

0 US HIGHWAY 92 E LAKELAND

0 US Highway 92 E, Lakeland, FL 33801

Polk Oils

ailing
pool

Papos Alarm & S
Car stereo store

Motors
dealer

The Spôt Pa' Picarr
Fast Food

Tropical

21 COMMERCIAL

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How A Guy
Auto Sales
Used car dealer

Conve

2

Property Info & Disclaimer

3

Property Description

5

Property Photos

7

Demographic Analysis

12

Aerial & Location Report



TABLE OF CONTENTS

0 US
HIGHWAY 92
E LAKELAND



PROPERTY INFORMATION

PURCHASE PRICE
\$899,000.00

PROPERTY ADDRESS
0 US Highway 92 E
Lakeland, FL 33801

LAND SIZE
1.60 Acres

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Your Majesty,

Property Description 0 US Highway 92 East, Lakeland, Florida

This 1.6-acre vacant parcel is strategically positioned along US Highway 92 East, just east of downtown Lakeland and outside the city limits within unincorporated Polk County. The property offers approximately 200 feet of direct highway frontage, providing excellent visibility, access, and traffic exposure. Zoned LCC (Limited Commercial Corridor), the site allows for broad commercial flexibility, making it well-suited for retail, service, professional, or mixed-use concepts that benefit from a high-profile corridor location. The combination of highway frontage, county jurisdiction, & LCC zoning makes this a particularly adaptable and investment-worthy opportunity



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PROPERTY DETAILS

This 1.6-acre vacant parcel is strategically positioned along US Highway 92 East, just east of downtown Lakeland and outside the city limits within unincorporated Polk County. The property offers approximately 200 feet of direct highway frontage, providing excellent visibility, access, and traffic exposure.

Zoned **LCC (Limited Commercial Corridor)**, the site allows for broad commercial flexibility, making it well-suited for retail, service, professional, or mixed-use concepts that benefit from a high-profile corridor location.

The combination of highway frontage, county jurisdiction, and LCC zoning makes this a particularly adaptable and investment-worthy opportunity in a growing Lakeland market.

Ideal For:

- Retail development
- Restaurants or hospitality use
- Gas station or convenience store
- Industrial or distribution facility
- Office or mixed-use development

