

FOR SALE



RETAIL LAND PARCEL, 4.13 AC +/-
5510 S FLORIDA AVE, LAKELAND, FL
ALONG THE RETAIL JUGGERNAUT S FLORIDA AVE, LAKELAND



5501 S Florida Ave
PURCHASED BY
BAYCARE HEALTH SYSTEM
\$3,500,000
Land Size: 2.03 ac
SOLD Cost Per Ac: \$1.724M
SOLD DATE: Dec 2023

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**See Comparables,
Pages 5 & 6 enclosed**

- ## PROPERTY HIGHLIGHTS
- **Land Size:** 4.13 acres +/- **Dimensions:** 275' W x 520' D+
 - **Zoned/FLU:** LCC **Traffic Ct:** 42,056 vehicles per day
 - **Avg HH Income:** 3&5 Mile Radius, \$98,285 & \$85,942
 - **Frontage S Florida Ave/S SR 37:** 275 Linear FT +/-
 - **Close to:** Neighbors the forthcoming Lakeland Regional Medical Center Facility, Miller Ale House, Wawa
 - **Access:** Full Median Cut for all directional In/Out
 - **Purchase Price:** \$7.29 Million **Per Acre:** \$1.765 M

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PARCEL OVERVIEW, ELEVATION, DESIGN AND DIMENSIONAL REGULATIONS

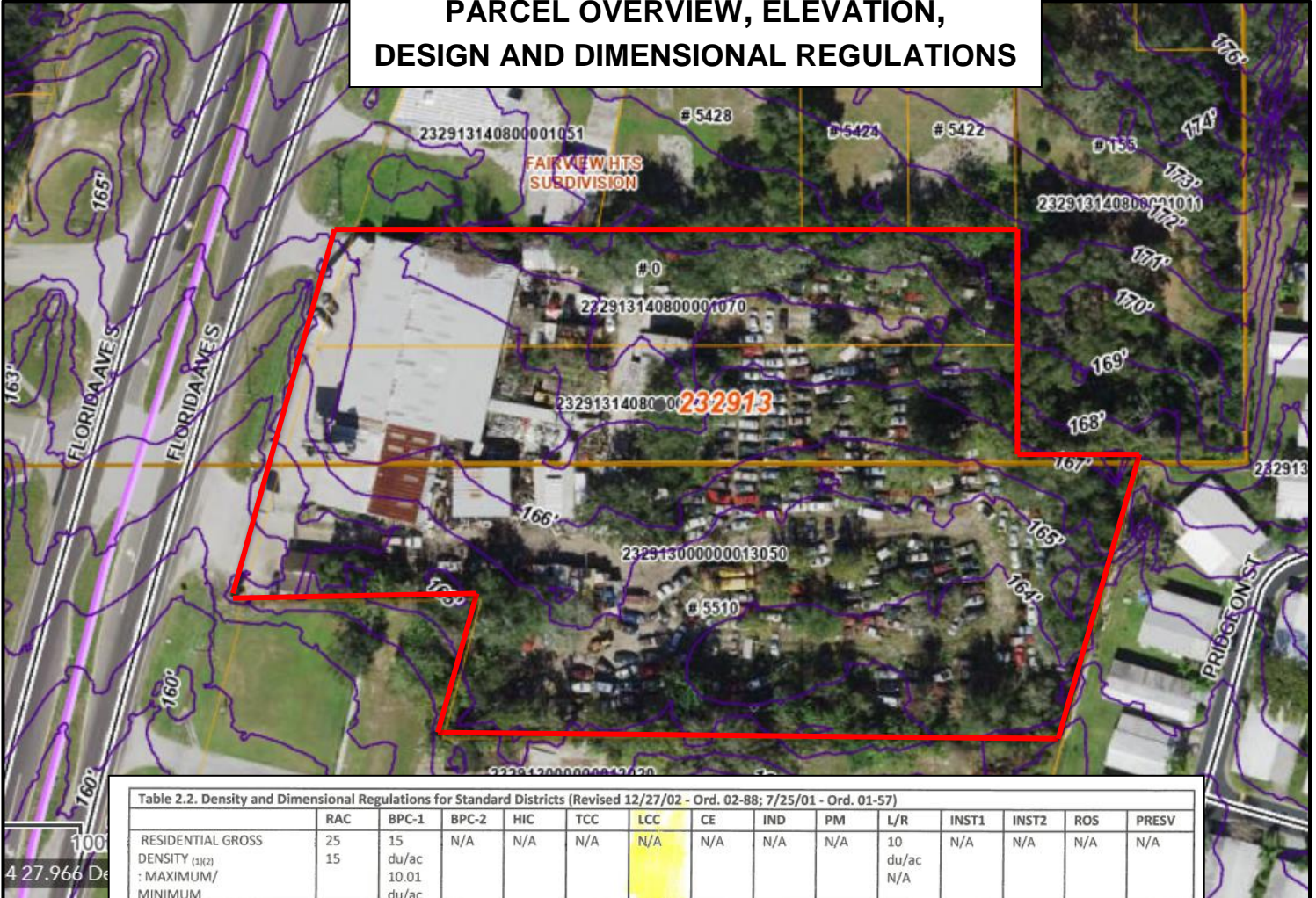


Table 2.2. Density and Dimensional Regulations for Standard Districts (Revised 12/27/02 - Ord. 02-88; 7/25/01 - Ord. 01-57)

| | RAC | BPC-1 | BPC-2 | HIC | TCC | LCC | CE | IND | PM | L/R | INST1 | INST2 | ROS | PRESV |
|--|---------------|-------------------------------------|-------------------------------------|---------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| RESIDENTIAL GROSS DENSITY (S1)(2) : MAXIMUM/ MINIMUM | 25 / 15 | 15 du/ac / 10.01 du/ac | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 10 du/ac / N/A | N/A | N/A | N/A | N/A |
| MIN. RESIDENTIAL LOT AREA (3) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO (ISR)(4) | 0.70-0.60-SDA | 0.75-0.60-SDA / 0.55-RDA | 0.75-0.60-SDA / 0.55-RDA | 0.80-0.70-SDA | 0.70-0.60-SDA / 0.50-RDA | 0.70-0.60-SDA / 0.50-RDA | 0.70-0.60-SDA / 0.50-RDA | 0.75-0.60-SDA / 0.50-RDA | 0.75 | 0.70-0.60-SDA / 0.50-RDA | 0.70-0.60-SDA / 0.50-RDA | 0.70-0.60-SDA / 0.50-RDA | 0.20-0.15-SDA / 0.10-RDA | 0.0001 |
