

I-4 DISTRIBUTION WAREHOUSE



22,130 SF Warehouse On 1.5 Acres

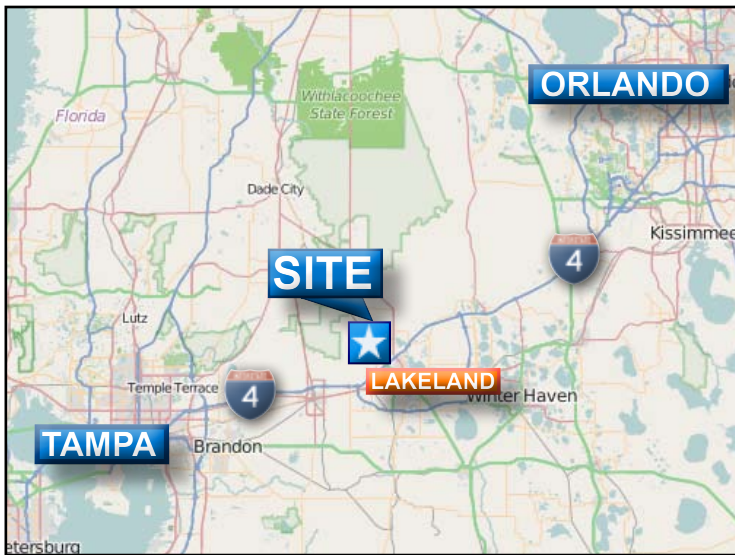
The Perfect I-4 Location
To Serve The Central Florida Market
4343 North Frontage Road, Lakeland, Florida



Interior



**112,000 DAILY
I-4 TRAFFIC
(2017)**



PROPERTY HIGHLIGHTS

- 22,130 SF Tilt Wall Concrete Bldg. Warehouse, Office & Showroom
- 1.5 Acre with Fenced Yard & Parking for 40 Cars
- Directly Visible from Interstate 4
- 1.5 Miles from Exit 25 via Frontage Road
- 20 Minutes from Tampa
- 50 Minutes from Orlando

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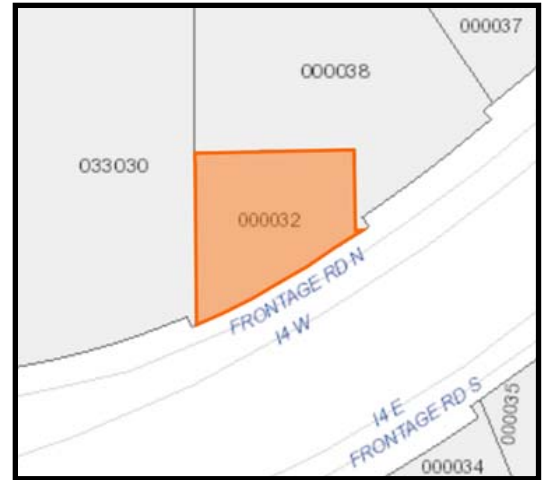
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PROPERTY OVERVIEW

Identification:	C&L Warehouse
Tax ID:	23-28-20-088000-000032
Location:	4343 North Frontage Road Lakeland, Polk County, Florida
Building Type:	Tilt-wall concrete warehouse, office and showroom. Built in 1986.
Building Size:	<ul style="list-style-type: none">■ 22,130 SF Total■ 17,855 SF Warehouse■ 2,250 SF Office Area & 2,250 Unfinished Second Floor■ 2,025 SF Air Conditioned Showroom
Building Features:	<ul style="list-style-type: none">■ 3 12'x10' Overhead Doors on Covered Loading Dock■ 1 Drive In Door■ 20 Ft. Ceiling■ Fire Sprinkler System
Lot Size:	1.5± Acres
Utilities:	<ul style="list-style-type: none">■ Water: City of Lakeland■ Electric: City of Lakeland - 400 amp 3 Phase■ Sewer: Private Septic System (City Sewer approximately 1000')
Land Use:	Polk County Business Park Center 2 (BPC-2) - Lt. Ind.; Support Retail
Traffic Count:	112,000 Daily on Interstate 4 (2017)
Comments:	Very Clean and modern food grade warehouse. Direct I-4 visibility. 112,500 cars per day on I-4. 1.5 miles west along frontage Road to Exit 25 Interchange. Central between Tampa and Orlando.
PRICE:	\$7.30 psf/yr Gross (\$13,462.42 Mo.)



