

S FLORIDA AVE RETAIL BUILDING

5216 S FLORIDA AVE
LAKELAND, FL 33813

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S Florida Ave





Subject

41,000
Cars/Day

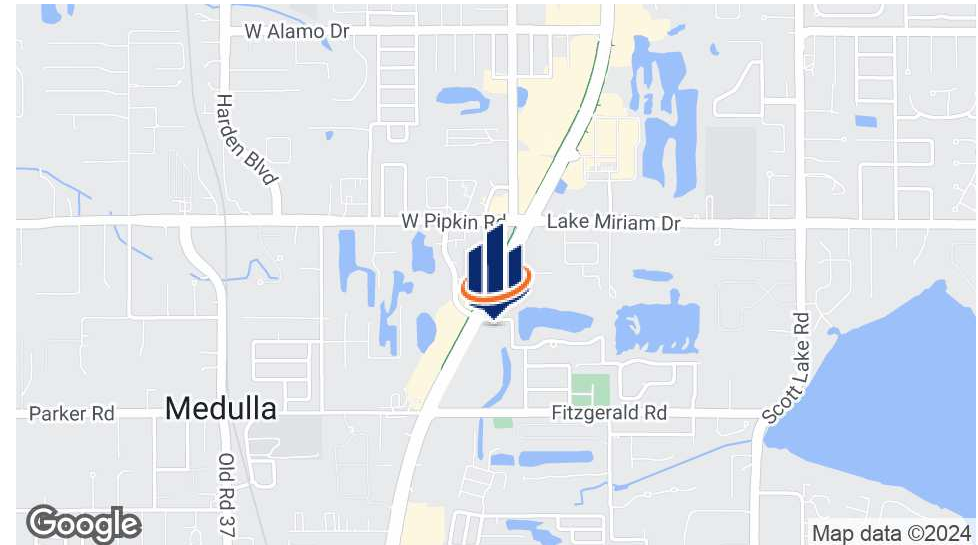
S Florida Ave

Fitzgerald Rd

Schoolhouse Rd



Property Summary



OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Building Size:	3,870 SF
Available SF:	2,550 SF
Lot Size:	1.41 Acres
Year Built:	2023
Traffic Count:	41,000 Cars/Day
APN:	23-29-12-000000-024200
Primary/Secondary Use:	Medical/Retail

PROPERTY OVERVIEW

This brand new retail development will include a 1,400 SF drive thru only Digital Dunkin' Donuts. The initial phase will include an additional 2,470 SF of adjacent space available for a retail or office user. The second phase of construction will include another free standing building with 2,550 SF available. The shared parking lot will have a total of 53 parking spaces and several access points for entry and exit.

PROPERTY HIGHLIGHTS

- 175 ± FT of road frontage along S Florida Ave
- 53 Parking spaces
- Brand new retail development
- Several points for entry and exit