| MAX. NON-RESIDENTIAL FLOOR AREA RATIO (FAR)(5) | 0.35 | 0.75-0.50-SDA / 0.35-RDA / 0.25-COM | 0.75-0.60-SDA / 0.35-RDA / 0.25-COM | 0.50-0.40-SDA | 0.35-0.30-SDA / 0.25-RDA | 0.35-0.30-SDA / 0.25-RDA | 0.35-0.30-SDA / 0.25-RDA | 0.75-0.65-SDA / 0.50-RDA | 0.75 | 0.25 | 0.75 | 0.75 | 0.10-0.05-SDA / 0.01-RDA | 0.00005 |
| MINIMUM SETBACKS: (ROAD Rights-of-Way / Center Line) (6)(9)(10)(13) | | | | | | | | | | | | | | |
| LIMITED ACCESS | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA | 100 / NA |
| PRINCIPAL ARTERIAL | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 | 65 / 125 |
| MINOR ARTERIAL | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 | 50 / 90 |
| URBAN COLLECTOR | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 |
| RURAL MAJOR COLLECTOR | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 |
| RURAL MINOR COLLECTOR | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 | 35 / 65 |
| LOCAL, 60' R/W, or greater | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 25 / 55 | 25 / 55 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 25 / 55 |
| LOCAL, 41- 60' R/W | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 25 / 50 | 25 / 50 | 30 / 60 | 30 / 60 | 30 / 60 | 30 / 60 | 25 / 50 |
| LOCAL, 40' > R/W | 30 / 55 | 30 / 55 | 30 / 55 | 30 / 55 | 30 / 55 | 30 / 55 | 30 / 55 | 25 / 45 | 25 / 45 | 30 / 55 | 30 / 55 | 30 / 55 | 30 / 55 | 25 / 45 |
| MINIMUM SETBACKS (Principal Structure/ Accessory Structures) | | | | | | | | | | | | | | |
| INTERIOR SIDE (9)(10)(15) | 15 / 15 | 20 / 20 | 20 / 20 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 |
| INTERIOR REAR (9)(10) | 30 / 10 | 20 / 20 | 20 / 20 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 30 / 10 | 30 / 10 | 15 / 15 | 15 / 15 | 15 / 15 | 15 / 15 | 30 / 10 |
| MAX. STRUCTURE HEIGHT (H)(7)(12)(21) | 75 | 75 | 100 | 50 | 100 | 35 | 35 | N/A ¹⁸ | N/A ¹⁸ | 50 | 50 | 160 | 25 ⁽¹⁹⁾ | 25 |

