

CHRISTINA COMMERCIAL GROUND LEASE

550 STATE ROAD 540A
LAKELAND, FL 33813

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Christina
Lake

PROPERTY INFORMATION

- Property Summary
- Survey
- Location Description
- Concept Plan #1 - Drive Thru Kiosk
- Concept Plan #2
- Water - City of Lakeland
- Sewer - Polk County

LOCATION INFORMATION

- Location Maps
- Demographics Map
- Benchmark Demographics
- Benchmark Demographics
- Market Area Map
- Neighborhood Aerial
- Polk County
- City
- Lakeland, FL Highlights

AGENT AND COMPANY INFO

- Advisor Bio
- Advisor Bio
- About SVN

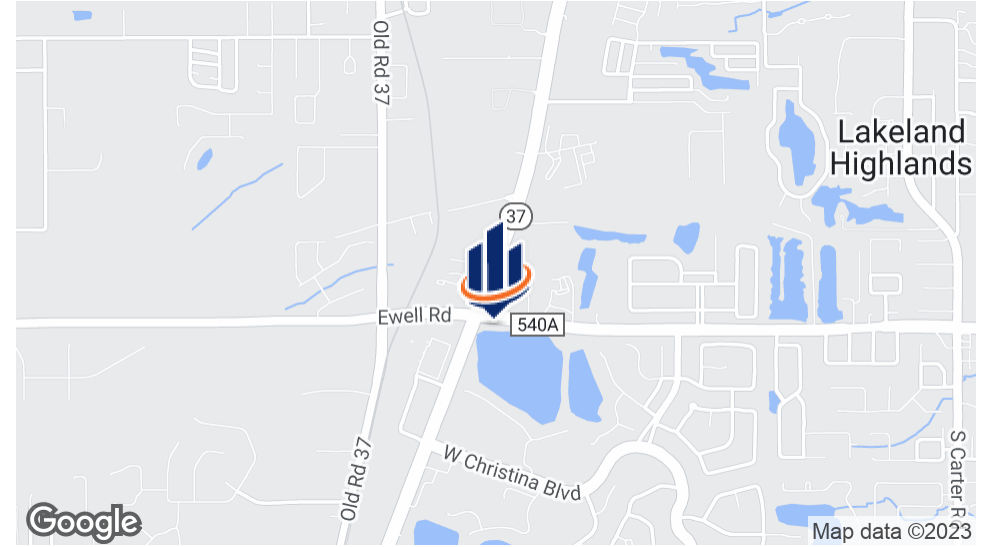


1 PROPERTY INFORMATION

550 State Road 540A
Lakeland, FL 33813



Property Summary



Lease Rate **\$50,000/YR**

PROPERTY OVERVIEW

Just under an acre of usable land, this prime real estate is located on a hard signalized corner of two highly traveled highways - South Florida Ave and County Road 540-A. The site is situated within the County's most affluent submarket, with a median household income of nearly \$80,000 within a 2-mile radius.

A brand new large ER facility will soon begin construction directly across from the site, bringing even more traffic and customers to the area. Because of the high-profile traffic and small size of the site, this location is perfect for a small free-standing retail space, including drive-thru-only concepts.

OFFERING SUMMARY

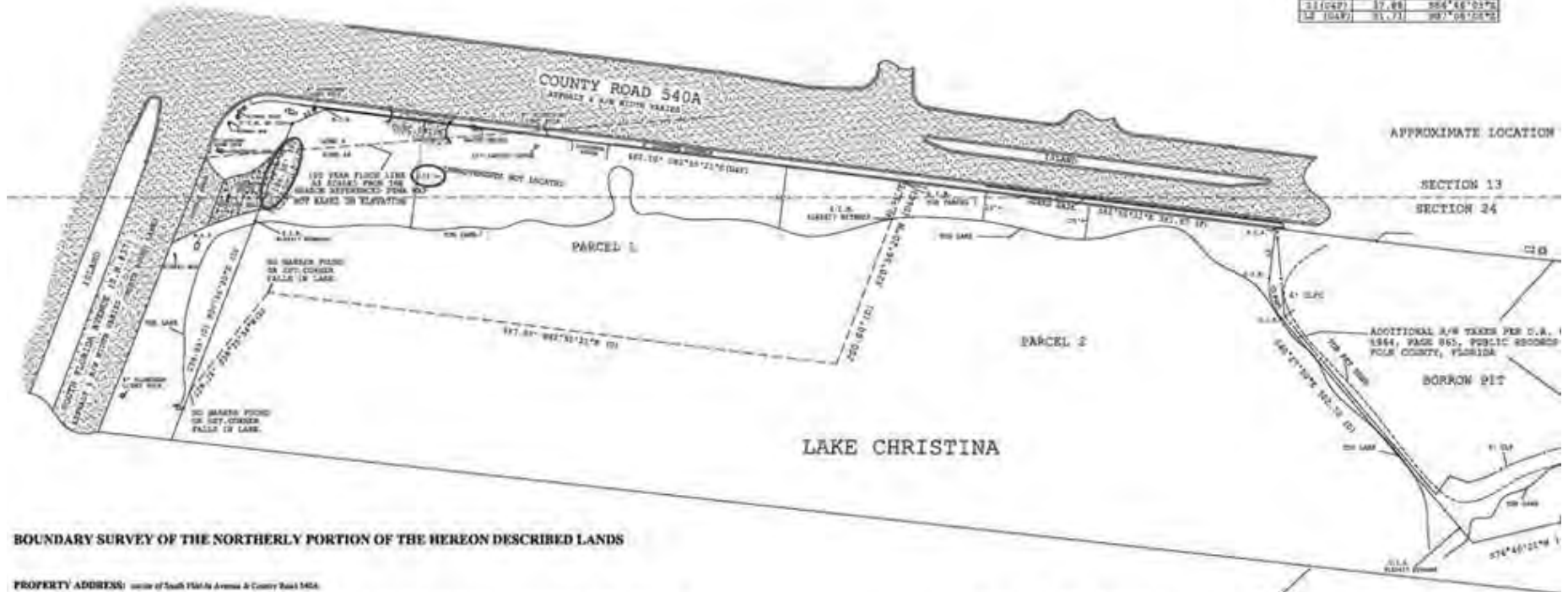
Lot Size: 0.85 ± Usable Acres
Utilities: Water (City of Lakeland)
Sewer (Polk County)
Zoning: CAC
APN: 23292400000031010 &
23292400000013010