Location Description



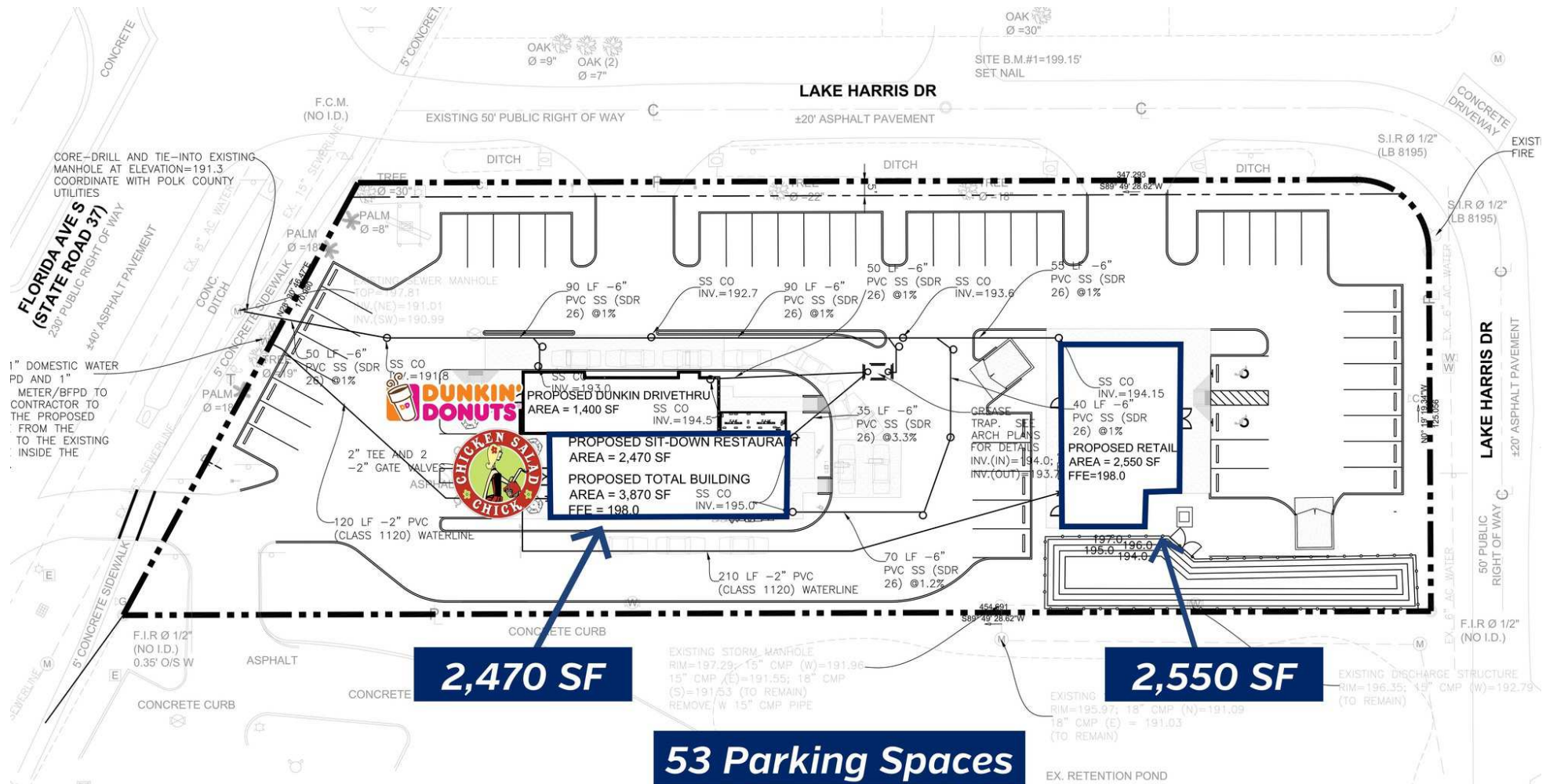
LOCATION DESCRIPTION

Located in brand new retail building along S Florida Ave in Lakeland, FL. The property is just 5 ± minutes south of the Polk Parkway which offers great transportation to other major thoroughfares such as I-4 and US 98.

South Florida Ave is known for its significant commercial activity, featuring a variety of businesses, including restaurants, shops, and other establishments. It runs in a north-south direction, starting from the downtown area and extending southward through the city. South Florida Avenue serves as a primary route for both local residents and visitors.

Major retailers in the area include Outback Steakhouse, CVS, Publix, Starbucks, and HomeGoods. This site also offers multiple points of ingress and egress that provide great access.