FOR SALE



RETAIL AERIAL OVERVIEW

Popeye's, Pizza Hut, Wendy's, Mattress 1 One, AMF Bowling Alley, Staples, Big Lots, ABC Liquor, Planet Fitness, Denny's, Wells Fargo, Fifth Third Bank

Steak 'n Shake, Fuzzy's Taco Shoppe, Jason's Deli, DQ, Jimmy John's, Panera Bread, Pet Supermarket, Haverly's, Walgreens, TD Bank, Gator Action Tire



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IMMEDIATE AREA MAP OVERVIEW

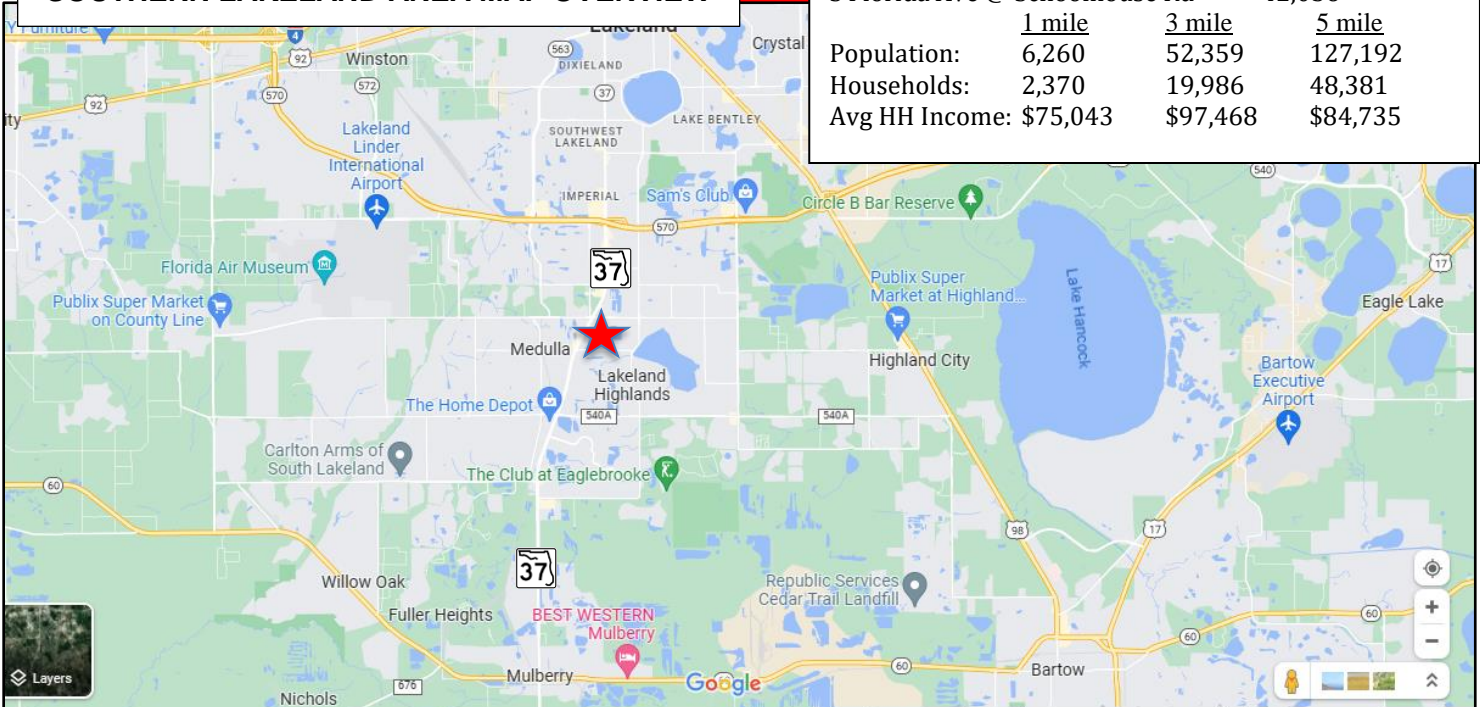


SUBJECT PROPERTY

5501 S Florida Ave
2 ac site
Approved for 2 story,
8 bed hospital



SOUTHERN LAKELAND AREA MAP OVERVIEW



TRAFFIC COUNTS

| | | | |
|--------------------------------|----------|----------|----------|
| S Florida Ave @ Schoolhouse Rd | 42,056 | | |
