

FOR LEASE: 10,500 SF Air Conditioned Warehouse

Access to I-4 via Co. Line Rd. & via the Polk Pkwy.
4767 DRANE FIELD ROAD, LAKELAND, FLORIDA



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LOCATION MAP



PROPERTY INFORMATION

- Near **Polk Parkway & County Line Road**: Easy Access to I-4
- Fully Insulated & **Air Conditioned** Warehouse
- **Clear Span**
- Community **Dock** at Building
- Near **Lakeland Linder Regional Airport**

FOR MORE INFORMATION
PLEASE CONTACT

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Lakeland, FL 33801



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10,500 SF Air Conditioned Warehouse

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Property Overview

Identification: 10,500 SF Air Conditioned Warehouse

Location: 4767 Drane Field Road
Lakeland, Florida 33811

Parcel ID: 23-28-31-000000-022070

Type: Air Conditioned Warehouse

Building

Specifications: Fully insulated; fully air conditioned (though can utilize without).

- Clear Span
- Fully Insulated
- Fully AC
- Offices (open ceiling)
 - 20' x 12'
 - 25' x 11'
- Restrooms: Men's and Women's
- Locker Room with Shower
- Roll Up Doors
 - Two 12' high x 10' wide
 - One 14' high x 12' wide

Comments: Prime warehouse location near logistics/distribution hub of **County Line Road**, with easy access to **I-4 (Exit 25)**, within 3 miles of the **Polk Parkway**, and within 1.5 miles of **Lakeland Linder Regional Airport**. Located within a warehouse complex with **fenced/gated entrance**. Large **monument sign** fronting **Drane Field Road** provides business name exposure.

