



PROPERTY DESCRIPTION

Commercial, Retail and Office lots in a high-growth North Lakeland sub-market. Underground utilities, master retention, master electric and all on-site infrastructure in place (roads, water, sewer).

Property is located in the growing North Lakeland area on Kathleen Road and Knights station. 0.6 miles from I-4 exit, single family and multifamily residential growth within 1.5 miles of the site. Lakeland- Winter Haven MSA has grown 7.28% since 2020, one of the fastest growing areas in the nation.

PROPERTY HIGHLIGHTS

- Commercial & Office lots in high-growth North Lakeland sub-market
- Master retention and site infrastructure in place (roads, water, sewer)
- Anchored by Walgreens, McDonalds and CubeSmart
- I-4 Interchange - 0.7 miles with 111,500 AADT

OFFERING SUMMARY

Lot Size:	1.02 AC - 1.55 AC
Zoning:	Commercial/Retail/Office
Utilities:	Master lift station on-site
Retention:	On-site
Turning Lane:	Full turning lane available
Traffic:	20,000 on Kathleen Rd
Market:	Tampa/St. Petersburg
Submarket:	Lakeland MSA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,062	21,118	49,996
Total Population	5,533	49,874	114,859
Average HH Income	\$64,358	\$48,600	\$51,399

MATT RUTHVEN, CCIM

863.581.4637

mruthven@ruthvens.com

JAKE SCHNER, MBA

561.706.6299

jschner@ruthvens.com

BRANDON CLARK

863.450.9540

bclark@ruthvens.com

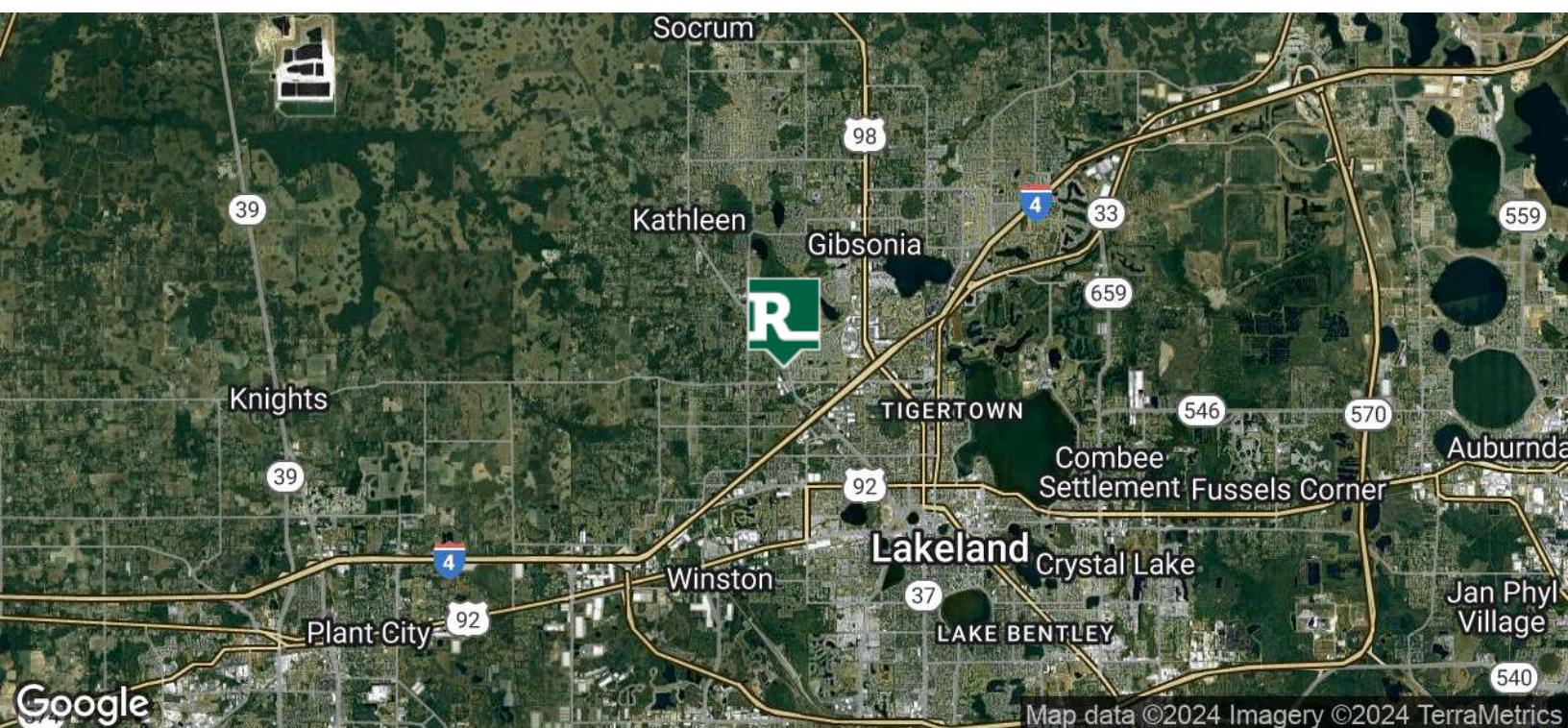
ALEX DELANNOY, MICP

863.250.2502

adelannoy@ruthvens.com



Google



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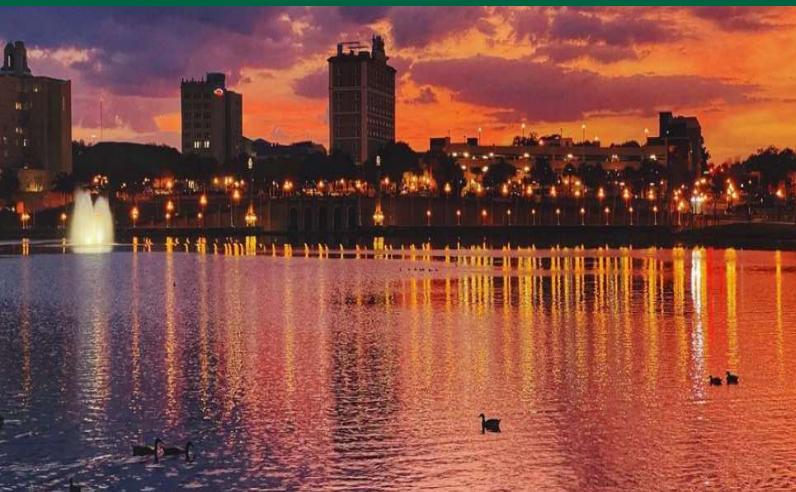