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PHOTOS



Warehouse Area 20' Eaves Sprinkled



Offices Surrounding Central Work Area



2,025 SF Showroom (Carpet Removed. Smaller Than Photo.)



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PHOTOS



Office



Office Kitchen



Office Bathroom



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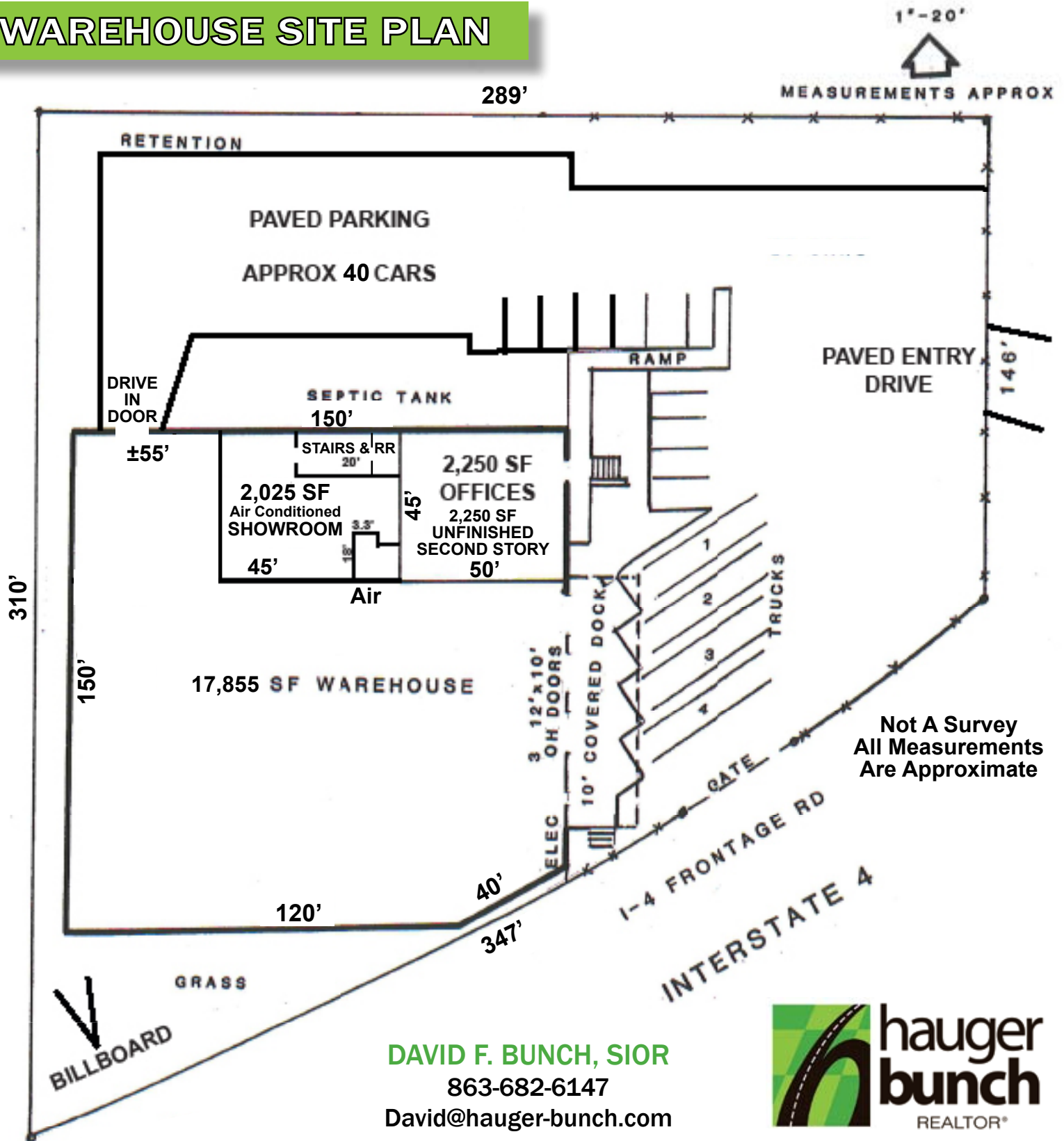
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WAREHOUSE SITE PLAN



