

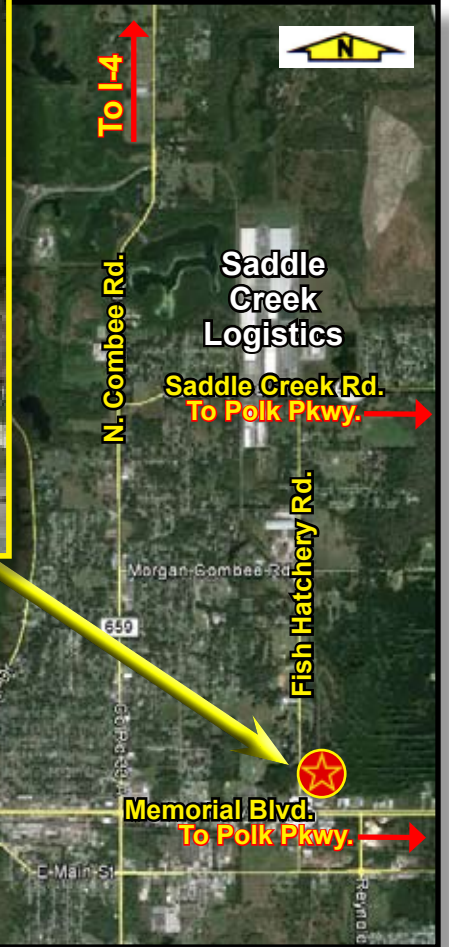
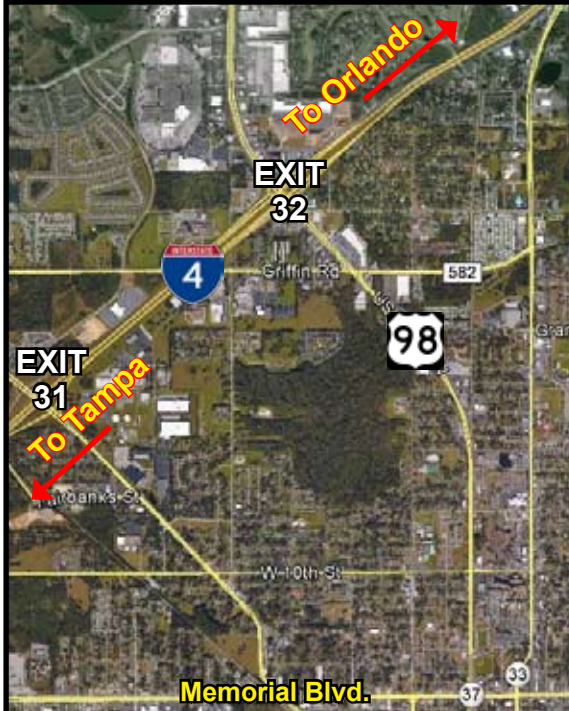
4,800 SF Shop/Warehouse On 1.4+ Acres

East Lakeland, Florida

FISH HATCHERY RD.
AT US HWY. 92



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LOCATION MAP



PROPERTY INFORMATION

- 4,800 SF Shop on 1.4+ Acres
- 4 Drive-In Doors (12' x 14')
- 3-Phase Power;
Compressed Air
- Central Location off
US 92/Memorial Blvd.

FOR MORE INFORMATION
PLEASE CONTACT

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4,800 SF Shop/Warehouse On 1.4+ Acres

Property Overview

- Identification:** 4,800 SF Shop/Warehouse On 1.4+ Acres
- Location:** 503 Fish Hatchery Rd., Lakeland, Florida 33801
- Tax ID:** 24-28-15-000000-012050
- Acreage:** 1.40 Acres
- Building:** 4,800 SF Ground Level
- Clear Span
 - Metal Halide Lights
 - Insulated
 - 3-Phase Power
 - Compressed Air Lines with Compressor (new)
 - Drive-In Doors (4)
 - 12' Wide x 14' High
 - Storage Above Offices
- Access:** Fish Hatchery Road
- Utilities:**
- Water - City of Lakeland
 - Electric - Lakeland Electric
 - On-Site Septic: New Drainfield/Tank and Pump
- Taxes:** \$2,104.46 (2015)
- Future Land Use/Zoning:** Linear Commercial Corridor/ Residential Low
Current Use Allowed as Conditional Use / "Grandfathered"
- Comments:** **Ground level shop** with four **(4) drive-in doors** (12' x 14'). Shop is **fully insulated** with **metal halide lights**. Building is **clear span**, has **3-phase** power, and has **compressed air** lines throughout, with new compressor. Shop is on a **1.4 acre** site, with the north end of the site fully **fenced**. Single office and restroom, with additional storage capacity above office area. Property is well located, just north of **US Highway 92/Memorial Boulevard**, with easy access to I-4 via Combee Road. Central location for local and regional markets.
- Price:** **\$250,000**



