

1516 N Combee Rd

1516 N Combee Rd, Lakeland, FL 33801



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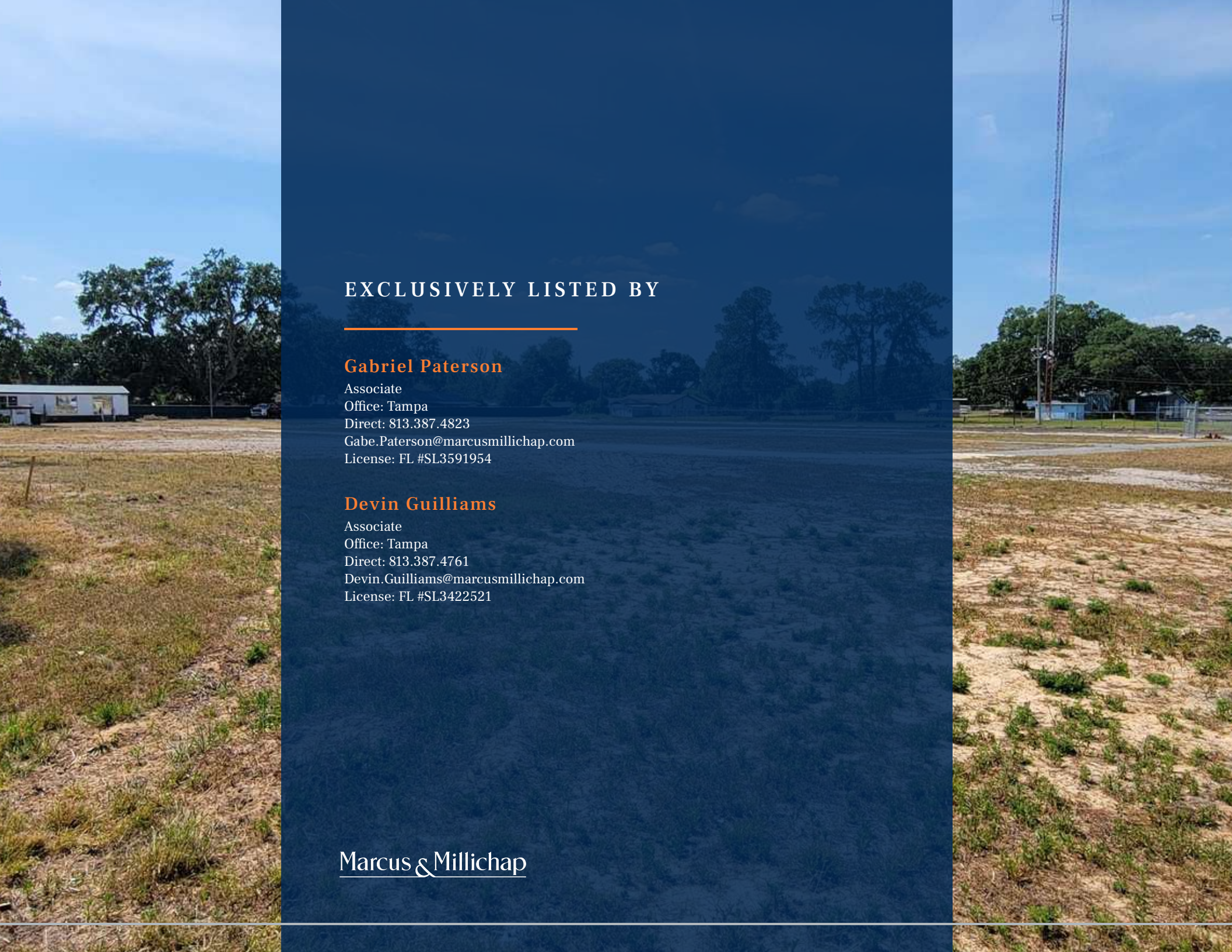
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SECTION 1