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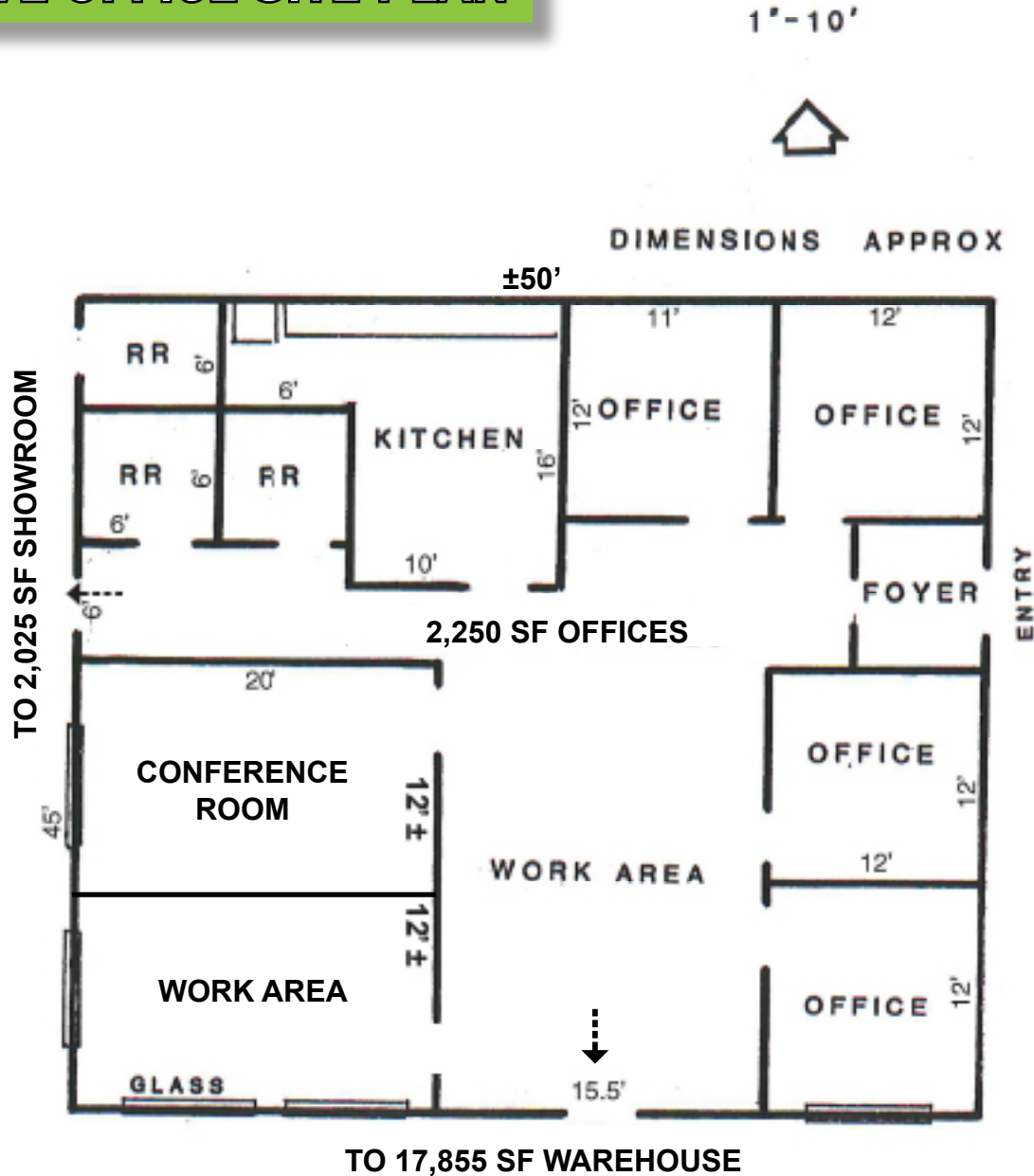
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EXECUTIVE OFFICE SITE PLAN



