



1604 Olive Street

1604 Olive Street
Lakeland, Florida 33815

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1604 OLIVE STREET

PROPERTY INFO:

PURCHASE PRICE:

\$1,490,000.00

PROPERTY ADDRESS:

1604 OLIVE STREET
LAKELAND, FLORIDA 33815

YEAR BUILT:

1942

PROPERTY SIZE

8,716 SQ. FT.

LAND SIZE

0.60 ACRES

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PROPERTY OVERVIEW

This 8,716 SF industrial/commercial space on 0.6 acres offers high ceilings (25 ft), a loading dock, and fenced outdoor storage. It features new LED lighting, ample parking, and easy access to I-4. With flexible permitting, it's ideal for warehouse, distribution, automotive, or general commercial use.

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1604 Olive Street, Lakeland, Florida, 33815

DETAILED PROPERTY DESCRIPTION



Discover the perfect space for your business at **1604 Olive Street, Lakeland, FL 33815**. This **8.716-square-foot** commercial/industrial property sits on a **0.6-acre lot**, on three parcels offering an ideal location for a variety of business uses.

Property Highlights:

- **Spacious Interior:** 8,716 SF of versatile space suitable for multiple commercial or industrial applications.
- **High Ceilings:** 25-foot ceiling height, providing flexibility for storage, manufacturing, or warehouse operations.
- **Loading Dock:** Convenient loading dock for easy shipping and receiving.
- **Plenty of Parking:** Ample on-site parking for employees, customers, or fleet vehicles.
- **New LED Lighting Inside:** Energy-efficient LED lighting for a bright and cost-effective workspace.
- **Fenced Outdoor Storage:** Secure outdoor storage space for equipment, vehicles, or materials.
- **Prime Location:** Close proximity to **Interstate 4 (I-4)** for quick access to Tampa, Orlando, and beyond.
- **Permitting Flexibility:** Suitable for a **wide range of business uses**, ensuring easy permitting for your needs.

This property is **ideal for industrial, warehouse, distribution, automotive, or general commercial uses**. Whether you're expanding your business or looking for a strategic location in Lakeland, **this property is a must-see!**

PROPERTY PHOTOS



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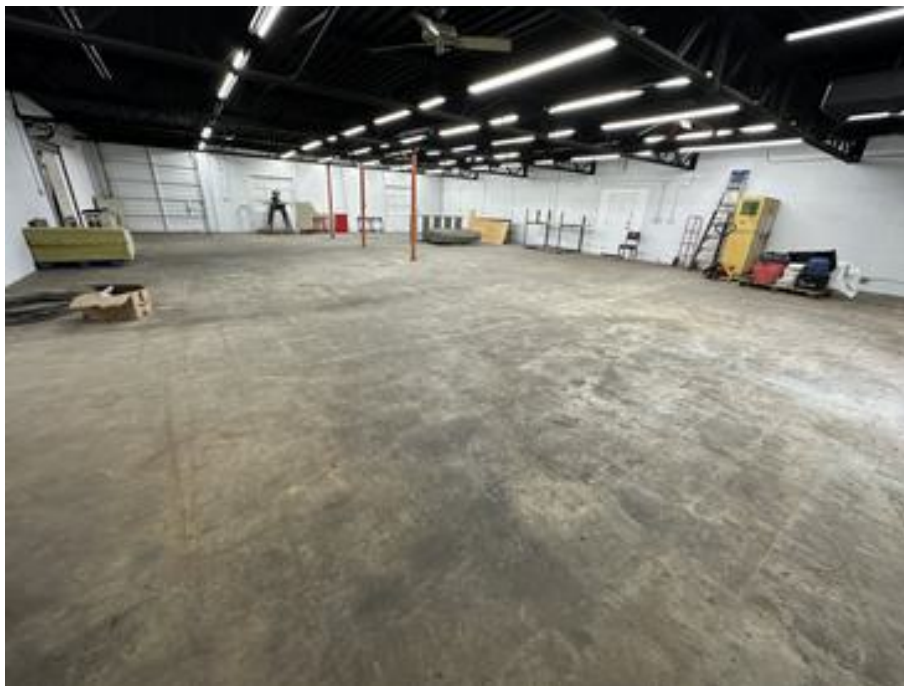
PROPERTY PHOTOS



