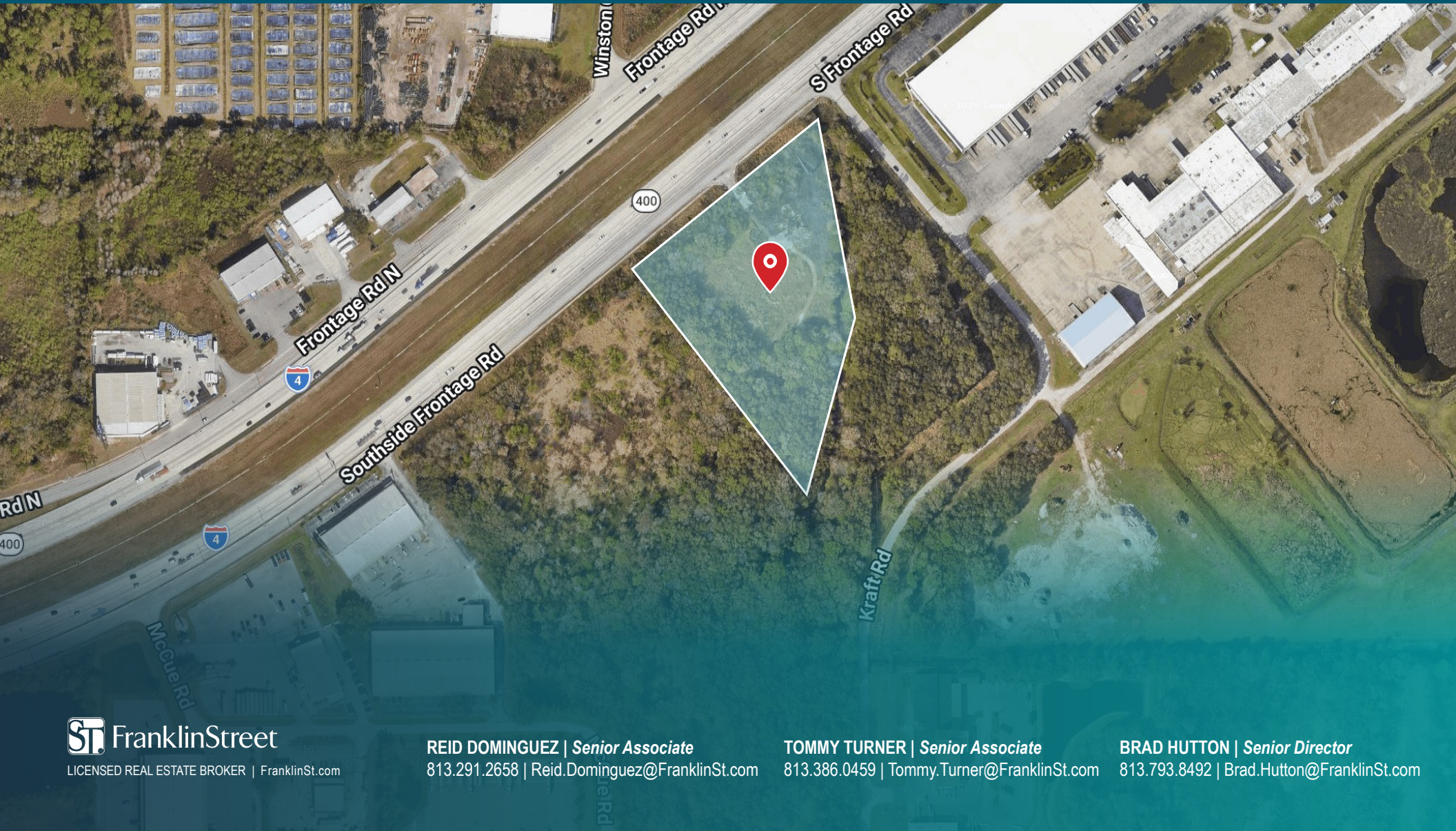


4.67 ACRES FOR SALE

4140 FRONTAGE ROAD

LAKELAND, FL 33815



LICENSED REAL ESTATE BROKER | FranklinSt.com

