

SALE

4.67 Acres +/-

4140 FRONTAGE RD S

Lakeland, FL 33815

PRESENTED BY:

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EXECUTIVE SUMMARY



SALE PRICE	\$700,500
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OFFERING SUMMARY

LOT SIZE:	4.67 Acres
PRICE / ACRE:	\$150,000
ZONING:	BPC-2
APN:	232820088000000023 232820088000000024 232820088000000025
LOT FRONTAGE:	530 +/- ft

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PROPERTY OVERVIEW

Introducing 4140 Frontage Rd S, a prime investment opportunity zoned BPC-2. This strategically located property in the thriving Lakeland area offers unlimited potential for a savvy investor. Boasting a favorable zoning classification, this property presents an exceptional opportunity for various commercial development possibilities. With its enviable location and versatile zoning, the property at 4140 Frontage Rd S is an ideal prospect for a land or other investor seeking a promising investment in the Lakeland area.

PROPERTY HIGHLIGHTS

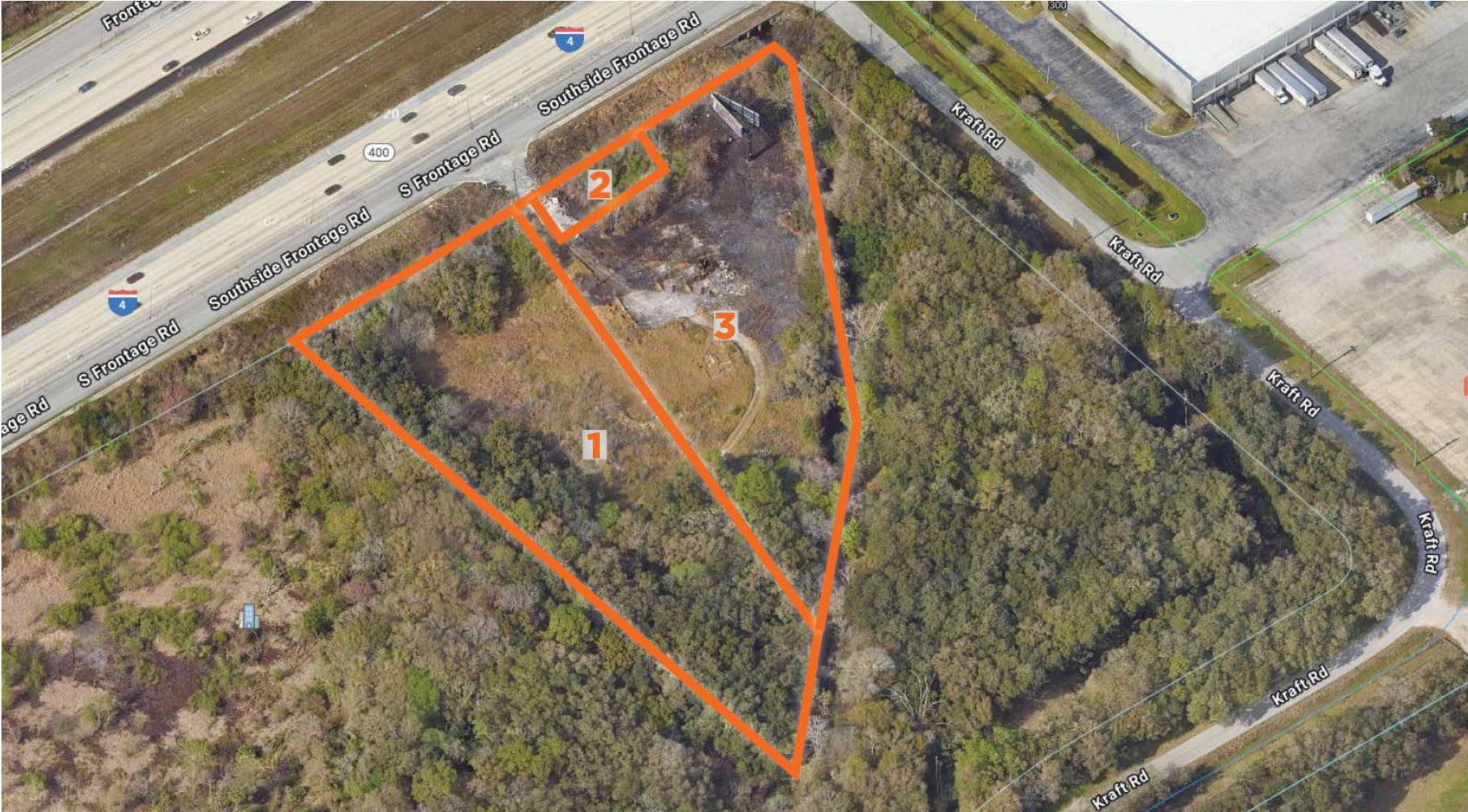
- Prime Interstate Exposure & Access – Direct frontage on the I-4/Polk Parkway.
- Central Florida Logistics Powerhouse – Sits within the I-4 logistics spine between Tampa and Orlando, tapping 9M+ consumers, multiple ports/airports, robust labor pools, and proven investor demand.
- Access to key infrastructure—roads, services, and transport.
- Part of the Polk County Transit Supportive Development Area (TSDA).

