

FOR SALE



RETAIL LAND PARCEL, 4.13 AC +/-
5510 S FLORIDA AVE, LAKELAND, FL
ALONG THE RETAIL JUGGERNAUT S FLORIDA AVE, LAKELAND



5501 S Florida Ave
PURCHASED BY
BAYCARE HEALTH SYSTEM
\$3,500,000
Land Size: 2.03 ac
SOLD Cost Per Ac: \$1.724M
SOLD DATE: Dec 2023

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**See Comparables,
Pages 5 & 6 enclosed**

PROPERTY HIGHLIGHTS

- **Land Size:** 4.13 acres +/- **Dimensions:** 275' W x 520' D+
- **Zoned/FLU:** LCC **Traffic Ct:** 42,056 vehicles per day
- **Avg HH Income:** 3&5 Mile Radius, \$98,285 & \$85,942
- **Frontage S Florida Ave/S SR 37:** 275 Linear FT +/-
- **Close to:** Signalized Intersection of Fitzgerald & S Florida Ave, Miller Ale House, Wawa, Ntl Retailers ++
- **Access:** Full Median Cut for all directional In/Out
- **Purchase Price:** \$7.29 Million **Per Acre:** \$1.765 M

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PARCEL OVERVIEW, ELEVATION, DESIGN AND DIMENSIONAL REGULATIONS

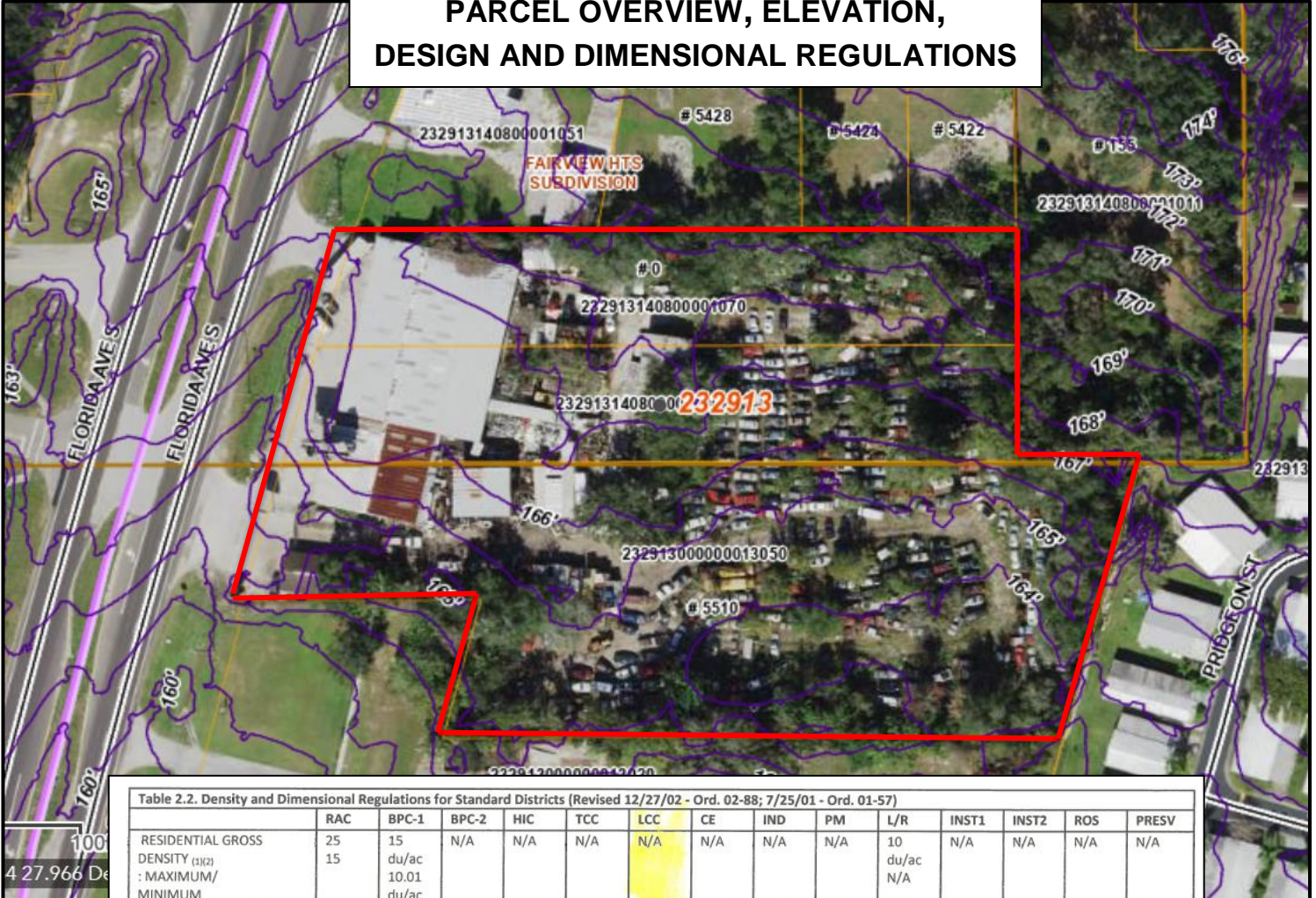


Table 2.2. Density and Dimensional Regulations for Standard Districts (Revised 12/27/02 - Ord. 02-88; 7/25/01 - Ord. 01-57)

	RAC	BPC-1	BPC-2	HIC	TCC	LCC	CE	IND	PM	L/R	INST1	INST2	ROS	PRESV
RESIDENTIAL GROSS DENSITY (S1)(2) : MAXIMUM/ MINIMUM	25 / 15	15 du/ac / 10.01 du/ac	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10 du/ac / N/A	N/A	N/A	N/A	N/A
MIN. RESIDENTIAL LOT AREA (3)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO (ISR)(4)	0.70-0.60-SDA	0.75-0.60-SDA / 0.55-RDA	0.75-0.60-SDA / 0.55-RDA	0.80-0.70-SDA	0.70-0.60-SDA / 0.50-RDA	0.70-0.60-SDA / 0.50-RDA	0.70-0.60-SDA / 0.50-RDA	0.75-0.60-SDA / 0.50-RDA	0.75	0.70-0.60-SDA / 0.50-RDA	0.70-0.60-SDA / 0.50-RDA	0.70-0.60-SDA / 0.50-RDA	0.20-0.15-SDA / 0.10-RDA	0.0001