All Measurements
Are Approximate



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DISTANCE AERIAL



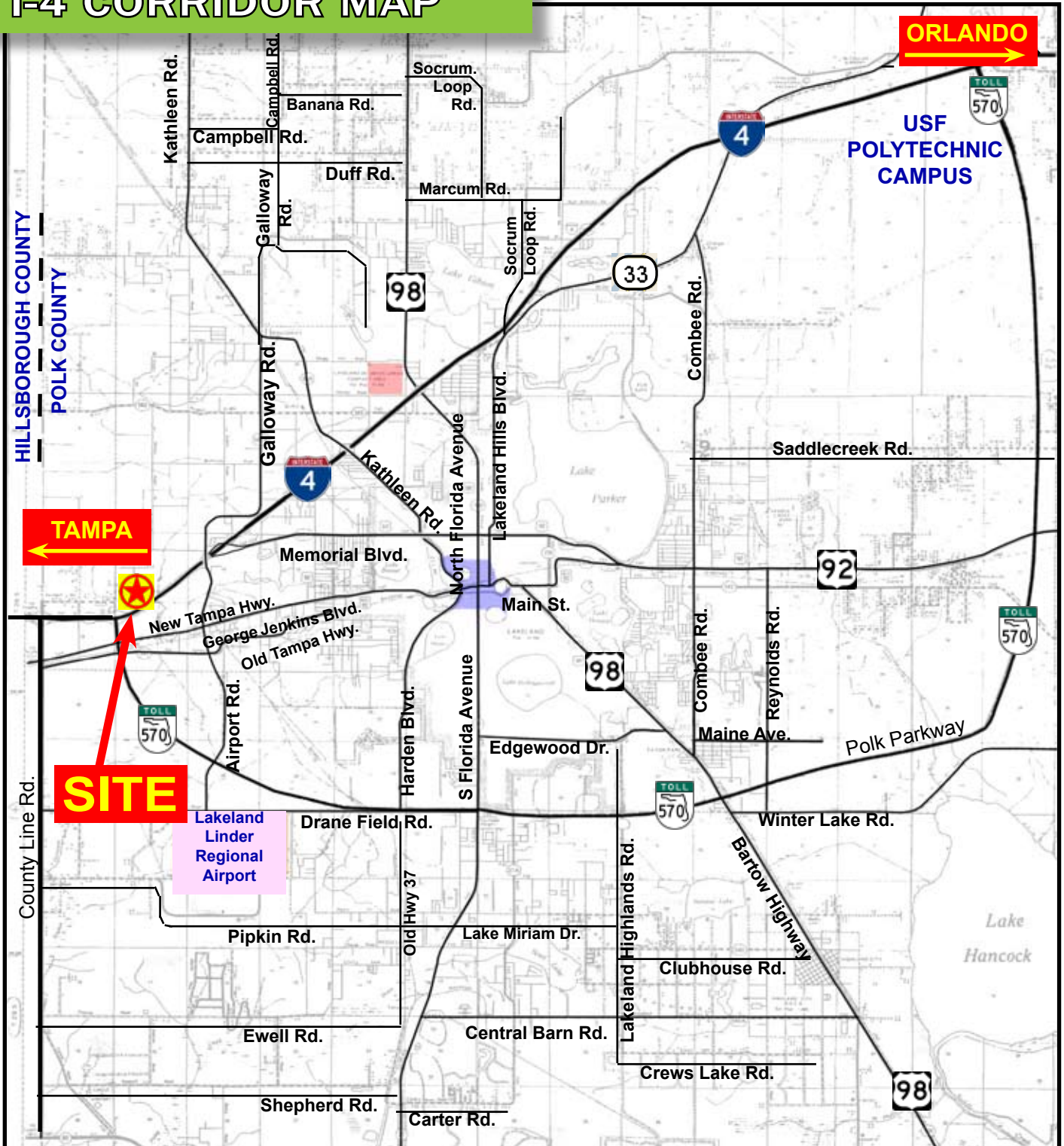
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I-4 CORRIDOR MAP



