

# LAKELAND COMMERCIAL SITE

2015 Shepherd Road, Lakeland, FL 33811

LAND FOR SALE



## DAVID STOCKMAN

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## SETH LANE

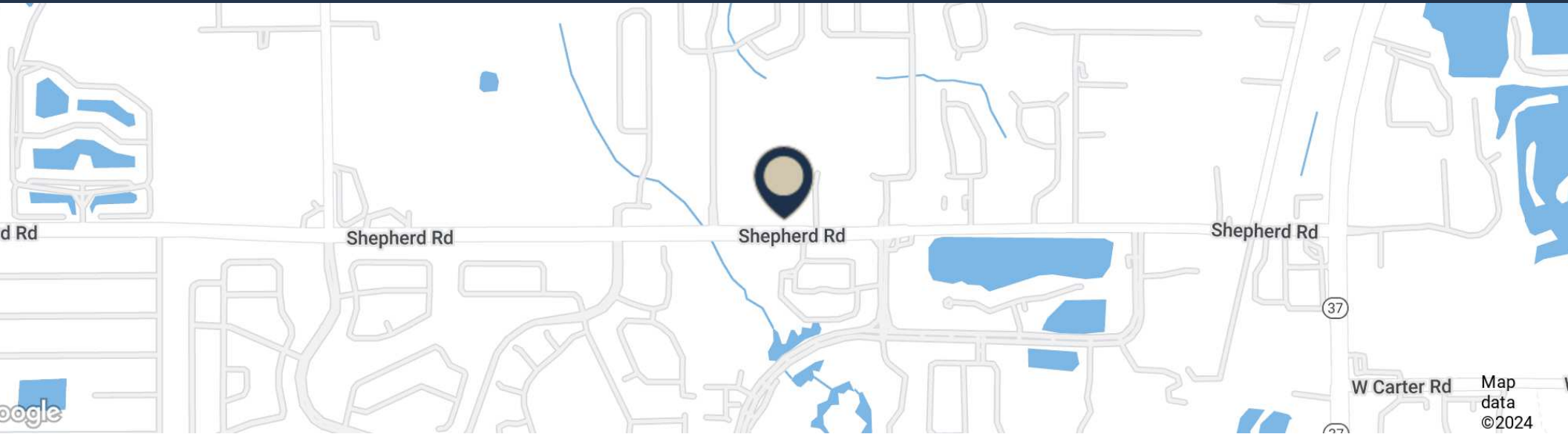
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**AGILITY**  
Commercial Real Estate

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## PROPERTY DESCRIPTION

Commercial Site Available for Sale or as a Ground Lease

## PROPERTY HIGHLIGHTS

- This 0.74 acre improved, pad-ready site is now available for sale.
- The parcel is located directly on Shepherd Road in Lakeland, Parcel # 23292300000044010.
- This property is located directly across the street from Publix, and proximate to McDonald's, Truist Bank, UPS, Domino's, Sunoco, and more, with convenient access to Florida Ave South SR 37. A brand new O2B kids is also located directly adjacent to the property, to the East of the parcel.

## OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.74 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	112	1,015	2,893
Total Population	299	2,714	7,805
Average HH Income	\$97,954	\$96,478	\$94,349