Executive Summary

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OFFERING SUMMARY

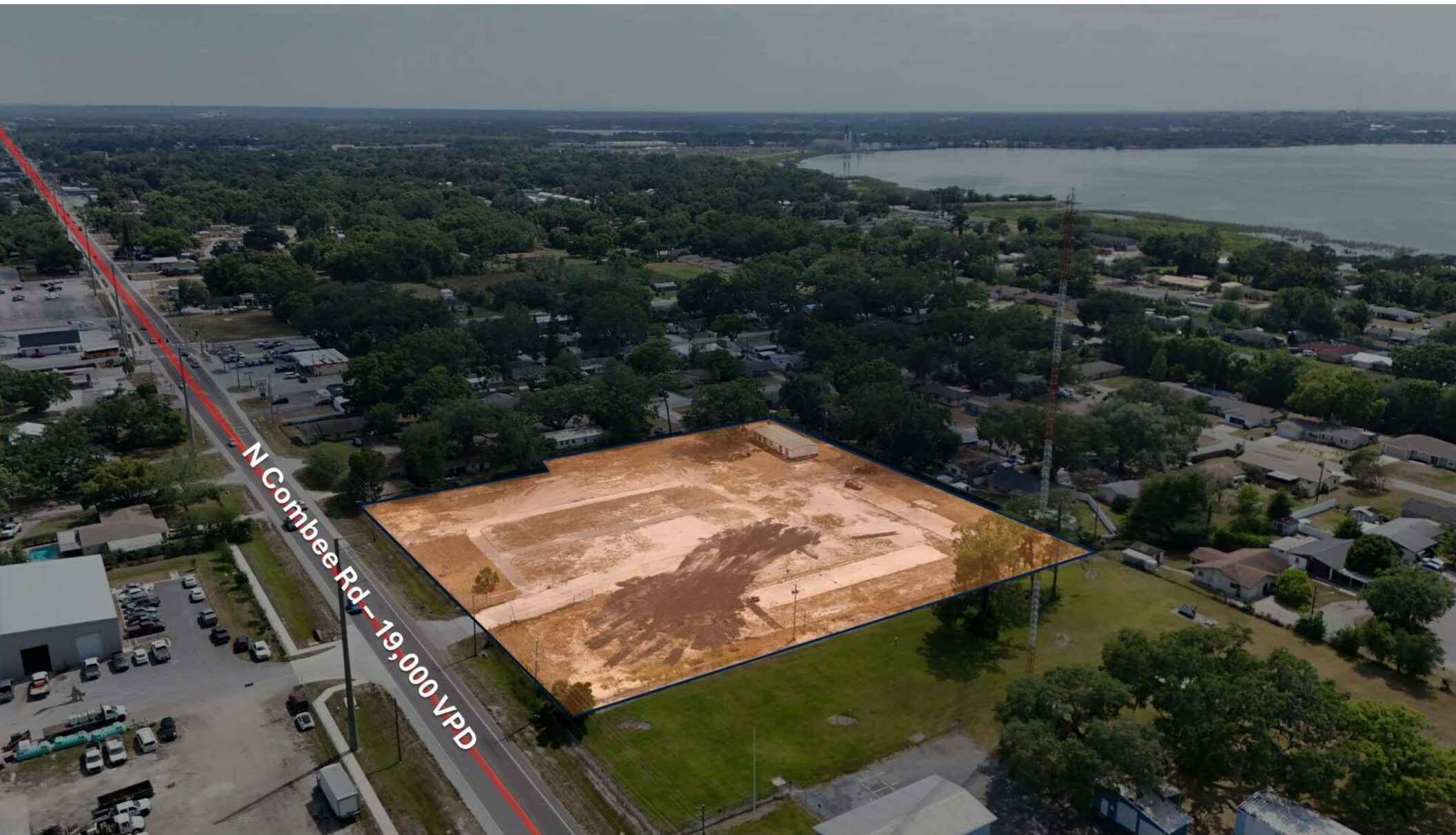
INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

PARCEL MAP

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OFFERING SUMMARY

\$

Listing Price

\$1,200,000



Price/AC

\$357,143



Lot Size

3.36 AC

PROPERTY DETAILS

Listing Price	\$1,200,000
Price/AC	\$357,143
Lot Size	3.36 Acres (146,361 SF)
Zoning	CE/Commercial Enclave
Parcels	24-28-09-000000-012119; 24-28-09-000000-012117
Occupancy	Vacant
Utilities	Well, Septic, Electric On Site



1516 N COMBEE RD

Lakeland, FL 33801

INVESTMENT OVERVIEW

This listing includes 3.36-acres of commercial land, across two parcels, offering exceptional potential for development or leasing. Strategically located along N Combee Rd with approximately 350 feet of road frontage, the property benefits from high visibility with over 19,000 vehicles passing daily and is just minutes from I-4. Its Commercial Enclave (CE) zoning allows for a versatile range of uses, making it an ideal opportunity for owner-occupants, investors or developers.