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CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

RETAIL MARKET OVERVIEW

Retail vacancy is limited in the region sitting at just 3.2% as of the fourth quarter of 2023. While vacancy has increased nearly 100 basis points year over year, Lakeland's retail vacancy rate has remained below 4% since late 2017. Unlike other retail markets in Central Florida, new supply has outweighed demand over the past 12 months as 410,000 SF has delivered, while the market recorded 180,000 SF of positive absorption, causing the recent increase in vacancy.

The Lakeland market is one of the more affordable retail areas in Florida, with an average asking rent of just \$18.50/SF. In comparison, Tampa and Orlando boast asking rates north of \$24/SF and \$27/SF, respectively. Asking rents have increased over the past year, up 4.9%, even outpacing the national average of 3.3% in year-over-year rent growth. Looking ahead, asking rent growth is forecasted to decelerate here over the coming quarters, but will likely remain positive for the foreseeable future.

LAKELAND QUICK FACTS:

- #1 TOP CITIES TO BUY A HOME
- #1 FASTEST GROWING CITY IN US
- #7 BEST PLACE TO MOVE IN THE US
- #1 BEST PLACE TO START A BUSINESS
- #10 MID-SIZED METRO JOB GROWTH
- #61 BEST PLACES TO LIVE IN THE US

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OF LOTS 6 | TOTAL LOT SIZE 1.02 - 1.55 ACRES | TOTAL LOT PRICE N/A | BEST USE COMMERCIAL/RETAIL/OFFICE