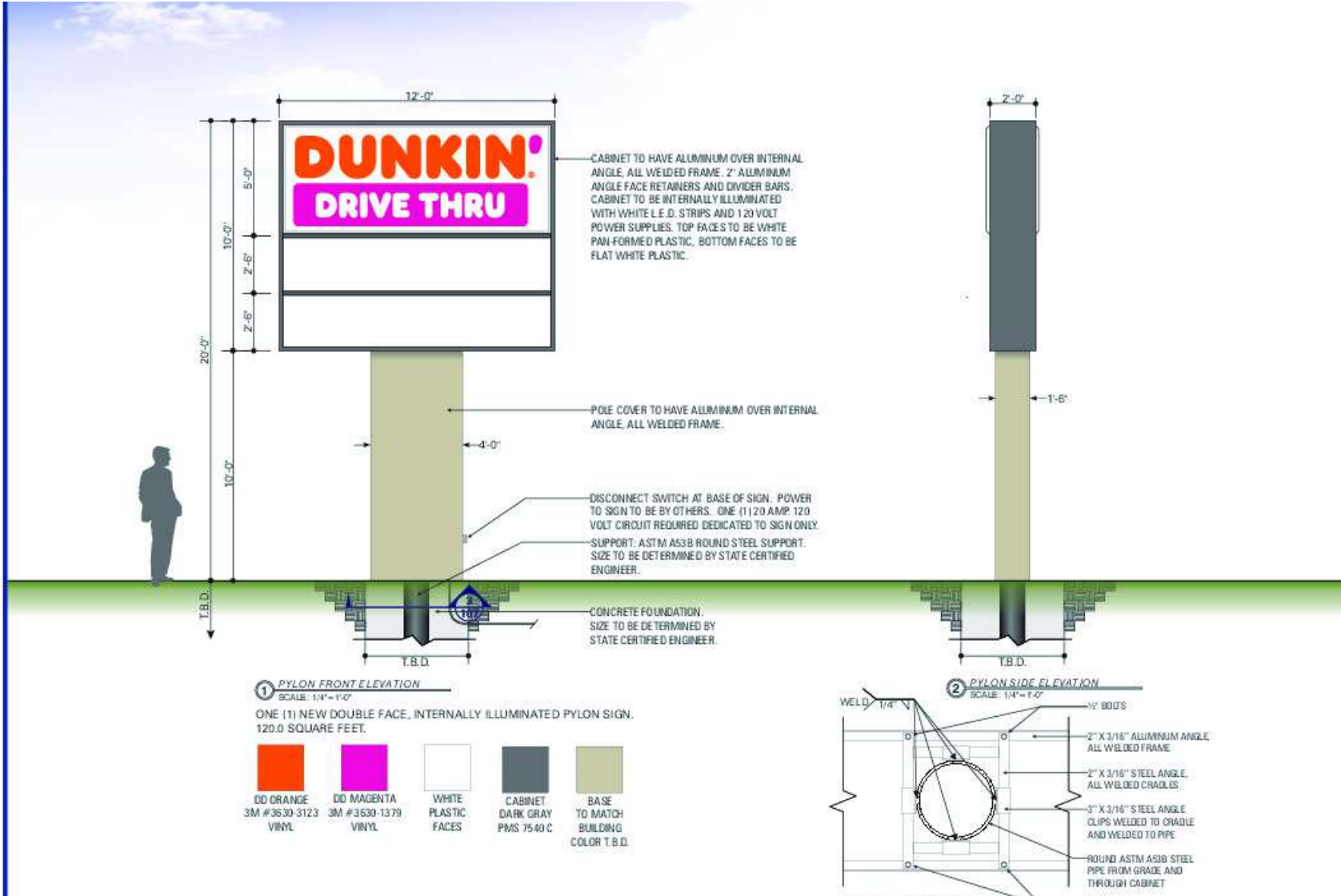
Site Plan



New Freestanding Dunkin Retail Tenant



Road Signage Rendering



INTERNATIONAL Sign
SAUNDERS RALSTON DANTZLER

10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
DUNKIN'
5216 SOUTH FLORIDA AVE
LAKELAND, FL

Date:
JANUARY 26, 2024

Drawing Number:
A24141-50-LAKELAND

Revisions:

