

Shoot Straight Lakeland



Family Worship Center



Wally's



Untitled Placemark



FOR SALE: \$150,000

Commercial Land | 105 N Lake Parker Ave  
Lakeland FL 33801



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## PROPERTY OVERVIEW

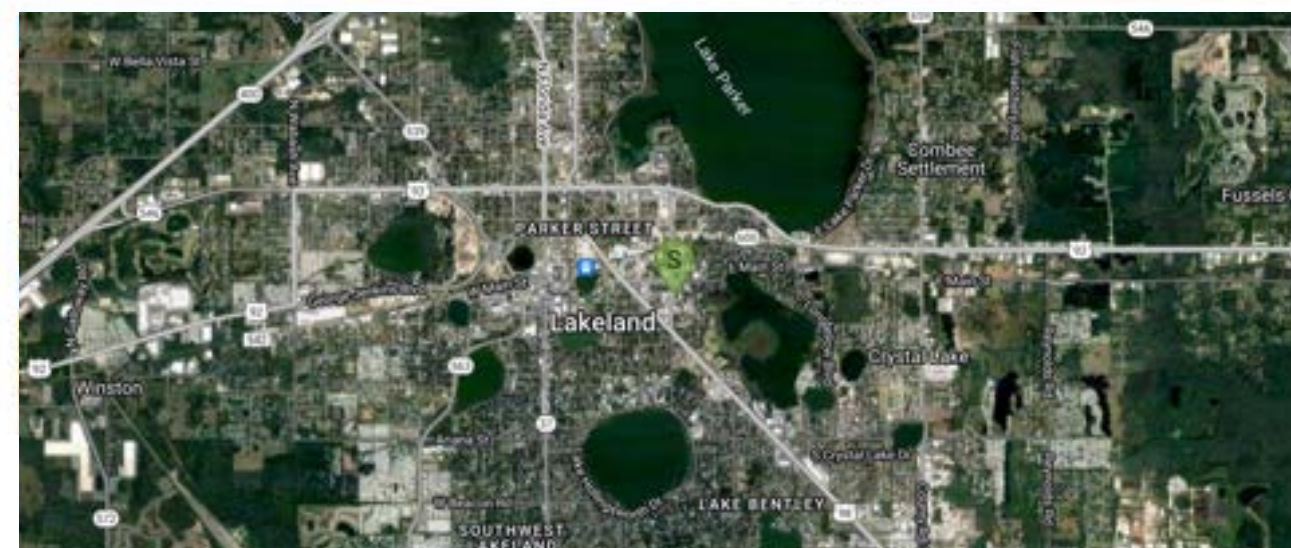
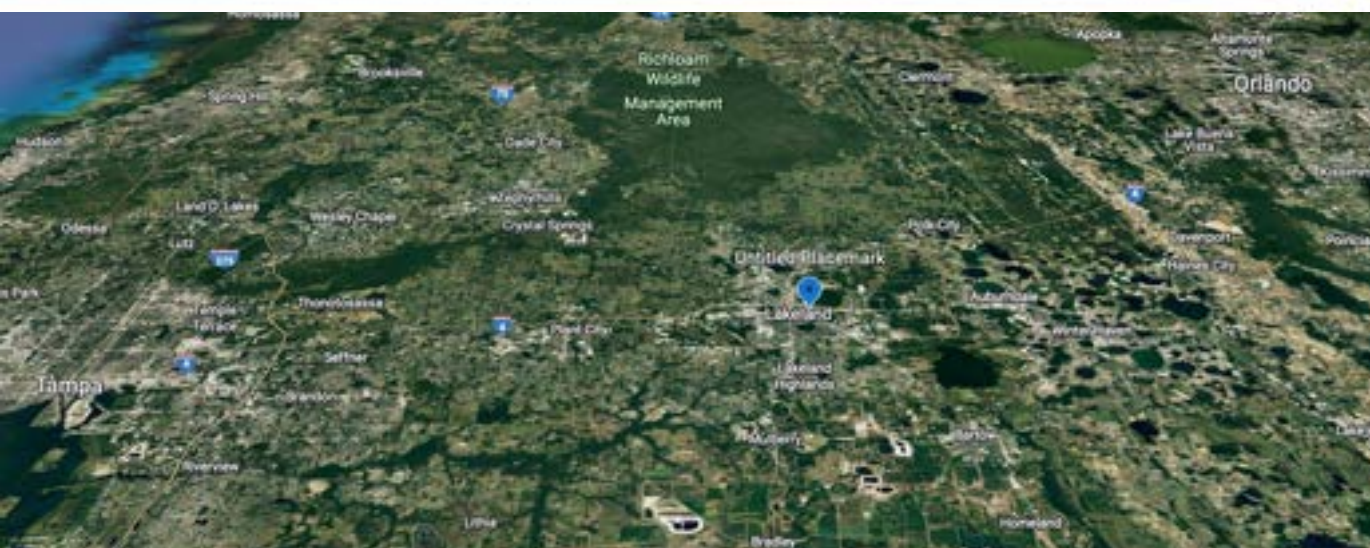
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## AREA OVERVIEW

City Overview  
Demographics







# INVESTMENT SUMMARY

Premium Properties Commercial proudly presents this C-2 Zoning Corner lot Commercial Land located less than a Mile outside Lakeland Downtown over 14,000 AADT walking distance Local and National Retailers. Signalized corner Commercial lot C-2 Zoning gives variety of new development opportunities for the future buyers may build Retail/Office buildings or generate Income leasing from lot leasing.