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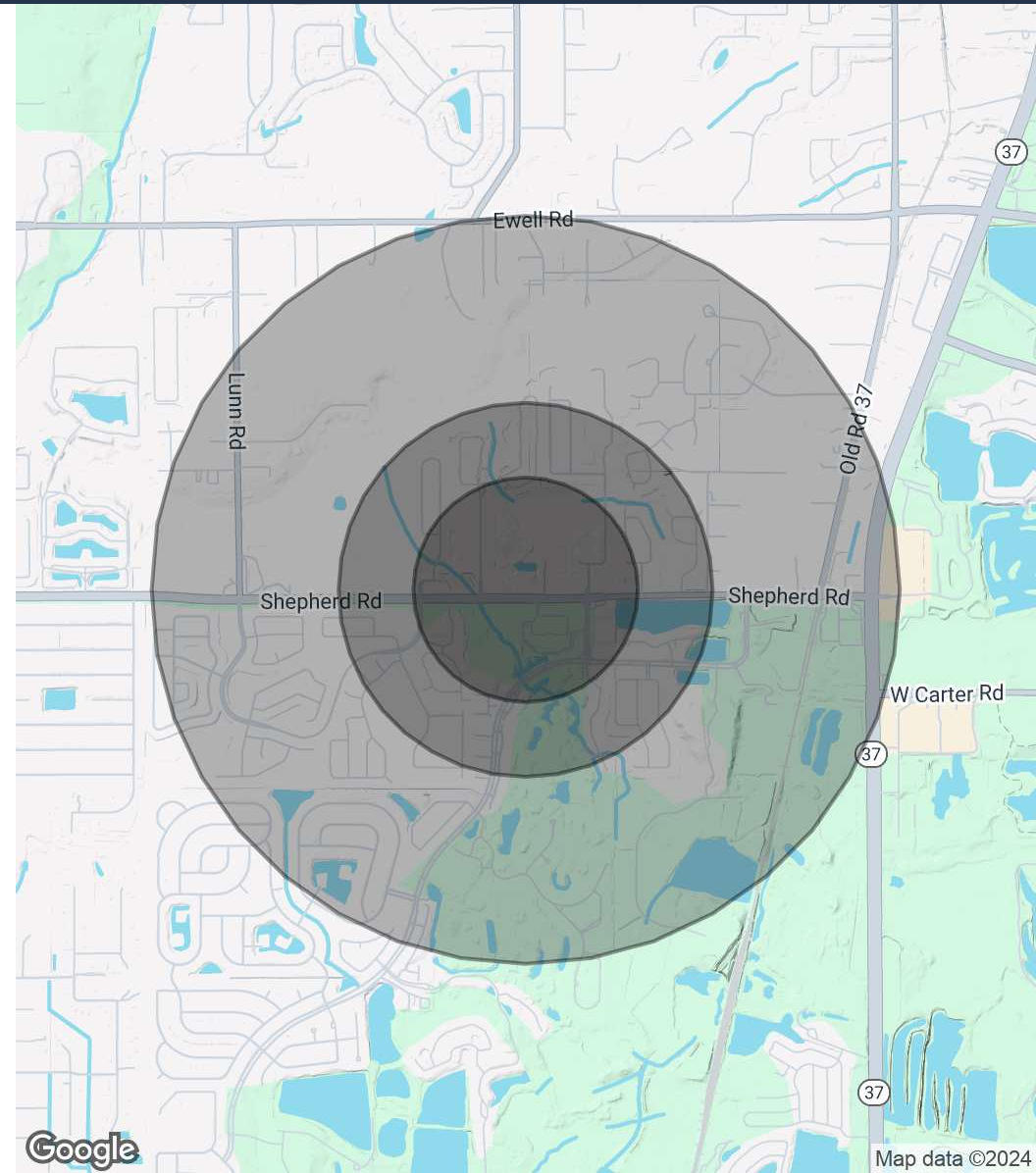
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	299	2,714	7,805
Average Age	38	38	38
Average Age (Male)	37	38	37
Average Age (Female)	39	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	112	1,015	2,893
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$97,954	\$96,478	\$94,349
Average House Value	\$306,655	\$307,099	\$304,119