MAP OF SURVEY

SCALE: 1" = 60'

CURVE TABLE					
CURVE	LENGTH	RAIUS	CENTRAL ANGLE	CHORD	
CL (247)	45.04	33.00	47°34'33"	31.0'33"33"	42.37
CL (270)	127.33	218.34	61°13'16"	162°52'14"	133.33

LINE TABLE		
LINE	LENGTH	BEARING
CL (247)	17.68	384°46'01"W
CL (247)	31.71	297°08'02"W



BOUNDARY SURVEY OF THE NORTHERLY PORTION OF THE HEREON DESCRIBED LANDS

PROPERTY ADDRESS: corner of South 540th Avenue & County Road 540A

LEGAL DESCRIPTION (AS FURNISHED): PARCEL 1: Commence at the Northwest corner of Lot 40 of Christina Lakes as recorded in Plat Book 36, Pages 21, 22 & 23, of Public Records of Polk County, Florida, and point lying on the corner of the southerly right of way line of County Road 540-A and curve having a radius of 3763.58 feet, a central angle of 69°17'30" and where said curve bears 184°34'17"W, run thence Northwesterly, along said curve and southerly right of way line, an arc distance of 333.33 feet, thence N22°32'21"W, along said right of way line, a distance of 400.00 feet to the Point of Beginning, continue thence N22°32'21"W, along said right of way line a distance of 600.00 feet, thence S49°49'09"W a distance of 37.68 feet to the Easterly right of way line of State Road 37, thence E33°40'29"W along said Easterly right of way line, a distance of 234.05 feet, thence N31°29'34"E a distance of 133.33 feet, thence S42°30'21"E a distance of 347.97 feet, thence N29°30'30"E a distance of 200.00 feet to the Point of Beginning. Containing 2.84 acres more or less. PARCEL 2: That part of the North 1/2 of Section 24, Township 29 South, Range 23 East, long East of S.R. 417, and South of T.R. 3-246A, LEES Commence at the Northwest corner of Lot 40 of Christina Lakes as recorded in Plat Book 36, Pages 21, 22 & 23, of Public Records of Polk County, Florida, and point lying on the corner of the southerly right of way line of County Road 540-A and curve having a radius of 3763.58 feet, a central angle of 69°17'30" and where said curve bears 184°34'17"W, run thence Northwesterly, along said curve and southerly right of way line, an arc distance of 333.33 feet, thence N22°32'21"W, along said right of way line, a distance of 400.00 feet to the Point of Beginning, continue thence N22°32'21"W, along said right of way line, a distance of 600.00 feet, thence S49°49'09"W a distance of 37.68 feet to the Easterly right of way line of State Road 37, thence E33°40'29"W along said Easterly right of way line, a distance of 234.05 feet, thence N31°29'34"E a distance of 133.33 feet, thence S42°30'21"E a distance of 347.97 feet, thence N29°30'30"E a distance of 200.00 feet to the Point of Beginning. Containing 2.84 acres more or less. AND LACKS that part being Southerly of the Following described line: Commence at the west westerly corner of Lot 47 of CHRISTINA LAKES and run: thence South 34°11'02" East 246.85 feet to the Point of Beginning, thence South 69°00'46" West 117.33 feet, thence South 44°59'13" West 300.00 feet to the East line of 22-47 and the end of said line, AND LACKS additional right-of-way for CR 540A, as shown on O.A. Book 3704, Pg. 863, public records of Polk County, Florida.

NO PART OF THE HEREON DESCRIBED LANDS WITHIN OUTLINES OF THIS LINE WERE INCLUDED IN THIS SURVEY, IT IS BELIEVED THAT ALL OF THESE LANDS LIE WITHIN THE WATERS OF LAKE CHRISTINA.