PROPERTY PHOTOS



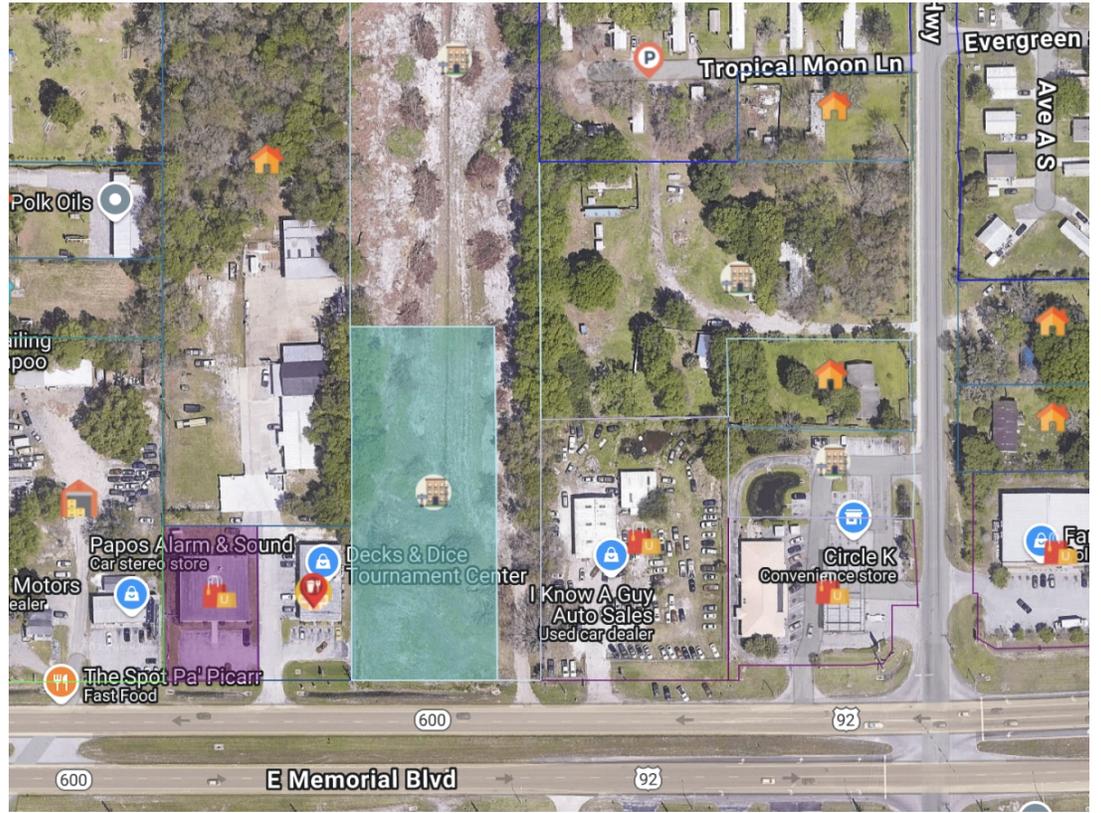
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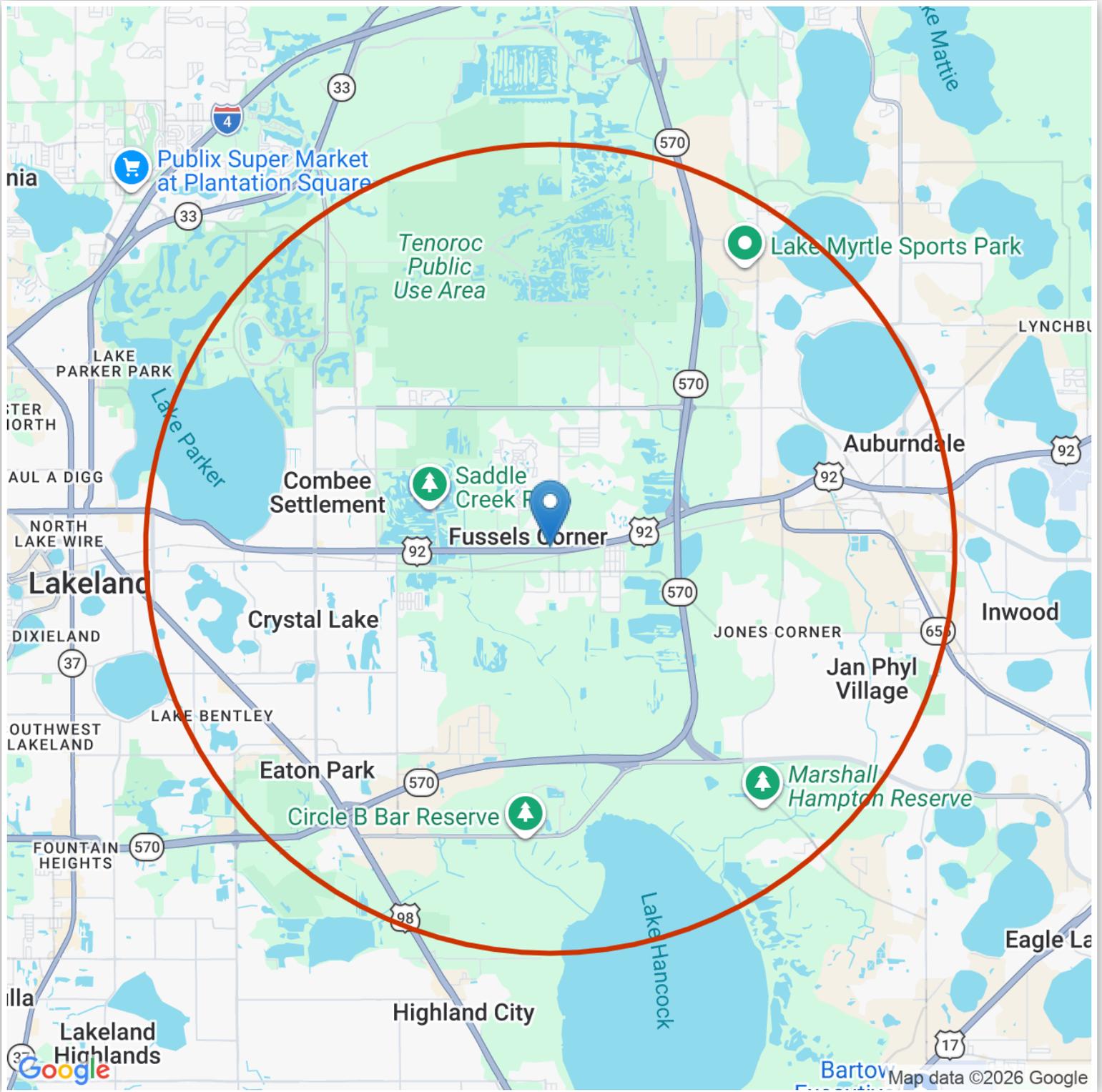
PROPERTY PHOTOS