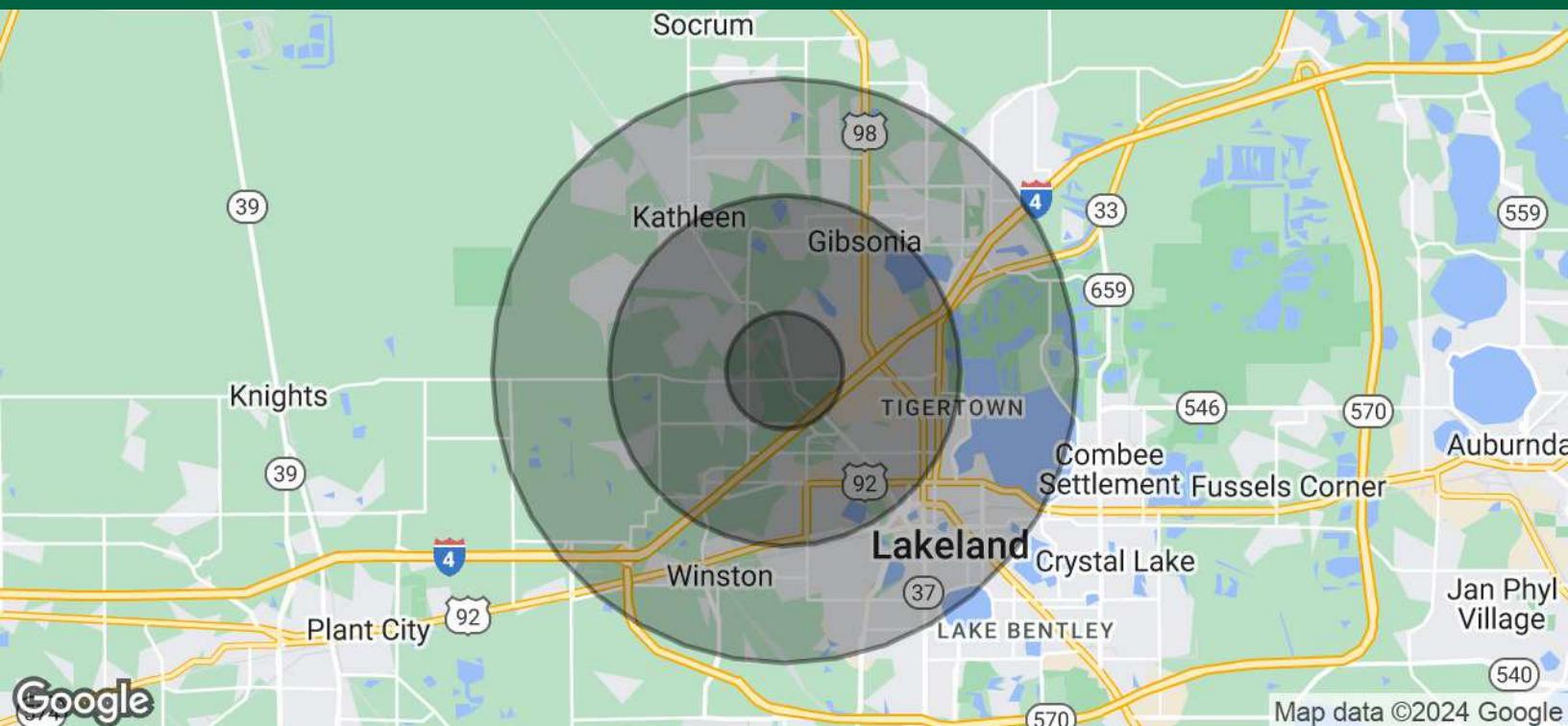
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Available	Lot 1	Kathleen Road, Lakeland, FL	23-28-03-021517-000010	Retail	1.02 Acres	N/A	C-2	
Available	Lot 2	Kathleen Road, Lakeland, FL	23-28-03-021517-000020	Office	1.21 Acres	N/A	O-1 & O-2	
Available	Lot 3	Kathleen Road, Lakeland, FL	23-28-03-021517-000030	Office	1.55 Acres	N/A	O-1 & O-2	
Unavailable	Lot 4	Kathleen Road, Lakeland, FL	23-28-03-021517-000040	Retail	1.59 Acres	N/A	C-1, C-3, & C-4	Sold - Self Storage
Available	Lot 5	Kathleen Road, Lakeland, FL	23-28-03-021517-000050	Retail	1.52 Acres	N/A	C-1, C-3, & C-4	
Unavailable	Lot 6	Kathleen Road, Lakeland, FL	23-28-03-021517-000060	Retail	0.97 Acres	N/A	C-1, C-3, & C-4	Sold - Modwash

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,533	49,874	114,859
Average Age	36.5	40.5	40.5
Average Age (Male)	34.3	39.7	39.0
Average Age (Female)	38.2	41.5	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,062	21,118	49,996
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$64,358	\$48,600	\$51,399
Average House Value	\$178,375	\$133,576	\$135,755

* Demographic data derived from 2020 ACS - US Census

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