



**For Sale**  
Redevelopment Site Property

PRICE REDUCTION

# Kathleen Rd Redevelopment Site

3252 Kathleen Rd | Lakeland, FL 33810-6708

Lakeland

000010

DRAINAGE  
RETENTION  
AND BUFFER

001670

# Property Summary



## Property Description

Redevelopment Site. This hard corner site in the growing Kathleen area has spawned several new home developments. The governing municipality is the City of Lakeland and is zoned Pedestrian Commercial (C-1); permitted uses are retail, fast food restaurants and offices just to name a few.

## SALE INFORMATION - PRICE REDUCTION

Sale Price:	\$1,190,000
Lot Size:	1.16 Acres
Building Size:	3,602 SF

Phillip Mays

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# Additional Photos



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# Property Details & Highlights

Building Name	Kathleen Rd - redevelopment site
Property Type	Redevelopment Site
Property Subtype	Street Retail
APN	23-28-03-000000-013020
Building Size	3,602 SF
Lot Size	1.16 Acres

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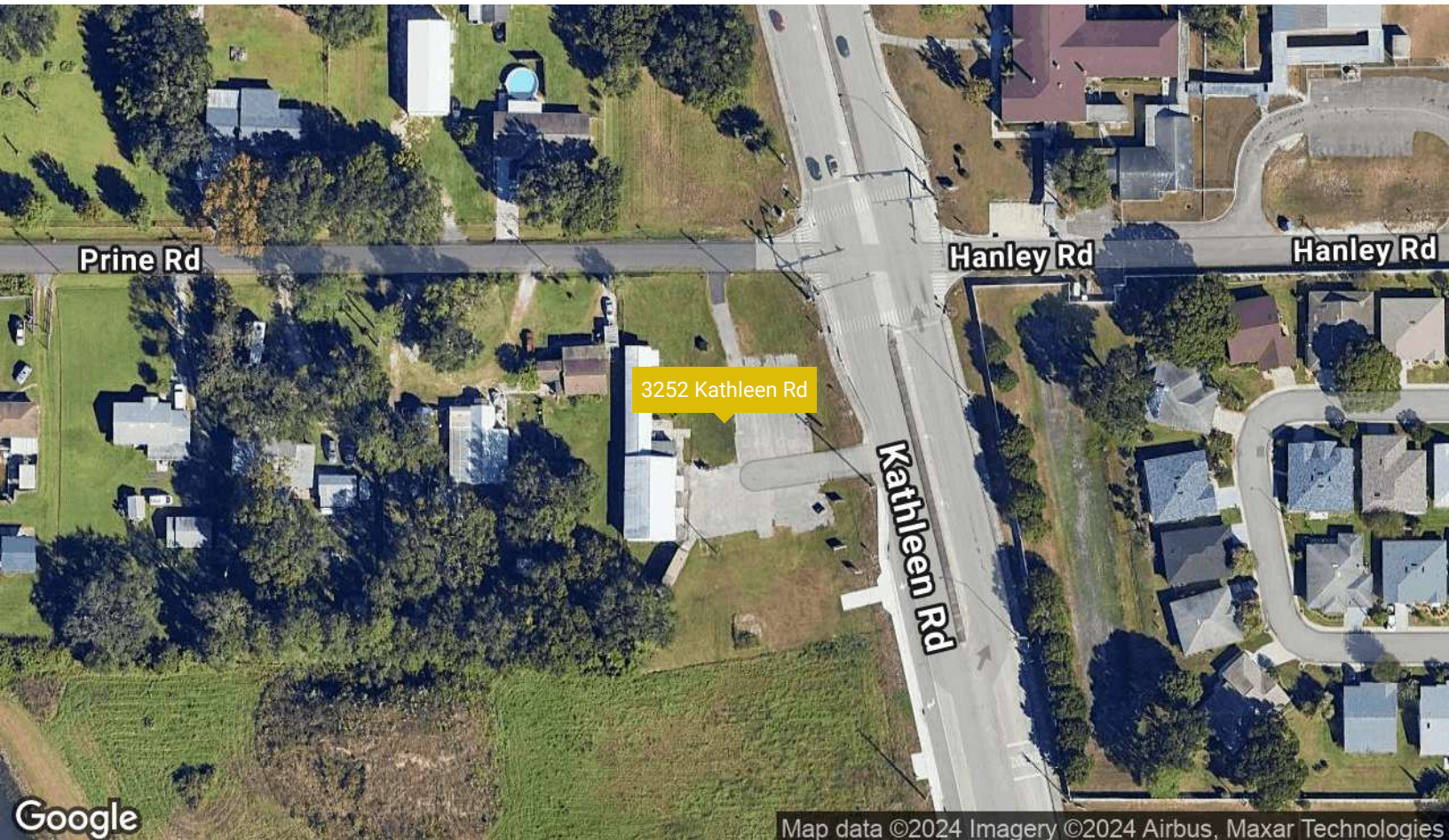
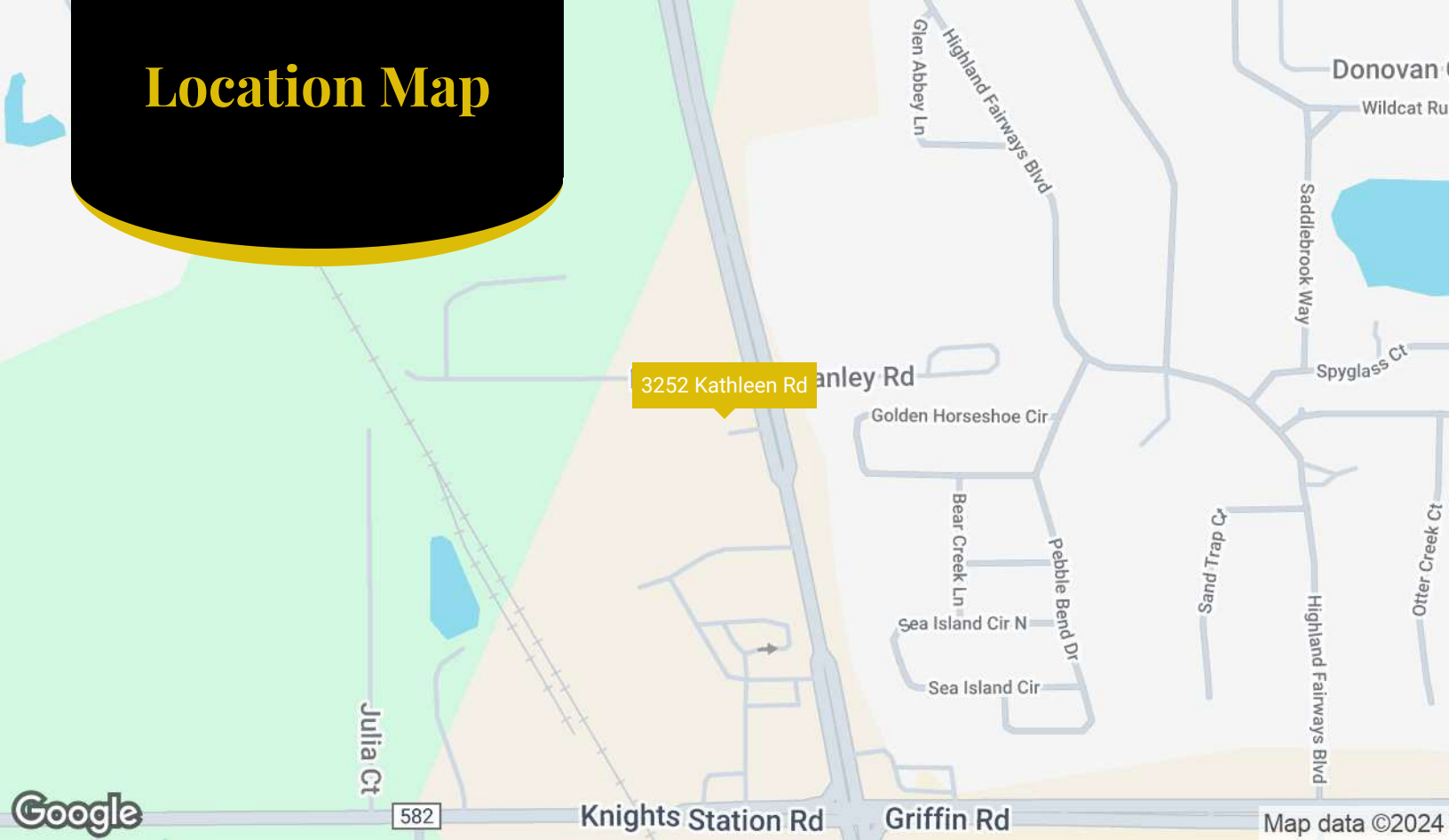
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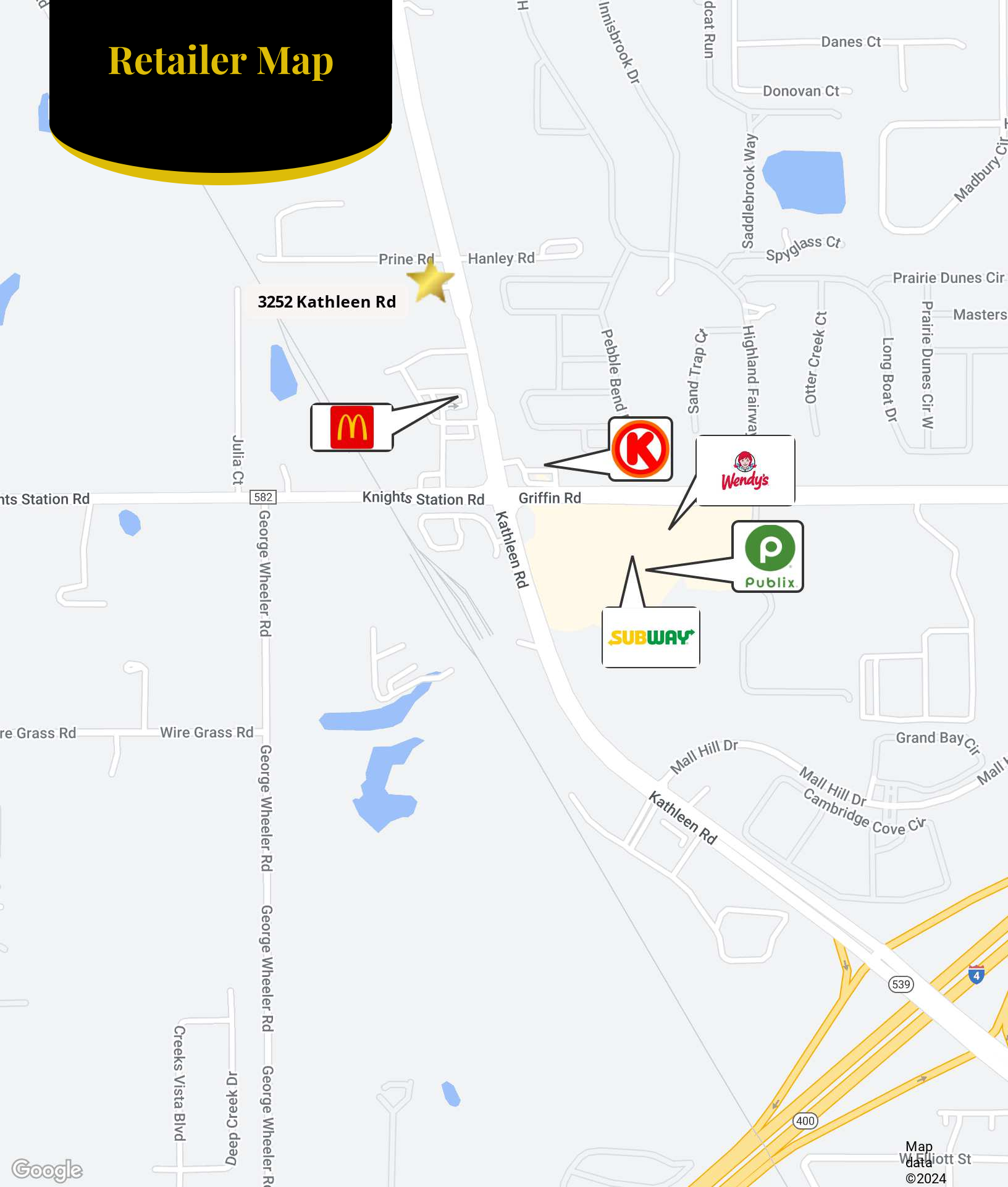
# Location Map