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PROPERTY PHOTOS



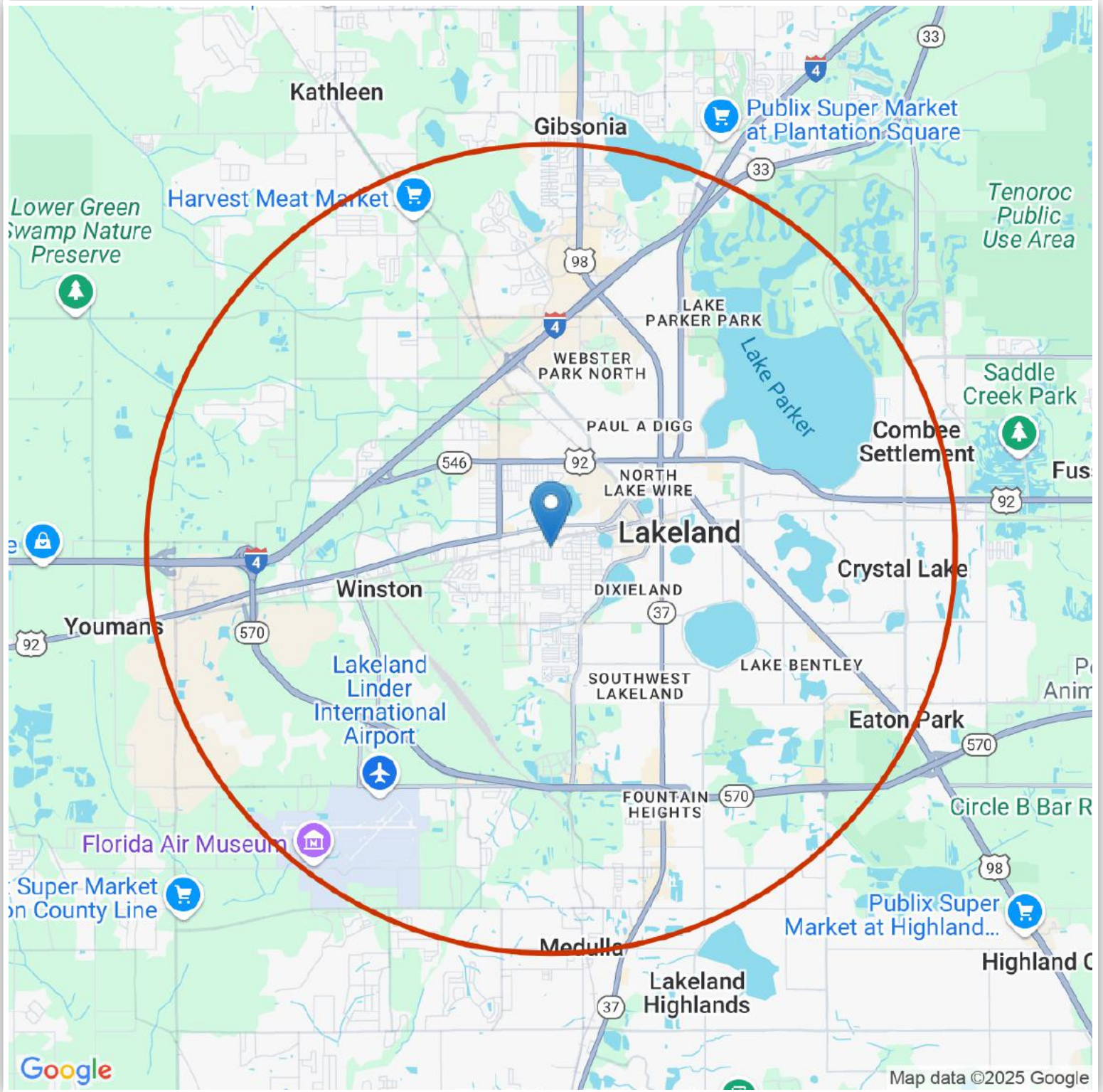
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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KEY FACTS

140,143
Population

38.7 Median Age

2.41
Average Household Size

52,939
Total Households

EDUCATION

7.22%
No High School Diploma

9.18%
High School Graduate

18.68%
Some College

16.21%
Bachelor's/ Grad

BUSINESS

6,590
Total Businesses

85,070
Total Employees

EMPLOYMENT

4,395
Manufacturing Employees

19,126
Retail Trade Employees

7,089
Eating & Drinking Employees

9,369
Finance/Ins/Real Estate Emp

4.3% Unemployment Rate

INCOME

\$55,874
Median Household Income

\$30,253
Per Capita Income

\$103,339
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.08%) ■
The smallest group : \$200,000+ (4.05%) ■

Indicator	Value(%)	
< \$15,000	12.12	■
\$15,000 - \$24,999	9.18	■
\$25,000 - \$34,999	11.36	■
\$35,000 - \$49,999	12.65	■
\$50,000 - \$74,999	15.3	■
\$75,000 - \$99,999	13.24	■
\$100,000 - \$149,999	17.08	■
\$150,000 - \$199,999	5.03	■
\$200,000+	4.05	■