| | 1 mile | 3 mile | 5 mile |
| Population: | 6,260 | 52,359 | 127,192 |
| Households: | 2,370 | 19,986 | 48,381 |
| Avg HH Income: | \$75,043 | \$97,468 | \$84,735 |

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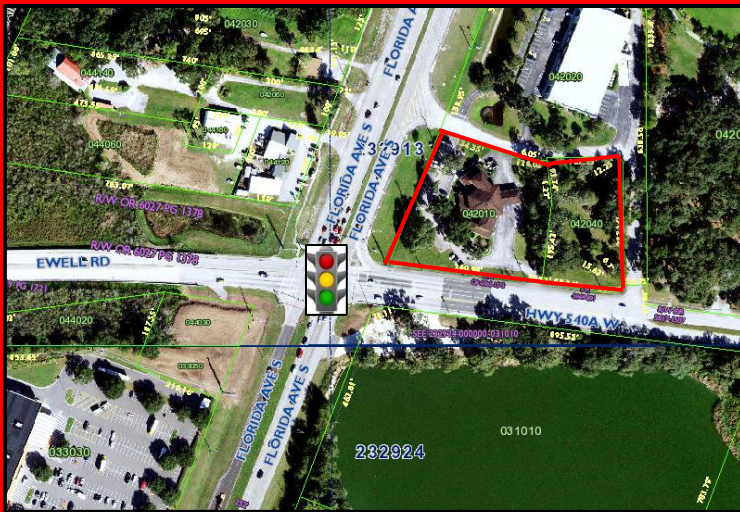
FOR SALE



COMPARABLE VALUES – IMMEDIATE AREA



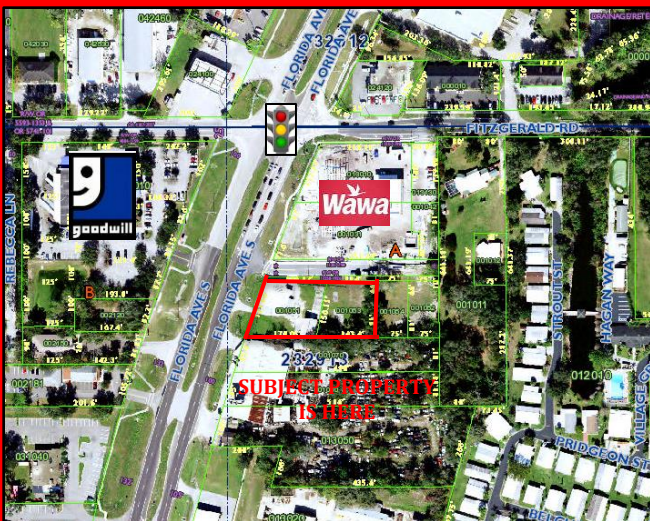
FOR SALE
Outparcel, Home Depot
SWC Ewell Rd & S Florida Ave
Est .812 ac useable
Asking Price = \$1,500,000
Asking Price Per Ac = \$1,847,291
Access: Rt In from Ewell, Interior
other-wise



SOLD COMPARABLE
6150 S Florida Av (Oct 2022)
NWC Ewell Rd & S Florida Ave
Est 2.18 ac useable
Sold Price = \$4,086,500
Sold Price Per Ac = \$1,874,541