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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

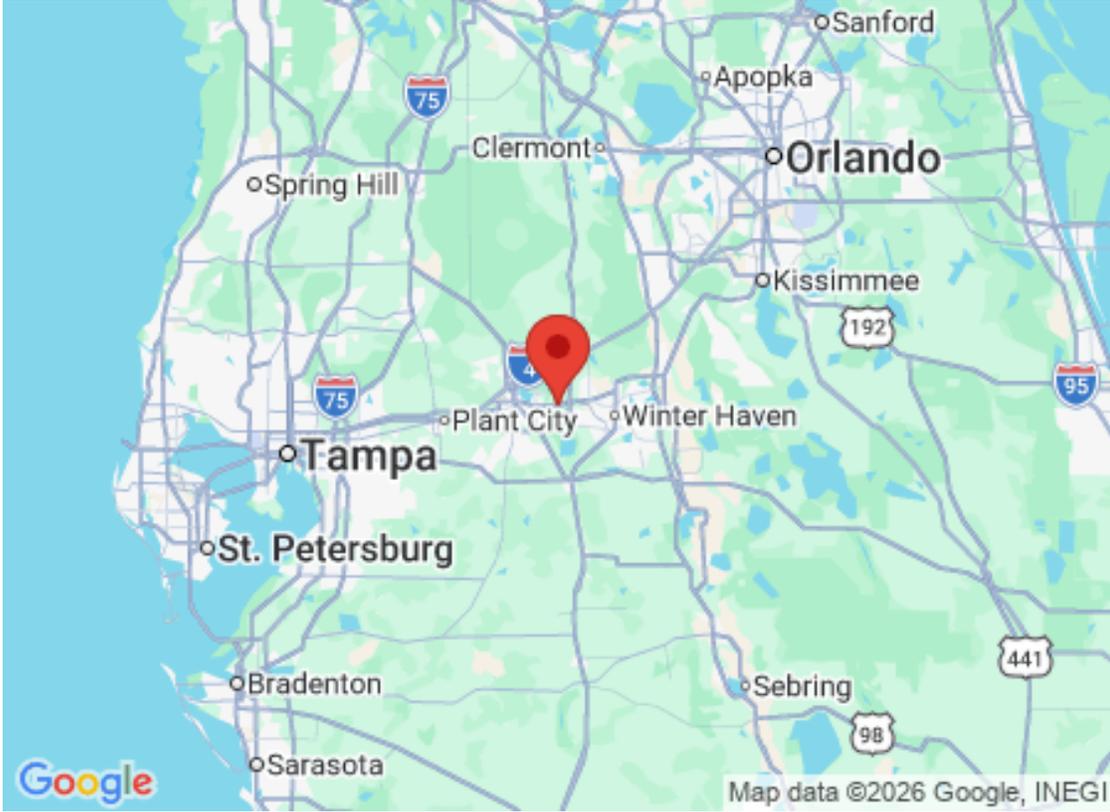
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