4.67 ACRES +/- | 4140 Frontage Rd S Lakeland, FL 33815

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AERIAL MAP



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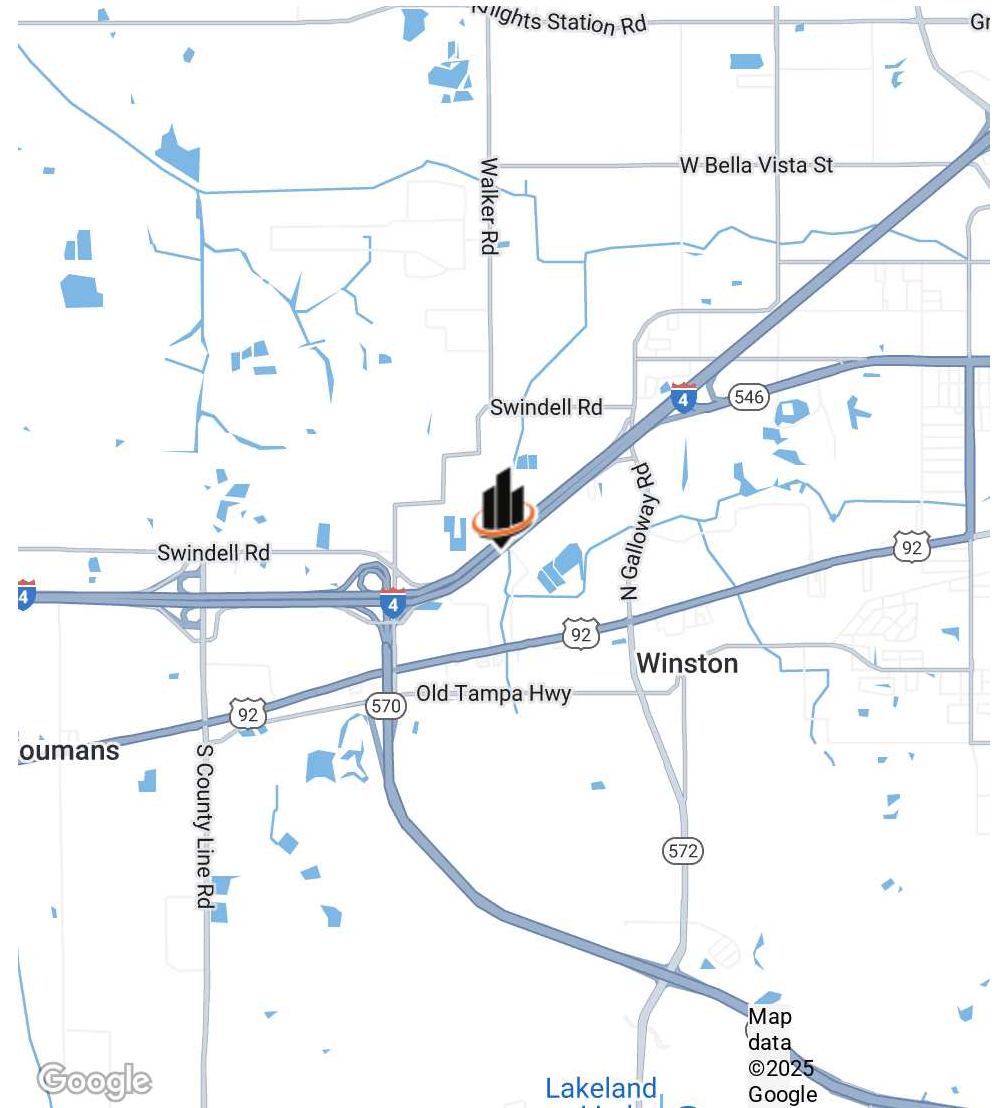
LOCATION