The property is also located in a Qualified Opportunity Zone and Transit Supportive Development Area. Please reference Polk County Comprehensive Plan for further information on zoning and permitted uses.

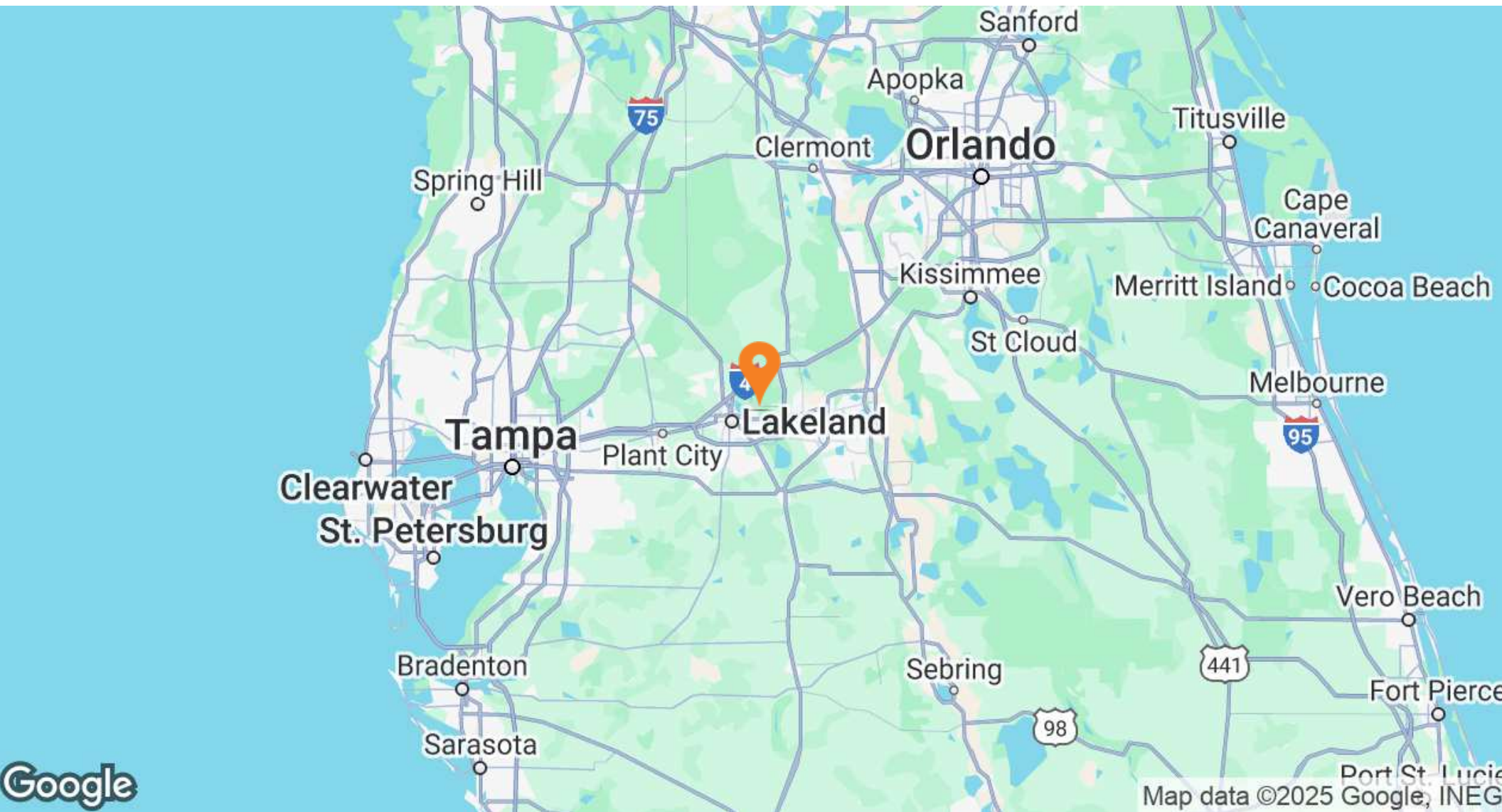
Lakeland continues to thrive and grow, as evidenced by the nearby Cypress Point at Lake Parker—a master-planned community featuring 199 new single-family homes alongside mixed-use commercial development.

