

US HWY 98 NORTH IN LAKELAND

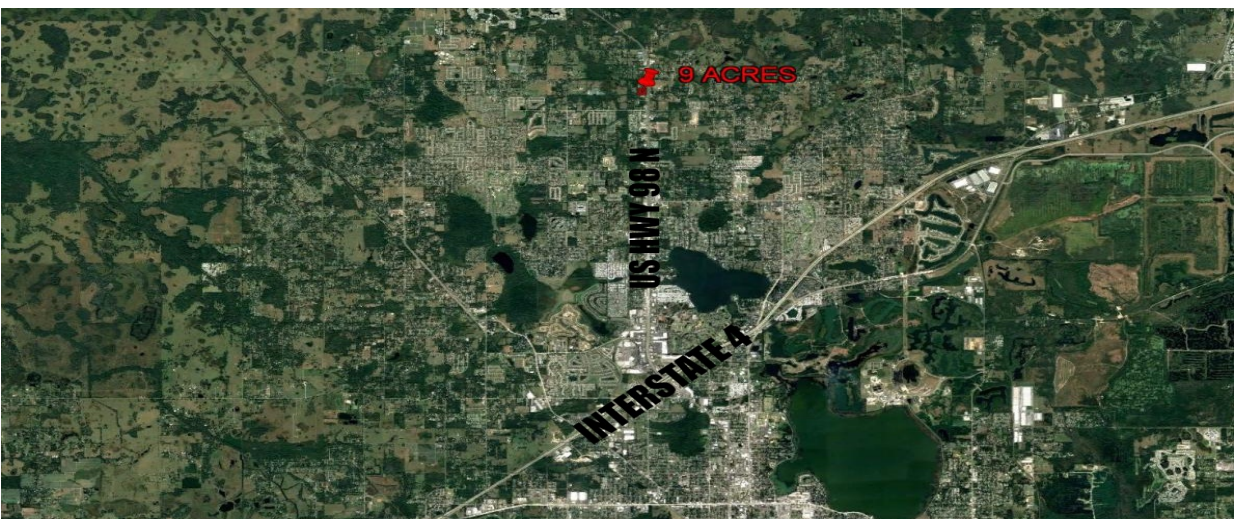


Excellent opportunity to purchase a large high and dry 9 acre parcel with 600 feet of frontage on US Highway 98 N in the booming Central Florida Lakeland market

Two parcels are included in the offering, located between the corner of Lanier Rd and West Socrum Loop about 5 miles North of Interstate 4

Located in unincorporated Polk County, the LLC, or Linear Commercial Corridor zoning allows for a myriad of commercial uses, and with many conditional uses as well

Daily traffic count of about 36,000 along this section of the four lane highway, and there is a curb cut in front for northbound access