DATE	DESCRIPTION
1 00-00	RR
2 00-00	RR
3 00-00	RR
4 00-00	RR
5 00-00	RR
6 00-00	RR
7 00-00	RR
8 00-00	RR

Sales Person:
JOE RUSSELL

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL

APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

Signature: _____
Title: _____
Date: _____

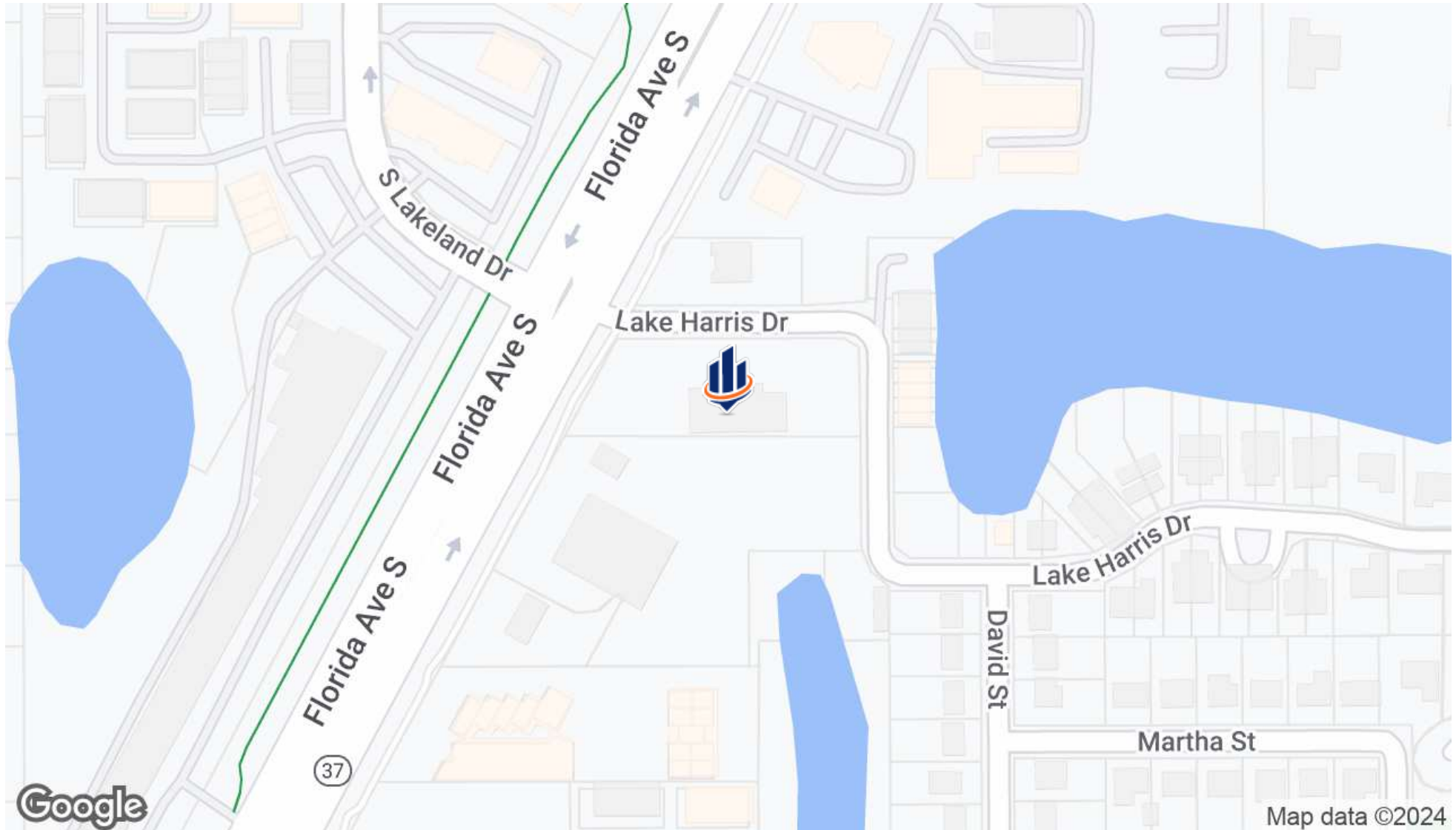
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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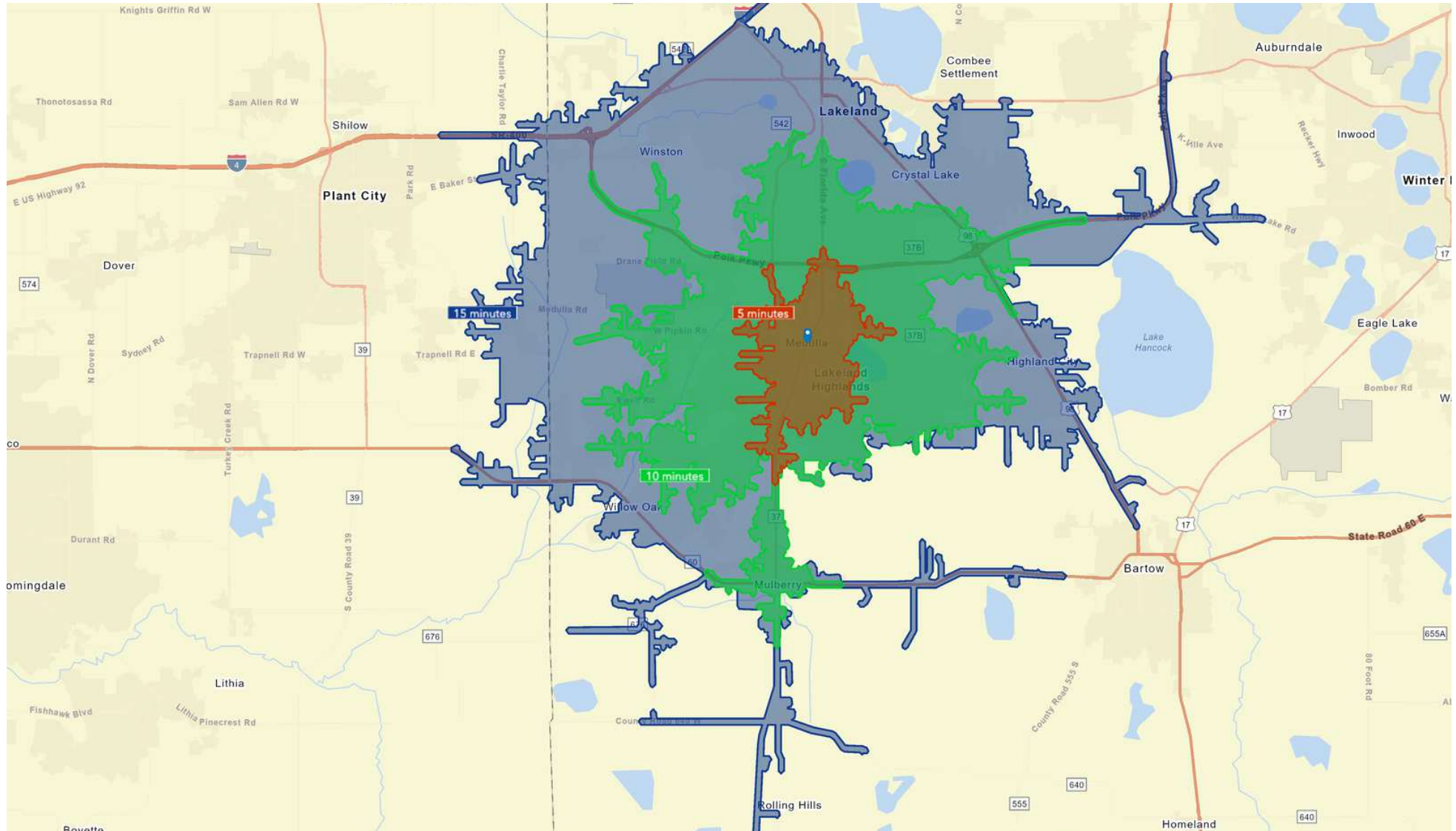
SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