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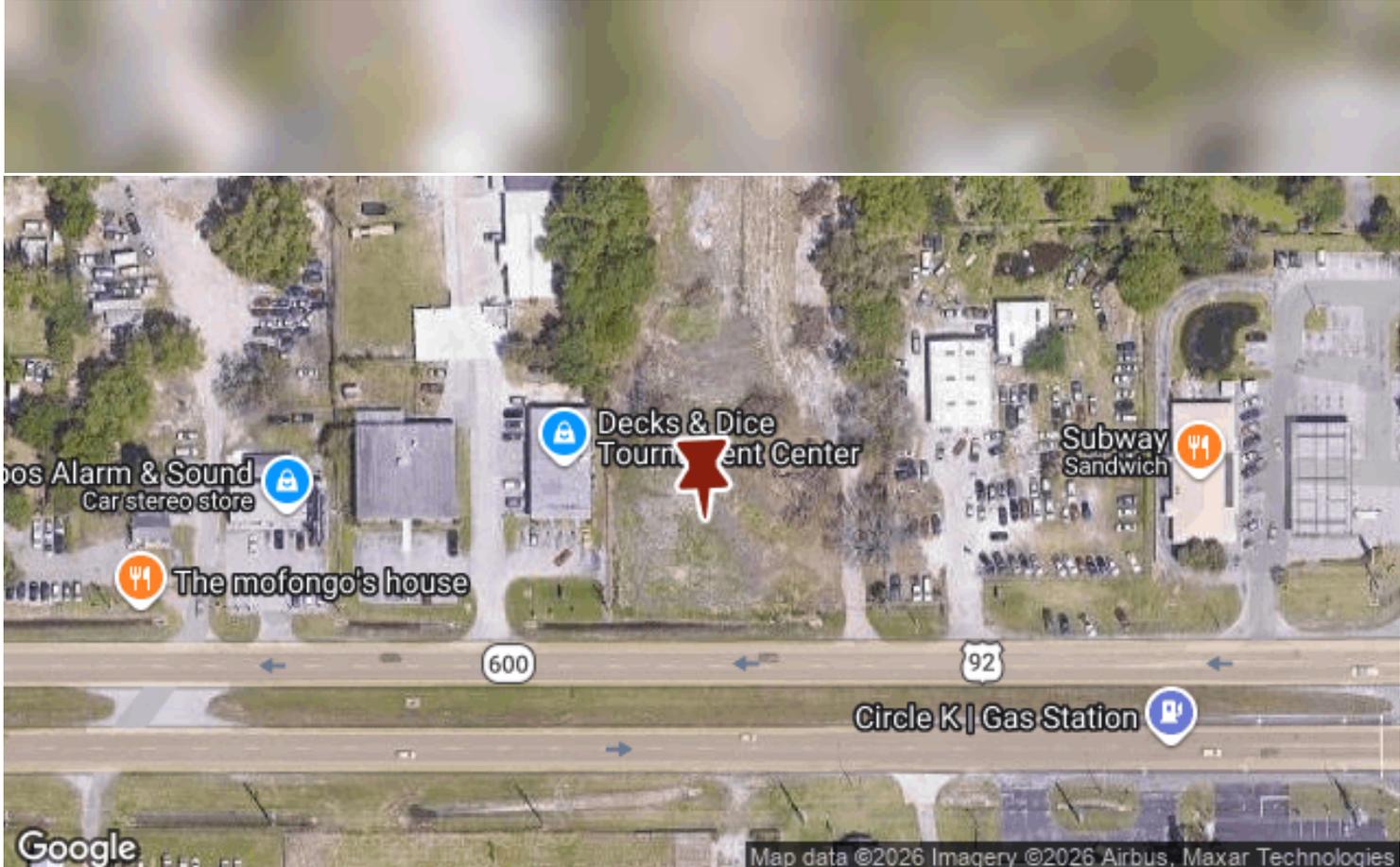
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AREA LOCATION MAP