Lease Rate: **\$5.50 NN per square foot**



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Business Park Complex





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Photos



Warehouse



Open Ceiling Offices



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Photos





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Distance Aerial



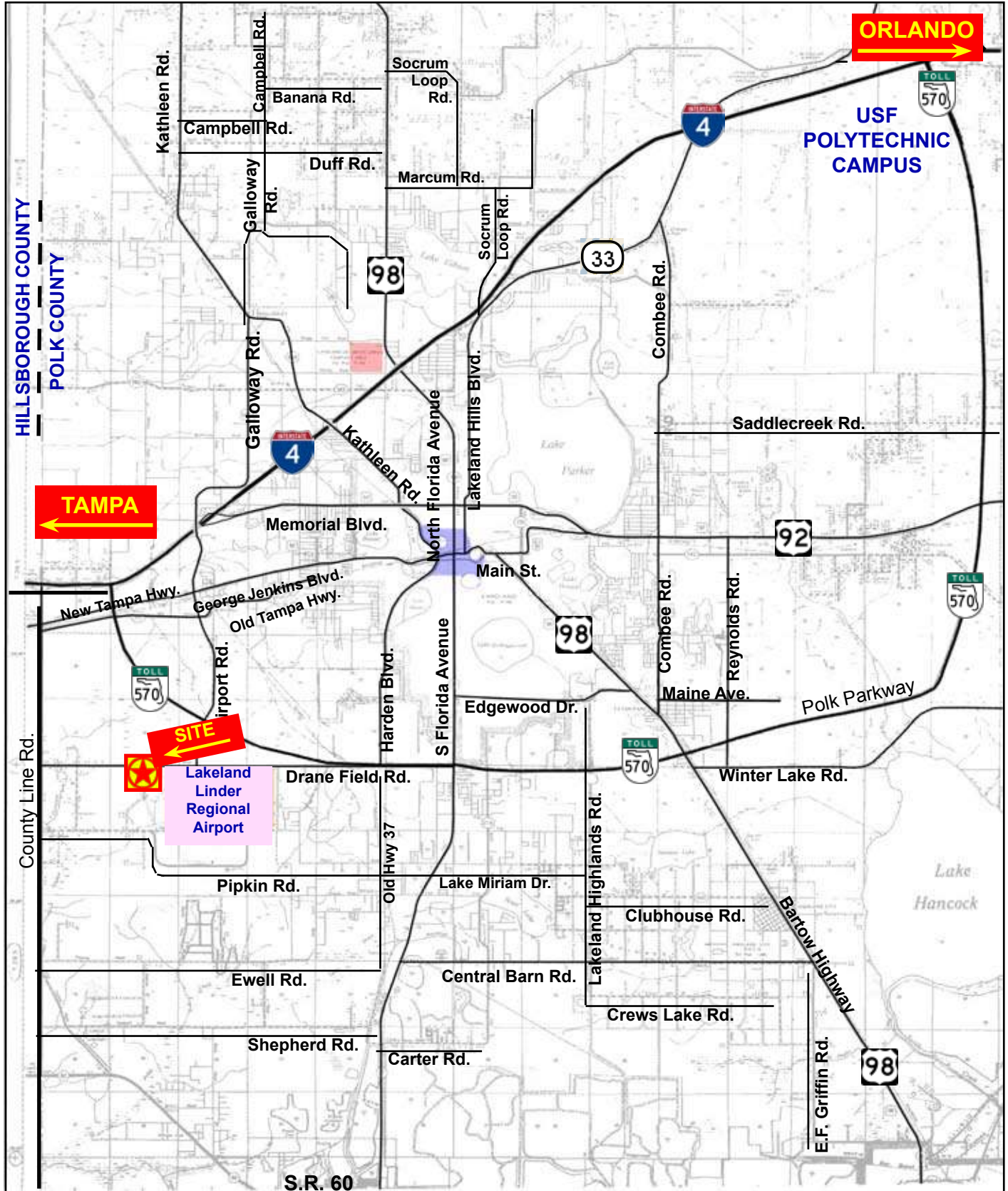


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Greater Lakeland I-4 Corridor Map