ALL ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 80 OF THE NATIONAL ELECTRIC CODE.

Location Map



Drive Times



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	7,171	55,976	138,740	11,225	88,630	184,838	117,606	775,084	22,381,338	337,470,185
Households	2,785	22,211	53,043	4,240	35,148	70,044	47,508	290,783	8,909,543	129,917,449
Families	1,952	15,754	35,816	3,050	24,223	46,912	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.57	2.51	2.52	2.65	2.51	2.56	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	1,988	16,611	37,417	3,252	25,865	47,316	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	797	5,600	15,626	988	9,283	22,728	20,195	85,323	2,991,741	45,630,951
Median Age	41.8	43.9	40.0	44.0	42.4	39.60	40.5	42.0	42.9	39.1
Housing Unit/Household Ratio	1.15	1.09	1.16	1.13	1.14	1.17	1.19	1.23	1.20	1.13
Adjusted Population	7,296	54,331	143,029	11,295	89,805	192,684	124,511	847,125	23,791,915	
Income										
Median Household Income	\$66,607	\$79,208	\$68,793	\$76,715	\$73,450	\$62,058	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$90,886	\$110,186	\$97,462	\$104,269	\$102,378	\$89,990	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$35,395	\$43,461	\$37,325	\$40,332	\$40,532	\$34,301	\$32,292	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	-0.08%	0.18%	0.43%	-0.16%	0.34%	0.45%	0.36%	0.85%	0.63%	0.30%
Households	-0.04%	0.17%	0.37%	-0.11%	0.28%	0.41%	0.32%	0.81%	0.77%	0.49%
Families	-0.12%	0.09%	0.33%	-0.20%	0.23%	0.35%	0.28%	0.76%	0.74%	0.44%
Owner HHs	0.12%	0.53%	0.81%	0.02%	0.69%	0.80%	0.63%	1.02%	0.93%	0.66%
Median Household Income	2.88%	2.35%	2.70%	2.06%	2.35%	2.93%	2.51%	2.77%	3.34%	2.57%

Over 184,000 people with a median age of 39.60 within a 15-minute drive from the property.