Location Description

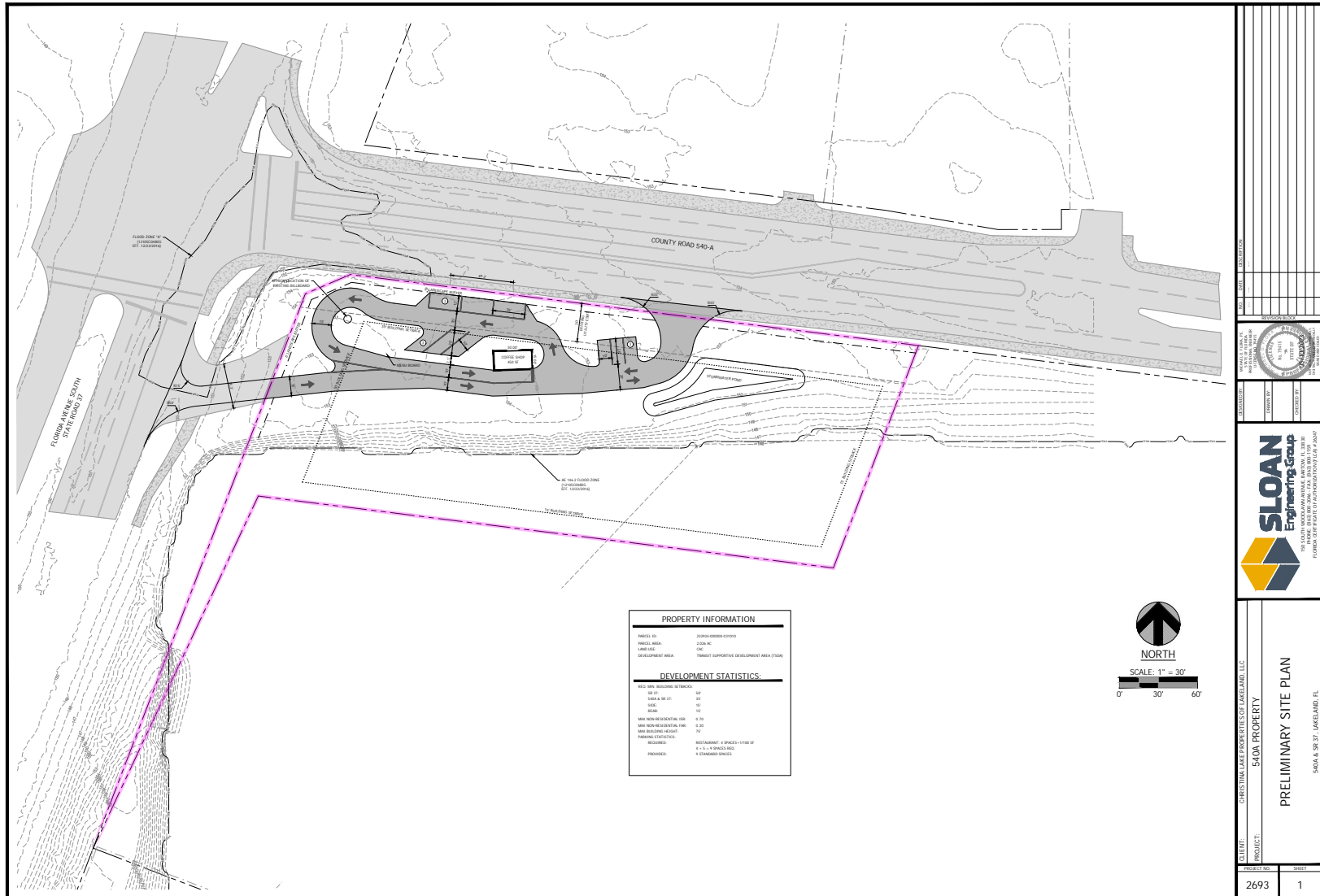


LOCATION DESCRIPTION

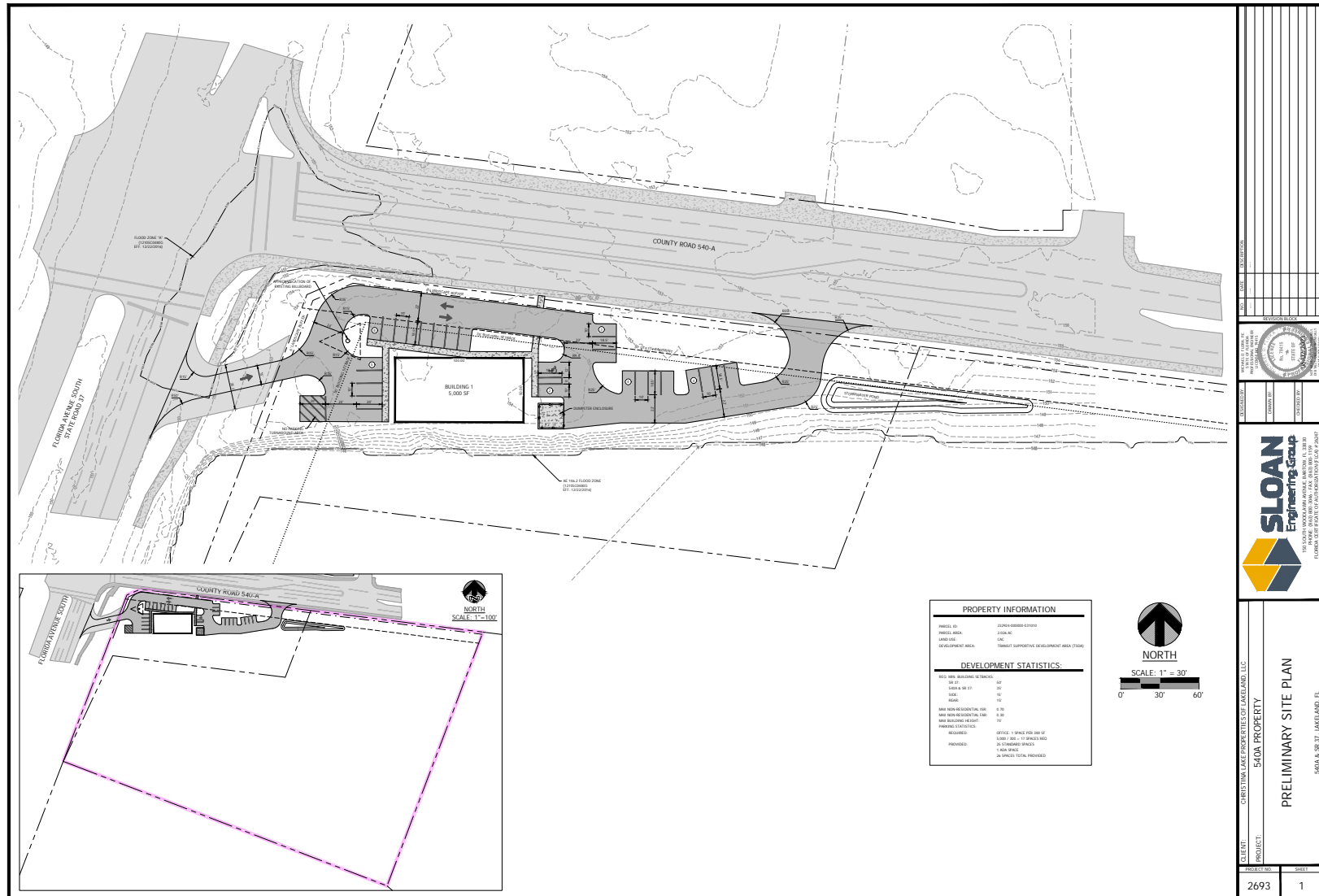
Major retailers and services within 1 mile of the site include Starbucks, MidFlorida Credit Union, Culvers, Suncoast Credit Union and Bob Evans. Downtown Lakeland is just 20 ± minutes north of the property while the Polk Parkway and I-4 are 10-15 ± minutes also north of the site.

One major development just across the subject site at the northeast corner of Hwy 540A and S Florida Ave is a Lakeland Regional Health Emergency Department. The new facility is part of the hospital's plan to expand healthcare options in Lakeland, adding significant value to the area. Not only will the facility broaden healthcare options but it will also bridge the gap between physicians and patients in the community. The proposed plans of the facility are a one-story 24,500 SF medical building.