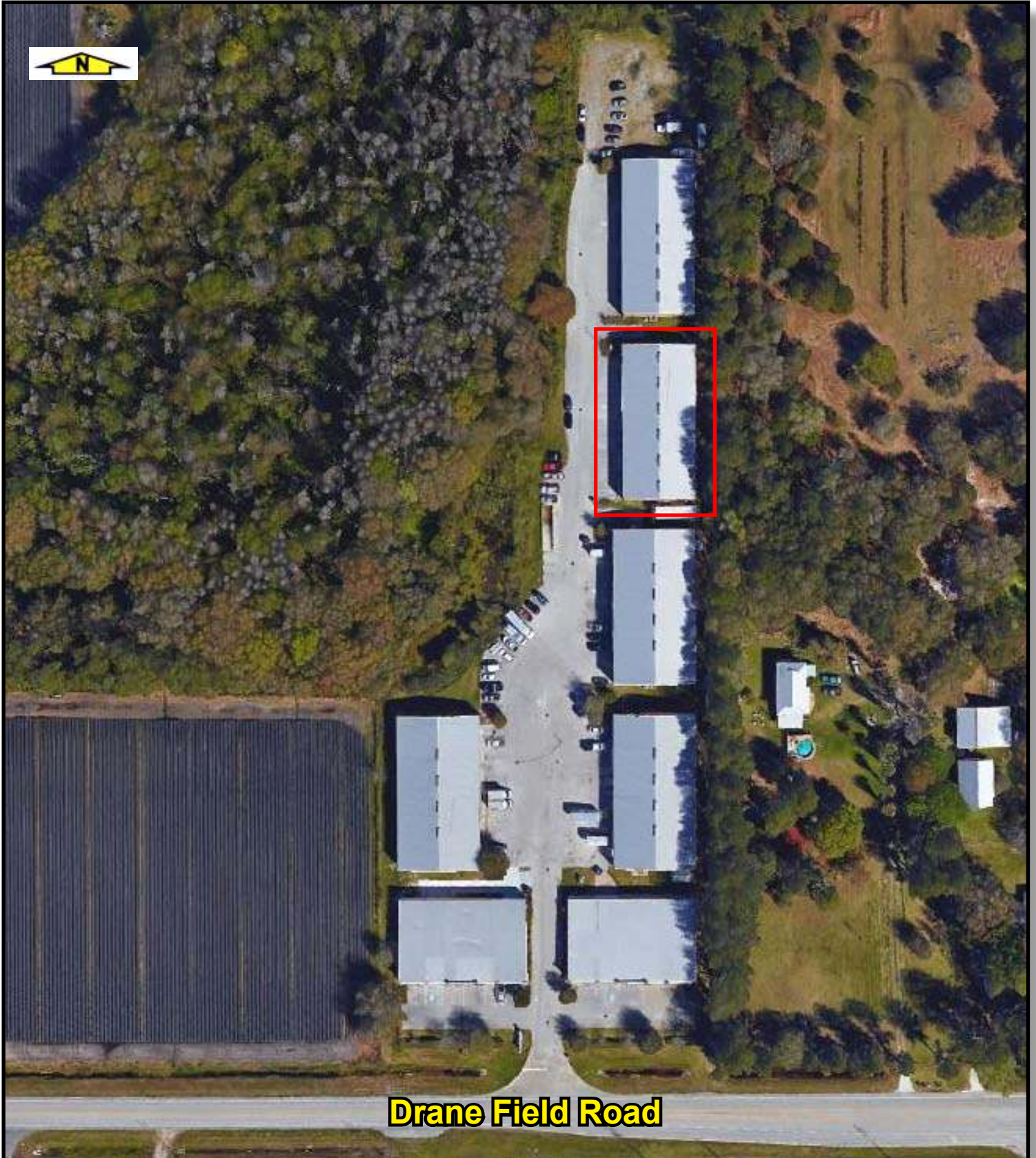


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Close Up Aerial



Drane Field Road



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Demographics ■ Executive Summary

	20 miles	40 miles	60 miles
Population			
2000 Population	638,640	1,832,880	4,572,691
2010 Population	791,974	2,351,242	5,513,090
2016 Population	849,147	2,562,334	5,985,511
2021 Population	907,954	2,764,596	6,450,523
2000-2010 Annual Rate	2.18%	2.52%	1.89%
2010-2016 Annual Rate	1.12%	1.39%	1.32%
2016-2021 Annual Rate	1.35%	1.53%	1.51%
2016 Male Population	48.8%	48.9%	48.8%
2016 Female Population	51.2%	51.1%	51.2%
2016 Median Age	38.9	38.8	41.4

In the identified area, the current year population is 5,985,511. In 2010, the Census count in the area was 5,513,090. The rate of change since 2010 was 1.32% annually. The five-year projection for the population in the area is 6,450,523 representing a change of 1.51% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	74.2%	72.5%	73.3%
2016 Black Alone	13.7%	14.7%	14.2%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	2.8%	3.3%	3.3%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	5.7%	5.7%	5.5%
2016 Two or More Races	3.1%	3.3%	3.2%
2016 Hispanic Origin (Any Race)	20.2%	24.8%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	242,079	722,086	1,864,900
2010 Households	296,340	904,753	2,203,101
2016 Total Households	313,290	971,061	2,357,452
2021 Total Households	332,981	1,040,740	2,523,478
2000-2010 Annual Rate	2.04%	2.28%	1.68%
2010-2016 Annual Rate	0.89%	1.14%	1.09%
2016-2021 Annual Rate	1.23%	1.40%	1.37%
2016 Average Household Size	2.67	2.59	2.49

The household count in this area has changed from 2,203,101 in 2010 to 2,357,452 in the current year, a change of 1.09% annually. The five-year projection of households is 2,523,478, a change of 1.37% annually from the current year total. Average household size is currently 2.49, compared to 2.45 in the year 2010. The number of families in the current year is 1,508,982 in the specified area.



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Median Household Income			
2016 Median Household Income	\$50,338	\$50,412	\$47,258
2021 Median Household Income	\$55,854	\$56,302	\$53,727
2016-2021 Annual Rate	2.10%	2.23%	2.60%
Average Household Income			
2016 Average Household Income	\$66,653	\$69,371	\$66,808
2021 Average Household Income	\$72,946	\$76,126	\$73,465
2016-2021 Annual Rate	1.82%	1.88%	1.92%
Per Capita Income			
2016 Per Capita Income	\$25,012	\$26,756	\$26,843
2021 Per Capita Income	\$27,145	\$29,090	\$29,231
2016-2021 Annual Rate	1.65%	1.69%	1.72%

Households by Income

Current median household income is \$47,258 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$53,727 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$66,808 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$73,465 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,843 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,231 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	273,940	818,505	2,142,063
2000 Owner Occupied Housing Units	177,715	494,543	1,310,734
2000 Renter Occupied Housing Units	64,364	227,544	554,166
2000 Vacant Housing Units	31,861	96,418	277,163
2010 Total Housing Units	339,141	1,072,961	2,654,467
2010 Owner Occupied Housing Units	204,350	597,099	1,473,180
2010 Renter Occupied Housing Units	91,990	307,654	729,921
2010 Vacant Housing Units	42,801	168,208	451,366
2016 Total Housing Units	358,208	1,148,421	2,848,088
2016 Owner Occupied Housing Units	201,270	596,481	1,466,627
2016 Renter Occupied Housing Units	112,020	374,580	890,825
2016 Vacant Housing Units	44,918	177,360	490,636
2021 Total Housing Units	379,939	1,227,606	3,041,630
2021 Owner Occupied Housing Units	212,486	635,661	1,558,199
2021 Renter Occupied Housing Units	120,495	405,080	965,279
2021 Vacant Housing Units	46,958	186,866	518,152

Currently, 51.5% of the 2,848,088 housing units in the area are owner occupied; 31.3%, renter occupied; and 17.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 2,654,467 housing units in the area - 55.5% owner occupied, 27.5% renter occupied, and 17.0% vacant. The annual rate of change in housing units since 2010 is 3.18%. Median home value in the area is \$167,712, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.94% annually to \$203,448.

