

# FOR LEASE

Northside Village Center: US Hwy 98 N Lakeland, FL 33809



For More Information Contact

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## Northside Village Features



<b>Location:</b>	Corner of US Hwy 98 N & Duff Rd Less than a mile from Publix Across from SuperWalmart
<b>Total Building Size:</b>	43, 184 Sq Ft
<b>Total Land Size:</b>	9.17
<b>Year Built:</b>	2009
<b>Traffic Count:</b>	34,500 ADT
<b>Current Tenants:</b>	Subway, Allstate Insurance, Edward Jones Investments, Dentist Office, Nail Salon & Spa, Liquor & Tobacco Store, Martial Arts Academy
<b>Adjoining Tenant:</b>	10,000 Sq Ft Midflorida Credit Union Branch with 8 drive-thru lanes



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## Space Available

All spaces (with the exception of 7355 and the 2nd floor) are turn-key “vanilla shell”– finished & painted walls, complete restroom with VCT flooring, drop ceiling, fluorescent lighting, electrical service, HVAC. Not included: flooring, base boards. Tenant is responsible for fees charged for connecting water, sewer, and electrical services to the tenant space.

Unit #	Sq Ft Available	Base Rent	CAM	Annual Total w/Tax	Monthly
7395	1,981	\$14.00/sf/yr	\$3.50/sf/yr	\$37,094.23	\$3,091.19
7383	1,506	\$12.50/sf/yr	\$3.50/sf/yr	\$25,782.72	\$2,148.56
7379	1,556	\$12.00/sf/yr	\$3.50/sf/yr	\$25,806.26	\$2,150.52
7367	1,456	\$11.00/sf/yr	\$3.50/sf/yr	\$22,589.84	\$1,882.49
7363	1,445	\$11.00/sf/yr	\$3.50/sf/yr	\$22,419.18	\$1,868.26
7359	1,704	\$12.00/sf/yr	\$3.50/sf/yr	\$28,260.84	\$2,355.07
7355*	5,151	\$8.00/sf/yr	\$3.50/sf/yr	\$63,383.05	\$5,281.92
7351	1,704	\$12.00/sf/yr	\$3.50/sf/yr	\$28,260.84	\$2,355.07
7347	1,445	\$11.00/sf/yr	\$3.50/sf/yr	\$22,419.18	\$1,868.26
7335	1,456	\$11.00/sf/yr	\$3.50/sf/yr	\$22,589.84	\$1,882.49
7331**	2,023	\$16.00/sf/yr	\$3.50/sf/yr	\$42,209.90	\$3,517.49
2nd Floor	6,000	\$10.00/sf/yr	\$3.50/sf/yr	\$86,670.00	\$7,222.50

\* This rate is for the space “as-is” (not finished space)

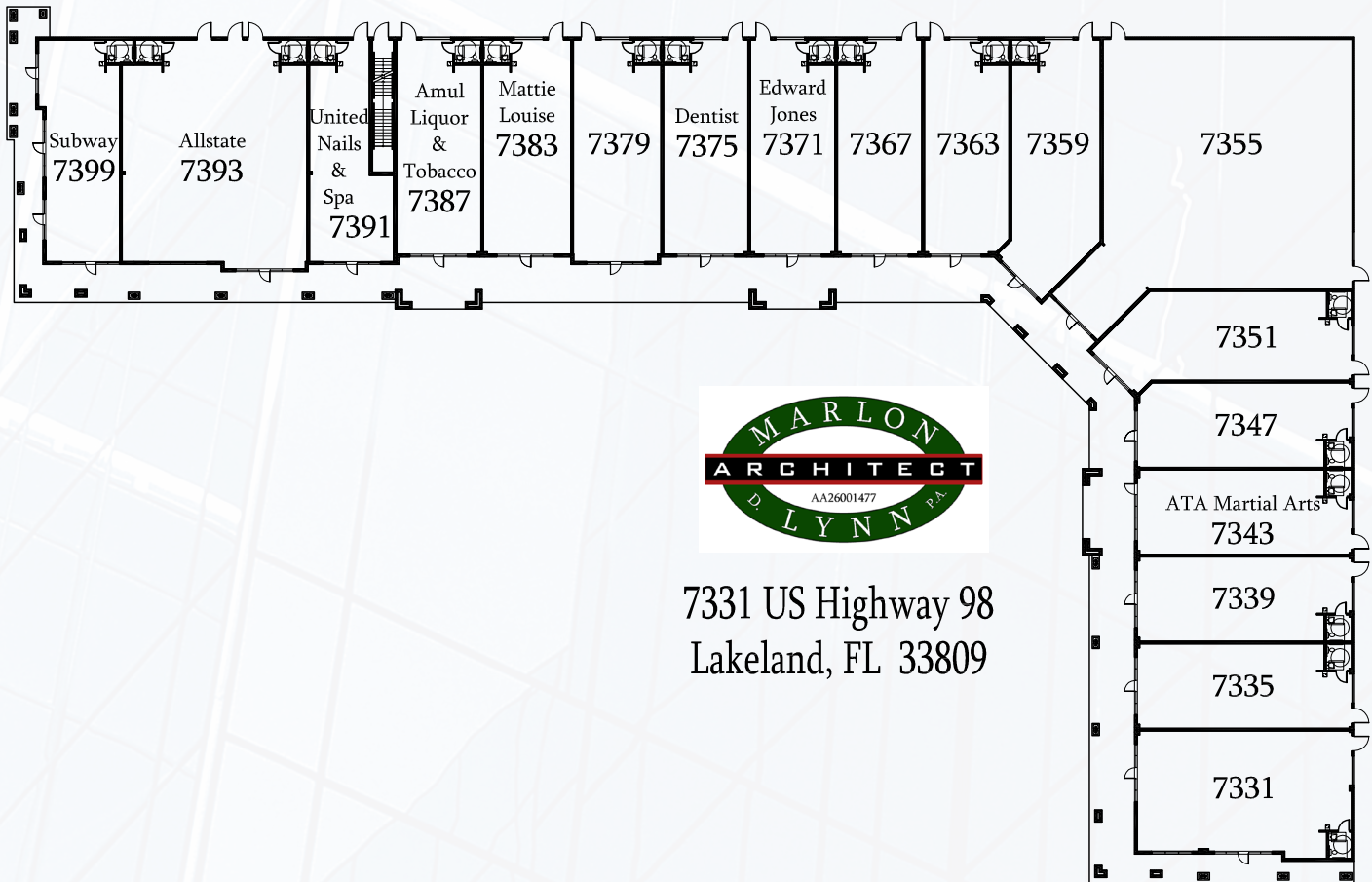
\*\* Includes large outside patio area.