MAX. NON-RESIDENTIAL FLOOR AREA RATIO (FAR)(5)	0.35	0.75-0.50-SDA / 0.35-RDA / 0.25-COM	0.75-0.60-SDA / 0.35-RDA / 0.25-COM	0.50-0.40-SDA	0.35-0.30-SDA / 0.25-RDA	0.35-0.30-SDA / 0.25-RDA	0.35-0.30-SDA / 0.25-RDA	0.75-0.65-SDA / 0.50-RDA	0.75	0.25	0.75	0.75	0.10-0.05-SDA / 0.01-RDA	0.00005
MINIMUM SETBACKS: (ROAD Rights-of-Way / Center Line) (6)(9)(10)(13)														
LIMITED ACCESS	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA
PRINCIPAL ARTERIAL	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125
MINOR ARTERIAL	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90
URBAN COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MAJOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MINOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
LOCAL, 60' R/W, or greater	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	25 / 55	25 / 55	30 / 60	30 / 60	30 / 60	30 / 60	25 / 55
LOCAL, 41- 60' R/W	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	25 / 50	25 / 50	30 / 60	30 / 60	30 / 60	30 / 60	25 / 50
LOCAL, 40' > R/W	30 / 55	30 / 55	30 / 55	30 / 55	30 / 55	30 / 55	30 / 55	25 / 45	25 / 45	30 / 55	30 / 55	30 / 55	30 / 55	25 / 45
MINIMUM SETBACKS (Principal Structure/ Accessory Structures)														
INTERIOR SIDE (9)(10)(15)	15 / 15	20 / 20	20 / 20	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15
INTERIOR REAR (9)(10)	30 / 10	20 / 20	20 / 20	15 / 15	15 / 15	15 / 15	15 / 15	30 / 10	30 / 10	15 / 15	15 / 15	15 / 15	15 / 15	30 / 10
MAX. STRUCTURE HEIGHT (H)(7)(12)(21)	75	75	100	50	100	35	35	N/A ¹⁸	N/A ¹⁸	50	50	160	25 ⁽¹⁹⁾	25