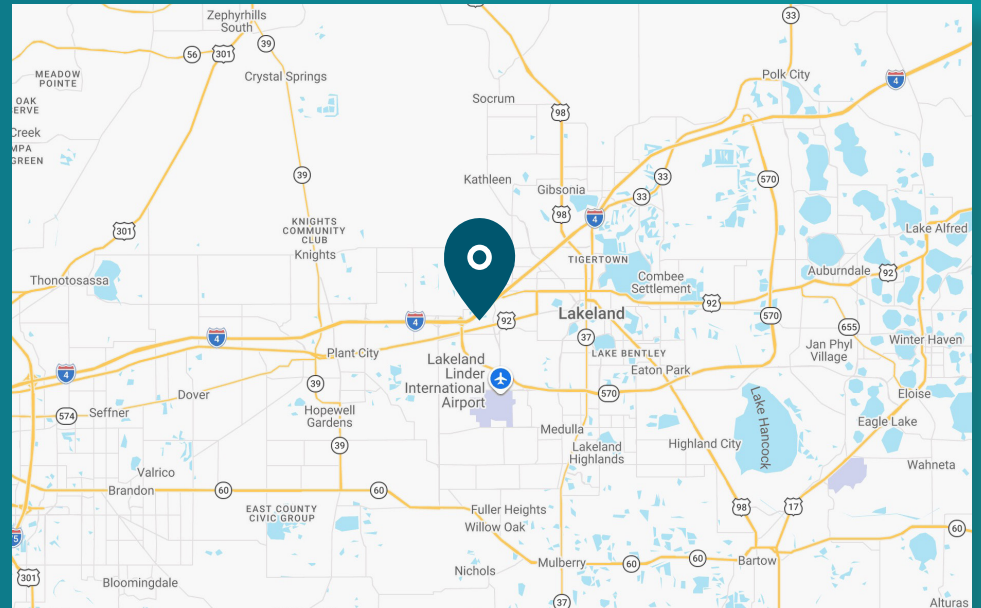
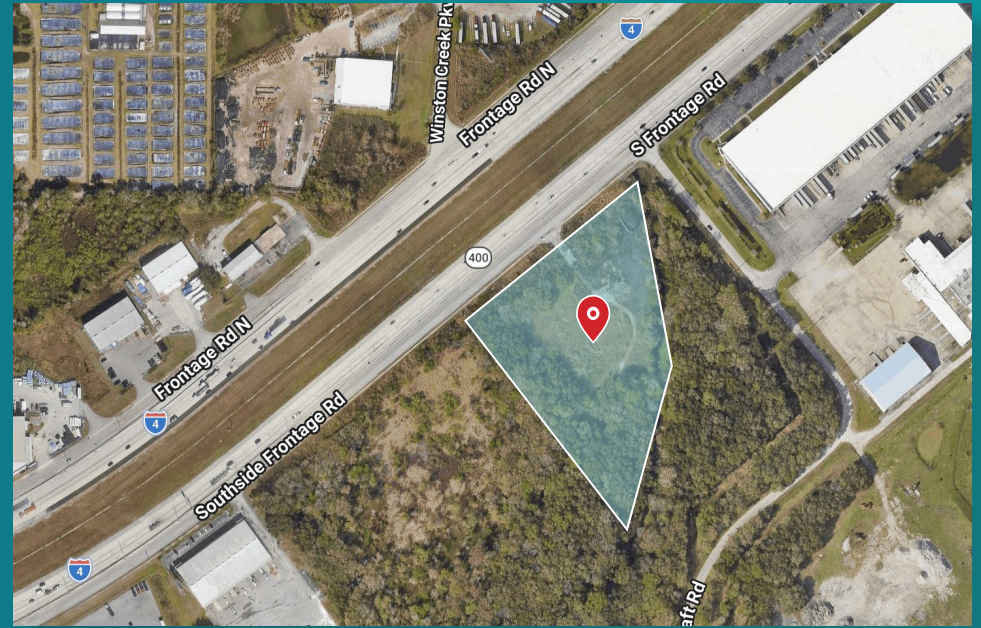
REID DOMINGUEZ | *Senior Associate*
813.291.2658 | Reid.Dominguez@FranklinSt.com