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# Floorplan

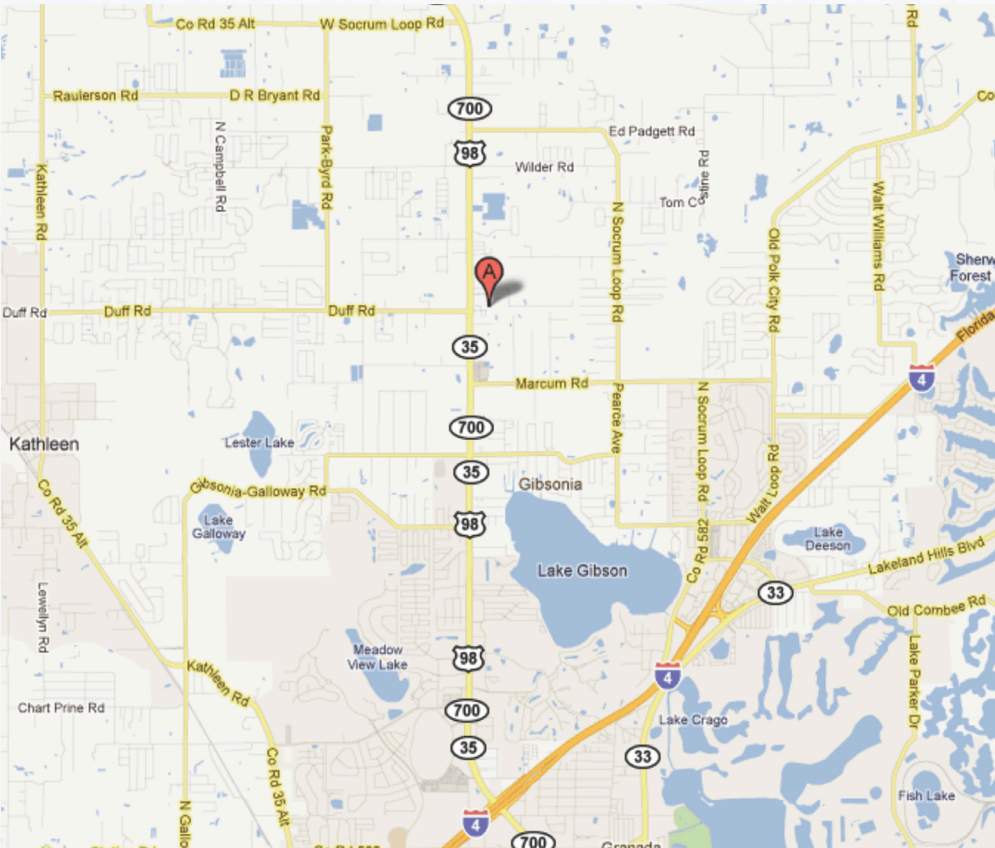


7331 US Highway 98  
Lakeland, FL 33809



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# Aerial & Location Map



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# Demographics

**Northside Village**  
**7331 Us Highway 98 N, Lakeland, FL 33809-2102**  
**Ring: 1, 2, 3 Miles**

**Latitude: 28.135908**  
**Longitude: -81.971443**

	1 mile radius	2 miles radius	3 miles radius
<b>2010 Population</b>			
Total Population	4,582	18,697	47,013
Male Population	47.8%	48.0%	47.9%
Female Population	52.2%	52.0%	52.1%
Median Age	41.2	41.8	43.5
<b>2010 Income</b>			
Median HH Income	\$49,847	\$52,224	\$51,094
Per Capita Income	\$22,280	\$23,585	\$24,341
Average HH Income	\$55,347	\$59,386	\$59,568
<b>2010 Households</b>			
Total Households	1,763	7,357	19,221
Average Household Size	2.57	2.50	2.40
<b>2010 Housing</b>			
Owner Occupied Housing Units	63.4%	67.3%	64.9%
Renter Occupied Housing Units	20.2%	20.3%	22.0%
Vacant Housing Units	16.4%	12.5%	13.1%
<b>Population</b>			
1990 Population	2,713	10,536	23,841
2000 Population	3,881	15,325	34,623
2010 Population	4,582	18,697	47,013
2015 Population	4,929	20,297	51,758
1990-2000 Annual Rate	3.65%	3.82%	3.8%
2000-2010 Annual Rate	1.63%	1.96%	3.03%
2010-2015 Annual Rate	1.47%	1.66%	1.94%

In the identified market area, the current year population is 47,013. In 2000, the Census count in the market area was 34,623. The rate of change since 2000 was 3.03 percent annually. The five-year projection for the population in the market area is 51,758, representing a change of 1.94 percent annually from 2010 to 2015. Currently, the population is 47.9 percent male and 52.1 percent female.

<b>Households</b>			
1990 Households	950	3,875	9,224
2000 Households	1,481	5,964	14,040
2010 Households	1,763	7,357	19,221
2015 Households	1,899	7,994	21,219
1990-2000 Annual Rate	4.54%	4.41%	4.29%
2000-2010 Annual Rate	1.72%	2.07%	3.11%
2010-2015 Annual Rate	1.5%	1.67%	2%

The household count in this market area has changed from 14,040 in 2000 to 19,221 in the current year, a change of 3.11 percent annually. The five-year projection of households is 21,219, a change of 2 percent annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2000. The number of families in the current year is 13,722 in the market area.

## Housing

Currently, 64.9 percent of the 22,109 housing units in the market area are owner occupied; 22.0 percent, renter occupied; and 13.1 percent are vacant. In 2000, there were 15,865 housing units - 70.4 percent owner occupied, 19.0 percent renter occupied and 10.6 percent vacant. The rate of change in housing units since 2000 is 3.29 percent. Median home value in the market area is \$120,054, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.95 percent annually to \$138,859. From 2000 to the current year, median home value changed by 3.01 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Demographics Continued