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Close Up Aerial





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4,800 SF Shop/Warehouse On 1.4+ Acres

Photos





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4,800 SF Shop/Warehouse On 1.4+ Acres

Photos





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Demographics ■ Executive Summary

	20 miles	40 miles	60 miles
Population			
2000 Population	484,227	1,842,120	4,842,660
2010 Population	575,477	2,461,320	5,907,246
2015 Population	597,927	2,629,504	6,229,255
2020 Population	624,944	2,824,815	6,628,294
2000-2010 Annual Rate	1.74%	2.94%	2.01%
2010-2015 Annual Rate	0.73%	1.27%	1.02%
2015-2020 Annual Rate	0.89%	1.44%	1.25%
2015 Male Population	48.9%	48.9%	48.9%
2015 Female Population	51.1%	51.1%	51.1%
2015 Median Age	40.1	37.9	40.8

In the identified area, the current year population is 6,229,255. In 2010, the Census count in the area was 5,907,246. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 6,628,294 representing a change of 1.25% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	73.8%	70.9%	73.7%
2015 Black Alone	14.6%	15.1%	13.9%
2015 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2015 Asian Alone	1.8%	3.5%	3.3%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	6.6%	6.6%	5.4%
2015 Two or More Races	2.7%	3.4%	3.1%
2015 Hispanic Origin (Any Race)	20.0%	27.4%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	184,985	705,913	1,951,912
2010 Households	215,507	917,523	2,338,840
2015 Total Households	222,157	972,321	2,452,372
2020 Total Households	231,606	1,041,884	2,604,591
2000-2010 Annual Rate	1.54%	2.66%	1.82%
2010-2015 Annual Rate	0.58%	1.11%	0.91%
2015-2020 Annual Rate	0.84%	1.39%	1.21%
2015 Average Household Size	2.65	2.65	2.49

The household count in this area has changed from 2,338,840 in 2010 to 2,452,372 in the current year, a change of 0.91% annually. The five-year projection of households is 2,604,591, a change of 1.21% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 1,580,632 in the specified area.



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Demographics ■ Executive Summary

	20 miles	40 miles	60 miles
Median Household Income			
2015 Median Household Income	\$44,022	\$48,516	\$46,838
2020 Median Household Income	\$51,723	\$55,161	\$54,099
2015-2020 Annual Rate	3.28%	2.60%	2.92%
Average Household Income			
2015 Average Household Income	\$57,619	\$65,998	\$64,562
2020 Average Household Income	\$65,361	\$74,890	\$73,333
2015-2020 Annual Rate	2.55%	2.56%	2.58%
Per Capita Income			
2015 Per Capita Income	\$21,550	\$24,605	\$25,625
2020 Per Capita Income	\$24,361	\$27,813	\$29,016
2015-2020 Annual Rate	2.48%	2.48%	2.52%

Households by Income

Current median household income is \$46,838 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$54,099 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$64,562 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$73,333 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,625 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,016 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	214,577	803,355	2,215,302
2000 Owner Occupied Housing Units	134,947	486,506	1,365,845
2000 Renter Occupied Housing Units	50,038	219,407	586,067
2000 Vacant Housing Units	29,592	97,442	263,390
2010 Total Housing Units	252,609	1,103,998	2,784,421
2010 Owner Occupied Housing Units	150,795	604,939	1,563,281
2010 Renter Occupied Housing Units	64,712	312,584	775,559
2010 Vacant Housing Units	37,102	186,475	445,581
2015 Total Housing Units	262,014	1,169,768	2,930,153
2015 Owner Occupied Housing Units	146,334	600,370	1,539,167
2015 Renter Occupied Housing Units	75,822	371,950	913,205
2015 Vacant Housing Units	39,857	197,447	477,781
2020 Total Housing Units	273,208	1,245,426	3,096,735
2020 Owner Occupied Housing Units	151,533	639,369	1,624,136
2020 Renter Occupied Housing Units	80,073	402,515	980,455
2020 Vacant Housing Units	41,602	203,542	492,144