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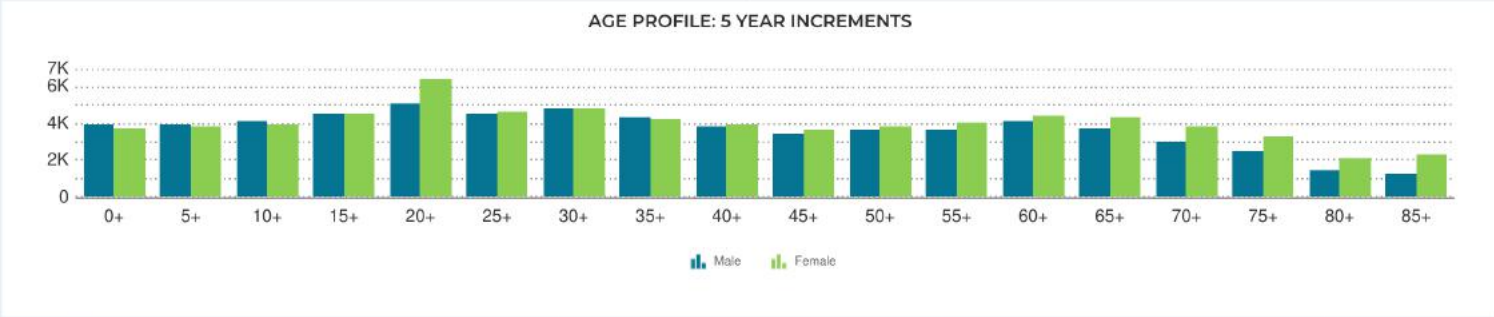
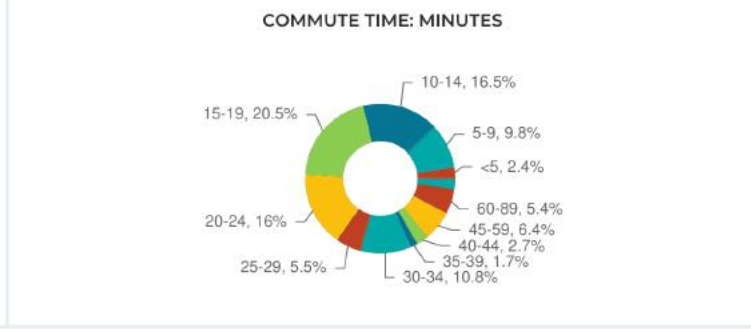
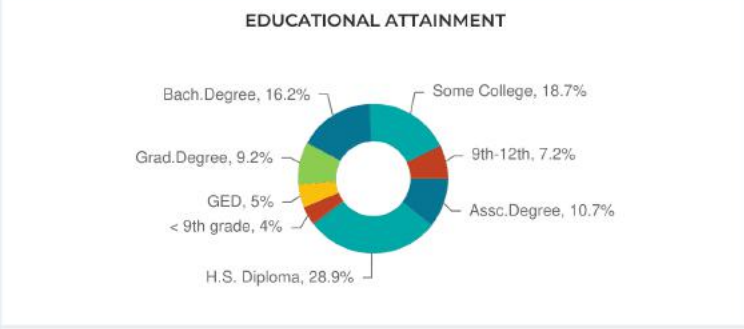
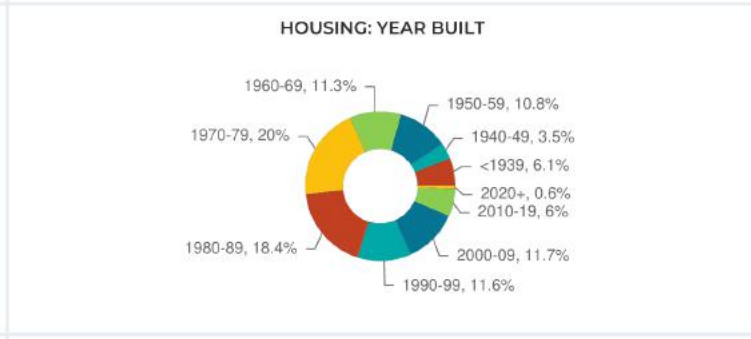
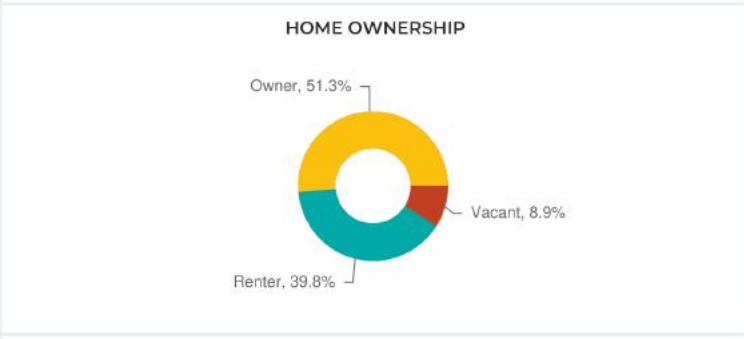
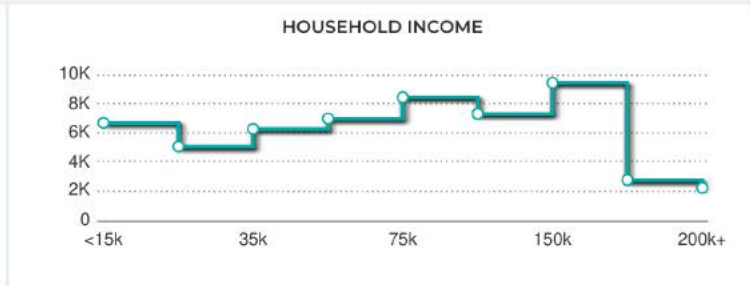
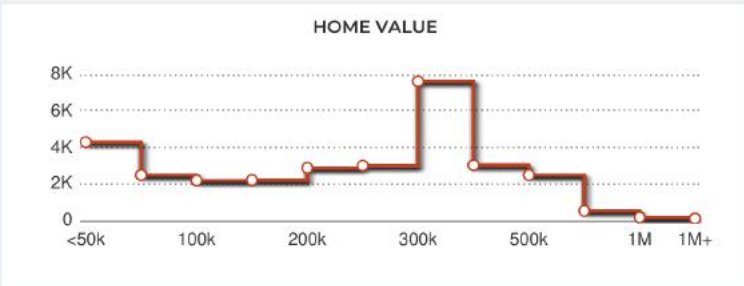


Community Profile



140,143 Population Total	0.93% Population Growth	2.41 Average HH Size	38.7 Median Age
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77 Diversity Index	\$55,874 Median HH Income	\$274,533 Median Home Value	20.54% Under 18	59.2% Ages 18 to 65	20.27% Aged 66+
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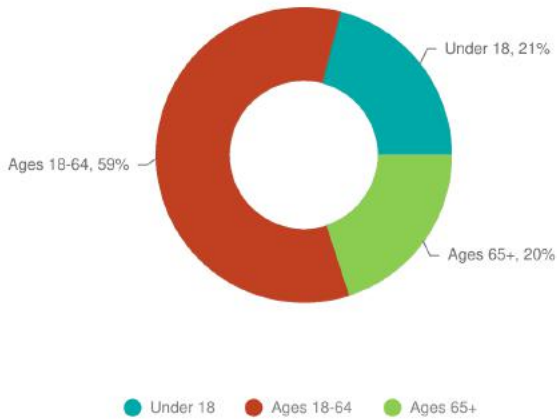
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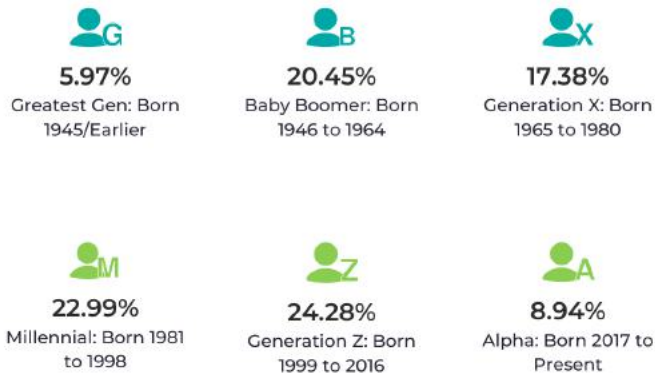
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

140,143 Population	55,072 Households	38.7 Median Age
2.41 Avg Size Household	\$55,874 Median Household Income	\$274,533 Median Home Value
60 Wealth Index	81 Housing Affordability	77 Diversity Index