INVESTMENT HIGHLIGHTS

3.36 Acres of Commercial Land in Lakeland, Florida - Located in a Qualified Opportunity Zone (QOZ)

350 ft of Frontage to N Combee Rd - Seeing 19,000 Vehicles Per Day

Versatile Zoning for Wide Range of General Commercial/Office/Retail/Residential Uses



LOCAL MAP // 1516 N Combee Rd





SECTION 2

Market Overview

MARKET OVERVIEW

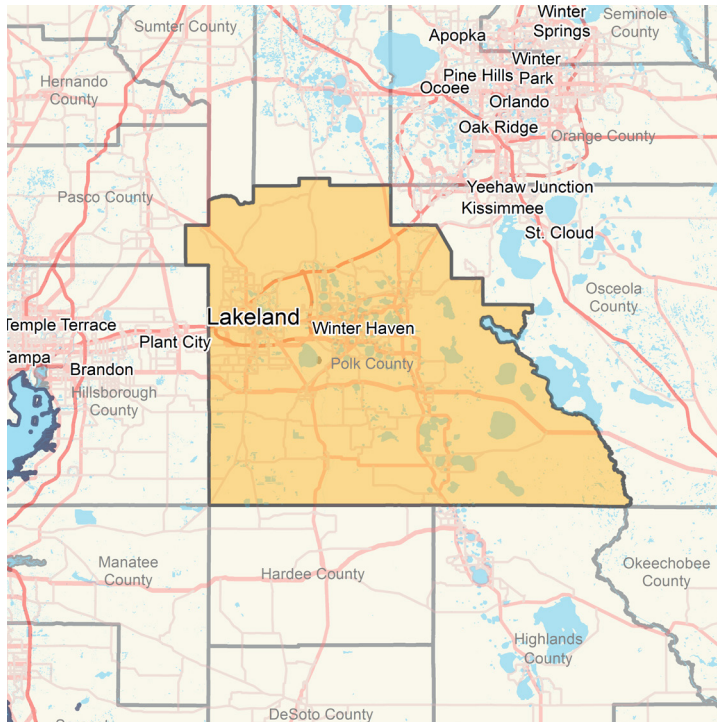
DEMOGRAPHICS

BROKER OF RECORD

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LAKELAND

The Lakeland economy, once dominated by agriculture and mining, continues to diversify. Large companies, such as Amazon, Publix and Walmart, employ thousands of workers across the county, and tourism has become a greater contributor of local jobs. Located roughly 35 miles from Tampa and 55 miles from Orlando, the Lakeland metro, which encompasses all of Polk County, is uniquely situated to grow as a transportation hub — especially along the Interstate 4 Corridor in the northern portion of the market. Over the next five years, the metro will add over 70,000 new residents.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



CITRUS INDUSTRY

Citrus plays a large part in the local economy and was previously one of the largest industries in the county. Florida's Natural is headquartered in Lake Wales.



STRATEGIC LOCATION

The metro's location between Tampa and Orlando, with Interstate 4 traversing the county, is expanding the local logistics sector. Amazon and FedEx have facilities in the metro.



TOURISM

The tourism industry is an economic pillar for the metro, as visitors flock to the area to experience the Detroit Tigers' spring training games. LEGOLAND Florida is also located here and draws hundreds of thousands of visitors in a typical year.

ECONOMY

- Regional grocery chain Publix is headquartered in Lakeland and employs more than 10,000 workers locally, including corporate and warehouse employees.
- Other major employers include Fairways Golf Corp., Lakeland Regional Health, Winter Haven Hospital, Watson Clinic and the Mosaic Co.
- Southeastern University, Polk State College, Florida Polytechnic University and Florida Southern College are educational institutions that contribute to economic growth and a skilled labor pool.

