



For Sale
Building

Building For Sale

1042 Sharon Dr., Lakeland, FL 33809
FOR SALE

Property Summary



Property Description

This building sits on a .28 acre parcel with a 1,400 square foot SFR and an approximately 700 square foot garage building behind the residence.

This site is a very interesting property located in North Lakeland approximately one half block from Hwy 98 N. Sharon Dr. is one of the entrance drives to Dick's Sporting Goods and the stores of Lakeland Park Center, which also includes Old Navy, Shoe Fair and a number of other retailers. Restaurants border the main shopping area and a new hotel is just one block from this site. This particular property abuts the parking lot to Dick's Sporting Goods on the west.

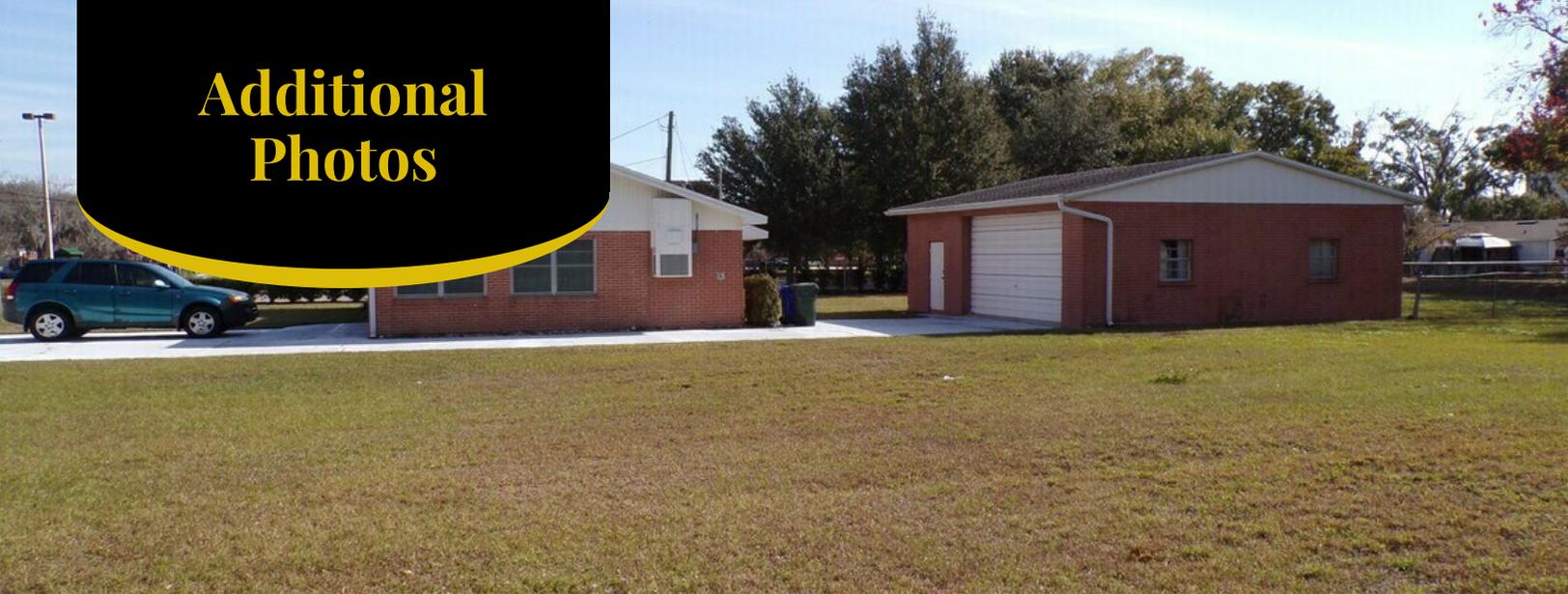
US 98 N. has a traffic count of over 50,000 vehicles per day and I-4 is less than a half mile from this site.

The parcel does not have an assigned zoning; but the land use designation is Suburban Corridor (SCO) and allows for retail, office, restaurants and related usages.

