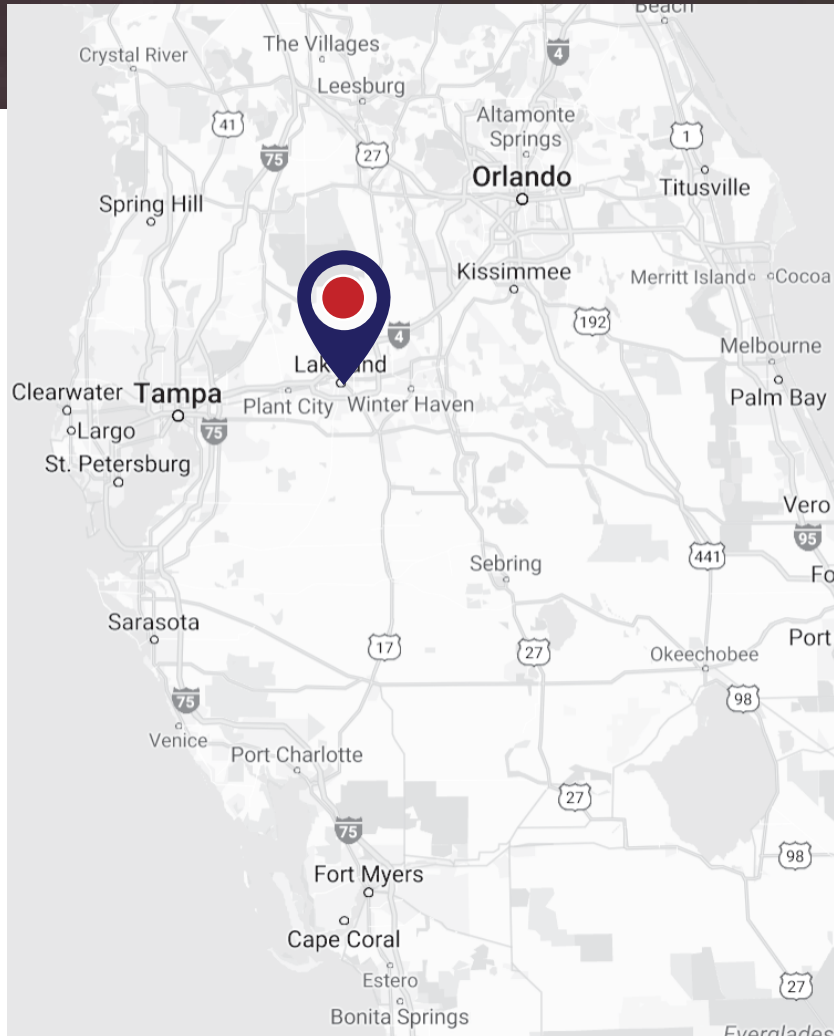
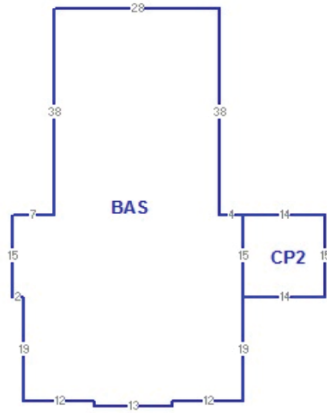


Site Details

- 2,365 BAS square foot building – substantial parking – drive thru lane
- 0.7 acre parcel for QSR or redevelopment
- 36 miles from Tampa – 56 miles from Orlando
- Full Drive-Thru Service Lane
- Excellent visibility from high traffic count Memorial Blvd
- EQUIPMENT READY for QSR install
- At lighted intersection
- 5 miles from I-4 and it is a main east-west artery for the Lakeland metro area
- Home to Publix National Headquarters
- NMTC tax credit eligible