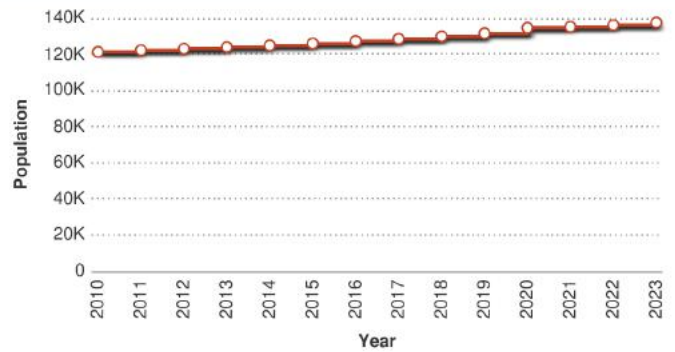
POPULATION BY AGE



POPULATION BY GENERATION



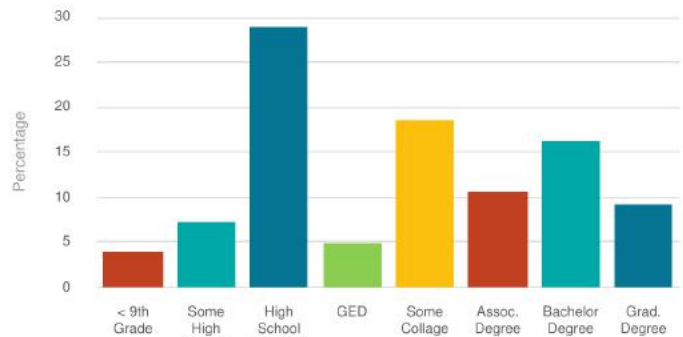
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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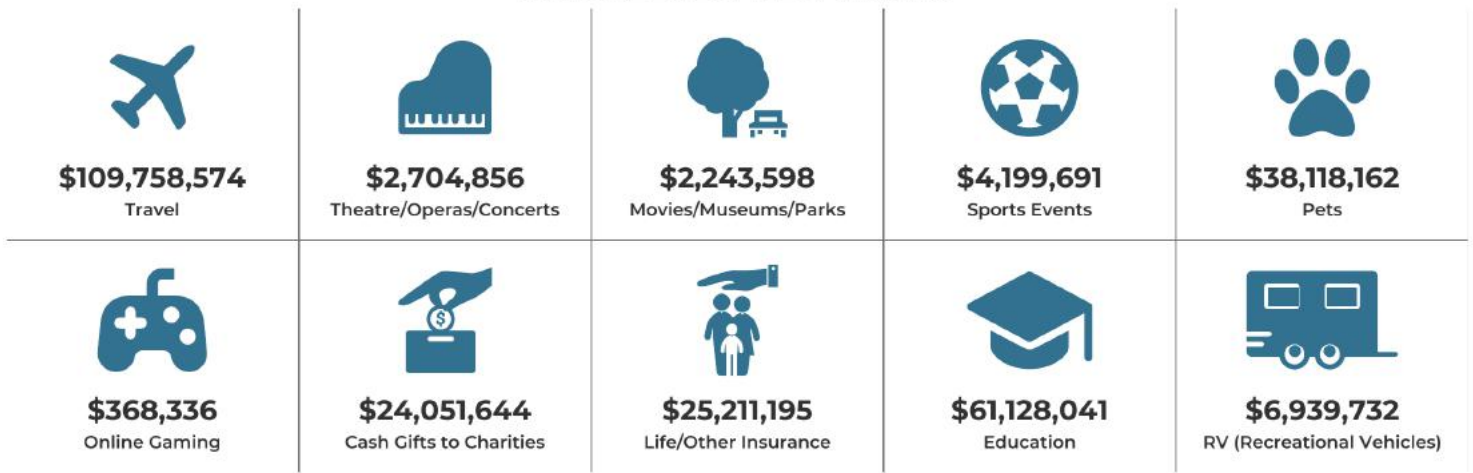


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



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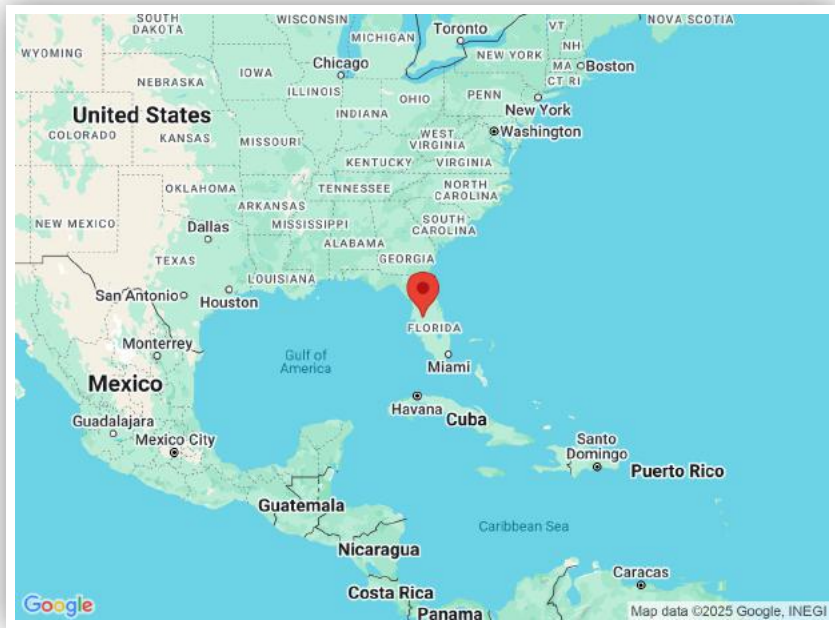
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AREA LOCATION MAP