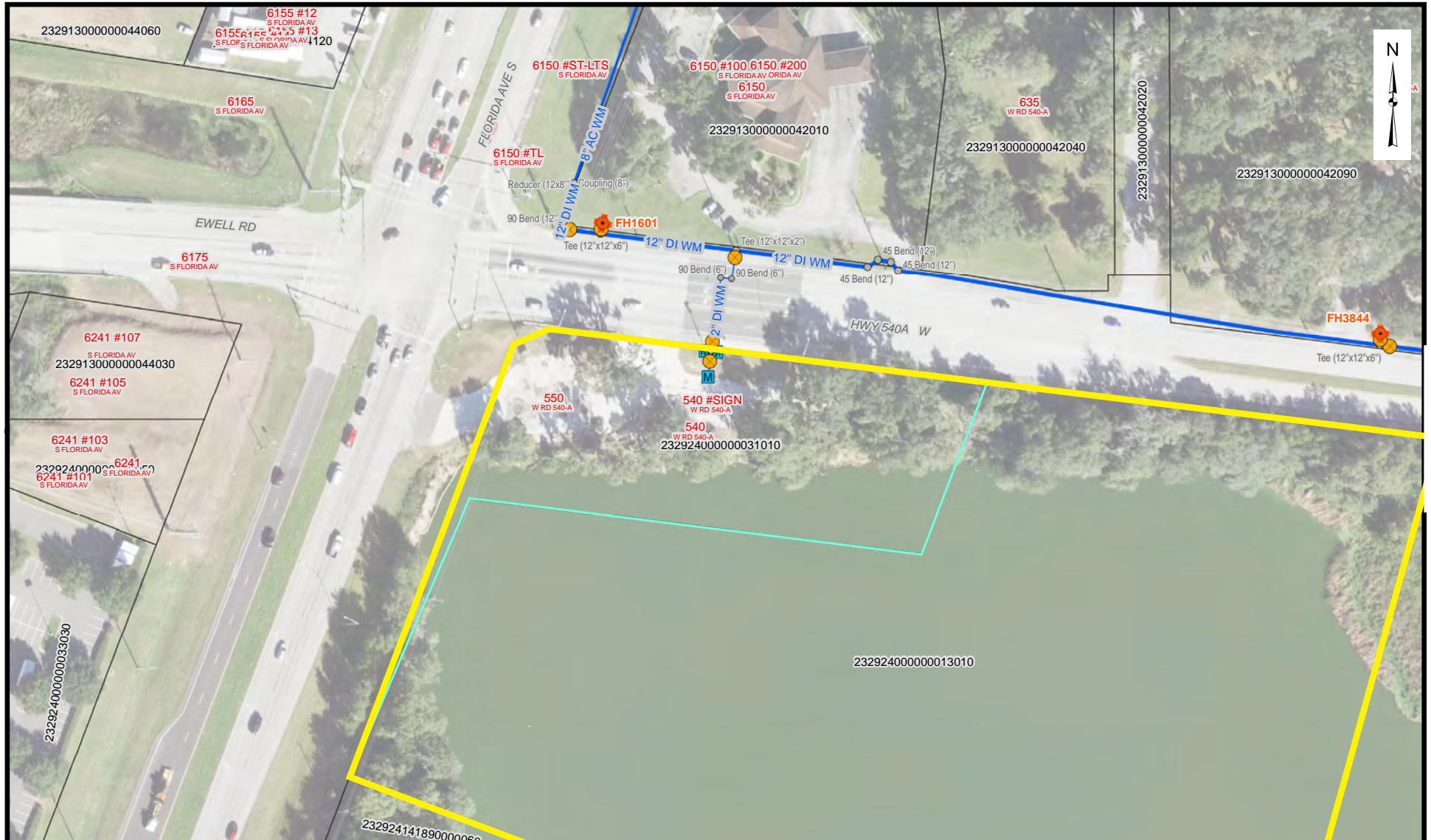
Concept Plan #1 - Drive Thru Kiosk



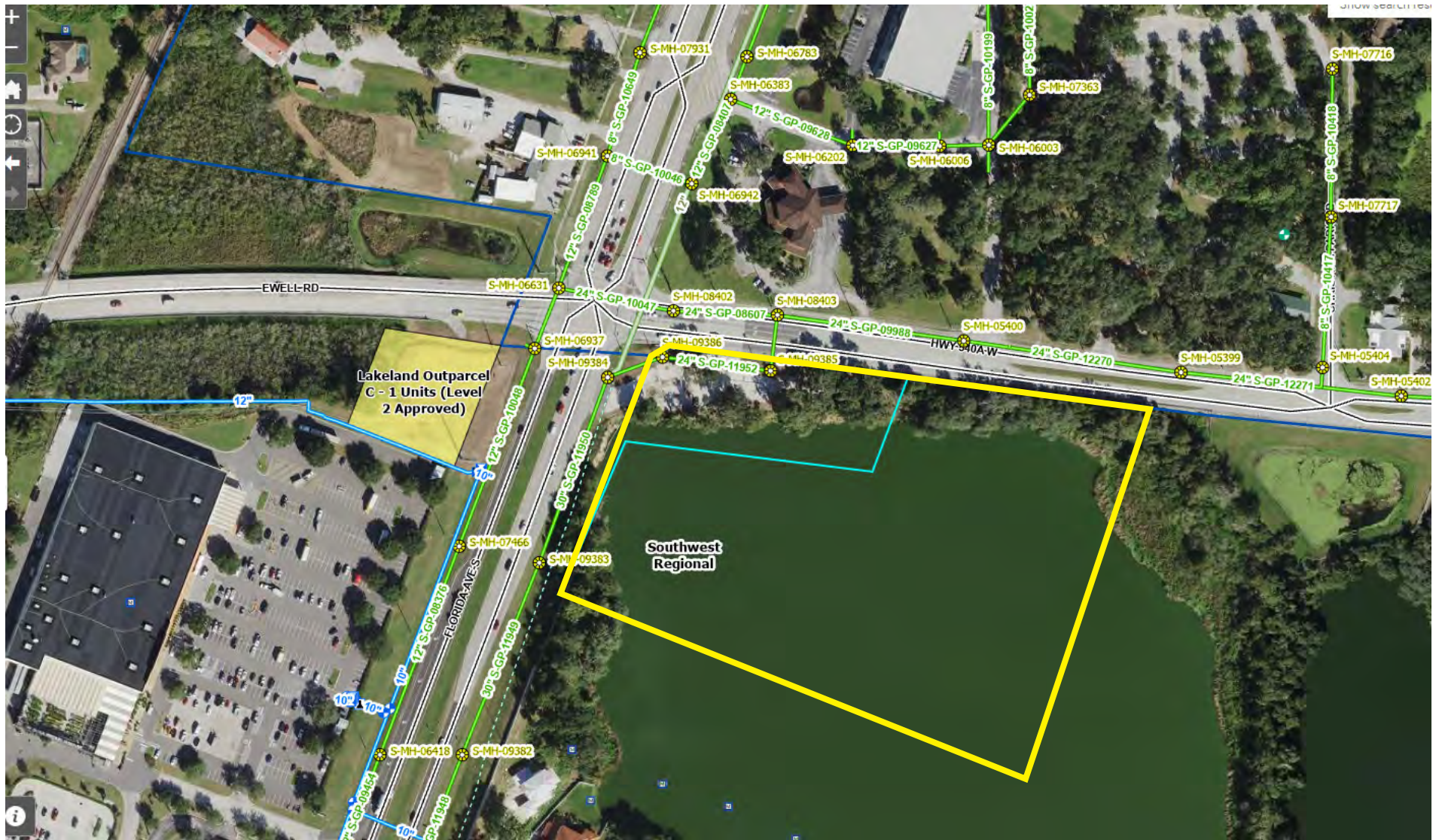
Concept Plan #2



Water - City Of Lakeland



Sewer - Polk County



Downtown
Lakeland
20 ± Minutes

Old Hwy 37
23,500
Cars/Day

Ewell Rd
9,400
Cars/Day

43,000