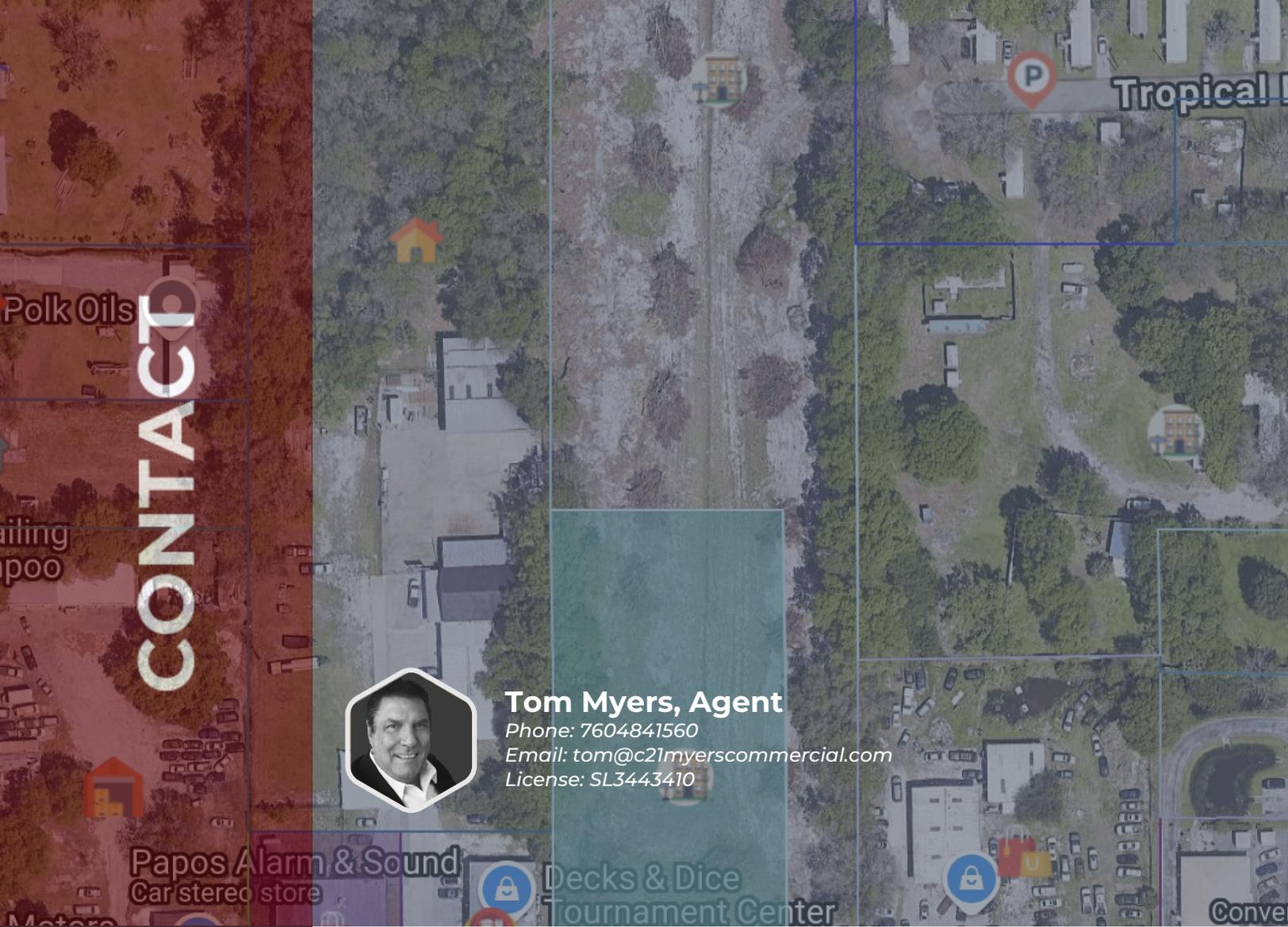
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AERIAL ANNOTATION MAP



0 US Highway 92 E Lakeland

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