FOR SALE



IMMEDIATE AREA MAP OVERVIEW



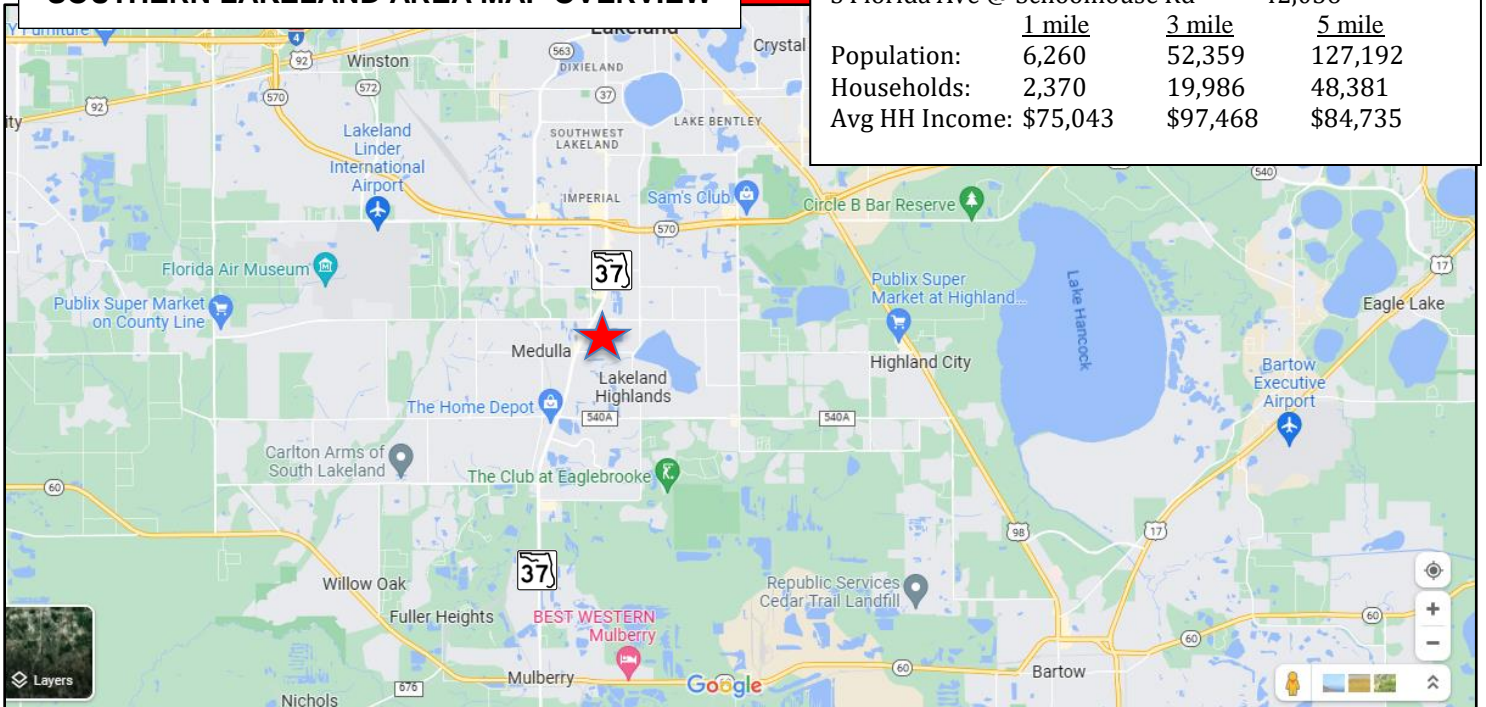
SUBJECT PROPERTY

5501 S Florida Ave
2 ac site
Approved for 2 story,
8 bed hospital

TRAFFIC COUNTS

S Florida Ave @ Schoolhouse Rd	42,056		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,260	52,359	127,192
Households:	2,370	19,986	48,381
Avg HH Income:	\$75,043	\$97,468	\$84,735

SOUTHERN LAKELAND AREA MAP OVERVIEW



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COMPARABLE VALUES – IMMEDIATE AREA