Cars/Day

Hwy 540A
23,000
Cars/Day

2 LOCATION INFORMATION

550 State Road 540A
Lakeland, FL 33813

SUBJECT

36,000
Cars/Day

Christina
Lake

S Florida Ave

Bob Evans

Culver's

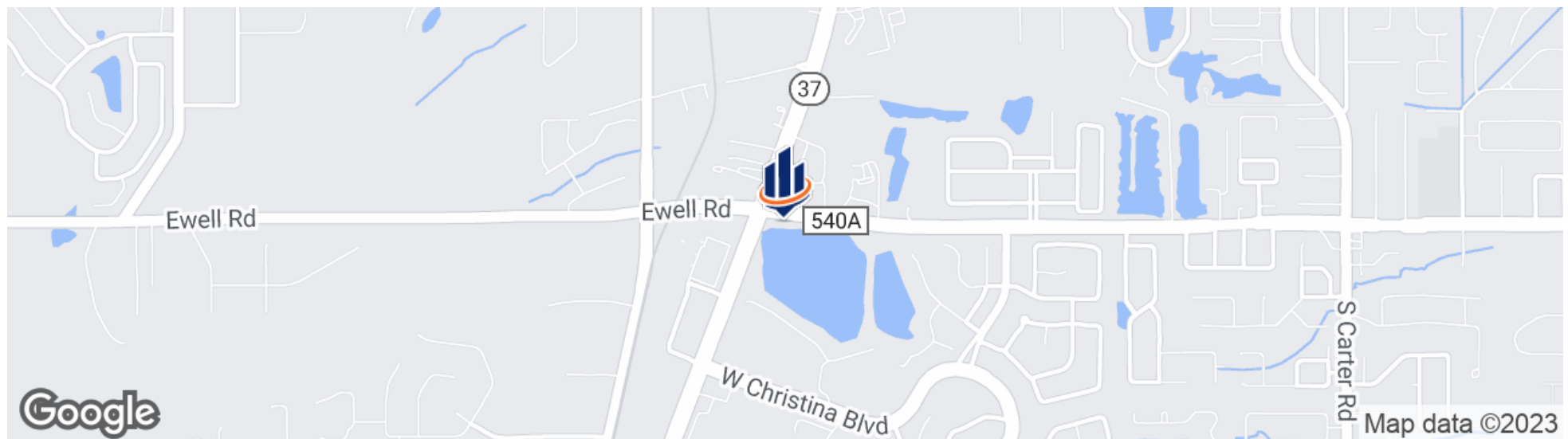
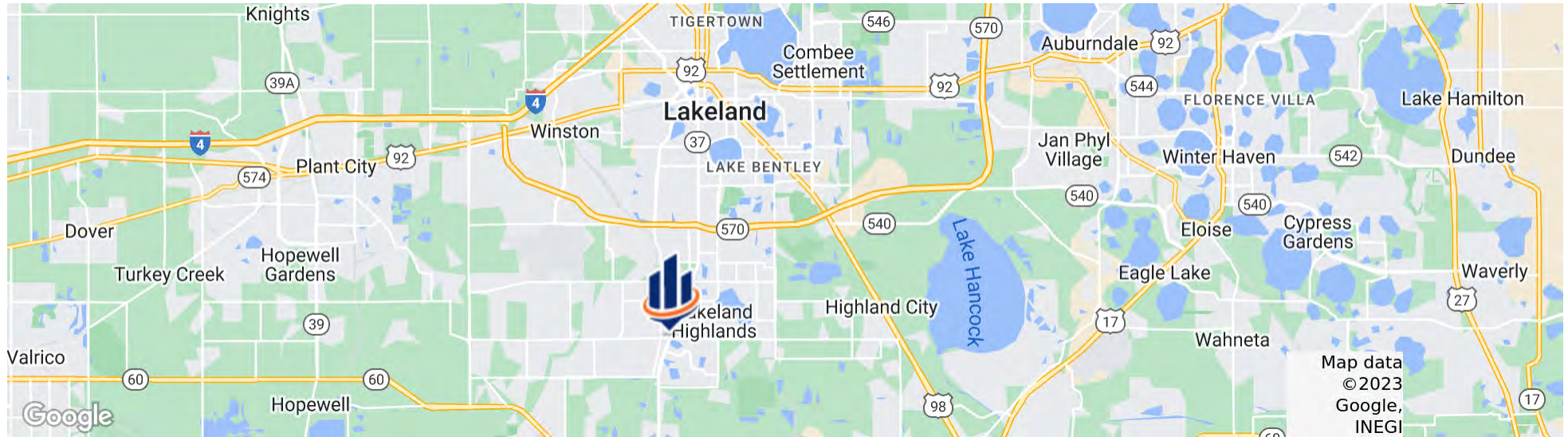
THE HOME
DEPOT