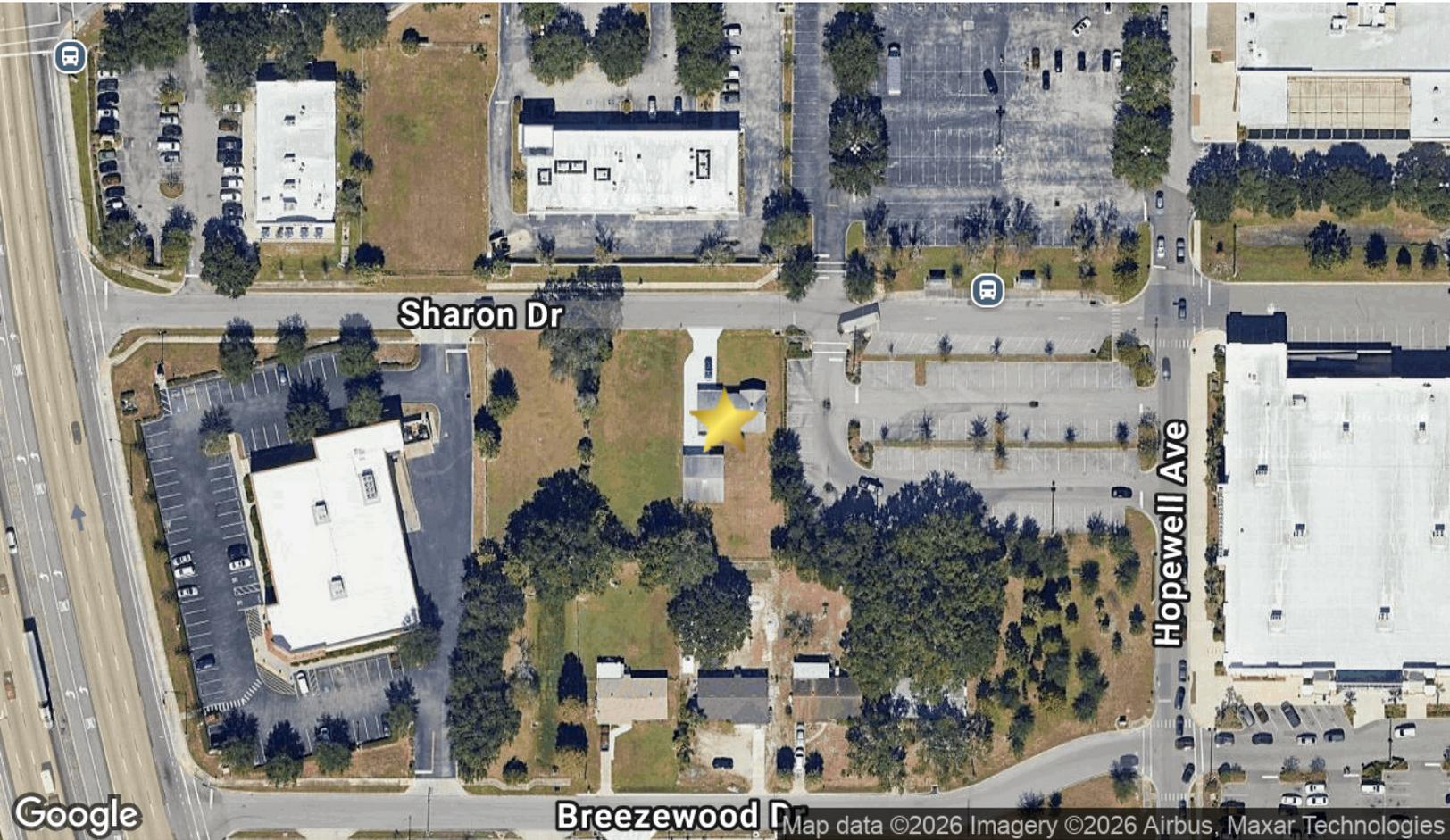
