

10,000 SF Warehouse on I-4

Includes 8,500 SF Warehouse and 1,500 SF Office

4255 North Frontage Road, Lakeland, Florida



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**OVER 10 MILLION IN
100 MILE RADIUS**



LOCATION MAP



Property information

- Hard-to-find 10,000 SF Warehouse on I-4
- Easy Access to I-4 Exit 25
- Serves Tampa-Lakeland-Orlando Markets
- 10,600,000+ Population within 100 Mile Radius

for more information
please contact

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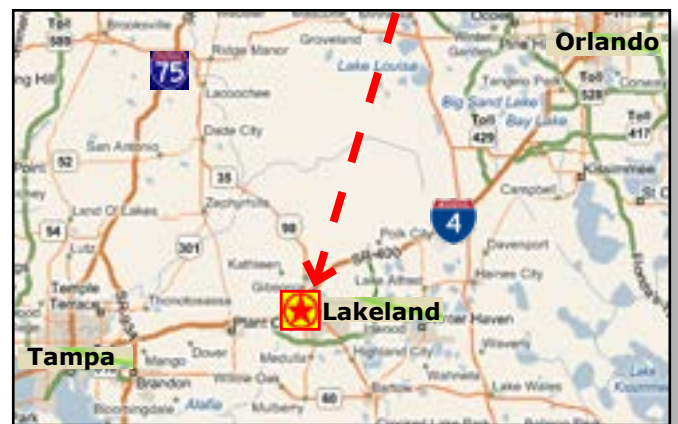
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Hauger-Bunch Realtors, Inc.
415 South Kentucky Avenue
Lakeland, FL 33801
863-682-6147

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PROPERTY OVERVIEW

Identification:	10,000 SF Warehouse
Location:	4255 N. Frontage Road Lakeland, Florida Directly on Interstate 4 Easy Access Exit 25
Building Size:	10,000 SF Includes 8,500 SF Warehouse and 1,500 SF Office on approximately 1 Acre. Office area floored over for storage.
Traffic Count:	120,000 per day on I-4 (2022)
Construction:	Pre-Engineered Steel Building
Ceiling Height:	23' Eaves, Clear Span Interior
Docks:	Three 10' X 12' Dock High Doors on Covered Dock with Fork Lift Ramp
Electric Lights	400 AMP 3PH. Metal Halide Lighting
Restrooms:	2 in Office & 1 in Warehouse
Sprinklers:	None
Comments:	Highly visible, very flexible warehouse. Directly on I-4 near Exit 25. PRIME OPPORTUNITY TO SERVE TAMPA - LAKELAND - ORLANDO MARKETS.
LEASE RATE:	\$11,600 per month NNN



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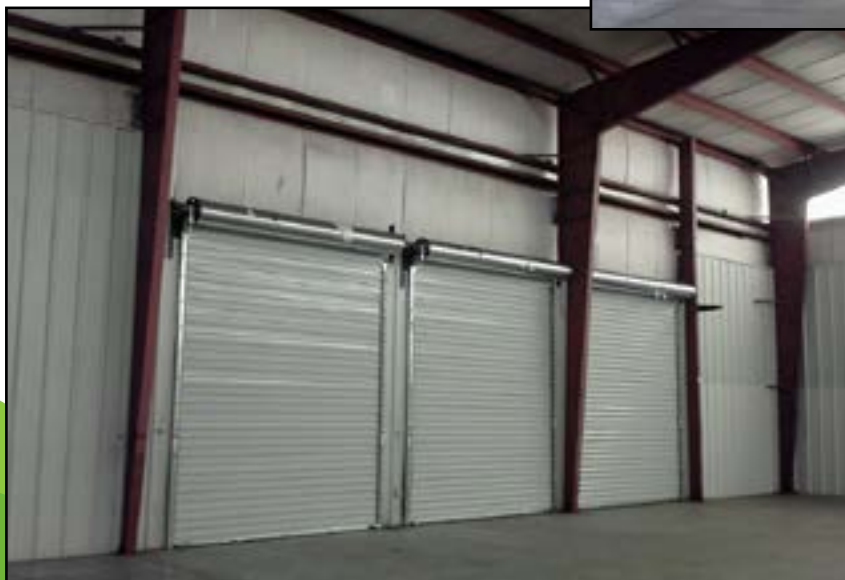
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I-4 & POLK PARKWAY AERIAL