Demographics data derived from AlphaMap



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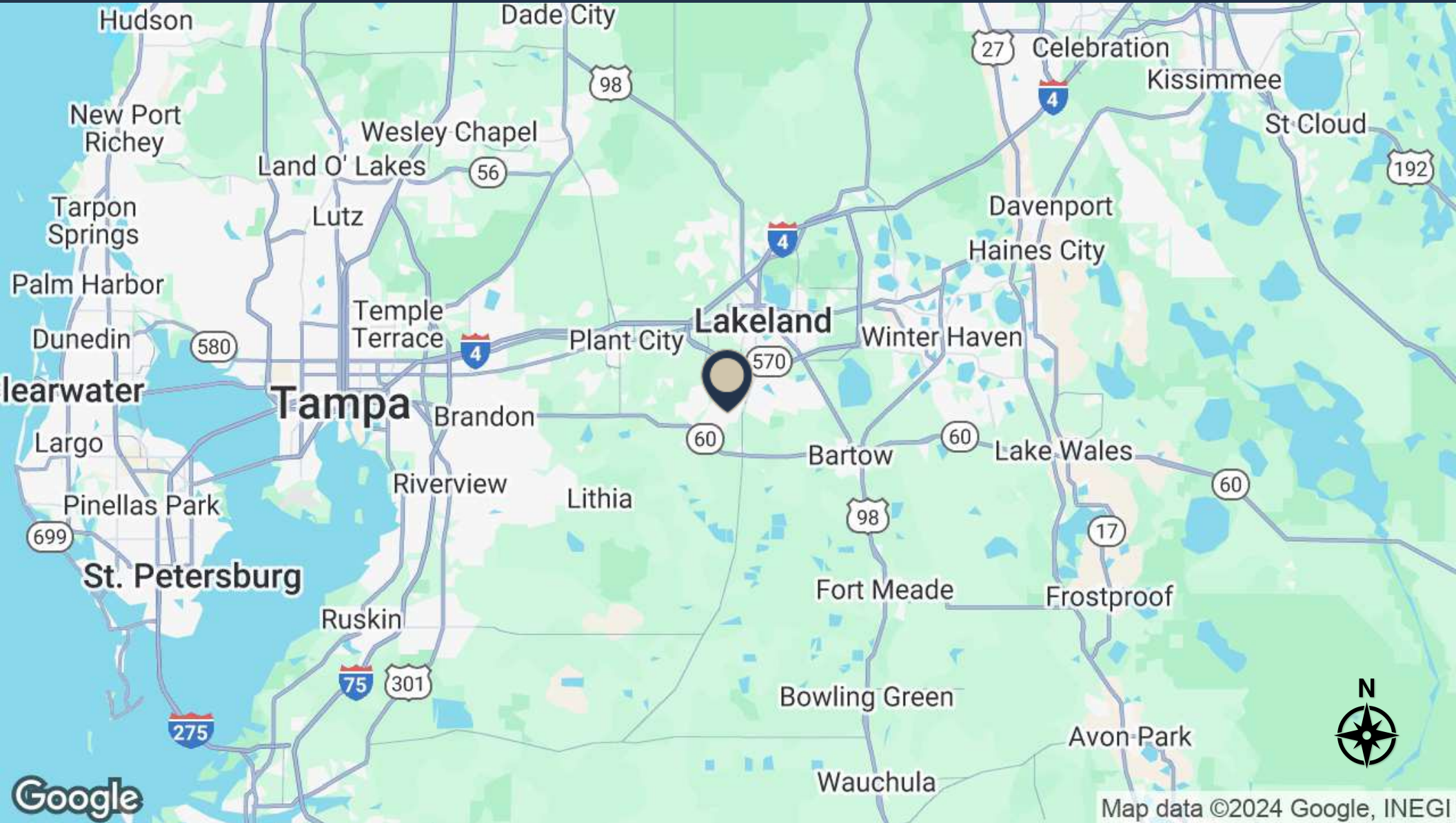
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