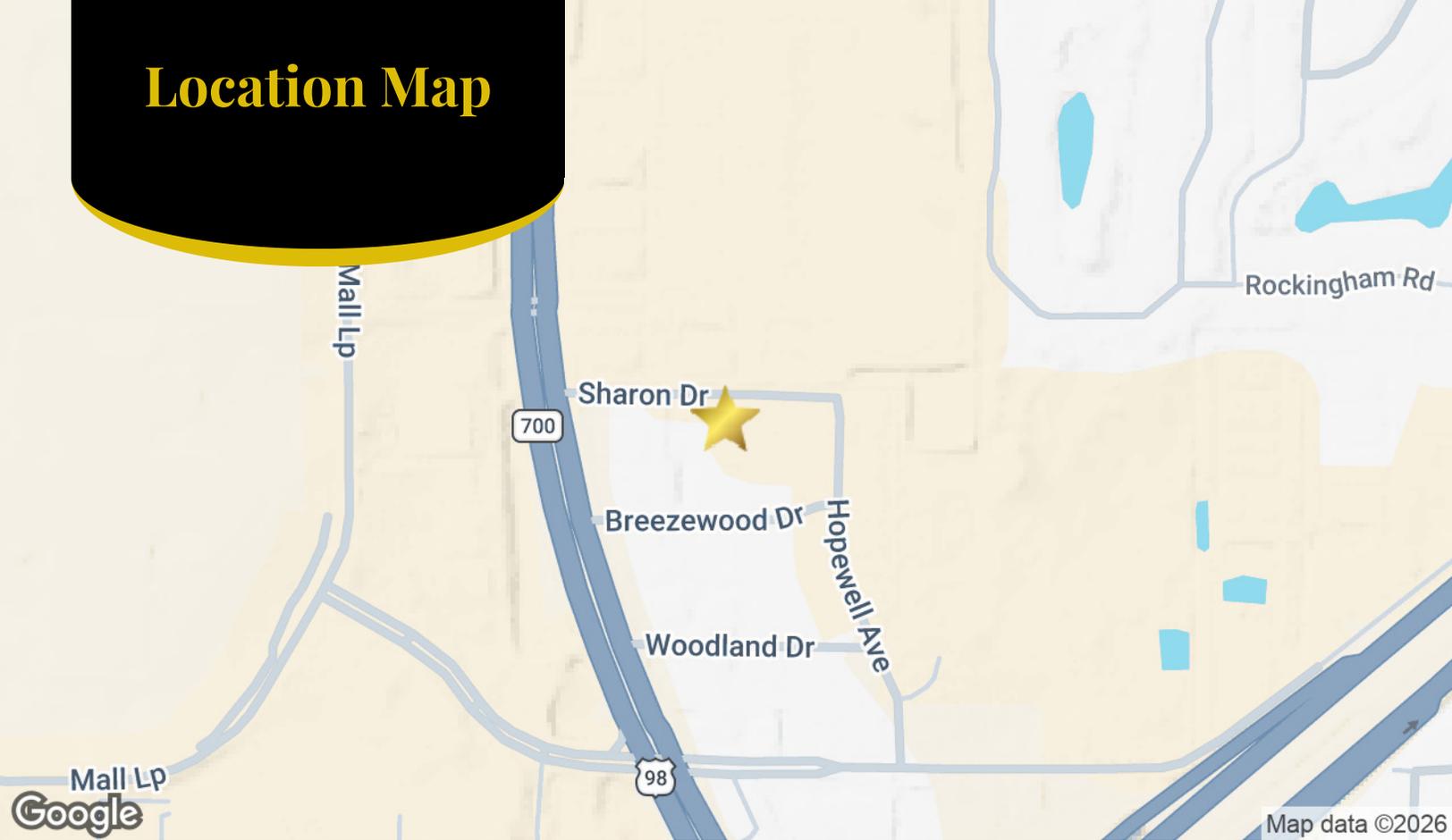
Offering Summary