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EXECUTIVE SUMMARY

	25 miles	60 miles	100 miles
Population			
2000 Population	925,274	4,732,385	6,945,895
2010 Population	1,200,698	5,705,684	8,435,793
2018 Population	1,362,680	6,508,826	9,503,674
2023 Population	1,476,600	7,094,668	10,306,051
2000-2010 Annual Rate	2.64%	1.89%	1.96%
2010-2018 Annual Rate	1.55%	1.61%	1.46%
2018-2023 Annual Rate	1.62%	1.74%	1.63%
2018 Male Population	48.7%	48.7%	48.8%
2018 Female Population	51.3%	51.3%	51.2%
2018 Median Age	37.7	41.7	43.5

In the identified area, the current year population is 9,503,674. In 2010, the Census count in the area was 8,435,793. The rate of change since 2010 was 1.46% annually. The five-year projection for the population in the area is 10,306,051 representing a change of 1.63% annually from 2018 to 2023. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 37.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	68.8%	72.9%	75.4%
2018 Black Alone	17.9%	14.1%	12.7%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	3.5%	3.3%	3.0%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	5.8%	5.8%	5.2%
2018 Two or More Races	3.5%	3.3%	3.1%
2018 Hispanic Origin (Any Race)	21.8%	23.6%	21.1%

Persons of Hispanic origin represent 21.1% of the population in the identified area compared to 18.3% 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 60.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	353,216	1,928,336	2,837,005
2010 Households	449,518	2,283,279	3,409,193
2018 Total Households	501,705	2,565,590	3,789,768
2023 Total Households	540,473	2,781,929	4,092,193
2000-2010 Annual Rate	2.44%	1.70%	1.85%
2010-2018 Annual Rate	1.34%	1.42%	1.29%
2018-2023 Annual Rate	1.50%	1.63%	1.55%
2018 Average Household Size	2.66	2.49	2.46

The household count in this area has changed from 3,409,193 in 2010 to 3,789,768 in the current year, a change of 1.29% annually. The five-year projection of households is 4,092,193, a change of 1.55% annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2010. The number of families in the current year is 2,445,901 in the specified area.



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Median Household Income			
2018 Median Household Income	\$52,315	\$51,312	\$51,191
2023 Median Household Income	\$58,970	\$58,009	\$57,803
2018-2023 Annual Rate	2.42%	2.48%	2.46%
Average Household Income			
2018 Average Household Income	\$71,158	\$72,494	\$72,007
2023 Average Household Income	\$84,225	\$85,855	\$85,379
2018-2023 Annual Rate	3.43%	3.44%	3.47%
Per Capita Income			
2018 Per Capita Income	\$26,695	\$29,074	\$29,236
2023 Per Capita Income	\$31,289	\$34,125	\$34,384
2018-2023 Annual Rate	3.23%	3.26%	3.30%

Households by Income

Current median household income is \$51,191 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,803 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$72,007 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$85,379 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,236 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,384 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	401,134	2,203,518	3,253,527
2000 Owner Occupied Housing Units	246,565	1,348,256	2,058,050
2000 Renter Occupied Housing Units	106,651	580,080	778,956
2000 Vacant Housing Units	47,918	275,182	416,521
2010 Total Housing Units	518,640	2,739,541	4,115,519
2010 Owner Occupied Housing Units	297,618	1,523,640	2,364,981
2010 Renter Occupied Housing Units	151,900	759,639	1,044,212
2010 Vacant Housing Units	69,122	456,262	706,326
2018 Total Housing Units	570,659	3,048,875	4,534,079
2018 Owner Occupied Housing Units	317,804	1,627,046	2,506,517
2018 Renter Occupied Housing Units	183,901	938,544	1,283,251
2018 Vacant Housing Units	68,954	483,285	744,311
2023 Total Housing Units	610,273	3,288,948	4,869,941
2023 Owner Occupied Housing Units	353,072	1,813,794	2,779,043
2023 Renter Occupied Housing Units	187,401	968,135	1,313,150
2023 Vacant Housing Units	69,800	507,019	777,748

Currently, 55.3% of the 4,534,079 housing units in the area are owner occupied; 28.3%, renter occupied; and 16.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 4,115,519 housing units in the area - 57.5% owner occupied, 25.4% renter occupied, and 17.2% vacant. The annual rate of change in housing units since 2010 is 4.40%. Median home value in the area is \$194,990, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.39% annually to \$230,396.