	1 mile radius	2 miles radius	3 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$30,301	\$30,881	\$30,445
2000 Median HH Income	\$39,272	\$42,981	\$42,599
2010 Median HH Income	\$49,847	\$52,224	\$51,094
2015 Median HH Income	\$53,931	\$55,675	\$54,848
1990-2000 Annual Rate	2.63%	3.36%	3.42%
2000-2010 Annual Rate	2.35%	1.92%	1.79%
2010-2015 Annual Rate	1.59%	1.29%	1.43%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$11,840	\$12,598	\$13,039
2000 Per Capita Income	\$18,309	\$19,907	\$20,911
2010 Per Capita Income	\$22,280	\$23,585	\$24,341
2015 Per Capita Income	\$24,041	\$25,451	\$26,404
1990-2000 Annual Rate	4.46%	4.68%	4.84%
2000-2010 Annual Rate	1.93%	1.67%	1.49%
2010-2015 Annual Rate	1.53%	1.53%	1.64%
<b>Average Household Income</b>			
1990 Average Household Income	\$32,583	\$34,371	\$34,261
2000 Average Household Income	\$45,131	\$50,292	\$51,721
2010 Average HH Income	\$55,347	\$59,386	\$59,568
2015 Average HH Income	\$59,962	\$64,054	\$64,537
1990-2000 Annual Rate	3.31%	3.88%	4.2%
2000-2010 Annual Rate	2.01%	1.63%	1.39%
2010-2015 Annual Rate	1.61%	1.52%	1.62%

## Households by Income

Current median household income is \$51,094 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,848 in five years. In 2000, median household income was \$42,599, compared to \$30,445 in 1990.

Current average household income is \$59,568 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$64,537 in five years. In 2000, average household income was \$51,721, compared to \$34,261 in 1990.

Current per capita income is \$24,341 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,404 in five years. In 2000, the per capita income was \$20,911, compared to \$13,039 in 1990.

## Population by Employment

Total Businesses	186	523	991
Total Employees	1,071	4,611	9,778

Currently, 89.5 percent of the civilian labor force in the identified market area is employed and 10.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.7 percent of the civilian labor force, and unemployment will be 8.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 57.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 61.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 22.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.6 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 27.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 36.6 percent were high school graduates only (29.6 percent in the U.S.)
- 8.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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