LAKELAND, FLORIDA

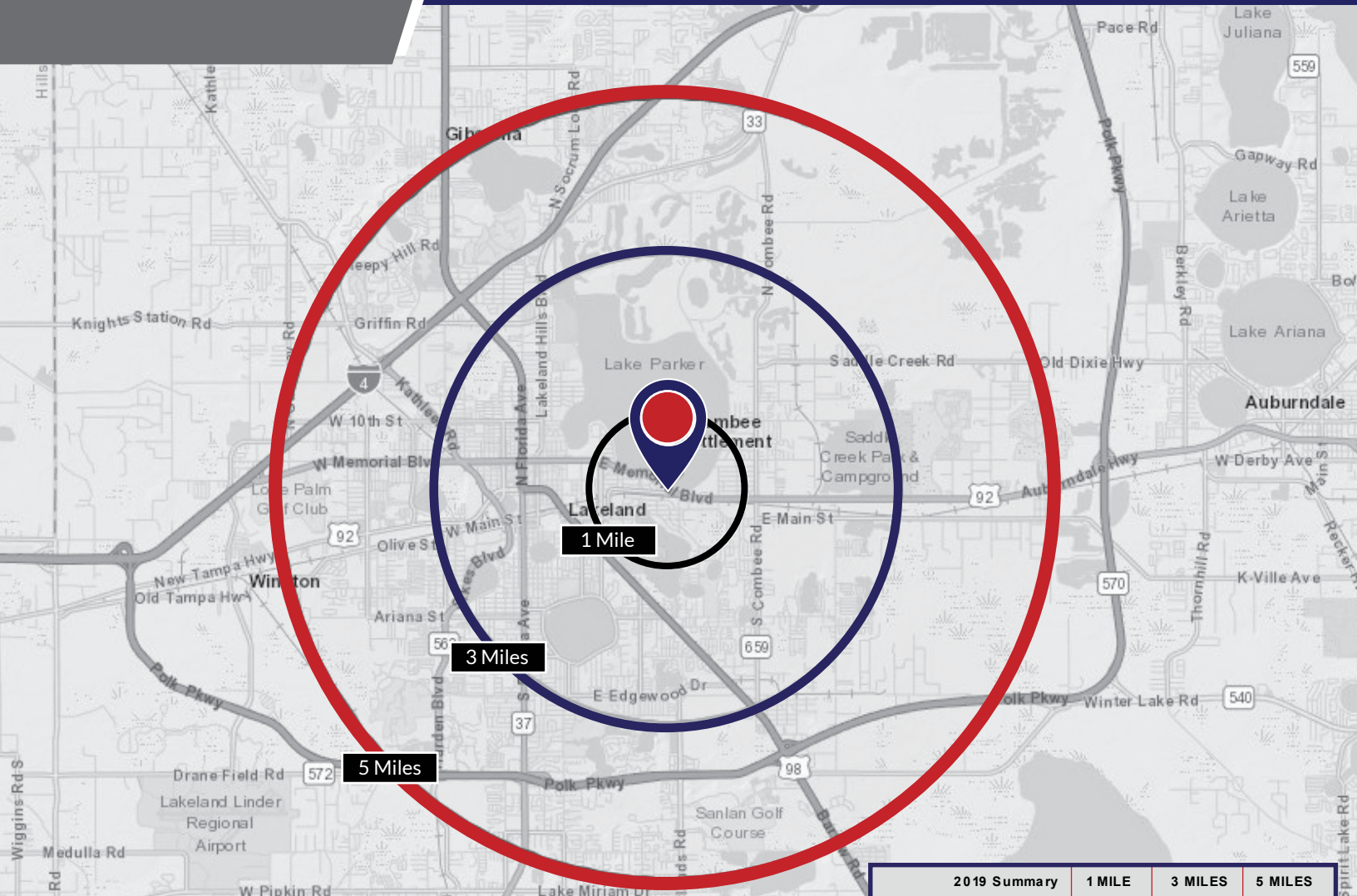
Recent Performance: Lakeland-Winter Haven's expansion is powering ahead at a robust clip. Firms are investing, especially in logistics, and job growth is strong and widespread. Key standouts this year include leisure/hospitality and business/professional services—the pair accounts for roughly two-thirds of the rise in payroll employment in 2018.

Logistics: Transportation/warehousing's support to job growth will fade as trade tensions become more binding. The U.S. has now put tariffs on more than \$300 billion worth of goods, a little more than 10% of total imports. There will be economic costs, including disruptions in supply chains. Supplier deliveries have slowed significantly since trade tensions boiled over. China is the third largest destination of trade through the Port of Tampa, a crucial logistic link for LAE.

Housing: The housing market is better positioned than most because of superior demographics and more specifically strong retiree immigration and an influx of younger residents being priced out of Tampa and Orlando.

Population: Growth is at a decade high near 3% and households are forming at almost triple the U.S. rate, driving demand for single and multifamily housing. An erosion in affordability will place a ceiling on sales, however, and slow the ascent of new residential building into the decade's end. Superior demographics and outsize gains in population-dependent industries, along with support from logistics and tourism, will safe-guard Lakeland-Winter Haven's lead over the U.S. this year and next. Job growth will slow in 2019 as the expansion matures and worker shortages grow more pronounced. Low industrial diversity and a dependence on low-wage jobs will keep LAE one step behind Florida.

*Sourced from <http://www.lakelandedc.com/wp-content/uploads/2018/12/Lakeland.pdf>



KEY FACTS

- 4,661** Population
- 33.8** Median Age
- 2.7** Average Household Size
- \$34,878** Median Household Income

EDUCATION

- 19%** No High School Diploma
- 45%** High School Graduate
- 26%** Some College
- 10%** Bachelor's/Grad/Prof Degree

BUSINESS

- 211** Total Businesses
- 2,062** Total Employees

EMPLOYMENT

- 56%** White Collar
- 28%** Blue Collar
- 16%** Services
- 6.2%** Unemployment Rate

INCOME

- \$34,878** Median Household Income
- \$17,244** Per Capita Income
- \$15,381** Median Net Worth

Households By Income

The largest group: <\$15,000 (20.0%)
The smallest group: \$200,000+ (1.4%)

Indicator ▲	Value	Difference
<\$15,000	20.0%	+7.9%
\$15,000 - \$24,999	17.4%	+6.8%
\$25,000 - \$34,999	12.7%	+2.0%
\$35,000 - \$49,999	16.6%	+0.1%
\$50,000 - \$74,999	17.0%	-2.0%
\$75,000 - \$99,999	8.1%	-4.6%
\$100,000 - \$149,999	3.5%	-7.7%
\$150,000 - \$199,999	3.3%	-0.2%
\$200,000+	1.4%	-2.2%

2019 Summary	1 MILE	3 MILES	5 MILES
Population	4,661	55,565	133,048
Households	1,698	20,851	52,968
Families	1,042	12,179	32,268
Average Household Size	2.67	2.49	2.43
Owner Occupied Housing Units	783	9,732	28,913
Renter Occupied Housing Units	915	11,119	24,055
Median Age	33.8	36.3	40.3
Median Household Income	\$34,878	\$37,934	\$42,416
Average Household Income	\$48,149	\$54,999	\$60,666
2024 Summary	1 MILE	3 MILES	5 MILES
Population	4,944	57,912	140,340
Households	1,788	21,666	55,689
Families	1,092	12,575	33,737
Average Household Size	2.69	2.50	2.44
Owner Occupied Housing Units	862	10,325	30,933
Renter Occupied Housing Units	926	11,341	24,756
Median Age	34.7	37.2	41.3
Median Household Income	\$41,066	\$43,252	\$47,759
Average Household Income	\$58,806	\$63,766	\$68,981