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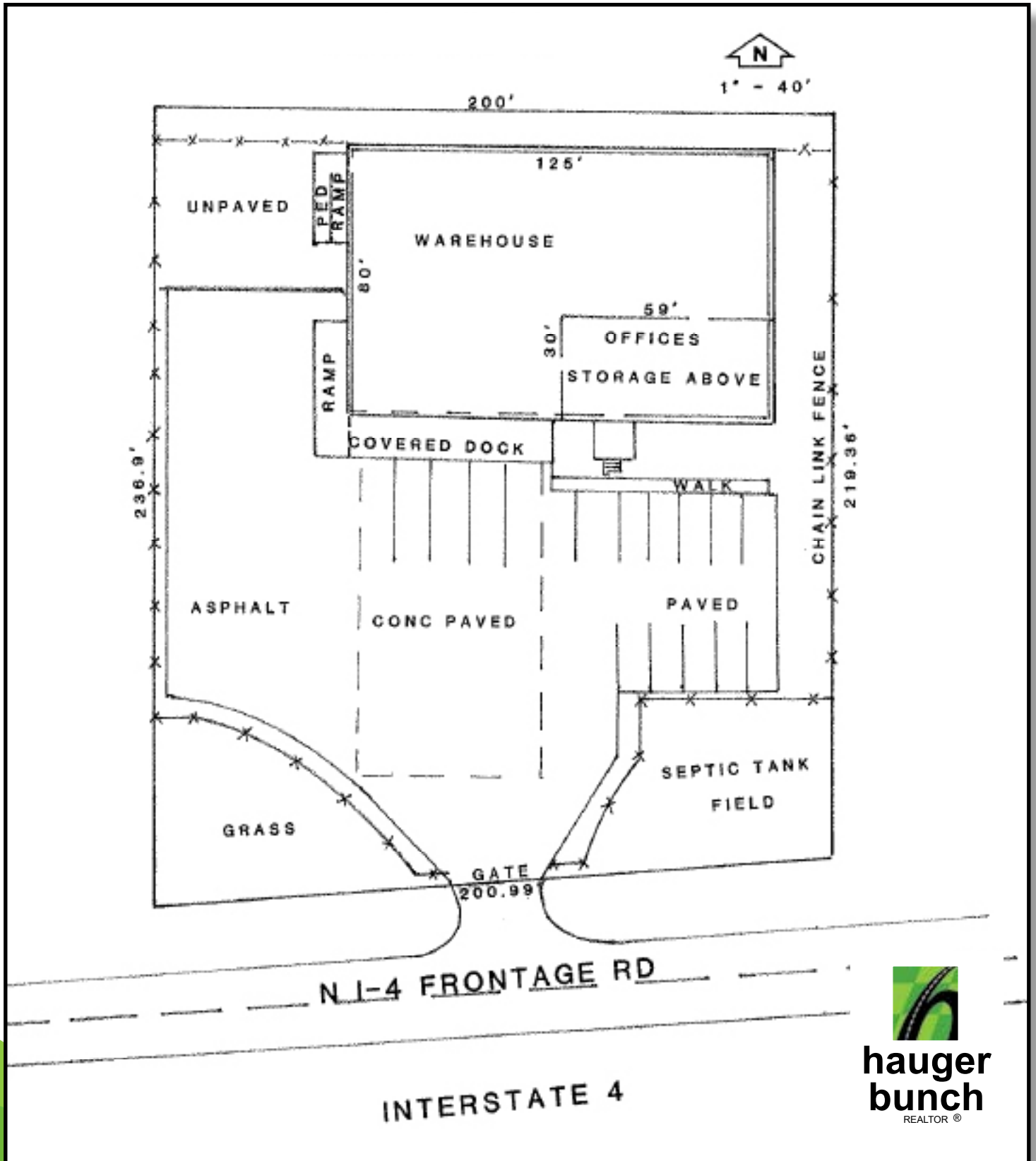
WAREHOUSE PHOTOGRAPHS