635 Hwy 540A W (June 2023)
Est 1.25 ac useable
Sold Price = \$1,200,000
Sold Price Per Ac = \$960,000

Total Land Purchased
Est 3.43 ac useable
Sold Price Total = \$5,286,500
Sold Price Per Ac = \$1,541,253



SOLD COMPARABLE
5428 & 0 S Florida Av (Aug 2021)
Est .91 ac useable
Sold Price = \$1,412,500
Sold Price Per Ac = \$1,552,198

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COMPARABLE VALUES – IMMEDIATE AREA



SOLD COMPARABLE
5501 S Florida Ave
Est 2.03 ac useable
SOLD Price = \$3,500,000
SALE DATE: December 2023
SOLD Cost Per Ac = \$1,724,138
Pad ready, approved for a 2 story 8 bed hospital with OR



FOR SALE
6606 S Florida Ave
Est Effective useable 1.35 ac
Narrow, irregular shaped lot
bordered by Lake – tougher site
Asking Price = \$1,185,185
Asking Price Per Ac = \$877,915

5501 S Florida Ave
SOLD
SOLD Price: \$3.5M
Land Size: 2.03 ac



SOLD COMPARABLE
5610 S Florida Av (March 2023)
Est 5.58 ac useable
Sold Price = \$4,300,000
Sold Price Per Ac = \$770,609
*Forthcoming delivery of a new medical facility to the site. This new development has/is making a value impact to the subject property
The property on the opposite side of the roadway, same impact to the subject property value.*

FOR SALE



TABLE OF USES, 4 LEVELS OF CONDITIONAL USE

| Item # | Category | Use | P | C1 | C2 | C3 | C4 |
|--------|----------------|--|---|----|----|----|----|
| 4 | All other uses | Agricultural Support, Off-site | x | | | | |
| 11 | All other uses | Childcare Center | x | | | | |
| 12 | All other uses | Clinics & Medical Offices | x | | | | |
| 17 | All other uses | Farming General | x | | | | |
| 22 | All other uses | Government Facility | x | | | | |
| 27 | All other uses | Kennels, Boarding, and Breeding | x | | | | |
| 30 | All other uses | Lodges and Retreats | x | | | | |
| 38 | All other uses | Nurseries, Retail | x | | | | |
| 39 | All other uses | Nurseries and Greenhouses | x | | | | |
| 41 | All other uses | Office | x | | | | |
| 42 | All other uses | Office Park | x | | | | |
| 43 | All other uses | Personal Service | x | | | | |
| 53 | All other uses | Restaurant, Sit-down/Take-out | x | | | | |
| 54 | All other uses | Retail, 10,000 - 34,999 SF | x | | | | |
| 55 | All other uses | Retail, 35,000 - 64,999 SF | x | | | | |
| 58 | All other uses | Retail, Less than 10,000 SF | x | | | | |
| 64 | All other uses | Studio, Production | x | | | | |
| 66 | All other uses | Transit, Facility | x | | | | |
| 69 | All other uses | Utilities, Class I | x | | | | |
| 70 | All other uses | Utilities, Class II | x | | | | |
| 76 | All other uses | Veterinary Service | x | | | | |
| 5 | All other uses | Alcohol Package Sales | | x | | | |
| 33 | All other uses | Marinas and Related Facilities | | x | | | |
| 45 | All other uses | Recreation, Passive | | x | | | |
| 7 | All other uses | Car wash, full service | | | x | | |
| 8 | All other uses | Car wash, incidental | | | x | | |
| 9 | All other uses | Car wash, self service | | | x | | |
| 13 | All other uses | Commercial Vehicle Parking | | | x | | |
| 15 | All other uses | Community Center | | | x | | |
| 16 | All other uses | Cultural Facility | | | x | | |
| 18 | All other uses | Financial Institution | | | x | | |
| 19 | All other uses | Financial Institution, Drive Thru | | | x | | |
| 20 | All other uses | Funeral Home & Related Facilities | | | x | | |
| 21 | All other uses | Gas Station | | | x | | |
| 23 | All other uses | Heavy machinery equipment Sales & Services | | | x | | |
| 25 | All other uses | Helistops | | | x | | |
| 26 | All other uses | Hotels and Motels | | | x | | |
| 29 | All other uses | Livestock Sale & Auction | | | x | | |
| 31 | All other uses | Manufacturing General | | | x | | |
| 32 | All other uses | Manufacturing Light | | | x | | |
| 34 | All other uses | Medical Marijuana Dispensaries | | | x | | |
| 40 | All other uses | Nursing Home | | | x | | |
| 44 | All other uses | Printing & Publishing | | | x | | |
| 46 | All other uses | Recreation & Amusement General | | | x | | |
| 48 | All other uses | Recreational Vehicle Storage | | | x | | |
| 49 | All other uses | Religious Institution | | | x | | |
| 50 | All other uses | Research & Development | | | x | | |
| 52 | All other uses | Restaurant, Drive-thru/Drive-in | | | x | | |
| 57 | All other uses | Retail, homes sales off site | | | x | | |