TOMMY TURNER | *Senior Associate*
813.386.0459 | Tommy.Turner@FranklinSt.com

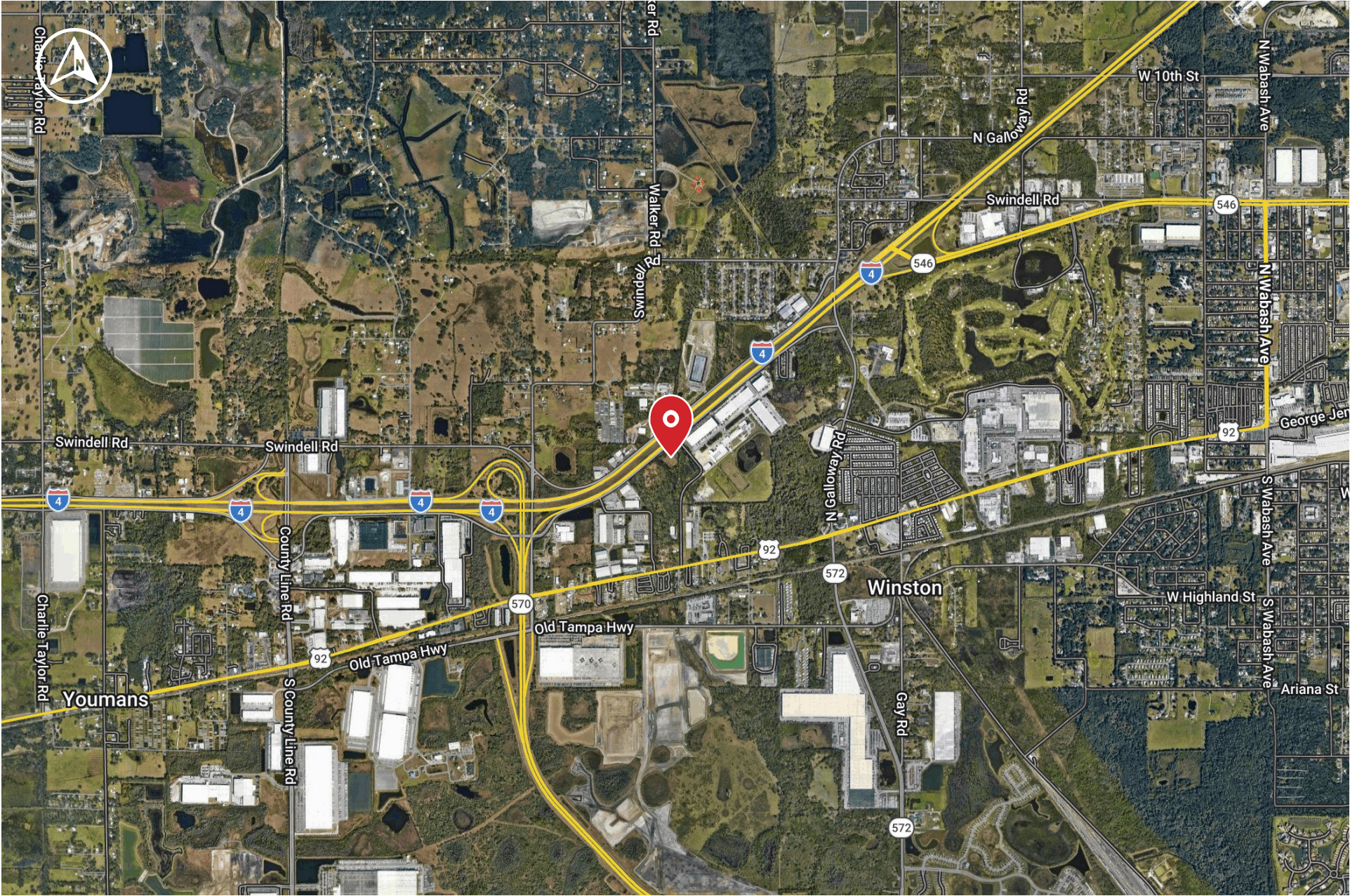
BRAD HUTTON | *Senior Director*
813.793.8492 | Brad.Hutton@FranklinSt.com

PROPERTY SUMMARY

Sale Price	Contact Broker
Market	Lakeland
Land Size	4.67 AC
Flood Zone	AE -1% annual clearance of flooding
Frontage	450' on Frontage Road with visibility from I-4
Site Access	1 point of ingress/egress from Frontage Road
Zoning	Vacant Industrial/Commercial