## OFFERING SUMMARY

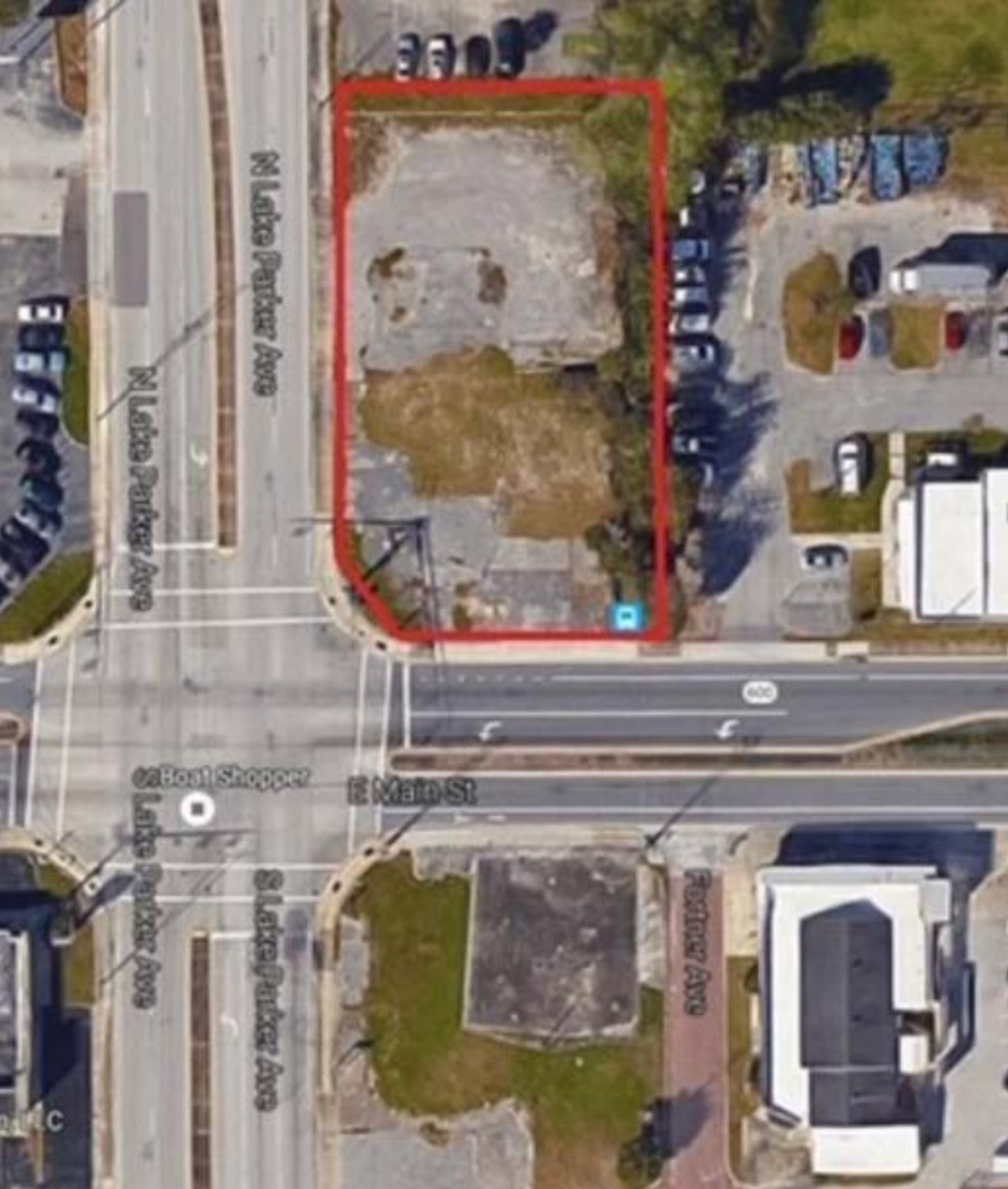
ADDRESS	<b>105 N Lake Parker Ave Lakeland FL 33801</b>
COUNTY	<b>Polk</b>
MARKET	<b>Lakeland</b>
SUBMARKET	<b>Tampa MSA</b>
OFFERING PRICE	<b>\$150,000</b>
PRICE PSF	<b>\$10.73</b>
LAND SF	<b>20,038 SF</b>
LAND ACRES	<b>0.46</b>
OWNERSHIP TYPE	<b>Fee Simple</b>
ZONING TYPE	<b>C-2/UCO</b>

## AREA OVERVIEW

**Strong Demographic location over 76,000 Population within 3 miles Distance and Projected population growth within next 5 years over 16% and the Median Household Income around \$37,000. Lakeland FL is strategically located between Tampa and Orlando in Central Florida which are the Largest cities in FL after Miami close to Major Highways like I-4 Interstate connecting Orlando and Tampa Business corridor.**



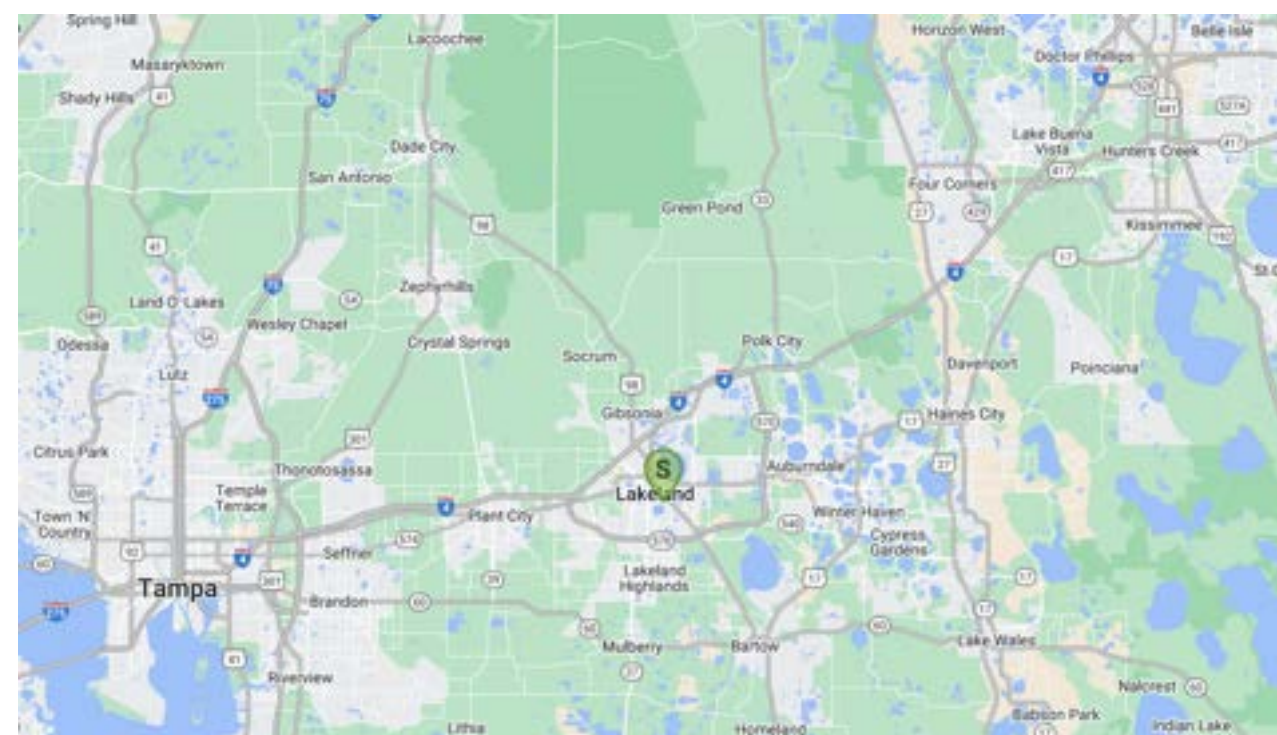




# PROPERTY FEATURES

LAND SF	20,038
LAND ACRES	0.46
ZONING TYPE	C-2/UCO
LOCATION CLASS	C
LOT DIMENSION	108x191
CORNER LOCATION	Yes
TRAFFIC COUNTS	14,210

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	11,241	73,207	139,646
2022 Median HH Income	\$39,608	\$42,800	\$50,498
2022 Average HH Income	\$60,636	\$61,930	\$69,862