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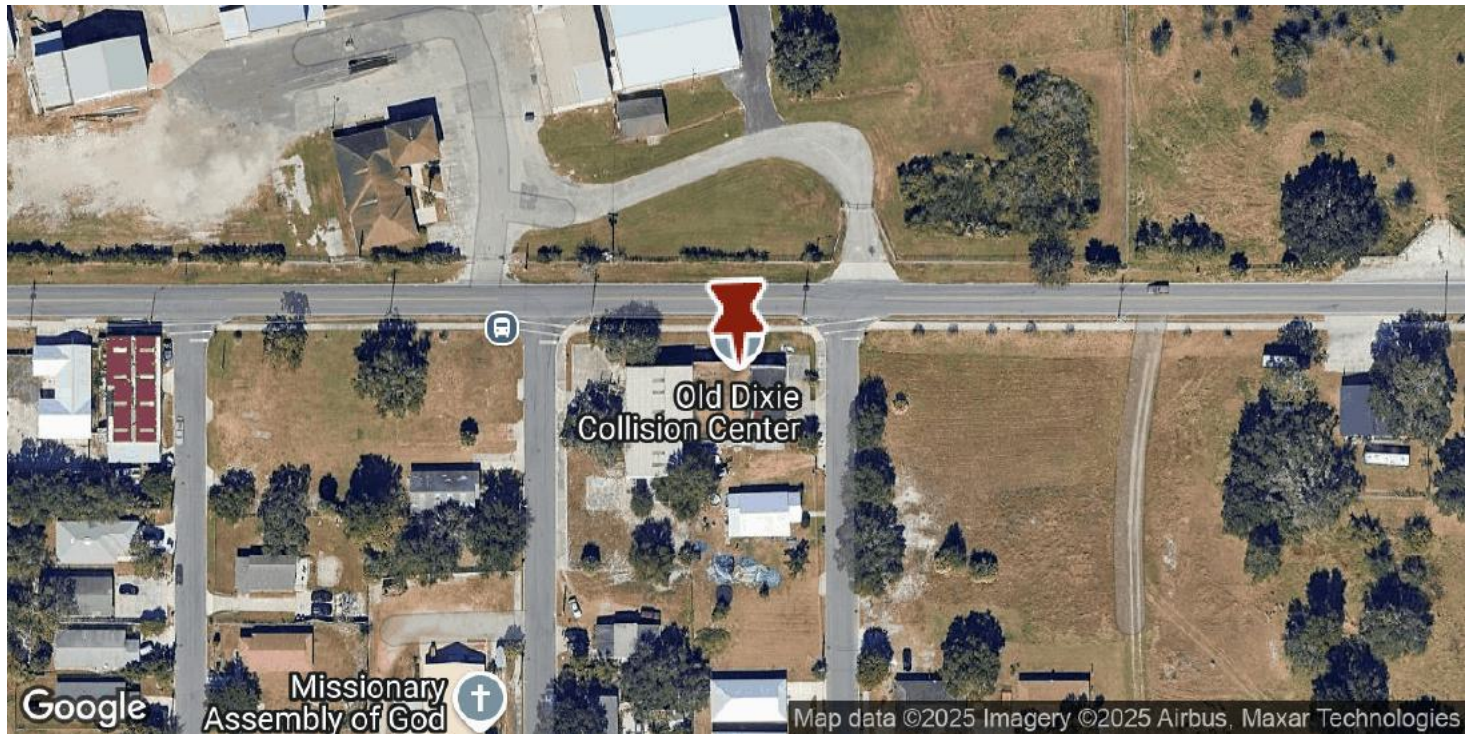
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AERIAL ANNOTATION MAP



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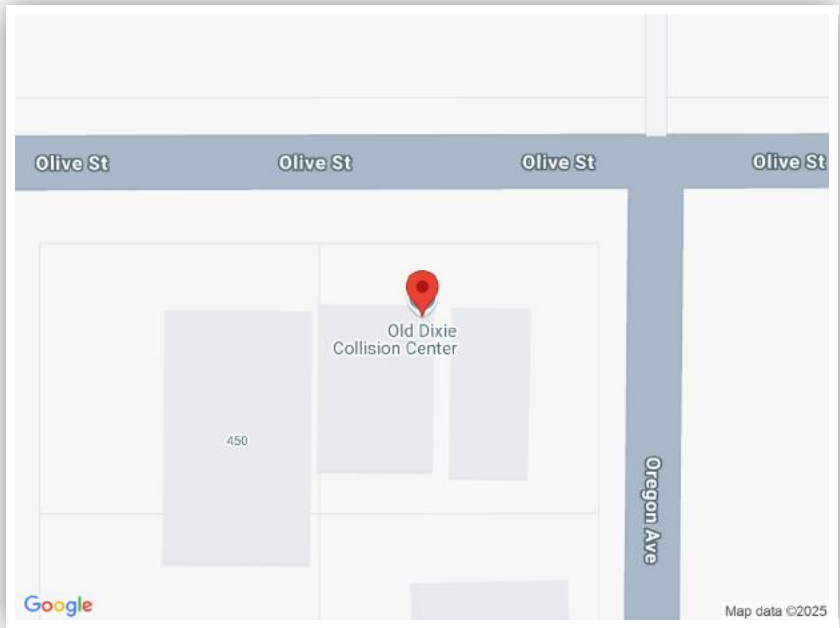
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STREET VIEW MAP



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5-YEAR CASH FLOW ANALYSIS



Fiscal Year Beginning March 2025

INITIAL INVESTMENT

Purchase Price	\$1,490,000
+ Acquisition Costs	\$29,800
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$1,519,800