Bilme
PLASMA SERVICES

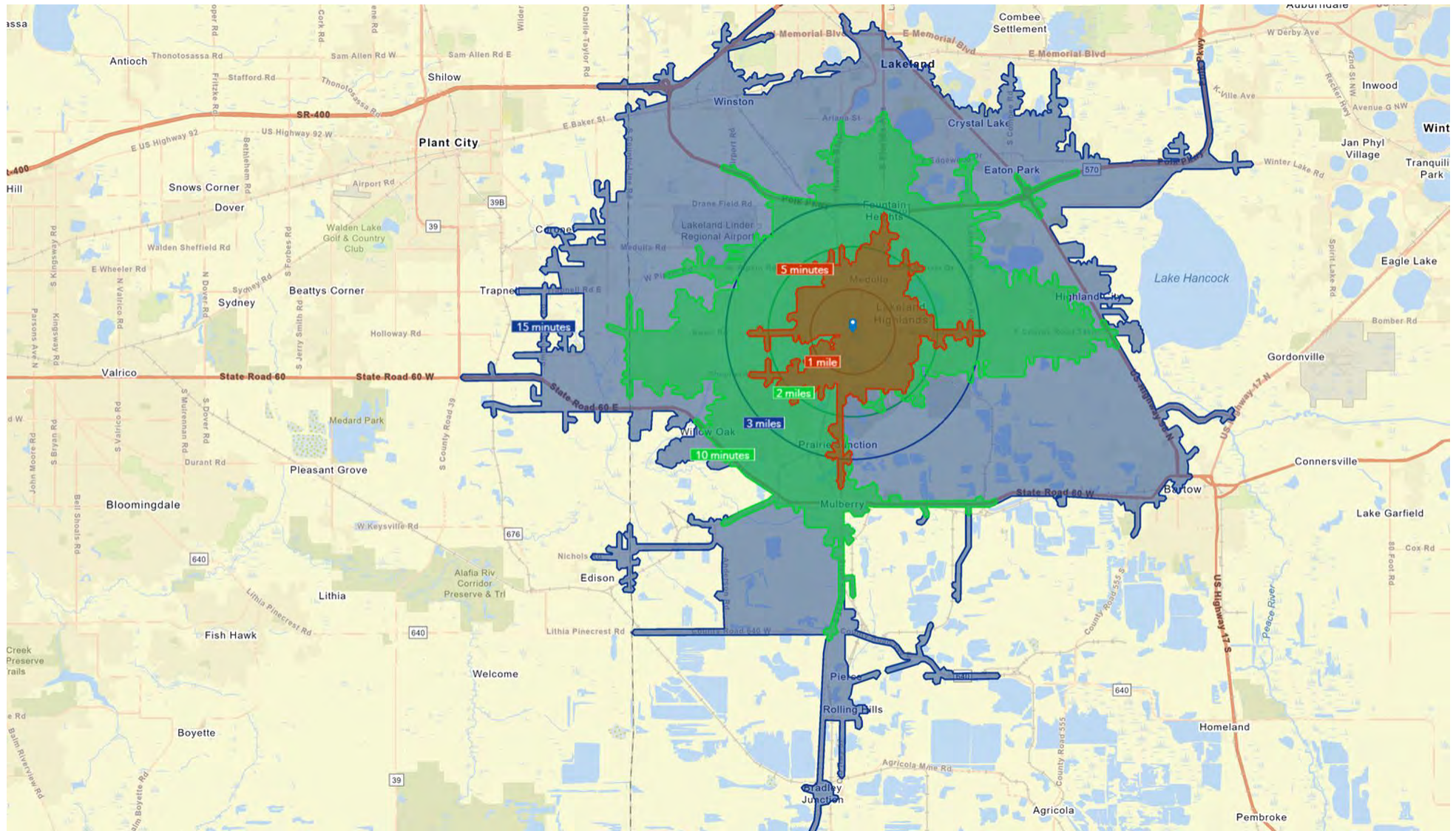
Starbucks
COFFEE



Location Maps



Demographics Map



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	5,303	25,130	51,430	18,143	98,405	171,149	754,798	22,114,754	335,707,897
Households	2,016	9,719	19,905	7,027	37,333	65,063	283,648	8,760,977	128,657,669
Families	1,454	7,220	14,656	5,174	27,112	43,987	196,634	5,648,790	83,407,414
Average Household Size	2.63	2.59	2.58	2.58	2.63	2.56	3	2	3
Owner Occupied Housing Units	1,521	7,664	15,642	5,665	28,518	45,079	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	495	2,055	4,264	1,363	8,815	19,985	84,419	2,966,624	45,512,259
Median Age	42.6	43.2	42.5	44.3	41.2	39.80	41.90	42.80	38.90
Income									
Median Household Income	\$70,541	\$79,259	\$77,602	\$77,135	\$76,134	\$63,997	\$57,063	\$65,438	\$72,414
Average Household Income	\$101,762	\$106,790	\$103,701	\$104,376	\$101,777	\$89,506	\$78,175	\$96,086	\$105,029
Per Capita Income	\$38,550	\$41,230	\$39,867	\$40,319	\$38,660	\$34,133	\$29,438	\$38,149	\$40,363
Trends: 2021 - 2026 Annual Growth Rate									
Population	1.05%	0.72%	0.77%	0.74%	1.25%	1.11%	1.23%	0.61%	0.25%
Households	1.14%	0.76%	0.80%	0.78%	1.23%	1.13%	1.23%	0.62%	0.31%
Families	1.08%	0.68%	0.73%	0.71%	1.21%	1.08%	1.19%	0.59%	0.28%
Owner HHs	1.36%	0.72%	0.90%	0.74%	1.46%	1.39%	1.43%	0.83%	0.53%
Median Household Income	1.97%	2.24%	2.08%	1.93%	2.29%	3.49%	3.27%	3.75%	3.12%

Almost 100,000 people with a median age of 41.2 within a 10-minute drive from the property.