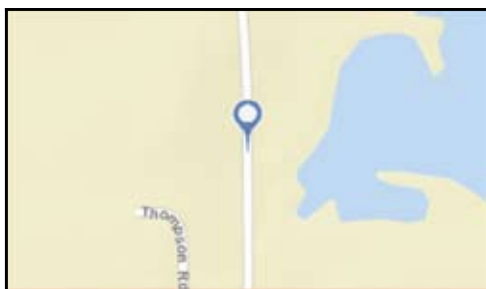
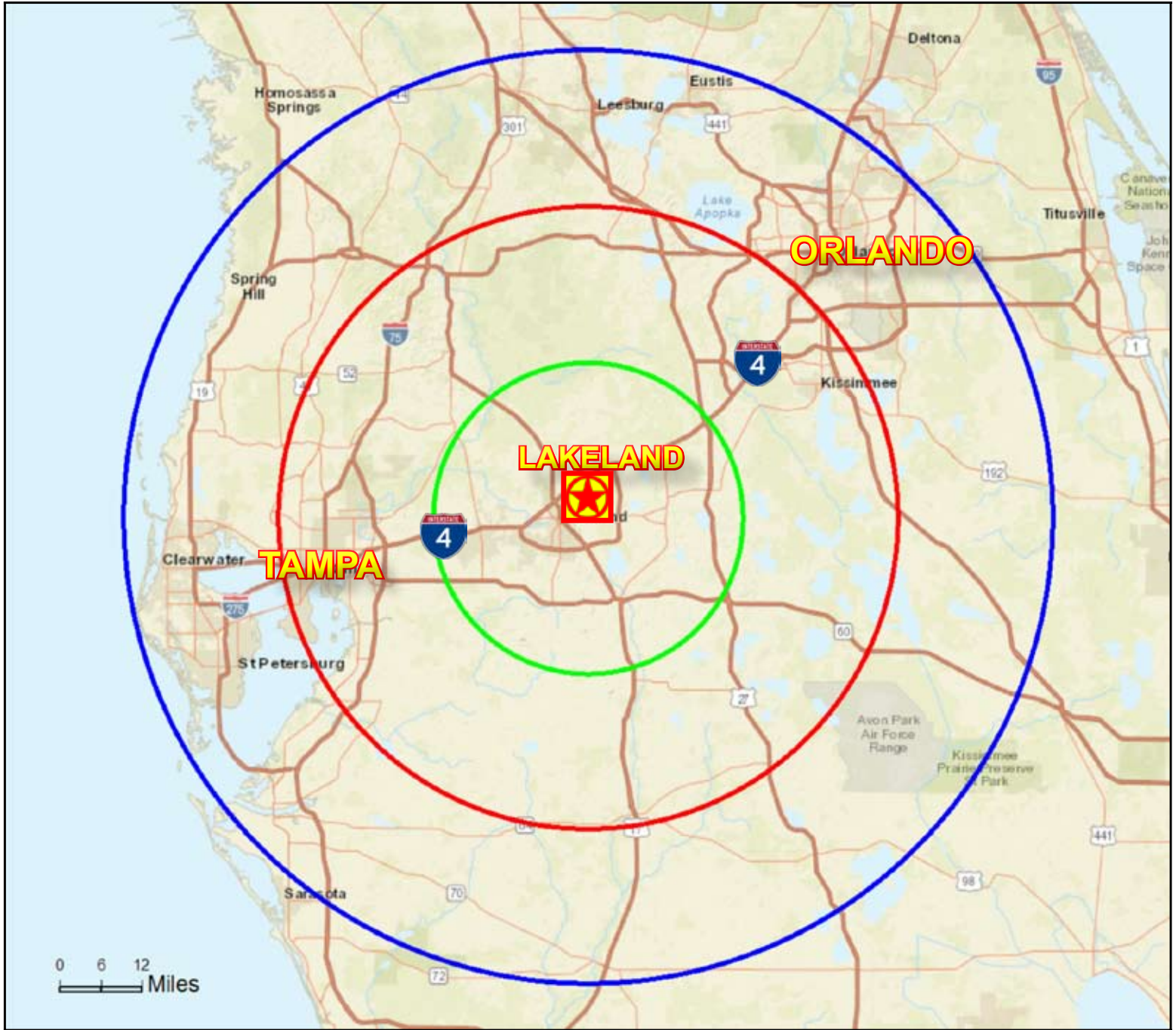
Currently, 52.5% of the 2,930,153 housing units in the area are owner occupied; 31.2%, renter occupied; and 16.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 2,784,421 housing units in the area - 56.1% owner occupied, 27.9% renter occupied, and 16.0% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$168,938, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.32% annually to \$208,671.



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Demographics ■ Site Map



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