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Feb-2026	Year 2 Feb-2027	Year 3 Feb-2028	Year 4 Feb-2029	Year 5 Feb-2030
POTENTIAL RENTAL INCOME (PRI)	\$132,000	\$135,960	\$140,039	\$144,240	\$148,567
- Vacancy / Credit Loss	\$66,000	\$67,980	\$70,020	\$72,120	\$74,284
EFFECTIVE RENTAL INCOME	\$66,000	\$67,980	\$70,020	\$72,120	\$74,284
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$66,000	\$67,980	\$70,020	\$72,120	\$74,284
- Operating Expenses	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688
NET OPERATING INCOME (NOI)	\$64,500	\$66,435	\$68,429	\$70,481	\$72,596
NET OPERATING INCOME (NOI)	\$64,500	\$66,435	\$68,429	\$70,481	\$72,596
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$64,500	\$66,435	\$68,429	\$70,481	\$72,596
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	4.24%	4.37%	4.50%	4.64%	4.78%
Return on Equity	7.77%	7.77%	7.77%	7.77%	7.77%
Equity Multiple	0.59	0.65	0.71	0.77	0.84

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$984,000
Cost of Sale	\$49,200
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$934,800

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	N/A
Acquisition CAP Rate	4.33%
Year 1 Cash-on-Cash	4.24%
Gross Rent Multiplier	11.29
Price Per Square Foot	\$170.95
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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5-YEAR CASH FLOW ANALYSIS

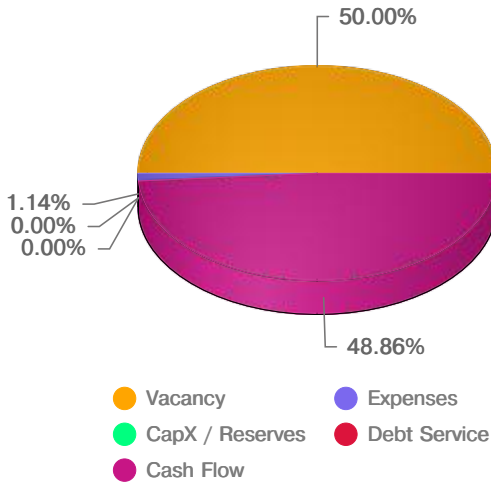


Fiscal Year Beginning March 2025

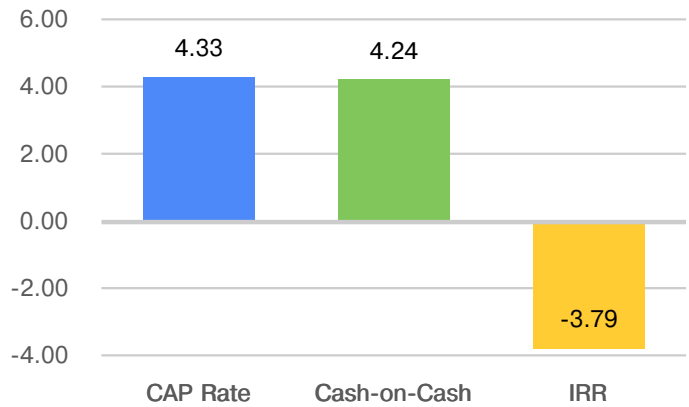
ASSUMPTION / INPUTS

Purchase Price	\$1,490,000
Year 1 Potential Income	\$132,000
Vacancy & Credit Loss	50.00%
Year 1 Expenses	\$1,500
Acquisition CAP Rate	4.33%
Sale Price - CAP Rate	7.60%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$1,519,800)		0	\$0		0	(\$1,519,800)
1	\$64,500		1	\$0		1	\$64,500
2	\$66,435		2	\$0		2	\$66,435
3	\$68,429		3	\$0		3	\$68,429
4	\$70,481		4	\$0		4	\$70,481
5	\$1,007,396		5	\$0		5	\$1,007,396