Median household income of over \$79,000 within a 3-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Lakeland Polk County FL US

Households by Income

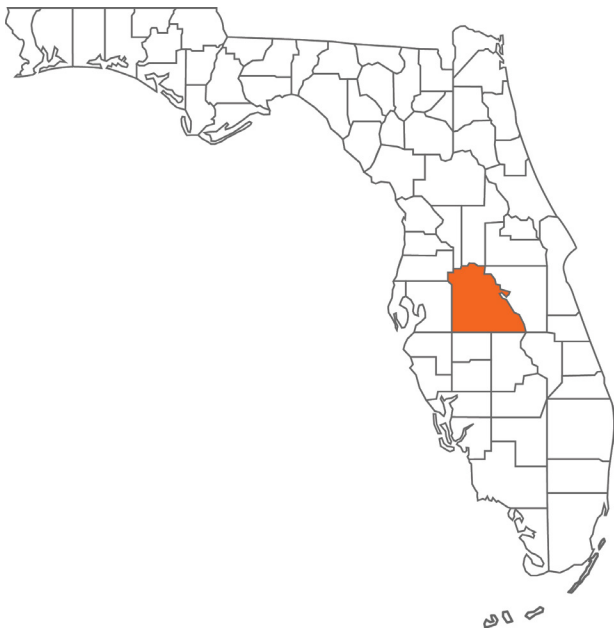
	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
<\$15,000	4.80%	5.40%	8.30%	4.30%	6.70%	10.60%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	8.30%	5.10%	6.50%	6.80%	6.00%	8.00%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	9.30%	6.60%	7.90%	7.90%	7.30%	8.90%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	12.90%	10.90%	11.70%	11.60%	11.50%	12.00%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	19.90%	19.00%	19.10%	18.00%	19.40%	18.30%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	15.00%	14.00%	13.90%	14.90%	13.90%	13.10%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	17.30%	20.30%	18.10%	19.90%	19.30%	16.40%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	7.10%	8.50%	6.30%	7.70%	7.20%	5.70%	4.30%	5.20%	7.00%	8.60%
\$200,000+	5.50%	10.20%	8.20%	8.80%	8.80%	7.00%	5.30%	5.00%	8.40%	10.60%

Population by Age

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
0 - 4	5.40%	4.80%	5.30%	5.00%	5.20%	5.70%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.50%	5.50%	5.70%	5.30%	5.70%	6.10%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.10%	6.10%	6.00%	6.00%	6.10%	6.20%	5.30%	5.90%	5.50%	6.30%
15 - 19	6.60%	6.10%	7.50%	6.50%	6.00%	7.10%	7.20%	6.00%	5.60%	6.30%
20 - 24	5.70%	5.00%	6.70%	5.20%	5.30%	6.40%	7.30%	5.60%	5.90%	6.40%
25 - 34	12.10%	11.60%	12.60%	11.20%	12.20%	12.70%	12.90%	12.60%	13.10%	13.70%
35 - 44	12.40%	12.30%	12.30%	11.80%	12.60%	12.20%	11.30%	11.90%	12.10%	13.10%
45 - 54	12.30%	12.50%	11.50%	12.30%	12.20%	11.30%	9.90%	11.10%	11.70%	11.90%
55 - 64	13.90%	14.80%	13.00%	14.70%	13.90%	12.80%	11.80%	12.70%	13.30%	12.70%
65 - 74	12.20%	12.70%	11.40%	13.00%	12.20%	11.30%	12.00%	12.90%	12.60%	10.60%
75 - 84	6.00%	6.40%	6.00%	6.90%	6.40%	6.00%	8.00%	7.40%	7.30%	5.30%
85+	1.80%	2.20%	2.10%	2.10%	2.20%	2.00%	3.60%	2.30%	2.70%	1.90%

Race and Ethnicity

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
White Alone	67.00%	72.90%	68.40%	70.20%	71.10%	64.10%	59.40%	59.60%	57.10%	60.60%
Black Alone	11.20%	7.70%	9.70%	9.20%	8.50%	13.00%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.40%	0.30%	0.40%	0.30%	0.30%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.90%	3.00%	2.80%	1.90%	3.10%	2.30%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.10%	4.30%	6.60%	5.30%	5.00%	7.60%	7.50%	9.90%	7.60%	8.70%
Two or More Races	13.40%	11.80%	12.10%	13.00%	11.90%	12.40%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	20.90%	15.80%	19.50%	18.80%	17.30%	21.70%	20.70%	26.80%	27.00%	19.40%