DEMOGRAPHICS



POPULATION

757K

Growth 2023-2028*
10.8%



HOUSEHOLDS

291K

Growth 2023-2028*
11.2%



MEDIAN AGE

39.9

U.S. Median
38.7



MEDIAN
HOUSEHOLD
INCOME

\$56,000

U.S. Median
\$68,500

DEMOGRAPHICS // 1516 N Combee Rd

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	5,917	35,599	125,661
2023 Estimate			
Total Population	5,518	33,149	115,345
2020 Census			
Total Population	5,395	31,837	111,522
2010 Census			
Total Population	5,037	29,230	99,904
Daytime Population			
2023 Estimate	3,711	53,488	148,237
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,219	13,860	50,450
2023 Estimate			
Total Households	2,064	12,785	46,019
Average (Mean) Household Size	2.7	2.5	2.4
2020 Census			
Total Households	1,982	12,172	43,442
2010 Census			
Total Households	1,847	11,217	39,760

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.6%	1.6%	3.0%
\$150,000-\$199,999	3.7%	2.4%	2.9%
\$100,000-\$149,999	8.0%	8.3%	10.1%
\$75,000-\$99,999	8.9%	10.5%	11.2%
\$50,000-\$74,999	19.6%	19.9%	20.0%
\$35,000-\$49,999	16.3%	14.7%	14.0%
\$25,000-\$34,999	9.8%	12.5%	12.1%
\$15,000-\$24,999	16.0%	14.5%	12.1%
Under \$15,000	16.1%	15.7%	14.6%
Average Household Income	\$56,023	\$55,529	\$64,127
Median Household Income	\$41,854	\$41,883	\$46,274
Per Capita Income	\$21,064	\$22,808	\$26,435
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	5,518	33,149	115,345
Under 20	26.6%	25.4%	24.7%
20 to 34 Years	21.2%	23.4%	22.5%
35 to 39 Years	7.1%	6.2%	6.2%
40 to 49 Years	13.4%	11.2%	11.0%
50 to 64 Years	18.4%	17.7%	16.9%
Age 65+	13.2%	16.1%	18.7%
Median Age	36.5	35.9	37.1
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,703	21,867	78,200
Elementary (0-8)	10.3%	6.0%	5.2%
Some High School (9-11)	13.7%	11.6%	9.7%
High School Graduate (12)	44.9%	40.6%	36.9%
Some College (13-15)	17.7%	20.6%	20.5%
Associate Degree Only	6.9%	7.4%	8.5%
Bachelor's Degree Only	4.5%	9.5%	12.6%
Graduate Degree	2.1%	4.3%	6.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	27.0	26.0



POPULATION

In 2023, the population in your selected geography is 115,345. The population has changed by 15.46 since 2010. It is estimated that the population in your area will be 125,661 five years from now, which represents a change of 8.9 percent from the current year. The current population is 48.0 percent male and 52.0 percent female. The median age of the population in your area is 37.1, compared with the U.S. average, which is 38.7. The population density in your area is 1,470 people per square mile.



EMPLOYMENT

In 2023, 56,118 people in your selected area were employed. The 2010 Census revealed that 54.7 percent of employees are in white-collar occupations in this geography, and 24.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSEHOLDS

There are currently 46,019 households in your selected geography. The number of households has changed by 15.74 since 2010. It is estimated that the number of households in your area will be 50,450 five years from now, which represents a change of 9.6 percent from the current year. The average household size in your area is 2.4 people.



HOUSING

The median housing value in your area was \$165,811 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 22,536.00 owner-occupied housing units and 17,225.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$46,274, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 22.28 since 2010. It is estimated that the median household income in your area will be \$50,028 five years from now, which represents a change of 8.1 percent from the current year.

The current year per capita income in your area is \$26,435, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$64,127, compared with the U.S. average, which is \$100,106.