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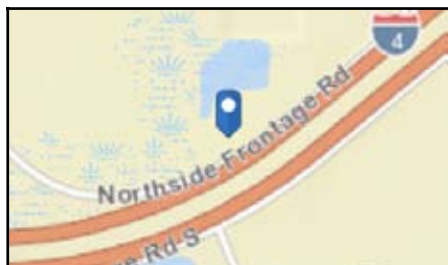
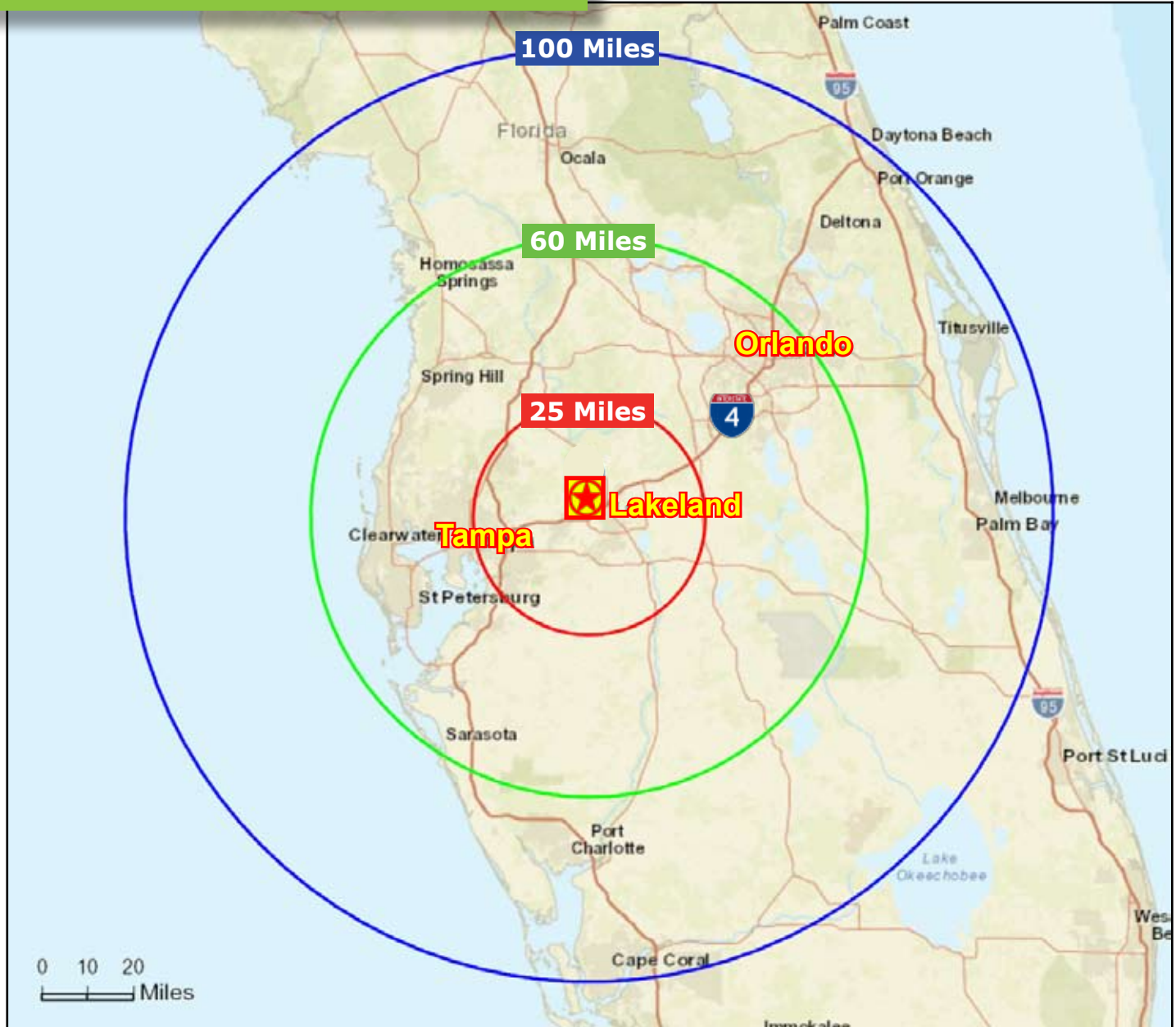
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SITE MAP



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