average Age	28.9	30.3	32.2
Average Age (Male)	36.0	34.7	33.0
Average Age (Female)	31.9	34.3	33.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	212	714	2,313
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$51,356	\$53,793	\$57,849
Average House Value	\$152,862	\$151,671	\$170,410

2023 American Community Survey (ACS)