LOCATION DESCRIPTION

Owning 4140 Frontage Rd S positions your business at one of Central Florida's most coveted logistics addresses. The parcel fronts the Polk Parkway interchange, delivering unmatched signage visibility to I-4 traffic and true "first-on/first-off" truck access. Designated by FDOT as a Freight Activity Center Connector, the corridor is engineered for heavy truck volumes and prioritized for future capacity upgrades—an advantage for distribution, manufacturing, or contractor-yard users. The ±4.67-acre industrial site offers the rare mid-sized development footprint in a land-constrained Lakeland market situated between the booming Tampa and Orlando metros, placing over nine million consumers, two deep-water ports, and three international airports within a one-hour drive. Nearby Amazon and other institutional-grade facilities underscore strong industrial rents, robust investor demand, and compelling exit liquidity.

LOCATION INFORMATION

STREET ADDRESS	4140 Frontage Rd S
CITY	Lakeland
STATE	Florida
ZIP	33815
COUNTY	Polk



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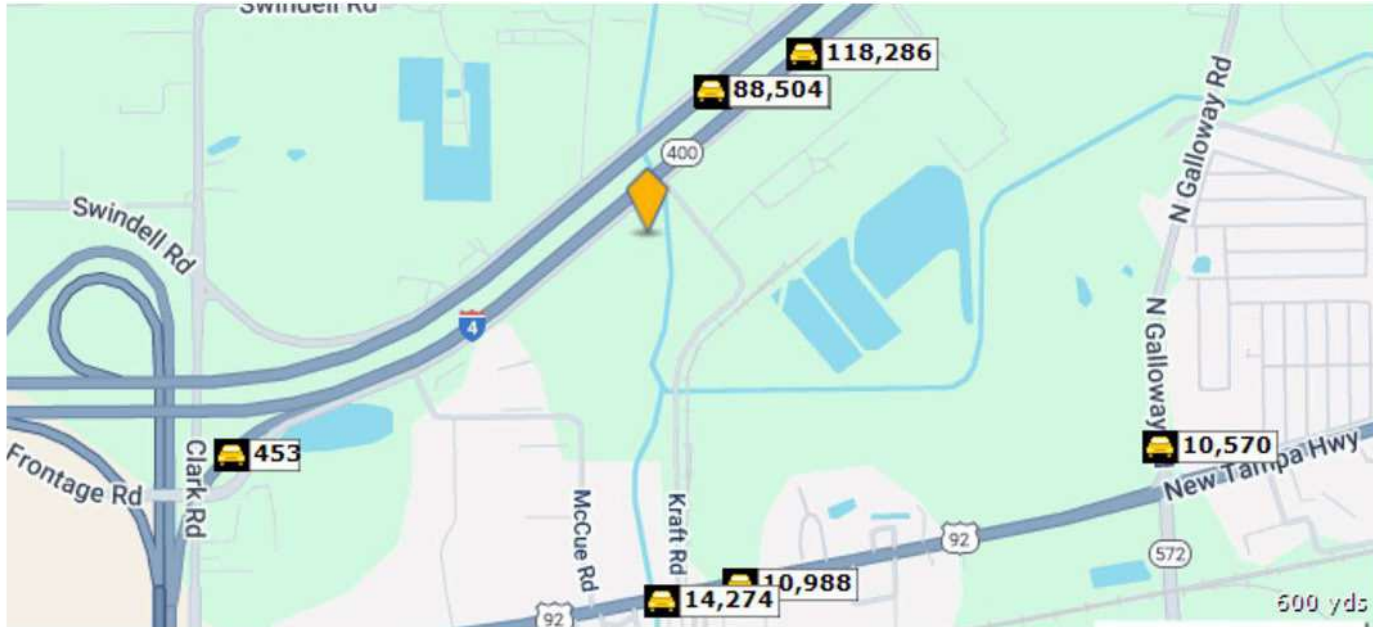
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TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I-4	N Galloway Rd	0.74 NE	2025	86,147	MPSI	.20
2	I-4	N Galloway Rd	0.74 NE	2024	88,504	MPSI	.21
3	I 4	Kraft Rd	0.24 SW	2024	117,133	MPSI	.31
4	Frontage Rd S	Kraft Rd	0.24 SW	2020	118,286	MPSI	.31
5	New Tampa Hwy	Kraft Rd	0.08 SW	2025	10,982	MPSI	.46
6	New Tampa Hwy	Kraft Rd	0.08 SW	2024	10,988	MPSI	.46
7	New Tampa Highway	Glades Ave	0.01 E	2025	11,607	MPSI	.46
8	New Tampa Hwy	Imperial Dr W	0.05 W	2023	14,274	MPSI	.46
9	Clark Rd	I- 4	0.07 NW	2020	453	MPSI	.60
10	N Galloway Rd	Stephens Ave	0.28 N	2025	10,570	MPSI	.71