Median household income of over \$79,000 within a 2-mile radius from the property.

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	3.40%	3.40%	3.80%	3.50%	4.40%	7.40%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	6.80%	5.10%	5.30%	6.20%	5.80%	8.10%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	11.10%	9.00%	7.60%	9.90%	7.80%	8.90%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	13.30%	11.50%	11.70%	11.00%	11.70%	12.70%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	17.70%	17.40%	19.20%	17.60%	19.20%	19.50%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	13.60%	16.30%	17.00%	16.10%	16.50%	15.90%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	16.80%	19.70%	19.60%	19.00%	19.30%	15.40%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	8.60%	8.80%	7.60%	8.30%	7.00%	5.50%	4.50%	6.70%	8.40%
\$200,000+	8.70%	8.70%	8.20%	8.50%	8.20%	6.40%	4.00%	7.90%	9.90%

Population by Age

0 - 4	5.70%	5.30%	5.40%	5.20%	5.60%	5.70%	5.70%	5.10%	5.80%
5 - 9	5.90%	5.80%	5.90%	5.60%	6.00%	6.00%	5.90%	5.30%	6.10%
10 - 14	6.60%	6.30%	6.30%	6.20%	6.20%	6.00%	5.90%	5.50%	6.20%
15 - 19	6.70%	6.30%	6.10%	6.40%	6.10%	6.90%	5.90%	5.50%	6.30%
20 - 24	5.30%	5.10%	5.10%	5.10%	5.30%	6.30%	5.60%	5.90%	6.50%
25 - 34	11.00%	11.10%	11.70%	10.60%	12.80%	13.20%	12.90%	13.30%	14.00%
35 - 44	12.00%	12.30%	12.70%	11.70%	12.60%	12.00%	11.60%	11.90%	12.80%
45 - 54	12.20%	13.10%	12.70%	12.70%	12.50%	11.70%	11.20%	11.90%	12.00%
55 - 64	14.90%	15.20%	14.40%	15.40%	13.90%	12.90%	12.80%	13.40%	12.80%
65 - 74	11.80%	12.10%	12.00%	12.60%	11.30%	11.00%	12.60%	12.20%	10.20%
75 - 84	6.40%	5.80%	5.90%	6.60%	5.70%	6.00%	7.40%	7.10%	5.20%
85+	1.70%	1.70%	1.90%	2.00%	2.00%	2.20%	2.50%	2.80%	2.10%

Race and Ethnicity

White Alone	66.80%	70.50%	71.50%	70.70%	70.20%	65.80%	59.50%	56.70%	61.00%
Black Alone	10.30%	9.10%	8.20%	8.70%	8.10%	10.90%	14.60%	14.90%	12.40%
American Indian Alone	0.40%	0.20%	0.30%	0.30%	0.40%	0.50%	0.50%	0.40%	1.10%
Asian Alone	1.50%	2.80%	2.50%	2.60%	3.00%	2.40%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.00%	5.00%	5.00%	5.20%	5.60%	7.30%	9.80%	7.50%	8.60%
Two or More Races	14.00%	12.40%	12.50%	12.50%	12.70%	13.00%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	22.20%	17.80%	17.50%	18.30%	18.70%	21.50%	26.70%	27.10%	19.00%

Market Area Map



Neighborhood Aerial





POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 (2020)
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND POLK COUNTY

FOUNDED	1885
POPULATION	111,262 [2020]
AREA	74.4 sq mi
WEBSITE	lakelandgov.net

MAJOR EMPLOYERS	<ul style="list-style-type: none"> • Publix Supermarkets [8,008] • Lakeland Regional Health [5,500] • GEICO Insurance [3,700] • Watson Clinic [1,857] • Southeastern University [1,072] • Saddle Creek Logistics [1,042]
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Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

RANKINGS



#1 TOP CITIES TO BUY A HOME

[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS

[Thelakelander.com](https://www.thelakelander.com)



#80 IN BEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



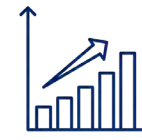
#7 BEST PLACE TO MOVE IN THE US

[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE

[Usnews.com](https://www.usnews.com)



#5 IN FASTEST-GROWING PLACES IN THE U.S.

[Usnews.com](https://www.usnews.com)

ABOUT LAKELAND

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The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

GreenWise
MARKET

Publix
SUPER MARKETS

OUTBACK
STEAKHOUSE

CRUNCH
FITNESS

Wawa



Lakeland Regional Health



Old Highway 37

HOME
DEPOT

3 AGENT AND COMPANY INFO

550 State Road 540A
Lakeland, FL 33813

BioLife
PLASMA SERVICES

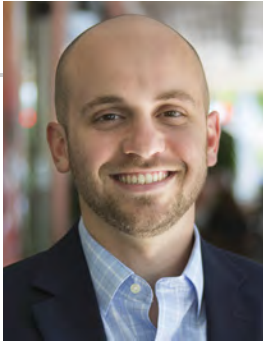
STARBUCKS
COFFEE

Bob Evans
DOWN ON THE FARM

S Florida Ave

Christ
Lake





DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: **877.518.5263 x347** | Cell: **863.660.3138**

PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



JIM ALLEN

Senior Advisor

james.allen@svn.com

Direct: **877.518.5263 x330** | Cell: **863.738.3636**

PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining SVN Saunders Ralston Dantzler, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development
- Land Management

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
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