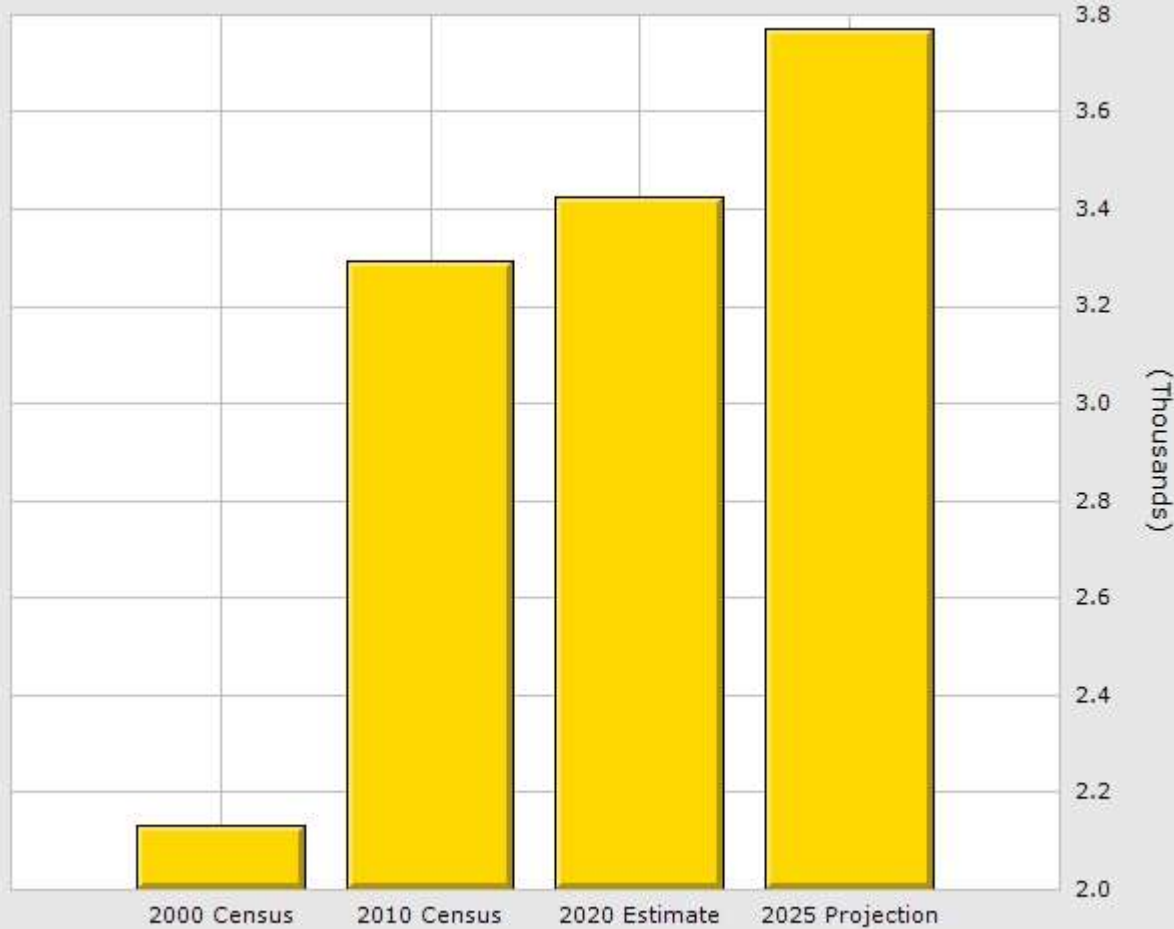


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Population for 1 Mile Radius