## Lakeland | Polk County | FL

Lakeland is a Florida city, east of Tampa. Downtown's Munn Park Historic District is known for its antiques shops and early-1900s architecture. Florida Southern College has several buildings designed by Frank Lloyd Wright. The city's many lakes include Lake Mirror, with its promenade and neoclassical Hollis Garden. The Polk Museum of Art's collection ranges from pre-Columbian artifacts to contemporary paintings. Lakeland, the largest city in Polk County, is home to the largest one-site collection of Frank Lloyd Wright architecture in the world at Florida Southern College, Circle B Bar Reserve, Detroit Tigers Spring Training, and Safari Wilderness. There are 53.69 miles from Lakeland to Clearwater Beach in west direction and 59 miles (94.95 kilometers) by car, following the I-4 W route. Lakeland and Clearwater Beach are 1 hour 7 mins far apart, if you drive non-stop . Conveniently located along I-4 between Tampa and Orlando, Lakeland is home to Florida Southern College, which hosts the largest on-site collection of Frank Lloyd Wright architecture. the driving distance between Tampa Airport (TPA) to Lakeland is 42 miles. It takes approximately 47 min to drive from Tampa Airport (TPA) to Lakeland. The distance between Polk City and Walt Disney World is 22 miles. Today, 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.





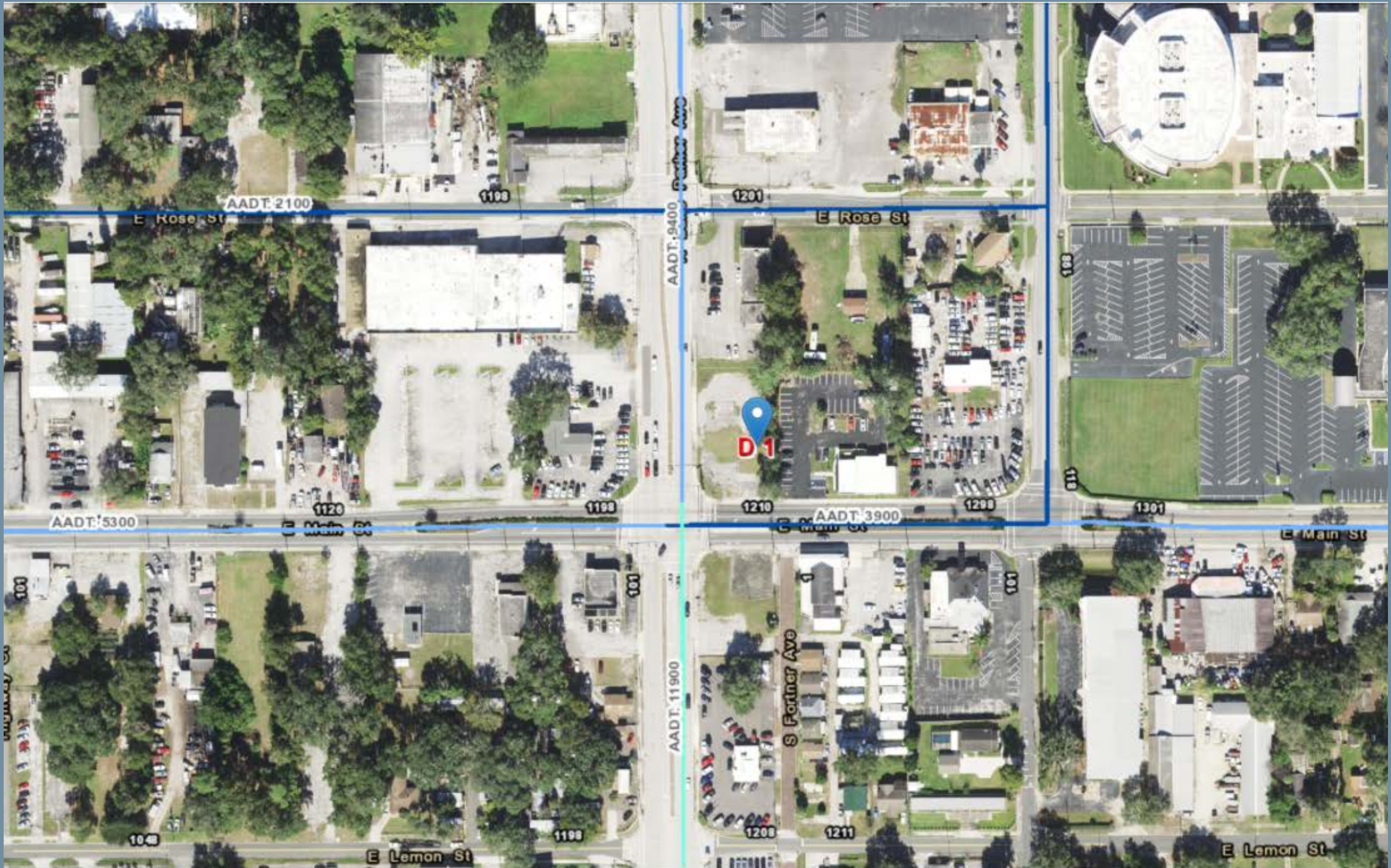
# Retail Map



**DOLLAR GENERAL**



# Traffic Count







## 2020 Census Redistricting Data (Public Law 94-171)

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring of 1 mile

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

### 2010-2020 ANNUAL GROWTH RATE



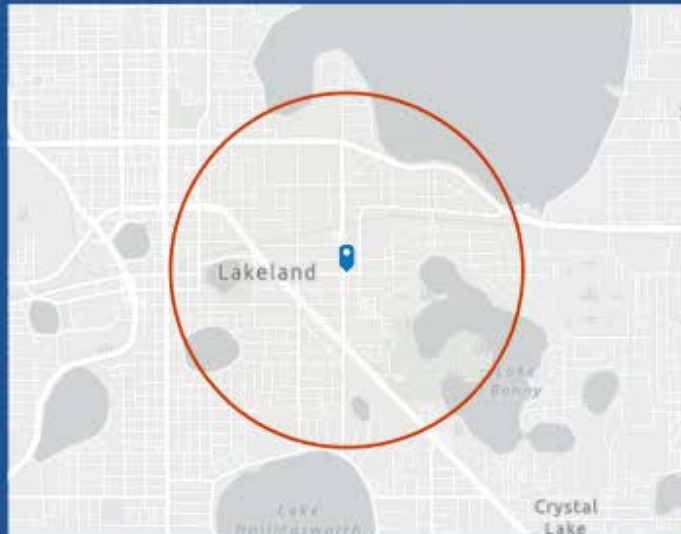
**2.59%**  
Population



**9.31%**  
Group Quarters



**1.19%**  
Households



Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



### KEY FACTS

**10,740**  
Total Population

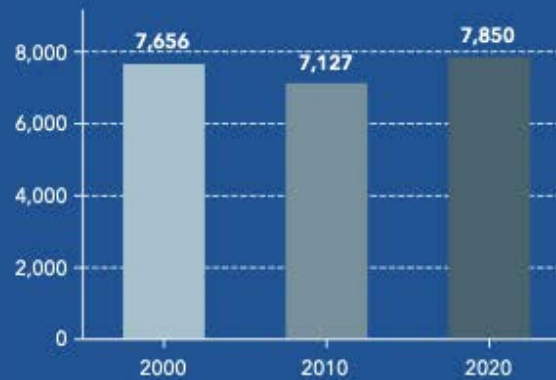
**4,192**  
Housing Units

**3,421.4**  
Population Density

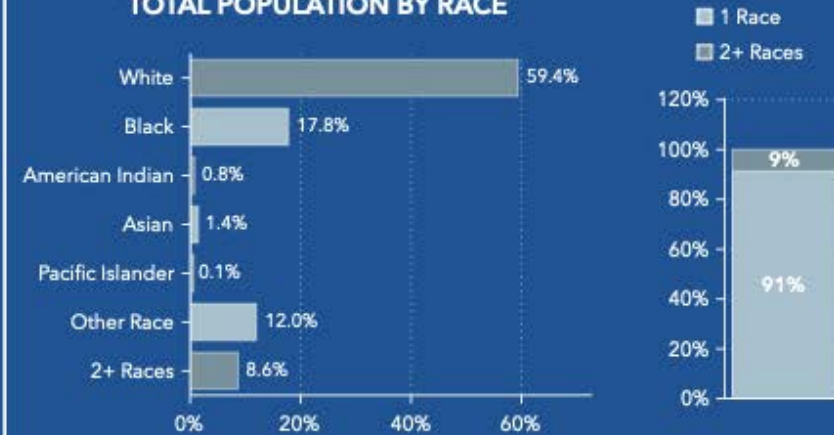
**2.07**  
Average Household Size