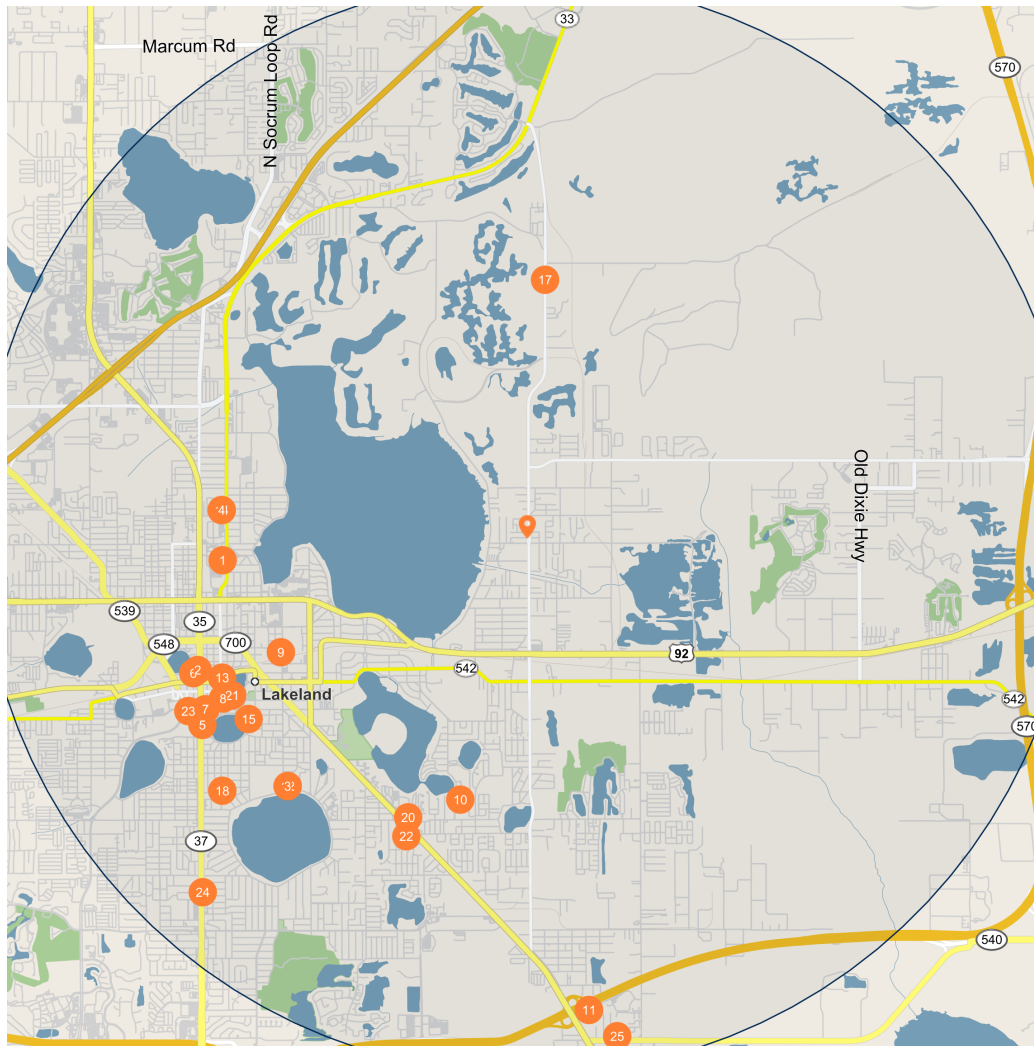
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 6.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 12.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was equal to the nation's at 8.5 percent.

The area had more high-school graduates, 36.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 20.5 percent in the selected area compared with the 20.1 percent in the U.S.