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 (2021)
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND

POLK COUNTY

Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net

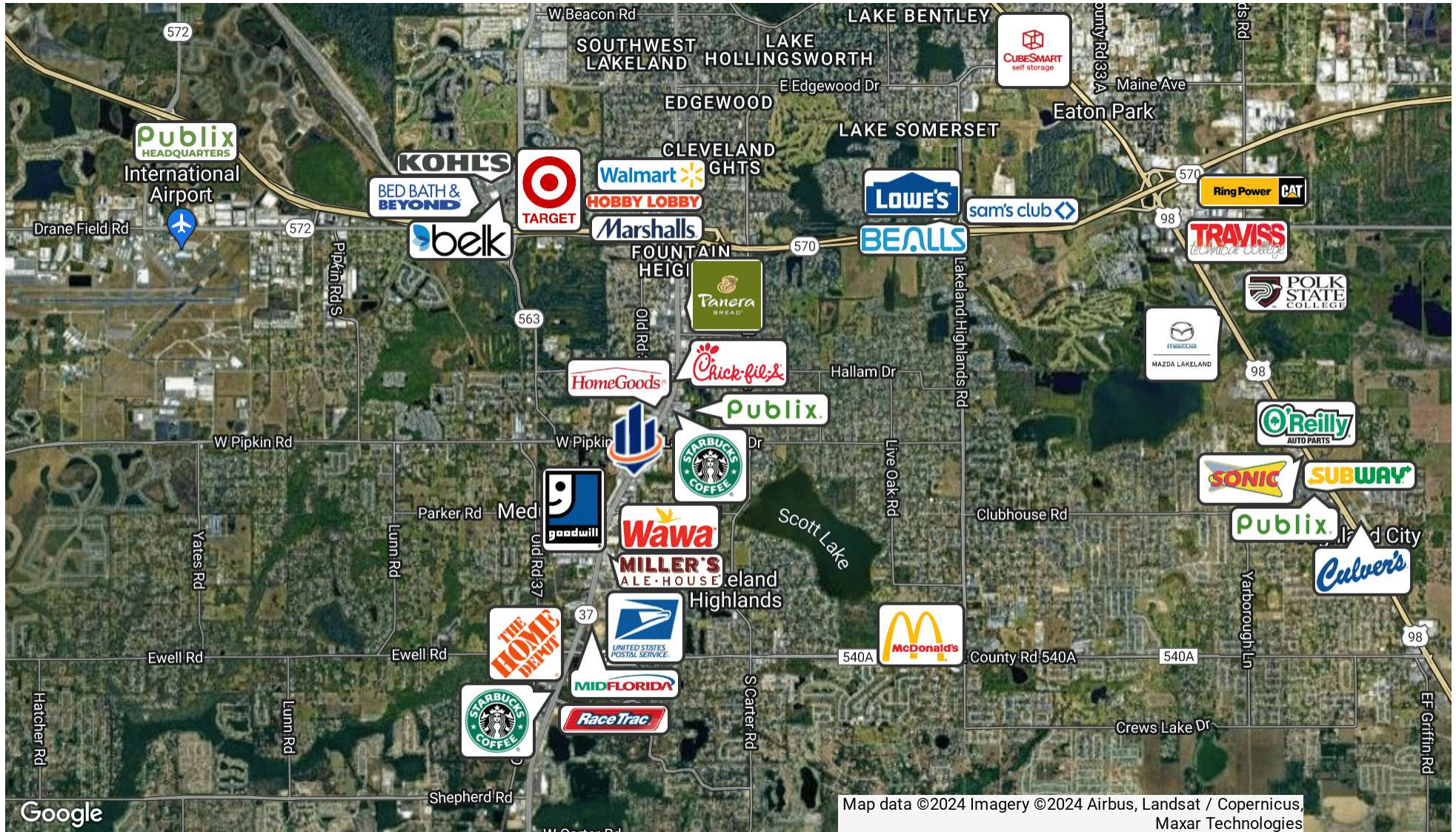
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

Market Area Map



Neighborhood Area Map



Downtown Lakeland
15 ± Minutes



Subject

Advisor Biography



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

lauren.smith@svn.com

Direct: **877.518.5263 x428** | Cell: **863.873.1970**

FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

She works with clients to increase the value and performance of their real estate investments. Lauren believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection

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HEADQUARTERS

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Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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