

0.38 AC +/- RETAIL PAD FOR SALE

LAKELAND, FL 33809

Sharon Dr



OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.38 Acres
Buildable SF:	3,885 SF +/-
City:	Lakeland
Zoning:	Vacant Commercial

PROPERTY OVERVIEW

0.38 AC +/- is available For Sale right in the heart of rapidly growing Lakeland, FL. This is an out parcel located within the Shoppes of Lakeland. The property is perfect for any retail or office user. 3,885 SF +/- medical office building was proposed with 17 parking spaces. The sewer would need to be tied in from the adjacent retail building.

The location of the property is ideal with easy access to Interstate 4 (103,500 Annual Average Daily Traffic) and HWY 98 (58,000 AADT) in Lakeland. Sharon Dr is in close proximity to Lakeland Square Mall, Target, Best Buy, and other large retailers/restaurants. The property is less than 5 miles from Downtown Lakeland and Lakeland Regional Health Medical Center.

PROPERTY HIGHLIGHTS

- Retail Pad Site For Sale
- Proposed 3,885 SF +/- Medical Office Building w/ 17 Parking Spaces
- Easy Access From Interstate 4 and Highway 98 N
- Located Within Shoppes of Lakeland
- Surrounded by Large Big Box Retailers

PRESENTED BY
ASHLEY WALKER
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LAND
For Sale

ADDITIONAL PHOTOS

LAKELAND, FL 33809

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LOCATION MAP

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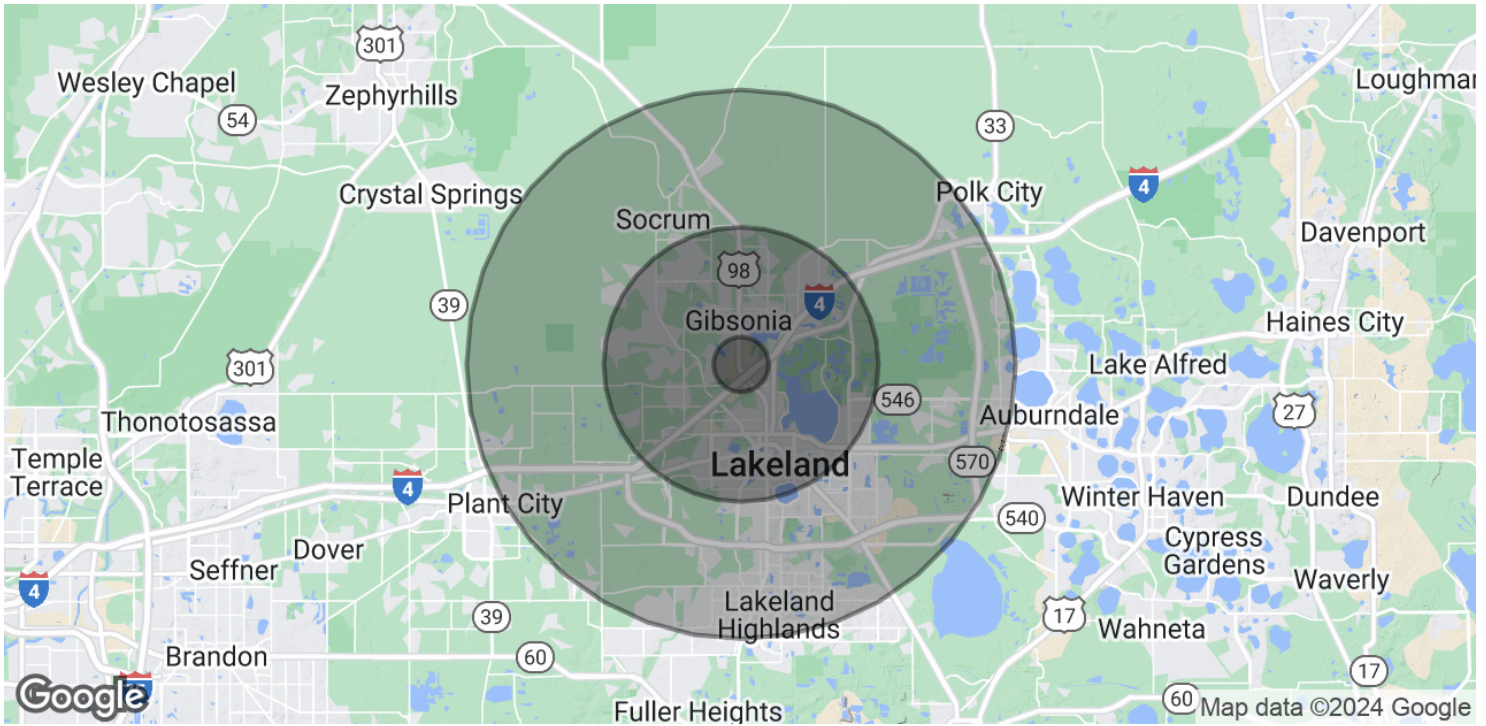
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DEMOGRAPHICS MAP & REPORT

LAKELAND, FL 33809

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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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