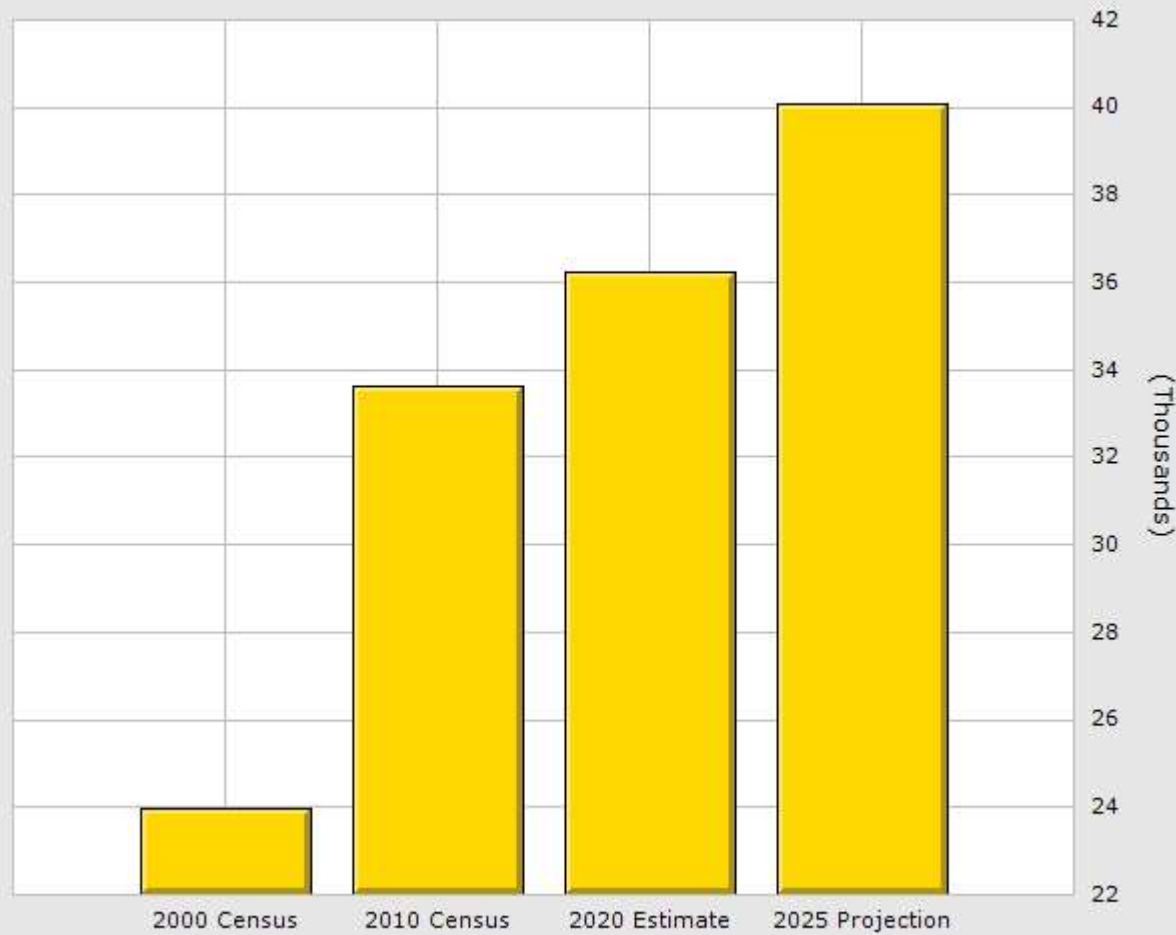
0 US Highway 98, Lakeland, FL 33810



	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	3,424	36,235	78,570
2025 Population:	3,769	40,076	87,495
Pop Growth 2020-2025:	10.08%	10.60%	11.36%
Average Age:	38.60	41.60	41.20
Households			
2020 Total Households:	1,197	13,508	30,376
HH Growth 2020-2025:	9.44%	9.99%	10.76%
Median Household Inc:	\$62,500	\$64,616	\$59,648
Avg Household Size:	2.80	2.70	2.50
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$160,135	\$168,548	\$170,525
Median Year Built:	1993	1993	1992

Population for 3 Mile Radius

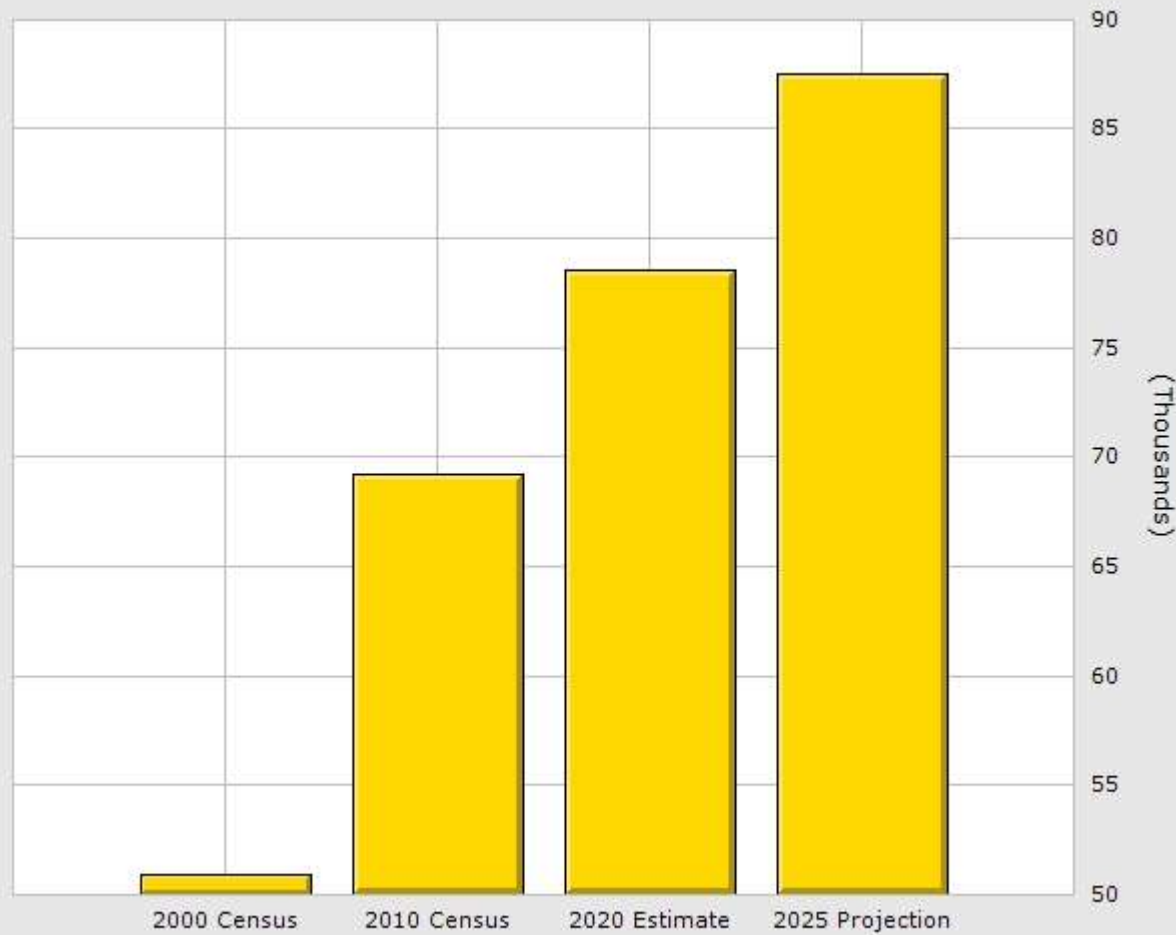
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Housing			
Median Home Value:	\$160,135	\$168,548	\$170,525
Median Year Built:	1993	1993	1992

Population for 5 Mile Radius

0 US Highway 98, Lakeland, FL 33810



Population	1 Mile	3 Mile	5 Mile
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2025 Population:	3,769	40,076	87,495
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Average Age:	38.60	41.60	41.20
Households			
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Median Home Value:	\$160,135	\$168,548	\$170,525
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