**73.2**  
Diversity Index

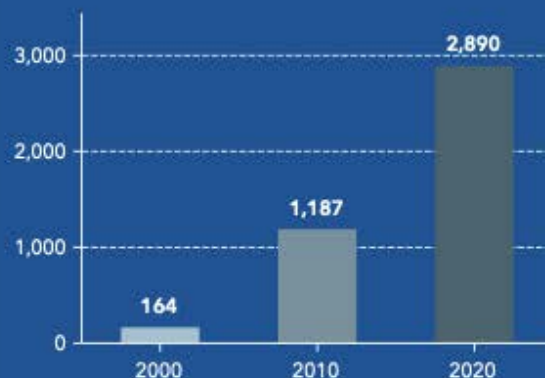
### HOUSEHOLD POPULATION



### TOTAL POPULATION BY RACE



### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,683	9,057
1 Race	1,370	8,443
White	748	5,631
Black	461	1,446
American Indian/Alaska Native	7	75
Asian	23	133
Pacific Islander	0	5
Some Other Race	130	1,153
2 or More Races	313	614





## 2020 Census Redistricting Data (Public Law 94-171)

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring of 1 mile

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as "redistricting."

### KEY FACTS

**10,740**  
Total Population

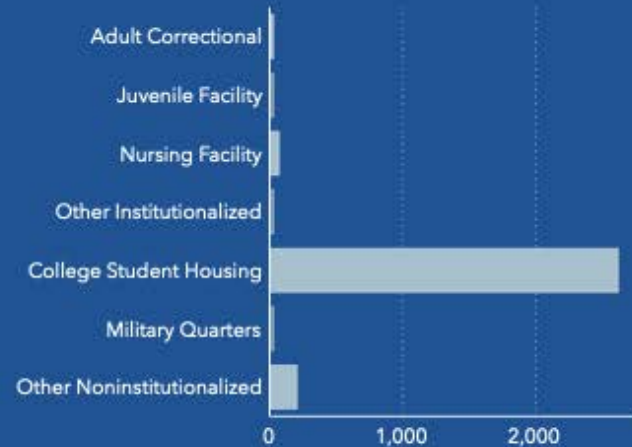
**4,192**  
Housing Units

**3,421.4**  
Population Density

**2.07**  
Average Household Size

**73.2**  
Diversity Index

### GROUP QUARTERS BY POPULATION



Source: "U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography."



HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	457	1,883	2,340
1 Race	289	1,490	1,779
White	132	351	482
Black	30	42	72
American Indian/Alaska Native	4	9	14
Asian	1	6	7
Pacific Islander	0	0	0
Some Other Race	121	1,082	1,203
2 or More Races	168	393	561

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	1,226	7,174	8,400
1 Race	1,081	6,952	8,034
White	617	5,280	5,897
Black	431	1,404	1,835
American Indian/Alaska Native	3	66	69
Asian	22	127	149
Pacific Islander	0	5	5
Some Other Race	9	71	80
2 or More Races	145	221	366





## 2020 Census Redistricting Data (Public Law 94-171)

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring of 3 miles

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

### KEY FACTS

**73,182**  
Total Population

**31,166**  
Housing Units

**2,588.9**  
Population Density

**2.41**  
Average Household Size

**76.0**  
Diversity Index

### 2010-2020 ANNUAL GROWTH RATE



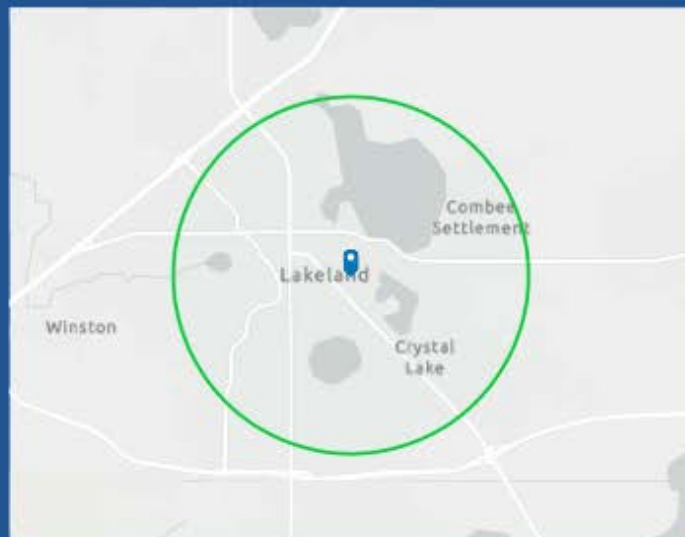
**0.81%**  
Population



**5.67%**  
Group Quarters



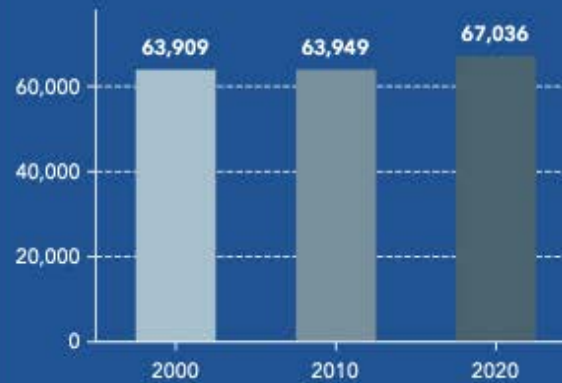
**0.57%**  
Households



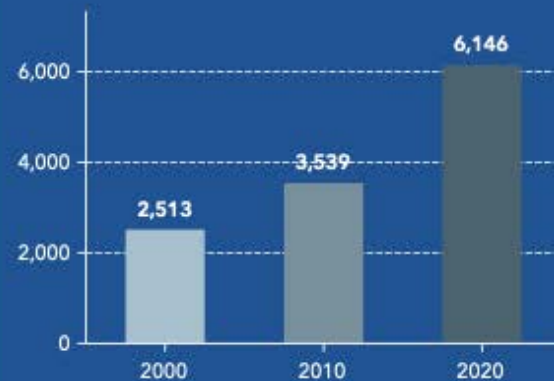
Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