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AREA ANALYTICS

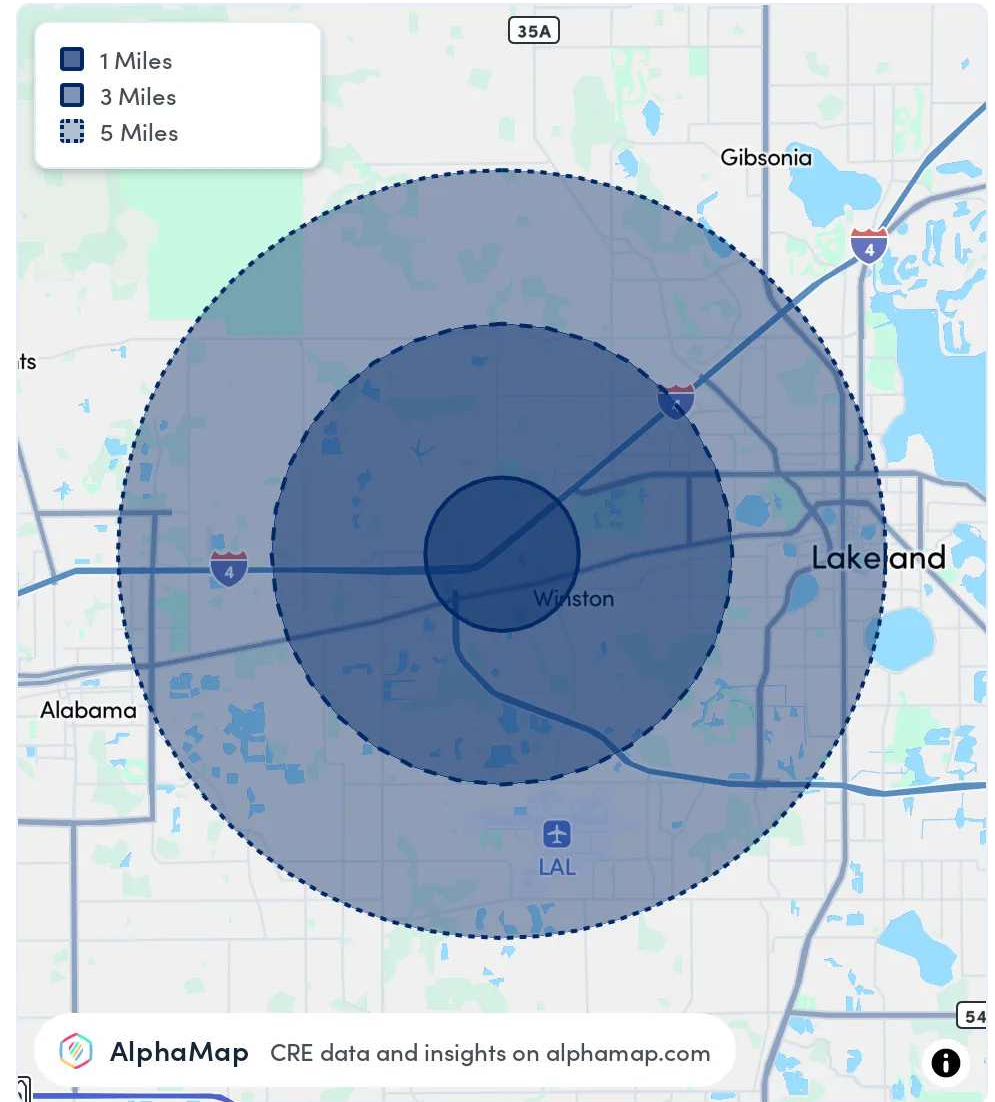
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,787	22,413	95,614
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,142	8,771	36,832
PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$68,482	\$74,982	\$77,433
AVERAGE HOUSE VALUE	\$230,660	\$244,350	\$264,004
PER CAPITA INCOME	\$28,534	\$28,839	\$29,781

Map and demographics data derived from AlphaMap



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