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TABLE OF USES, 4 LEVELS OF CONDITIONAL USE

| Item # | Category | Use | P | C1 | C2 | C3 | C4 |
|--------|------------------|---|---|----|----|----|----|
| 59 | All other uses | Retail, Outdoor Sales/Display | | | X | | |
| 60 | All other uses | School, Leisure/Special Interest | | | X | | |
| 62 | All other uses | School, University/College | | | X | | |
| 63 | All other uses | Self-storage facility | | | X | | |
| 68 | All other uses | Truck Stop | | | X | | |
| 72 | All other uses | Vehicle Recovery Service/Agency | | | X | | |
| 74 | All other uses | Vehicle Service, Mechanical | | | X | | |
| 75 | All other uses | Vehicle Sales, Leasing | | | X | | |
| 1 | Residential Uses | Multi-family | | | | X | |
| 2 | Mixed Uses | Planned Development | | | | X | |
| 3 | Mixed Uses | Transitional Area Development | | | | X | |
| 6 | All other uses | Bars, Lounges, and Taverns | | | | X | |
| 10 | All other uses | Cemetery | | | | X | |
| 14 | All other uses | Communication Tower, Monopole | | | | X | |
| 24 | All other uses | Heliports | | | | X | |
| 28 | All other uses | Lime stabilization facility | | | | X | |
| 35 | All other uses | Mining, Non-phosphate | | | | X | |
| 36 | All other uses | Motor freight terminal | | | | X | |
| 37 | All other uses | Nightclubs and Dance Halls | | | | X | |
| 47 | All other uses | Recreation & Amusement Intensive | | | | X | |
| 56 | All other uses | Retail, More than 65,000 SF | | | | X | |
| 61 | All other uses | School, Technical/Vocational/Trade & Training | | | | X | |
| 65 | All other uses | Transit, Commercial | | | | X | |
| 71 | All other uses | Utilities, Class III | | | | X | |
| 73 | All other uses | Vehicle Repair, Auto Body | | | | X | |
| 77 | All other uses | Warehousing/Distribution | | | | X | |
| 78 | All other uses | Water Ski Schools | | | | X | |
| 51 | All other uses | Residential Treatment Facility | | | | | X |
| 67 | All other uses | Transitional Area Development | | | | | X |

Four types of Conditional Uses are identified on the Use Table in Section 205. They are denoted by C1, C2, C3, or C4 which indicate the Level of Review necessary to ensure the conditions are appropriately applied. These conditions shall also apply to all Conditional Uses identified on the SAP Use Tables, Tables 4.1, 4.3, 4.8, and 4.11.

- C1 Conditional uses which are reviewed at the staff level through an existing permit procedure. The review process is outlined in Section 904, Level 1 Reviews.
- C2 Conditional uses which are reviewed by the staff but involve multiple issues or departments. The review process is outlined in Section 905, Level 2 Review, and involves review of a site plan by the Development Review Committee.
- C3 Conditional uses which are reviewed by the staff but involve multiple issues and potential off-site impacts. The review process is described in Section 906, Level 3 Reviews, and includes a site plan submittal for review by the Development Review Committee (DRC) and a public hearing before the Planning Commission (PC).
- C4 Conditional uses which involve multiple issues and potential significant off-site impacts. These uses are reviewed by the DRC and include public hearings before the Planning Commission and BoCC. The procedure for this review is described in Section 907, Level 4 Review.