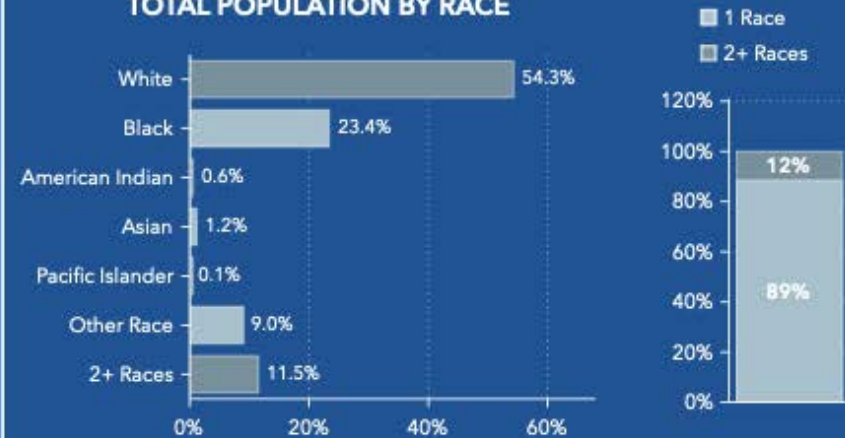
### HOUSEHOLD POPULATION



### GROUP QUARTERS



### TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	15,656	57,526
1 Race	12,807	51,956
White	6,215	33,495
Black	4,811	12,289
American Indian/Alaska Native	87	340
Asian	160	716
Pacific Islander	17	44
Some Other Race	1,518	5,071
2 or More Races	2,849	5,570



# Target Market Summary

## TARGET MARKET SUMMARY

105 N Lake Parker Ave, Lakeland, Florida, 33801

Ring of 3 miles

### KEY FACTS

**73,207**  
Population

**36.0**  
Median Age

**2.4**  
Average  
Household Size

**\$42,800**  
Median Household  
Income



This infographic contains data provided by Esri, Esri-U.S., BLS, Earl-MRI-Simmons. The vintage of the data is 2022, 2027.

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## AGE PYRAMID



**The largest group:**  
2022 Females Age 15-19

**The smallest group:**  
2022 Males Age 85+

## ANNUAL LIFESTYLE SPENDING



**\$1,621**  
Travel



**\$52**  
Theatre/Operas/Concerts



**\$58**  
Movies/Museums/Parks



**\$40**  
Sports Events



**\$4**  
Online Games



**\$72**  
Audio

### Tapestry Segments



**Hometown Heritage**  
6,925 households

**24.6%**  
of Households



**Traditional Living**  
3,337 households

**11.9%**  
of Households



**Old and Newcomers**  
2,521 households

**9.0%**  
of Households



# Target Market Summary

## TARGET MARKET SUMMARY

105 N Lake Parker Ave, Lakeland, Florida, 33801

Ring of 5 miles

### KEY FACTS

**139,683**  
Population

**39.6**  
Median Age

**2.4**  
Average  
Household Size

**\$50,499**  
Median Household  
Income



This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI-Simmons. The vintage of the data is 2022, 2027.

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## AGE PYRAMID



**The largest group:**  
2022 Females Age 15-19

**The smallest group:**  
2022 Males Age 80-84

## ANNUAL LIFESTYLE SPENDING



**\$1,873**

Travel



**\$59**

Theatre/Operas/Concerts



**\$66**

Movies/Museums/Parks



**\$46**

Sports Events



**\$5**

Online Games



**\$82**

Audio

### Tapestry Segments



**8G**

Hometown Heritage  
8,729 households

15.7%  
of Households



**9D**

Senior Escapes  
7,865 households

14.1%  
of Households



**12B**

Traditional Living  
4,260 households

7.6%  
of Households





# RETAIL MARKETPLACE PROFILE



## Disposable Income Profile

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.04449  
Longitude: -81.94042

	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	8,314	11,241	11,731	490	0.86%
Median Age	31.3	28.9	29.8	0.9	0.62%
Households	3,377	3,985	4,249	264	1.29%
Average Household Size	2.11	2.09	2.08	-0.01	-0.10%

2022 Households by Disposable Income	Number	Percent
Total	3,985	100.0%
<\$15,000	722	18.1%
\$15,000-\$24,999	695	17.4%
\$25,000-\$34,999	590	14.8%
\$35,000-\$49,999	566	14.2%
\$50,000-\$74,999	740	18.6%
\$75,000-\$99,999	319	8.0%
\$100,000-\$149,999	224	5.6%
\$150,000-\$199,999	59	1.5%
\$200,000+	71	1.8%
Median Disposable Income	\$34,683	
Average Disposable Income	\$48,893	

2022 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	217	717	643	593	709	553	554
<\$15,000	52	107	98	80	144	103	139
\$15,000-\$24,999	51	111	76	74	118	123	141
\$25,000-\$34,999	35	116	89	90	83	80	97
\$35,000-\$49,999	36	92	114	85	103	82	55
\$50,000-\$74,999	28	173	138	121	126	84	70
\$75,000-\$99,999	9	57	57	70	59	39	28
\$100,000-\$149,999	6	44	40	45	47	27	15
\$150,000-\$199,999	0	8	13	14	14	7	4
\$200,000+	1	9	19	15	14	8	5
Median Disposable Income	\$26,273	\$38,137	\$41,435	\$43,201	\$35,952	\$30,571	\$24,667
Average Disposable Income	\$34,861	\$49,937	\$55,901	\$58,314	\$50,590	\$44,936	\$36,509



## Disposable Income Profile

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 28.04449  
Longitude: -81.94042

	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	67,488	73,207	75,316	2,109	0.57%
Median Age	35.5	36.0	37.1	1.1	0.60%
Households	26,304	28,104	29,116	1,012	0.71%
Average Household Size	2.43	2.39	2.38	-0.01	-0.08%