Property IRR/Yield = N/A

Effective Loan Rate = N/A

Equity IRR / Yield = N/A

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



Tom Myers
Agent

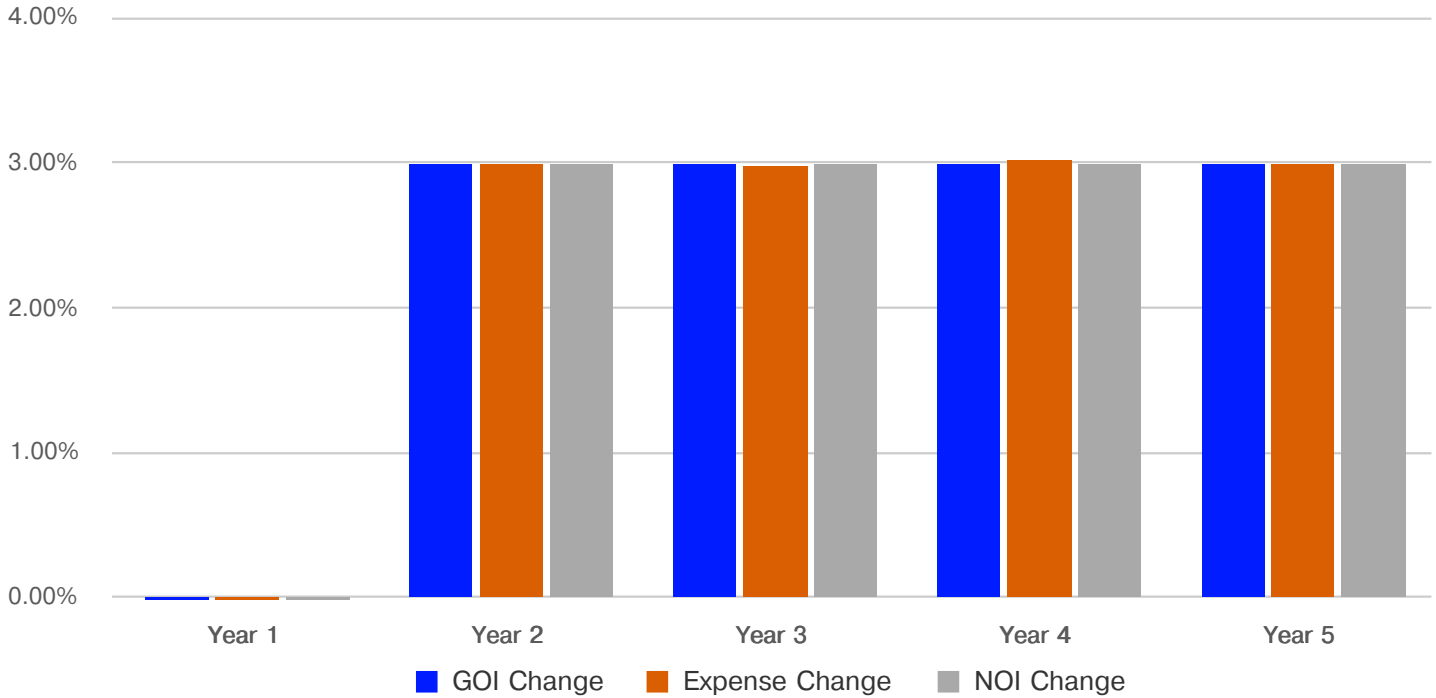
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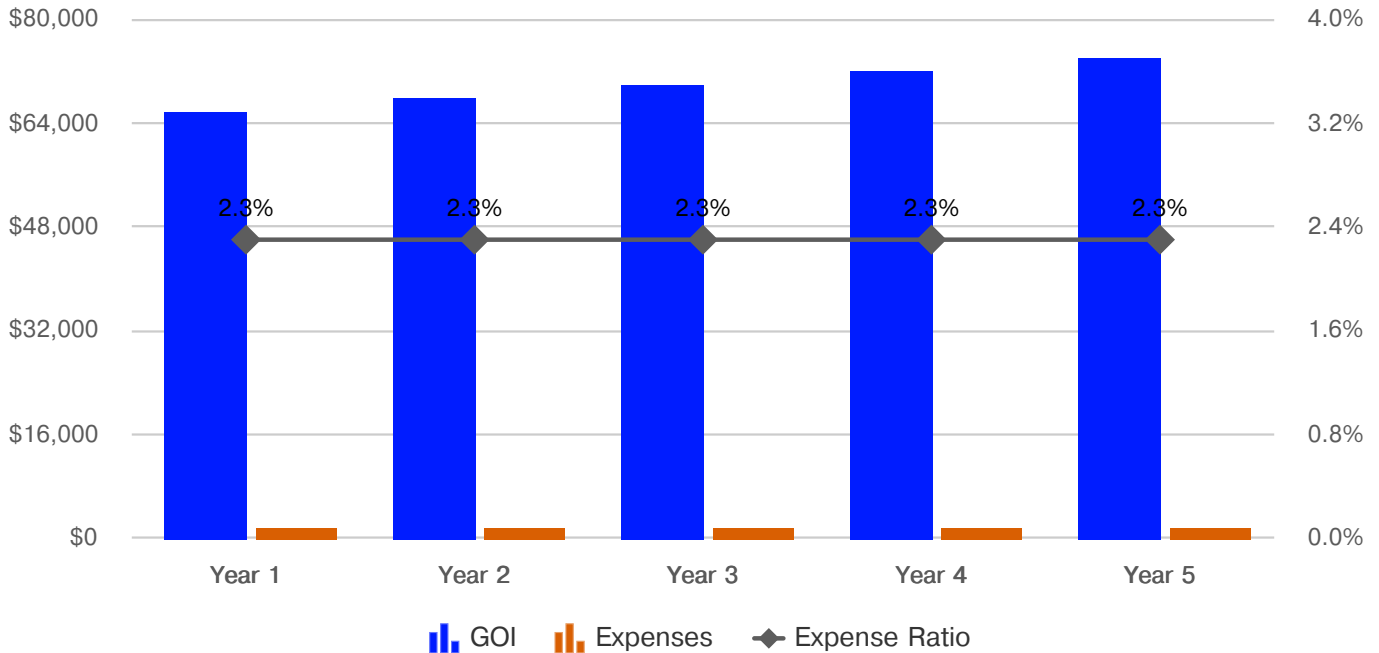
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Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



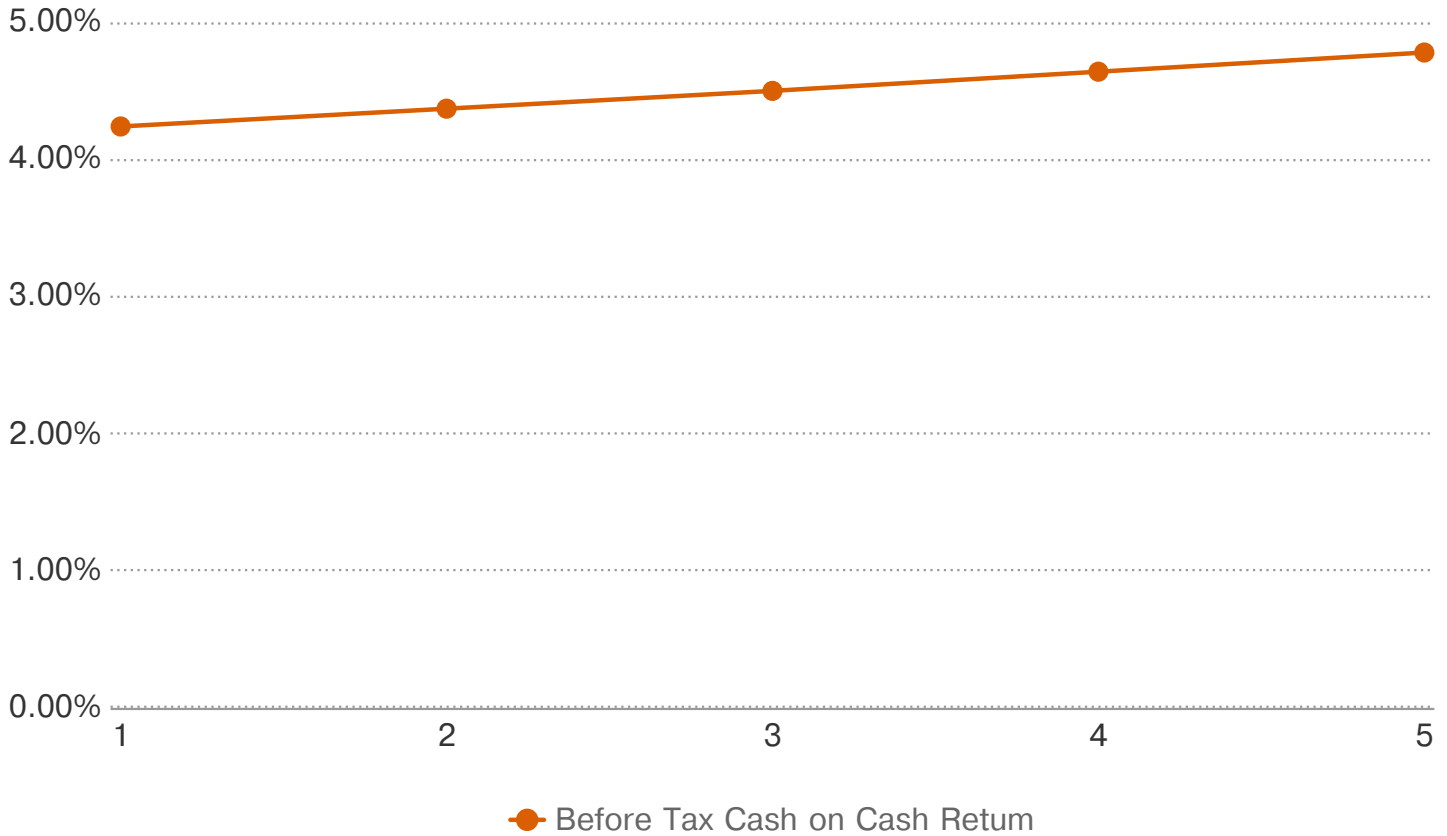
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	4.24%	4.37%	4.50%	4.64%	4.78%