AERIAL MAP



AREA DEMOGRAPHICS



POPULATION

1 mile	2,604
3 miles	21,743
5 miles	90,551



PROJECTED POPULATION

1 mile	2,999
3 miles	24,030
5 miles	100,265



MEDIAN INCOME

1 mile	\$65,736
3 miles	\$72,181
5 miles	\$69,041



EST. HOUSEHOLDS

1 mile	1,107
3 miles	8,533
5 miles	36,046



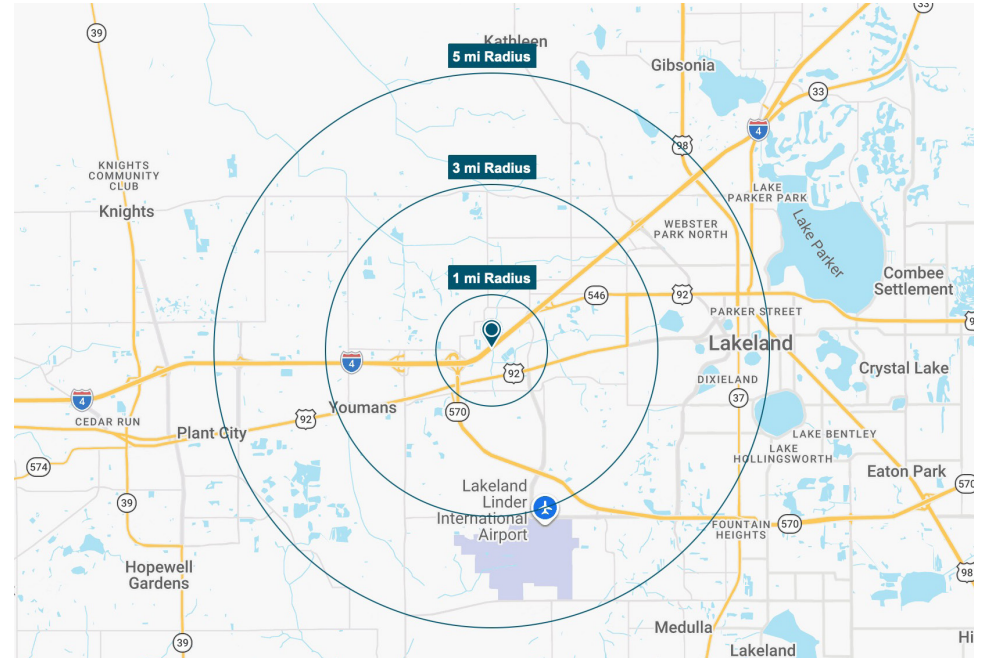
MEDIAN AGE

1 mile	43.2
3 miles	40.4
5 miles	39.4



LABOR FORCE

1 mile	2,173
3 miles	17,479
5 miles	72,986



DISTANCE TO MAJOR ROADWAYS



1 mile / 3 minutes
To Polk Parkway (toll road)