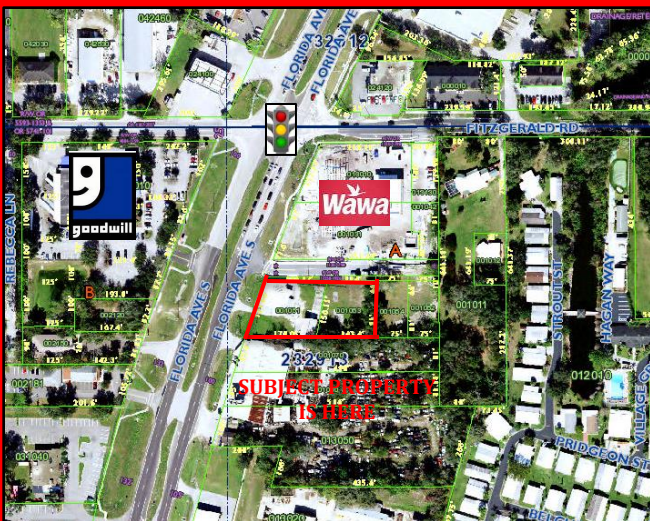
FOR SALE
Outparcel, Home Depot
SWC Ewell Rd & S Florida Ave
Est .812 ac useable
Asking Price = \$1,500,000
Asking Price Per Ac = \$1,847,291
Access: Rt In from Ewell, Interior
other-wise



SOLD COMPARABLE
6150 S Florida Av (Oct 2022)
NWC Ewell Rd & S Florida Ave
Est 2.18 ac useable
Sold Price = \$4,086,500
Sold Price Per Ac = \$1,874,541

635 Hwy 540A W (June 2023)
Est 1.25 ac useable
Sold Price = \$1,200,000
Sold Price Per Ac = \$960,000

Total Land Purchased
Est 3.43 ac useable
Sold Price Total = \$5,286,500
Sold Price Per Ac = \$1,541,253



SOLD COMPARABLE
5428 & 0 S Florida Av (Aug 2021)
Est .91 ac useable
Sold Price = \$1,412,500
Sold Price Per Ac = \$1,552,198

FOR SALE



COMPARABLE VALUES – IMMEDIATE AREA



SOLD COMPARABLE
5501 S Florida Ave
Est 2.03 ac useable
SOLD Price = \$3,500,000
SALE DATE: December 2023
SOLD Cost Per Ac = \$1,724,138
Pad ready, approved for a 2 story 8 bed hospital with OR



FOR SALE
6606 S Florida Ave
Est Effective useable 1.35 ac
Narrow, irregular shaped lot
bordered by Lake – tougher site
Asking Price = \$1,185,185
Asking Price Per Ac = \$877,915

5501 S Florida Ave
SOLD
SOLD Price: \$3.5M
Land Size: 2.03 ac



SOLD COMPARABLE
5610 S Florida Av (March 2023)
Est 5.58 ac useable
Sold Price = \$4,300,000
Sold Price Per Ac = \$770,609

*Purchased by LRH (Lakeland Regional Healthcare). LRH has changed plans and currently has this property on the market for sale:
\$5.345M for 5.58 ac = \$957,885 per ac*

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TABLE OF USES, 4 LEVELS OF CONDITIONAL USE