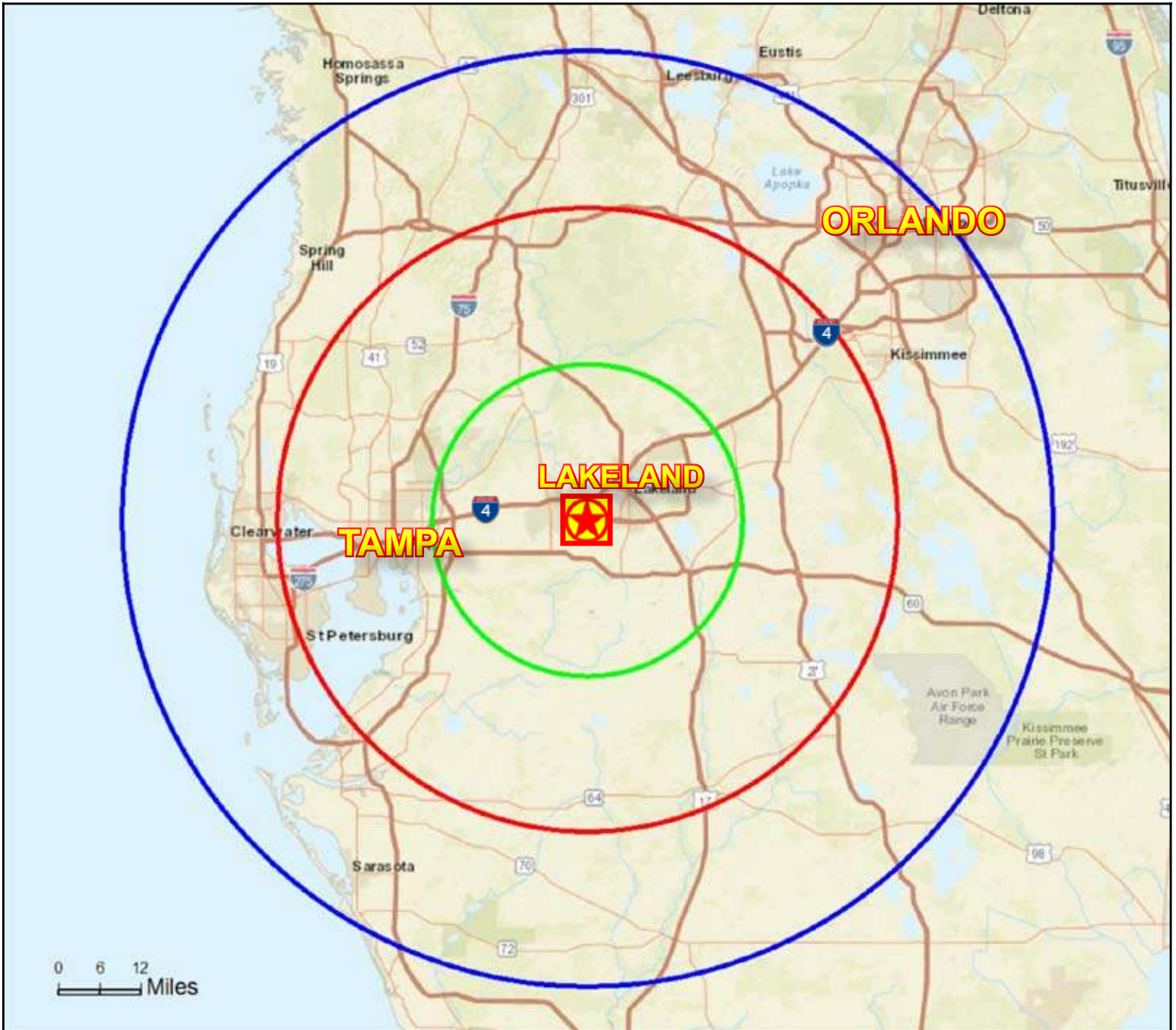


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