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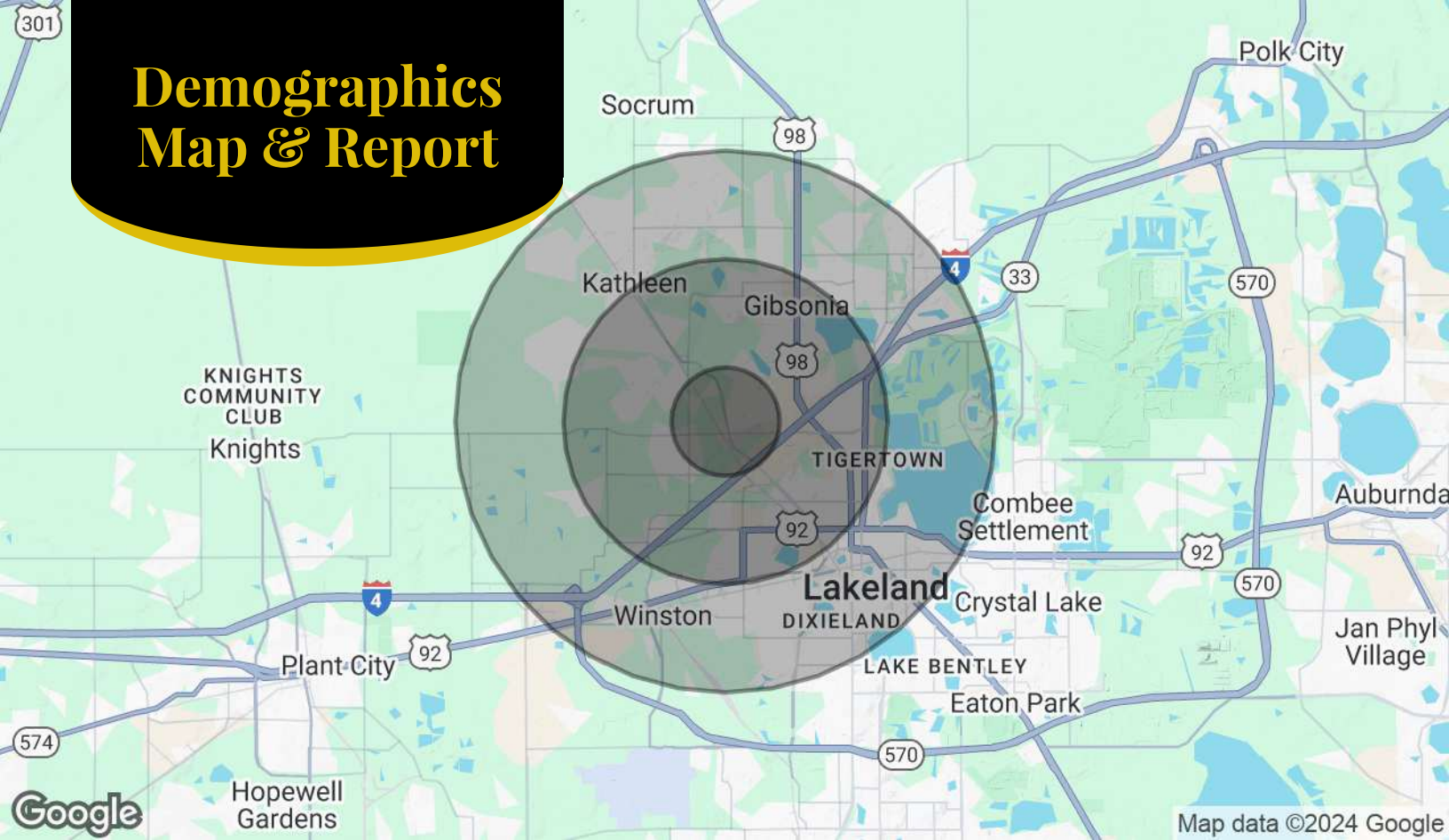
# Retailer Map



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# Demographics Map & Report



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,374	52,882	131,775
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,702	20,594	50,797
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$89,353	\$70,308	\$74,957
Average House Value	\$275,104	\$234,858	\$246,839

Demographics data derived from AlphaMap

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★★★★★  
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