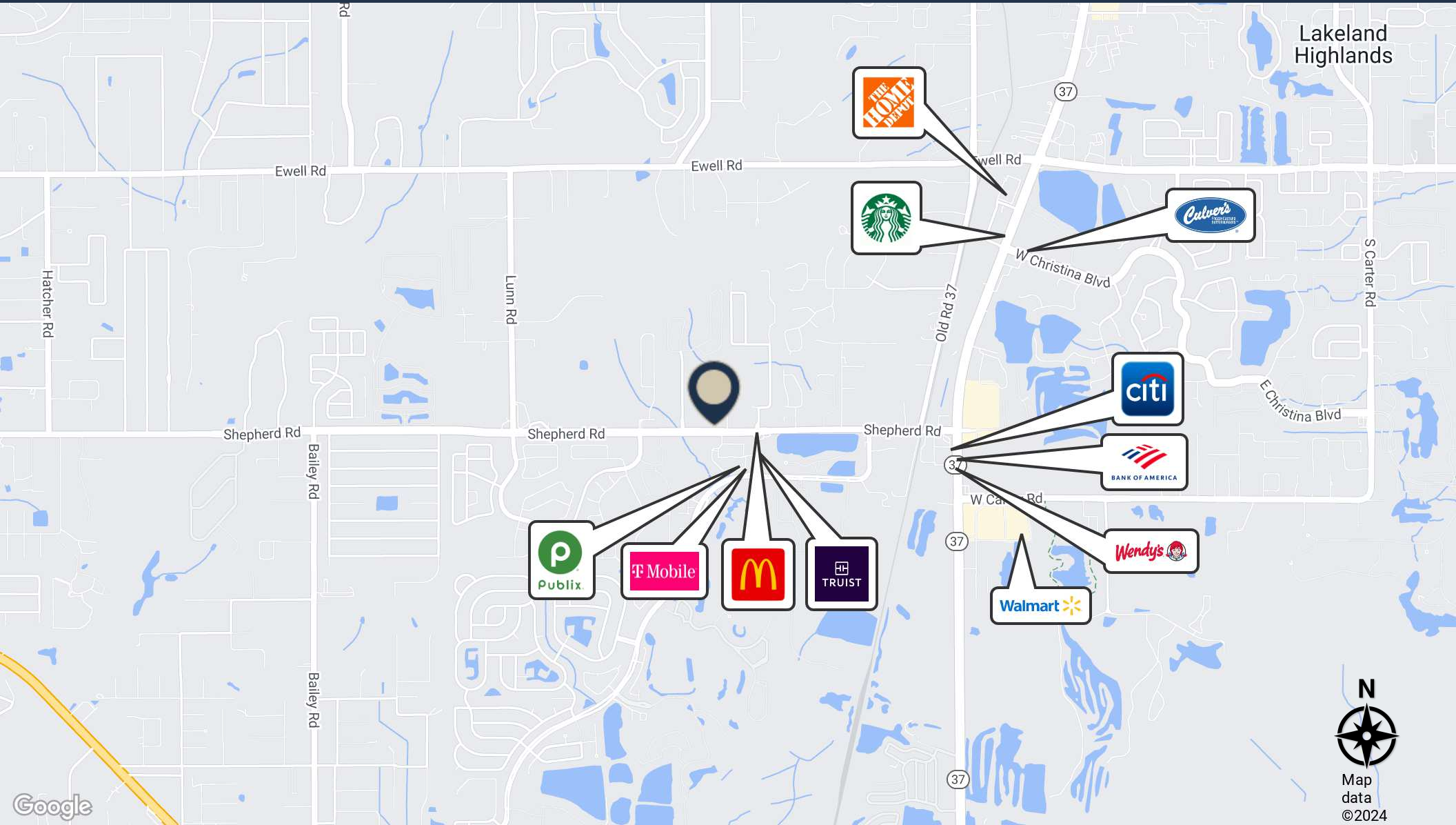
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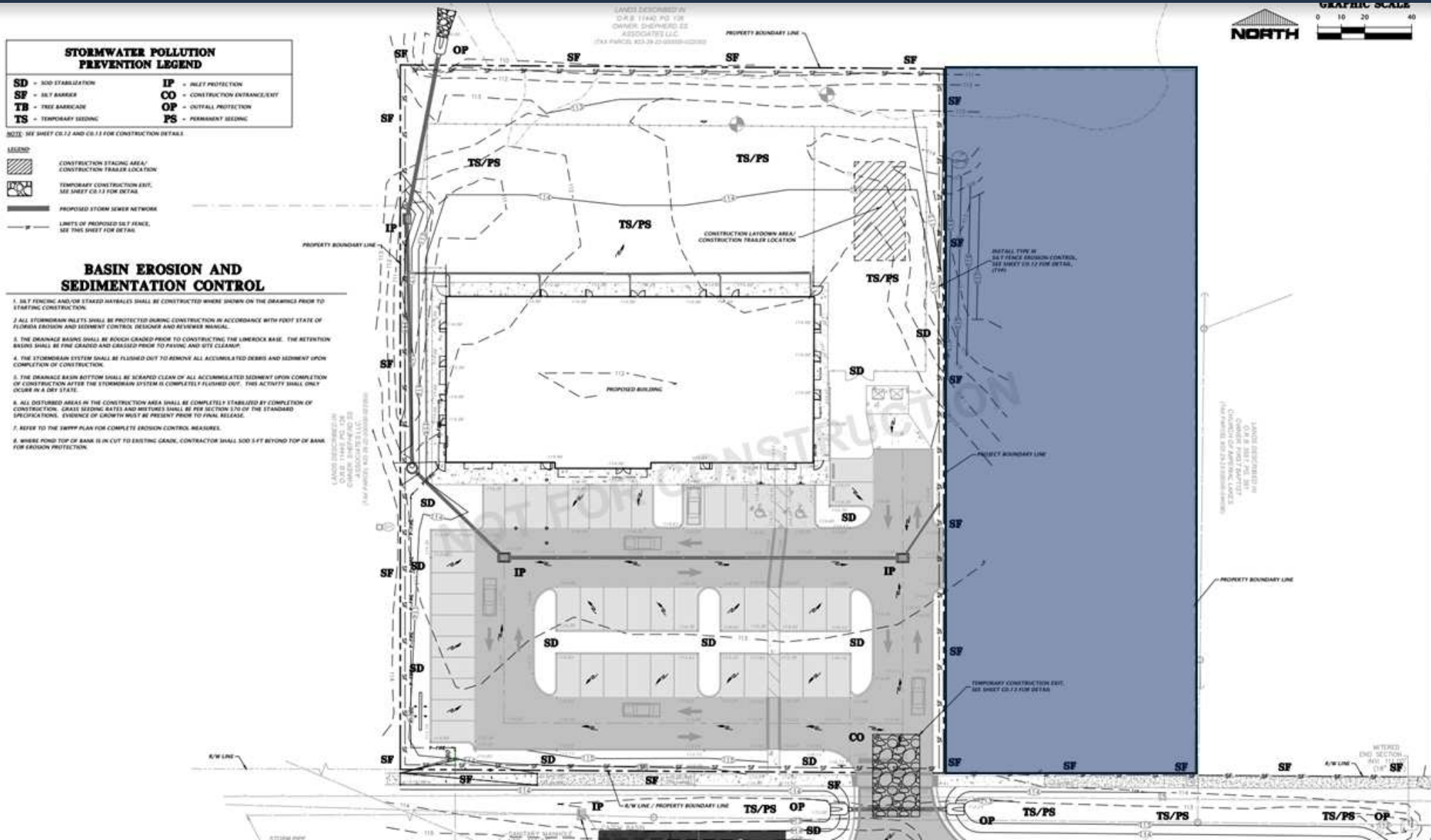
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