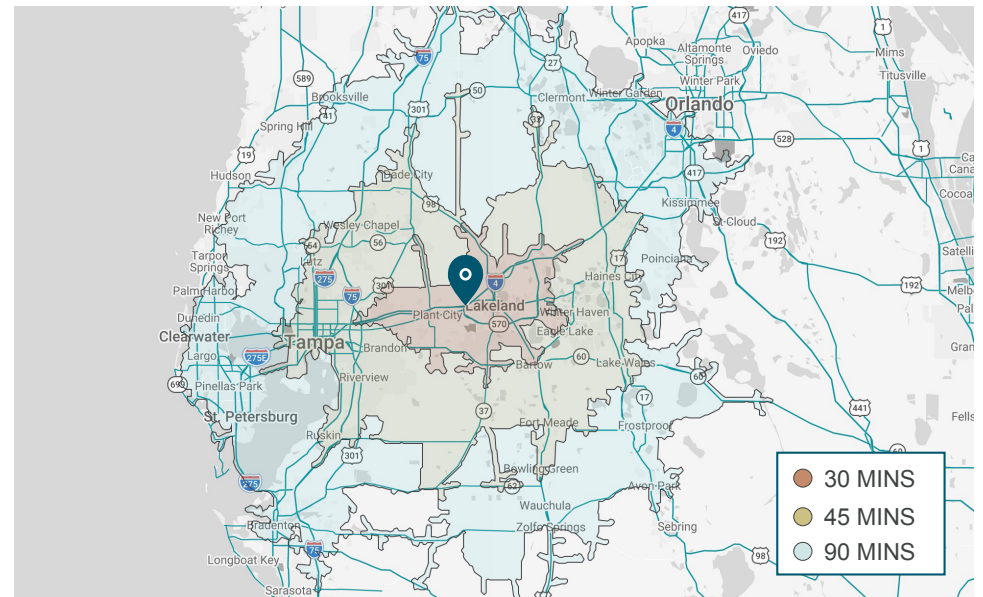
1 mile / 3 minutes
To I-4



1.5 miles / 4 minutes
To New Tampa Highway



5 miles / 10 minutes
To Lakeland Linder International Airport



CONTACT US

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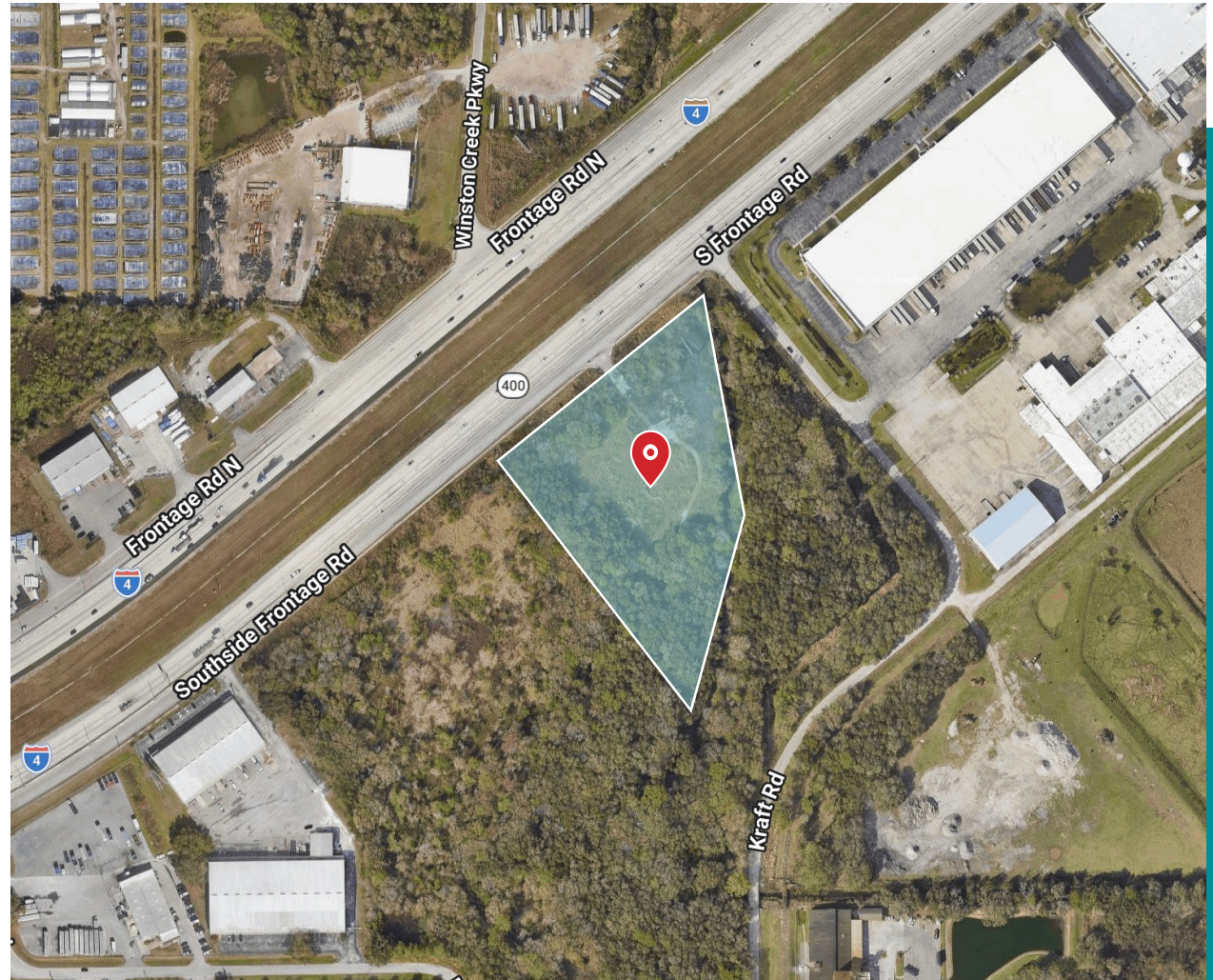


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