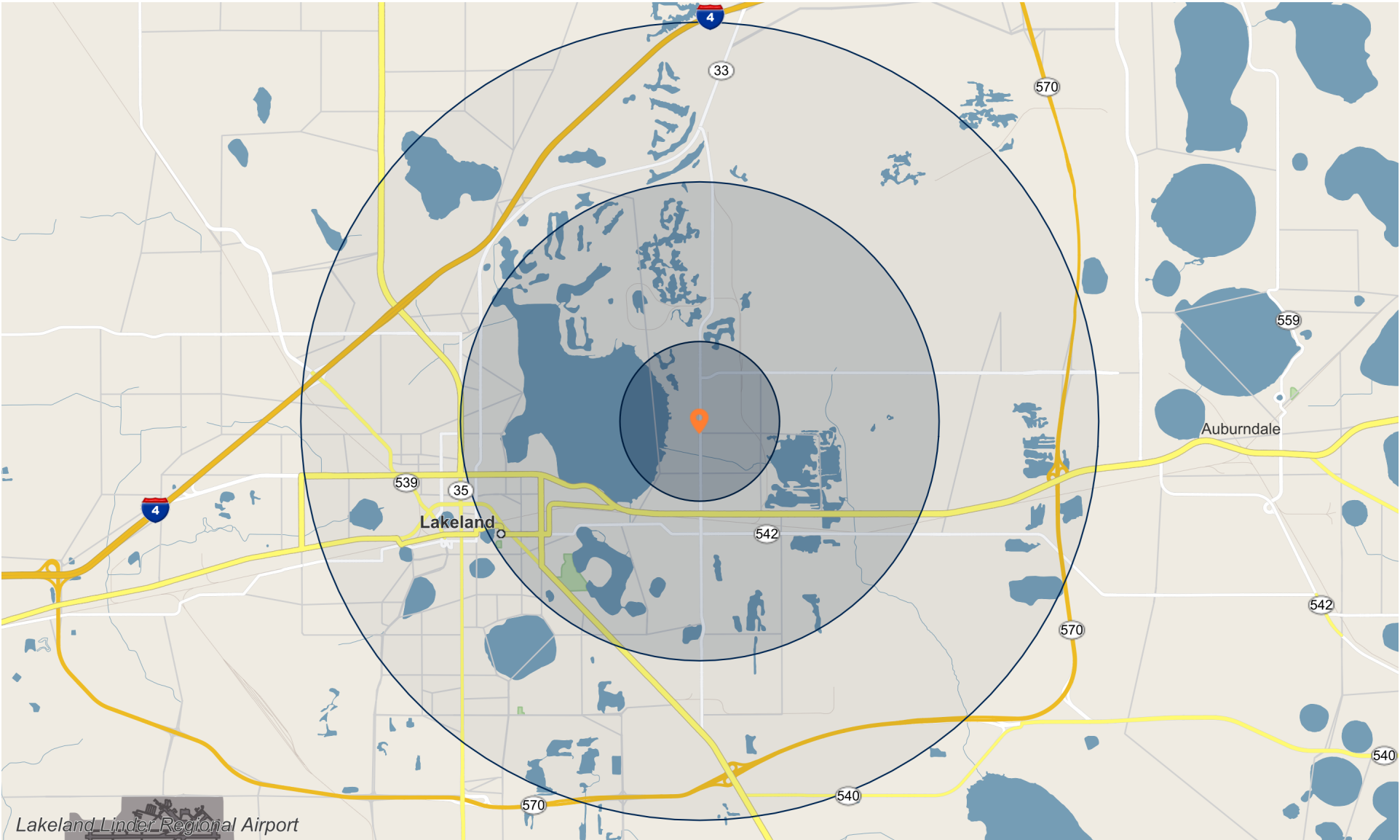
DEMOGRAPHICS // 1516 N Combee Rd

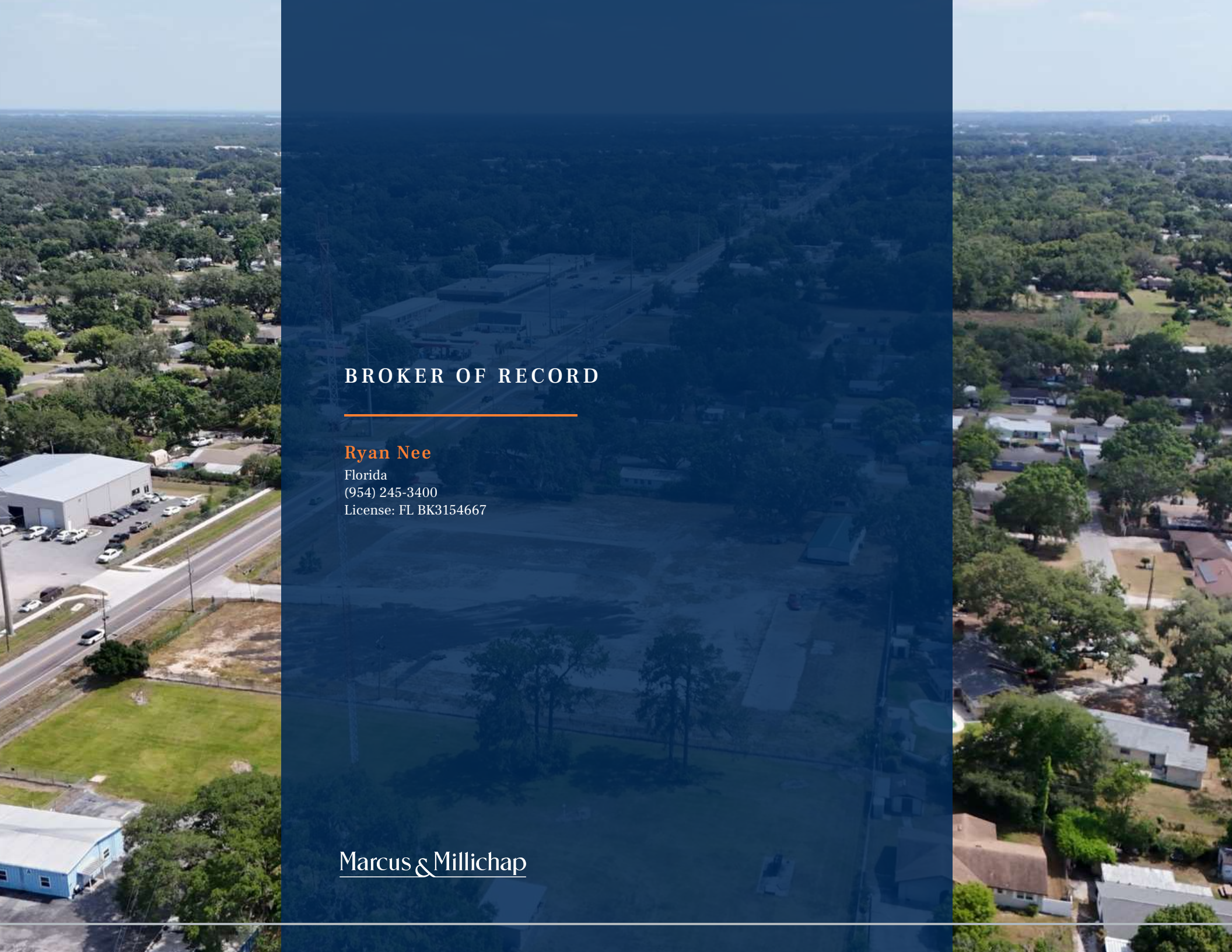


Major Employers

Employees

1	Lakeland Regional Med Ctr Inc-Lrmc	3,000
2	Chenmed LLC-Dedicted Snior Med Ctr N Lklan	1,130
3	Shamrock Food Service LLC-Guest Services	1,026
4	Watson Clinic Foundation Inc-Watson Clinic	1,000
5	Crh Americas Inc-Oldcastle Lawn & Garden	882
6	Publix Asset Management Co	800
7	Frontier Florida LLC-Verizon	665
8	City of Lakeland	600
9	Colorado Boxed Beef Co	600
10	Compass Group Usa Inc-Chartwells	542
11	Compass Group Usa Inc-Canteen Division	542
12	Florida Southern College	500
13	Summit Consulting LLC	485
14	Compass Group Usa Inc-Curest	444
15	First United Methodist Church-First United Methdst Day Care	434
16	Crown Hlth Care Ldry Svcs LLC	433
17	Florida Polytechnic University	409
18	Lockheed Martin Corporation-Lockheed Martin	400
19	Novo Distribution LLC	397
20	US Security Associates Inc	388
21	City of Lakeland-Meter Reading	377
22	Publix Super Markets Inc-Publix 00011	356
23	Ledger-Ledger Publishing Company	353
24	East Coast Waffles Inc	346
25	Compass Group Usa Inc-Canteen Lakeland	345





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