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Agent

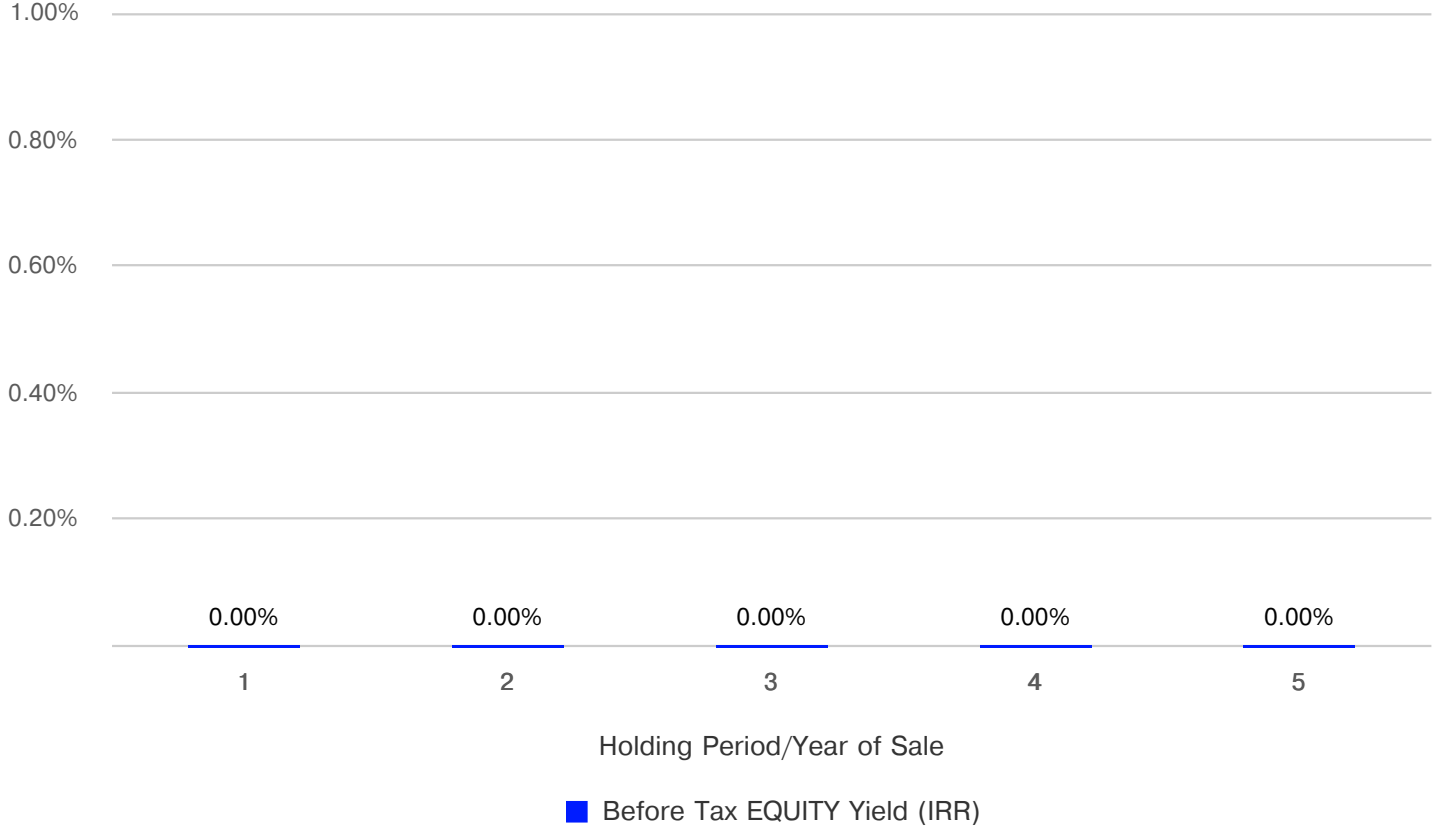
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Before Tax Optimal Holding Period	N/A
Before Tax Optimal Hold Annual Yield	N/A

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	N/A	N/A	N/A



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