2022 Households by Disposable Income	Number	Percent
Total	28,104	100.0%
<\$15,000	4,917	17.5%
\$15,000-\$24,999	4,398	15.6%
\$25,000-\$34,999	3,995	14.2%
\$35,000-\$49,999	4,237	15.1%
\$50,000-\$74,999	5,416	19.3%
\$75,000-\$99,999	2,268	8.1%
\$100,000-\$149,999	1,986	7.1%
\$150,000-\$199,999	457	1.6%
\$200,000+	431	1.5%
Median Disposable Income	\$36,958	
Average Disposable Income	\$50,427	

2022 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	1,314	4,543	4,159	4,055	4,949	4,616	4,468
<\$15,000	337	712	636	494	936	832	969
\$15,000-\$24,999	244	598	420	435	699	874	1,127
\$25,000-\$34,999	181	668	485	543	580	714	823
\$35,000-\$49,999	202	604	749	619	788	767	508
\$50,000-\$74,999	224	1,139	939	920	929	732	534
\$75,000-\$99,999	73	409	366	459	431	309	221
\$100,000-\$149,999	47	333	392	376	400	251	188
\$150,000-\$199,999	5	35	82	116	97	69	52
\$200,000+	2	45	90	93	88	68	45
Median Disposable Income	\$28,493	\$41,131	\$44,660	\$47,971	\$38,852	\$32,980	\$26,207
Average Disposable Income	\$37,624	\$50,785	\$57,506	\$61,001	\$52,545	\$46,484	\$39,368



# RETAIL MARKETPLACE PROFILE



## Retail Demand Outlook

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.04449  
Longitude: -81.94042

Top Tapestry Segments	Percent	Demographic Summary	2022	2027
Traditional Living (12B)	25.5%	Population	11,241	11,731
Set to Impress (11D)	14.0%	Households	3,985	4,249
Hometown Heritage (9G)	13.0%	Families	1,668	1,960
Social Security Set (9F)	12.8%	Median Age	28.9	29.8
Small Town Sincerity (12C)	11.5%	Median Household Income	\$39,608	\$46,840

	2022	2027	Projected
	Consumer Spending	Forecasted Demand	Spending Growth
<b>Apparel and Services</b>			
Men's	\$5,844,722	\$7,269,321	\$1,424,599
Women's	\$1,103,107	\$1,372,307	\$269,200
Children's	\$2,022,239	\$2,514,451	\$492,212
Footwear	\$844,363	\$1,048,585	\$204,222
Watches & Jewelry	\$1,431,789	\$1,782,490	\$350,901
Apparel Products and Services (1)	\$352,408	\$437,694	\$85,286
	\$140,116	\$174,854	\$34,738
<b>Computer</b>			
Computers and Hardware for Home Use	\$435,434	\$540,795	\$105,361
Portable Memory	\$12,066	\$14,986	\$2,920
Computer Software	\$26,729	\$33,253	\$6,524
Computer Accessories	\$51,010	\$63,272	\$12,262
<b>Entertainment &amp; Recreation</b>			
Fees and Admissions	\$8,691,157	\$10,782,174	\$2,091,017
Membership Fees for Clubs (2)	\$1,789,008	\$2,220,534	\$431,526
Fees for Participant Sports, excl. Trips	\$613,584	\$761,822	\$148,238
Tickets to Theatre/Operas/Concerts	\$277,104	\$343,686	\$66,582
Tickets to Movies	\$204,328	\$253,944	\$49,616
Tickets to Parks or Museums	\$145,253	\$180,435	\$35,182
Admission to Sporting Events, excl. Trips	\$83,115	\$102,999	\$19,884
Fees for Recreational Lessons	\$156,308	\$193,771	\$37,463
Dating Services	\$305,510	\$379,100	\$73,590
TV/Videos/Audio	\$3,806	\$4,779	\$973
Cable and Satellite Television Services	\$3,343,871	\$4,154,808	\$810,937
Televisions	\$2,284,891	\$2,840,133	\$555,242
Satellite Dishes	\$320,633	\$398,227	\$77,594
VCRs, Video Cameras, and DVD Players	\$4,620	\$5,724	\$1,104
Miscellaneous Video Equipment	\$14,792	\$18,272	\$3,580
Video Cassettes and DVDs	\$41,001	\$50,859	\$9,858
Video Game Hardware/Accessories	\$23,523	\$29,221	\$5,698
Video Game Software	\$92,970	\$115,520	\$22,550
Rental/Streaming/Downloaded Video	\$52,791	\$65,586	\$12,795
Installation of Televisions	\$210,311	\$260,934	\$50,623
Audio (3)	\$1,451	\$1,805	\$354
Rental and Repair of TV/Radio/Sound Equipment	\$286,776	\$355,850	\$69,074
Pets	\$10,114	\$12,576	\$2,462
Toys/Games/Crafts/Hobbies (4)	\$1,983,675	\$2,455,284	\$471,609
Recreational Vehicles and Fees (5)	\$338,128	\$419,438	\$81,310
Sports/Recreation/Exercise Equipment (6)	\$268,166	\$331,127	\$62,961
Photo Equipment and Supplies (7)	\$480,815	\$595,054	\$114,239
Reading (8)	\$127,335	\$158,036	\$30,701
Catered Affairs (9)	\$283,761	\$352,745	\$68,984
	\$77,230	\$96,191	\$18,961
<b>Food</b>			
Food at Home	\$25,307,491	\$31,465,784	\$6,158,293
Bakery and Cereal Products	\$15,065,337	\$18,732,615	\$3,667,278
Meats, Poultry, Fish, and Eggs	\$1,926,984	\$2,396,391	\$469,407
Dairy Products	\$3,268,340	\$4,064,828	\$796,488
Fruits and Vegetables	\$1,491,909	\$1,854,867	\$362,958
Snacks and Other Food at Home (10)	\$2,870,607	\$3,571,464	\$700,857
Food Away from Home	\$5,507,497	\$6,845,065	\$1,337,568
Alcoholic Beverages	\$10,242,154	\$12,733,169	\$2,491,015
	\$1,643,626	\$2,043,218	\$399,592

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.  
**Source:** Esri forecasts for 2022 and 2027. Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



## Retail Demand Outlook

105 N Lake Parker Ave, Lakeland, Florida, 33801  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.04449  
Longitude: -81.94042