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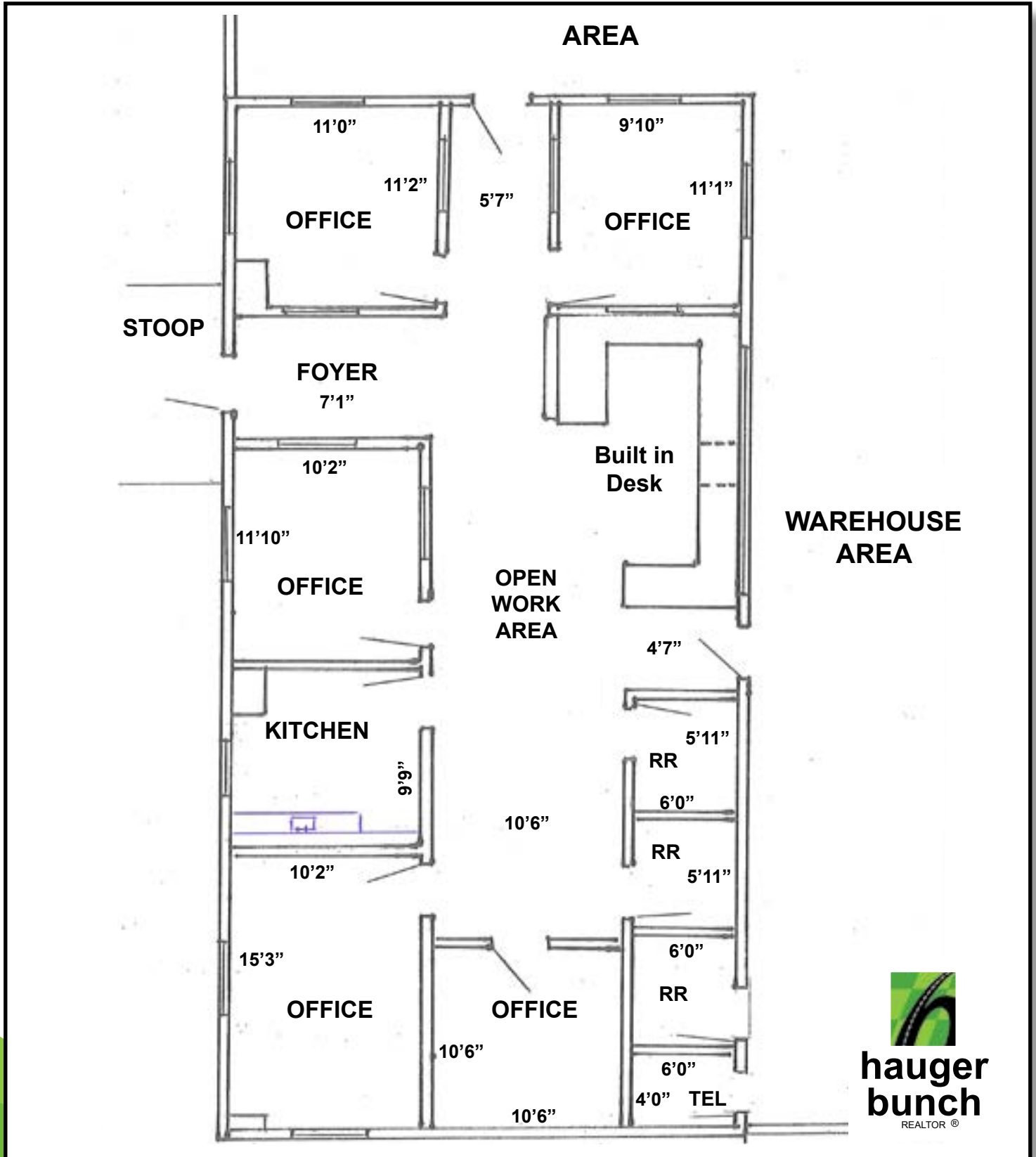
SITE PLAN



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OFFICE PLAN



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GREATER LAKELAND I-4 CORRIDOR MAP



10,000 SF Warehouse On I-4

DEMOGRAPHICS / EXECUTIVE SUMMARY

	30 miles	60 miles	100 miles
Census 2020 Summary			
Population	2,065,417	6,723,757	9,895,674
Households	784,873	2,676,778	3,984,262
Average Household Size	2.57	2.47	2.43
2023 Summary			
Population	2,174,927	7,080,304	10,384,478
Households	828,583	2,825,737	4,196,781
Families	544,230	1,805,498	2,696,649
Average Household Size	2.57	2.46	2.43
Owner Occupied Housing Units	538,644	1,889,332	2,917,717
Renter Occupied Housing Units	289,939	936,405	1,279,064
Median Age	39.2	42.3	44.0
Median Household Income	\$65,410	\$64,589	\$64,217
Average Household Income	\$95,714	\$95,503	\$94,069
2028 Summary			
Population	2,245,315	7,392,823	10,805,548
Households	857,243	2,959,862	4,390,375
Families	561,562	1,889,144	2,815,832
Average Household Size	2.57	2.46	2.42
Owner Occupied Housing Units	565,773	2,002,809	3,086,135
Renter Occupied Housing Units	291,470	957,053	1,304,240
Median Age	39.6	42.6	44.3
Median Household Income	\$76,993	\$76,100	\$75,657
Average Household Income	\$110,849	\$110,586	\$108,886
Trends: 2023-2028 Annual Rate			
Population	0.64%	0.87%	0.80%
Households	0.68%	0.93%	0.91%
Families	0.63%	0.91%	0.87%
Owner Households	0.99%	1.17%	1.13%
Median Household Income	3.31%	3.33%	3.33%

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DEMOGRAPHICS / SITE MAP