Item #	Category	Use	P	C1	C2	C3	C4
4	All other uses	Agricultural Support, Off-site	x				
11	All other uses	Childcare Center	x				
12	All other uses	Clinics & Medical Offices	x				
17	All other uses	Farming General	x				
22	All other uses	Government Facility	x				
27	All other uses	Kennels, Boarding, and Breeding	x				
30	All other uses	Lodges and Retreats	x				
38	All other uses	Nurseries, Retail	x				
39	All other uses	Nurseries and Greenhouses	x				
41	All other uses	Office	x				
42	All other uses	Office Park	x				
43	All other uses	Personal Service	x				
53	All other uses	Restaurant, Sit-down/Take-out	x				
54	All other uses	Retail, 10,000 - 34,999 SF	x				
55	All other uses	Retail, 35,000 - 64,999 SF	x				
58	All other uses	Retail, Less than 10,000 SF	x				
64	All other uses	Studio, Production	x				
66	All other uses	Transit, Facility	x				
69	All other uses	Utilities, Class I	x				
70	All other uses	Utilities, Class II	x				
76	All other uses	Veterinary Service	x				
5	All other uses	Alcohol Package Sales		x			
33	All other uses	Marinas and Related Facilities		x			
45	All other uses	Recreation, Passive		x			
7	All other uses	Car wash, full service			x		
8	All other uses	Car wash, incidental			x		
9	All other uses	Car wash, self service			x		
13	All other uses	Commercial Vehicle Parking			x		
15	All other uses	Community Center			x		
16	All other uses	Cultural Facility			x		
18	All other uses	Financial Institution			x		
19	All other uses	Financial Institution, Drive Thru			x		
20	All other uses	Funeral Home & Related Facilities			x		
21	All other uses	Gas Station			x		
23	All other uses	Heavy machinery equipment Sales & Services			x		
25	All other uses	Helistops			x		
26	All other uses	Hotels and Motels			x		
29	All other uses	Livestock Sale & Auction			x		
31	All other uses	Manufacturing General			x		
32	All other uses	Manufacturing Light			x		
34	All other uses	Medical Marijuana Dispensaries			x		
40	All other uses	Nursing Home			x		
44	All other uses	Printing & Publishing			x		
46	All other uses	Recreation & Amusement General			x		
48	All other uses	Recreational Vehicle Storage			x		
49	All other uses	Religious Institution			x		
50	All other uses	Research & Development			x		
52	All other uses	Restaurant, Drive-thru/Drive-in			x		
57	All other uses	Retail, homes sales off site			x		

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TABLE OF USES, 4 LEVELS OF CONDITIONAL USE

Item #	Category	Use	P	C1	C2	C3	C4
59	All other uses	Retail, Outdoor Sales/Display			X		
60	All other uses	School, Leisure/Special Interest			X		
62	All other uses	School, University/College			X		
63	All other uses	Self-storage facility			X		
68	All other uses	Truck Stop			X		
72	All other uses	Vehicle Recovery Service/Agency			X		
74	All other uses	Vehicle Service, Mechanical			X		
75	All other uses	Vehicle Sales, Leasing			X		
1	Residential Uses	Multi-family				X	
2	Mixed Uses	Planned Development				X	
3	Mixed Uses	Transitional Area Development				X	
6	All other uses	Bars, Lounges, and Taverns				X	
10	All other uses	Cemetery				X	
14	All other uses	Communication Tower, Monopole				X	
24	All other uses	Heliports				X	
28	All other uses	Lime stabilization facility				X	
35	All other uses	Mining, Non-phosphate				X	
36	All other uses	Motor freight terminal				X	
37	All other uses	Nightclubs and Dance Halls				X	
47	All other uses	Recreation & Amusement Intensive				X	
56	All other uses	Retail, More than 65,000 SF				X	
61	All other uses	School, Technical/Vocational/Trade & Training				X	
65	All other uses	Transit, Commercial				X	
71	All other uses	Utilities, Class III				X	
73	All other uses	Vehicle Repair, Auto Body				X	
77	All other uses	Warehousing/Distribution				X	
78	All other uses	Water Ski Schools				X	
51	All other uses	Residential Treatment Facility					X
67	All other uses	Transitional Area Development					X

Four types of Conditional Uses are identified on the Use Table in Section 205. They are denoted by C1, C2, C3, or C4 which indicate the Level of Review necessary to ensure the conditions are appropriately applied. These conditions shall also apply to all Conditional Uses identified on the SAP Use Tables, Tables 4.1, 4.3, 4.8, and 4.11.

- C1 Conditional uses which are reviewed at the staff level through an existing permit procedure. The review process is outlined in Section 904, Level 1 Reviews.
- C2 Conditional uses which are reviewed by the staff but involve multiple issues or departments. The review process is outlined in Section 905, Level 2 Review, and involves review of a site plan by the Development Review Committee.
- C3 Conditional uses which are reviewed by the staff but involve multiple issues and potential off-site impacts. The review process is described in Section 906, Level 3 Reviews, and includes a site plan submittal for review by the Development Review Committee (DRC) and a public hearing before the Planning Commission (PC).
- C4 Conditional uses which involve multiple issues and potential significant off-site impacts. These uses are reviewed by the DRC and include public hearings before the Planning Commission and BoCC. The procedure for this review is described in Section 907, Level 4 Review.