	2022	2027	Projected
	Consumer Spending	Forecasted Demand	Spending Growth
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	\$66,768,808	\$82,867,137	\$16,098,329
Value of Retirement Plans	\$238,479,011	\$295,335,466	\$56,856,455
Value of Other Financial Assets	\$23,232,478	\$28,910,598	\$5,678,120
Vehicle Loan Amount excluding Interest	\$8,104,093	\$10,048,605	\$1,944,512
Value of Credit Card Debt	\$7,490,437	\$9,302,283	\$1,811,846
<b>Health</b>			
Nonprescription Drugs	\$443,155	\$549,964	\$106,809
Prescription Drugs	\$979,370	\$1,215,132	\$235,762
Eyeglasses and Contact Lenses	\$265,090	\$328,817	\$63,727
<b>Home</b>			
Mortgage Payment and Basics (11)	\$23,978,188	\$29,652,000	\$5,673,812
Maintenance and Remodeling Services	\$6,267,940	\$7,748,964	\$1,481,024
Maintenance and Remodeling Materials (12)	\$1,439,495	\$1,775,598	\$336,103
Utilities, Fuel, and Public Services	\$13,987,834	\$17,373,213	\$3,385,379
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	\$274,448	\$341,192	\$66,744
Furniture	\$1,706,977	\$2,119,264	\$412,287
Rugs	\$78,115	\$96,867	\$18,752
Major Appliances (14)	\$944,418	\$1,169,542	\$225,124
Housewares (15)	\$233,713	\$290,079	\$56,366
Small Appliances	\$149,171	\$185,387	\$36,216
Luggage	\$44,078	\$54,763	\$10,685
Telephones and Accessories	\$281,436	\$349,996	\$68,560
<b>Household Operations</b>			
Child Care	\$1,298,360	\$1,608,339	\$309,979
Lawn and Garden (16)	\$1,218,071	\$1,506,563	\$288,492
Moving/Storage/Freight Express	\$199,263	\$248,066	\$48,803
Housekeeping Supplies (17)	\$2,139,799	\$2,659,350	\$519,551
<b>Insurance</b>			
Owners and Renters Insurance	\$1,611,639	\$1,993,845	\$382,206
Vehicle Insurance	\$5,192,076	\$6,447,972	\$1,255,896
Life/Other Insurance	\$1,527,543	\$1,893,505	\$365,962
Health Insurance	\$11,320,207	\$14,057,349	\$2,737,142
Personal Care Products (18)	\$1,383,791	\$1,720,316	\$336,525
School Books and Supplies (19)	\$354,893	\$440,860	\$85,967
Smoking Products	\$1,308,777	\$1,626,946	\$318,169
<b>Transportation</b>			
Payments on Vehicles excluding Leases	\$7,077,687	\$8,769,299	\$1,691,612
Gasoline and Motor Oil	\$6,638,443	\$8,238,617	\$1,600,174
Vehicle Maintenance and Repairs	\$3,102,479	\$3,849,805	\$747,326
<b>Travel</b>			
Airline Fares	\$1,520,302	\$1,888,417	\$368,115
Lodging on Trips	\$1,718,399	\$2,129,502	\$411,103
Auto/Truck Rental on Trips	\$133,861	\$166,227	\$32,366
Food and Drink on Trips	\$1,491,969	\$1,850,743	\$358,774



# Consumer Spending Report

## Consumer Spending Report

N Lake Parker Ave, Lakeland, FL 33801

Building Type: Land  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: 0 SF  
 % Leased: 0%  
 Rent/SF/Yr: -



2022 Annual Spending (\$000s)	2 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$298,505</b>	<b>\$681,807</b>	<b>\$1,479,228</b>
<b>Total Apparel</b>	<b>\$18,193</b>	<b>\$41,009</b>	<b>\$83,670</b>
Women's Apparel	6,581	15,021	31,404
Men's Apparel	3,471	7,801	16,296
Girl's Apparel	1,439	3,172	6,174
Boy's Apparel	1,122	2,474	4,776
Infant Apparel	1,101	2,327	4,484
Footwear	4,480	10,215	20,537
<b>Total Entertainment &amp; Hobbies</b>	<b>\$47,321</b>	<b>\$108,688</b>	<b>\$235,255</b>
Entertainment	4,421	10,041	21,250
Audio & Visual Equipment/Service	12,034	27,522	58,036
Reading Materials	457	1,036	2,536
Pets, Toys, & Hobbies	7,437	16,841	37,420
Personal Items	22,972	53,247	116,014
<b>Total Food and Alcohol</b>	<b>\$86,618</b>	<b>\$196,699</b>	<b>\$419,532</b>
Food At Home	48,700	111,265	230,715
Food Away From Home	32,951	74,385	163,859
Alcoholic Beverages	4,968	11,049	24,957
<b>Total Household</b>	<b>\$45,022</b>	<b>\$105,423</b>	<b>\$235,809</b>
House Maintenance & Repair	9,946	26,386	58,645
Household Equip & Furnishings	17,808	40,783	91,107
Household Operations	13,291	29,559	65,242
Housing Costs	3,977	8,695	20,815

## Consumer Spending Report

N Lake Parker Ave, Lakeland, FL 33801

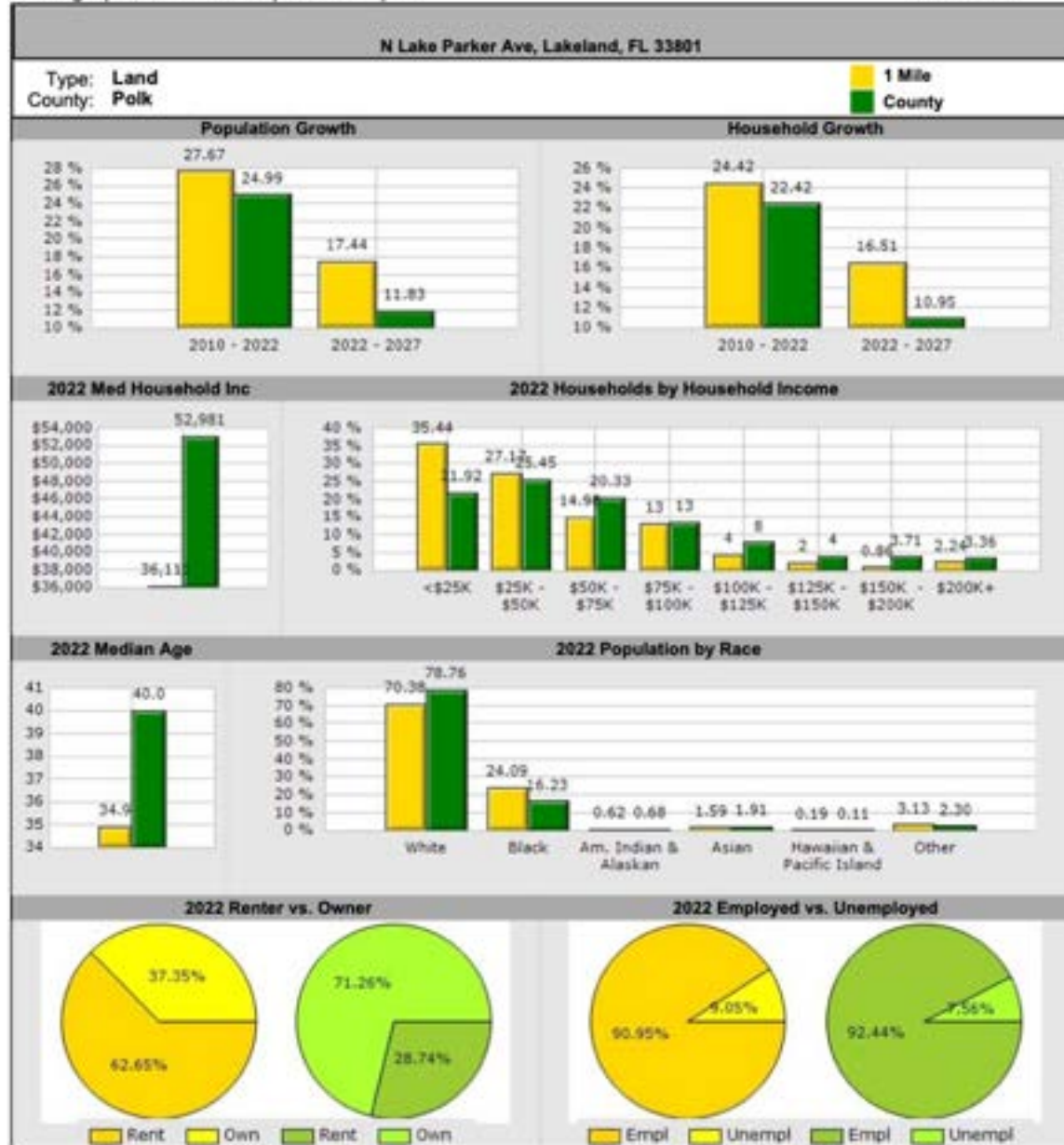
2022 Annual Spending (000s)	2 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$73,230</b>	<b>\$165,974</b>	<b>\$358,464</b>
Vehicle Purchases	34,323	77,342	168,093
Gasoline	22,805	52,489	109,709
Vehicle Expenses	1,512	3,358	7,791
Transportation	5,290	11,442	27,184
Automotive Repair & Maintenance	9,300	21,344	45,688
<b>Total Health Care</b>	<b>\$15,035</b>	<b>\$35,279</b>	<b>\$78,406</b>
Medical Services	7,871	18,458	41,622
Prescription Drugs	5,457	12,879	28,140
Medical Supplies	1,707	3,942	8,645
<b>Total Education/Day Care</b>	<b>\$13,086</b>	<b>\$28,734</b>	<b>\$68,091</b>
Education	8,098	17,923	42,250
Fees & Admissions	4,987	10,812	25,841