Sale Price:	\$389,000
Number of Units:	1
Lot Size:	12,368 SF
Building Size:	1,218 SF

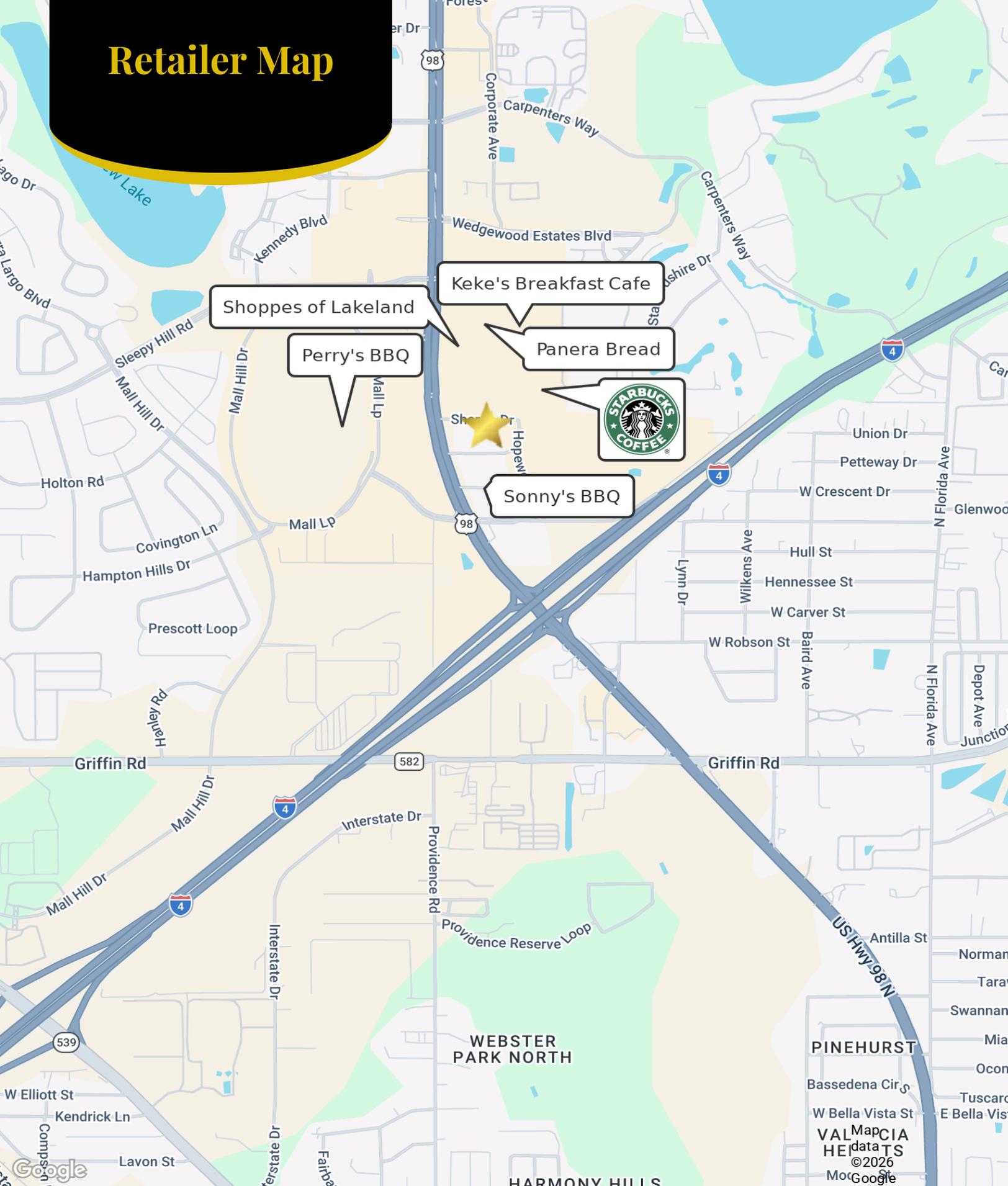
Additional Photos



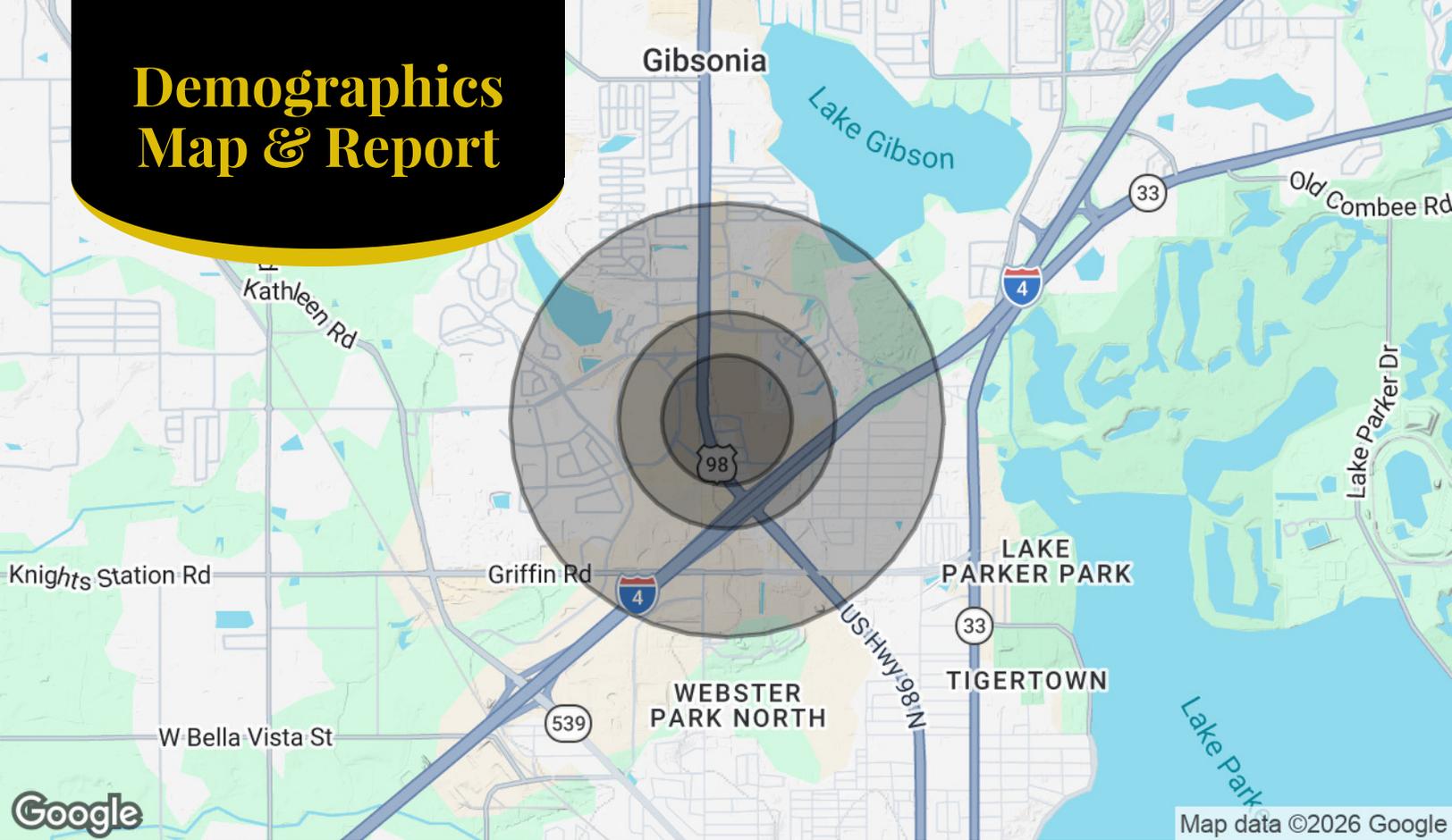
Location Map



Retailer Map



Demographics Map & Report

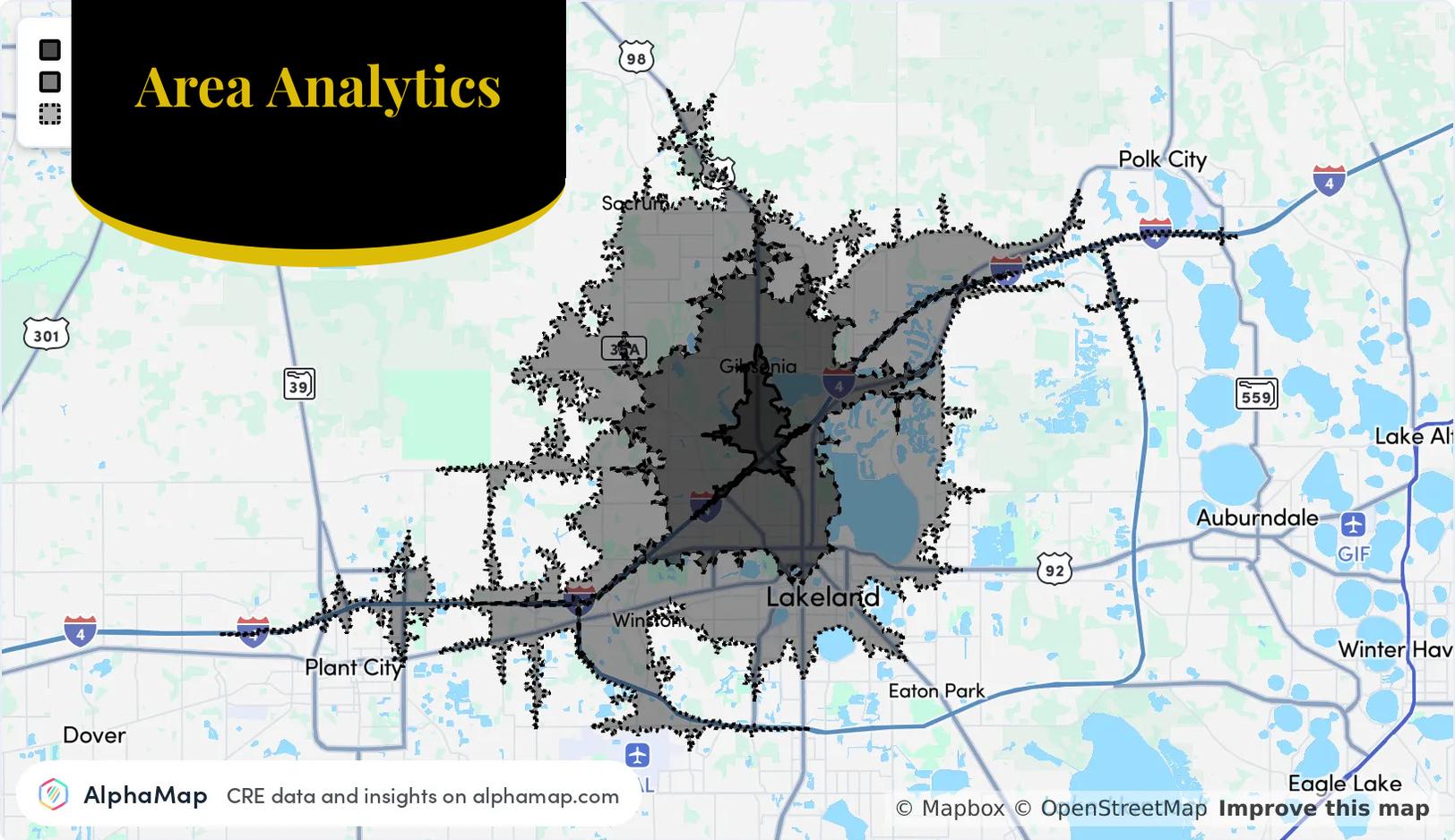


Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	295	1,556	10,292
Average Age	43	41	43
Average Age (Male)	41	40	41
Average Age (Female)	45	43	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	126	641	4,203
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$83,291	\$76,054	\$78,116
Average House Value	\$250,448	\$241,950	\$230,614

Demographics data derived from AlphaMap

Area Analytics



Population	5 Minutes	10 Minutes	15 Minutes
Total Population	7,179	63,050	139,120
Average Age	46	42	42
Average Age (Male)	44	40	41
Average Age (Female)	48	43	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	3,100	24,980	53,199
Persons per HH	2.3	2.5	2.6
Average HH Income	\$78,540	\$70,249	\$76,943
Average House Value	\$236,412	\$234,606	\$257,669
Per Capita Income	\$34,147	\$28,099	\$29,593

Map and demographics data derived from AlphaMap