# Demographic Market Report

## Demographic Market Comparison Report

1 mile radius



## Demographic Summary Report

**N Lake Parker Ave, Lakeland, FL 33801**

Building Type: Land  
Class: -  
RBA: -  
Typical Floor: -

Total Available: 0 SF  
% Leased: 0%  
Rent/SF/Yr: -

Radius	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	41,672	91,498	177,394
2022 Estimate	35,683	78,318	151,479
2010 Census	30,348	66,820	126,674
Growth 2022 - 2027	16.78%	16.83%	17.11%
Growth 2010 - 2022	17.58%	17.21%	19.58%
<b>2022 Population by Hispanic Origin</b>	7,133	16,943	31,905
<b>2022 Population</b>	35,683	78,318	151,479
White	23,280 65.24%	51,658 65.96%	110,319 72.83%
Black	10,578 29.64%	22,625 28.89%	33,109 21.86%
Am. Indian & Alaskan	211 0.59%	512 0.65%	929 0.61%
Asian	501 1.40%	1,001 1.28%	2,763 1.82%
Hawaiian & Pacific Island	41 0.11%	152 0.19%	233 0.15%
Other	1,072 3.00%	2,369 3.02%	4,126 2.72%
U.S. Armed Forces	13	23	107
<b>Households</b>			
2027 Projection	15,133	34,220	68,408
2022 Estimate	13,116	29,652	59,148
2010 Census	11,536	26,043	50,967
Growth 2022 - 2027	15.38%	15.41%	15.66%
Growth 2010 - 2022	13.70%	13.86%	16.05%
Owner Occupied	5,828 44.43%	15,586 52.56%	34,222 57.86%
Renter Occupied	7,289 55.57%	14,066 47.44%	24,926 42.14%
<b>2022 Households by HH Income</b>	13,117	29,652	59,148
Income: <\$25,000	4,645 35.41%	9,860 33.25%	16,192 27.38%
Income: \$25,000 - \$50,000	3,476 26.50%	8,616 29.06%	15,900 26.88%
Income: \$50,000 - \$75,000	1,950 14.87%	4,952 16.70%	11,408 19.29%
Income: \$75,000 - \$100,000	1,547 11.79%	2,883 9.72%	6,668 11.27%
Income: \$100,000 - \$125,000	579 4.41%	1,374 4.63%	3,693 6.24%
Income: \$125,000 - \$150,000	373 2.84%	854 2.88%	1,790 3.03%
Income: \$150,000 - \$200,000	219 1.67%	454 1.53%	1,568 2.65%
Income: \$200,000+	328 2.50%	659 2.22%	1,929 3.26%
<b>2022 Avg Household Income</b>	\$53,415	\$52,556	\$61,268
<b>2022 Med Household Income</b>	\$35,890	\$36,905	\$43,889



## Traffic Count Report

N Lake Parker Ave, Lakeland, FL 33801

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> N Lake Parker Ave	E Rose St	0.04 N	2022	14,210	MPSI	.02
<b>2</b> N Lake Parker Ave	E Rose St	0.04 N	2020	13,334	MPSI	.02
<b>3</b> S Lake Parker Ave	E Lemon St	0.05 S	2022	18,949	MPSI	.07
<b>4</b> E Rose St	N Lake Parker Ave	0.05 E	2022	2,325	MPSI	.09
<b>5</b> East Rose Street	N Lake Parker Ave	0.05 E	2020	3,013	MPSI	.09
<b>6</b> East Main Street	Hwy Ct	0.01 E	2022	4,974	MPSI	.20
<b>7</b> North Gary Road	E Peachtree St	0.09 N	2022	3,682	MPSI	.21
<b>8</b> Lake Parker Avenue	E Oleander St	0.09 S	2022	10,046	MPSI	.22
<b>9</b> East Rose Street	N Lake Parker Ave	0.05 E	2020	2,100	AADT	.23
<b>10</b> Lake Parker Avenue	E Orange St	0.03 N	2022	12,365	MPSI	.23



# EXCLUSIVELY MARKETED BY:

## ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.



Ozan Cifci

Commercial Agent and Business  
Broker



Ozancommercial@gmail.com



Office: 407-757-2411

Cell: 407-782-4866

Fax: 407-317-6319



floridacommerciallisting.com

## PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014 Member of Orlando Regional Realtor Association (ORRA) Member of Florida Association of Realtors (FAR) Member of National Association of Realtors (NAR) Member of Business Brokers of Florida (BBF) Member of Certified Commercial Investment Member (CCIM) Certification Completion of CI 101 Financial Analysis Class of CCIM (2020) Certification Completion of CI 102 Market Analysis Class of CCIM (2020) Certification Completion of CI 103 User Analysis Class of CCIM (2021) – Certification Completion of CI 104 Investor Analysis Class of CCIM (2021) Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects. Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses

7521 West Sand Lake Road, Orlando FL,  
32819

407-782-4866

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