



OFFERING MEMORANDUM

# MEMORIAL - SUTTON

3248 E. MEMORIAL BLVD. (US 92), LAKELAND, FL 33801

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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

## PROPERTY DESCRIPTION

The opportunity is to purchase 5.3± acres of commercial land located at the lighted intersection of US Hwy. 92/Memorial Blvd. and Fish Hatchery Road in Lakeland. It features 256 feet of frontage on US 92 and has an AADT of 28,500.

Future land use is Linear Commercial Corridor which allows for a multitude of uses including; retail, office, and light industrial.

The property has two wells (2" & 4") and two septic tanks (7' x 8' & 4' x 8'). Water and sewer provided by City of Lakeland Utilities is located 1,800+ feet to the west.

## LOCATION DESCRIPTION

The property is located on the north west corner of U.S 92/Memorial Blvd. and Fish Hatchery Road in Lakeland in unincorporated Polk County. Direct access is provided via 4 lane US Hwy. 92/Memorial Blvd. and 2 lane Fish Hatchery Road.

## MUNICIPALITY

Lakeland

## PROPERTY SIZE

5.3 Acres

## FUTURE LAND USE

Linear Commercial Corridor

## PRICE

\$625,000

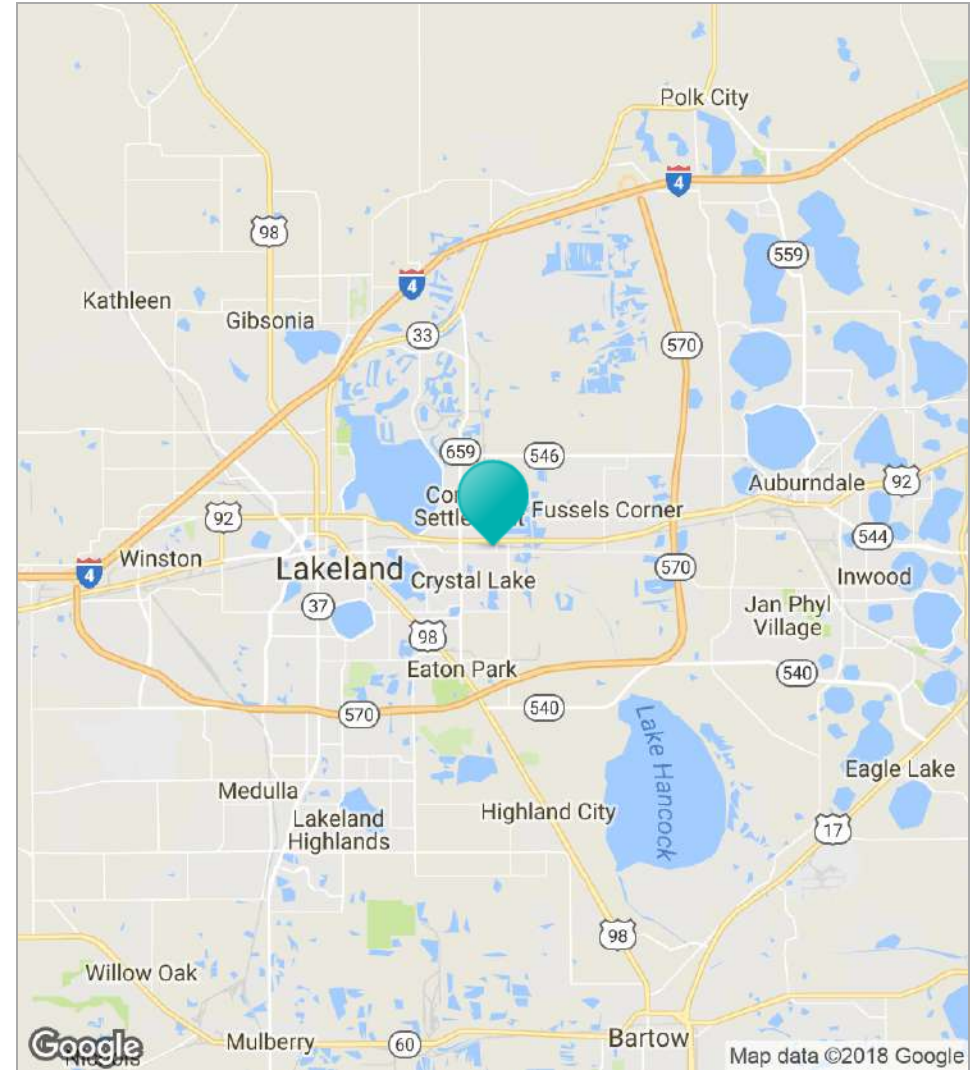
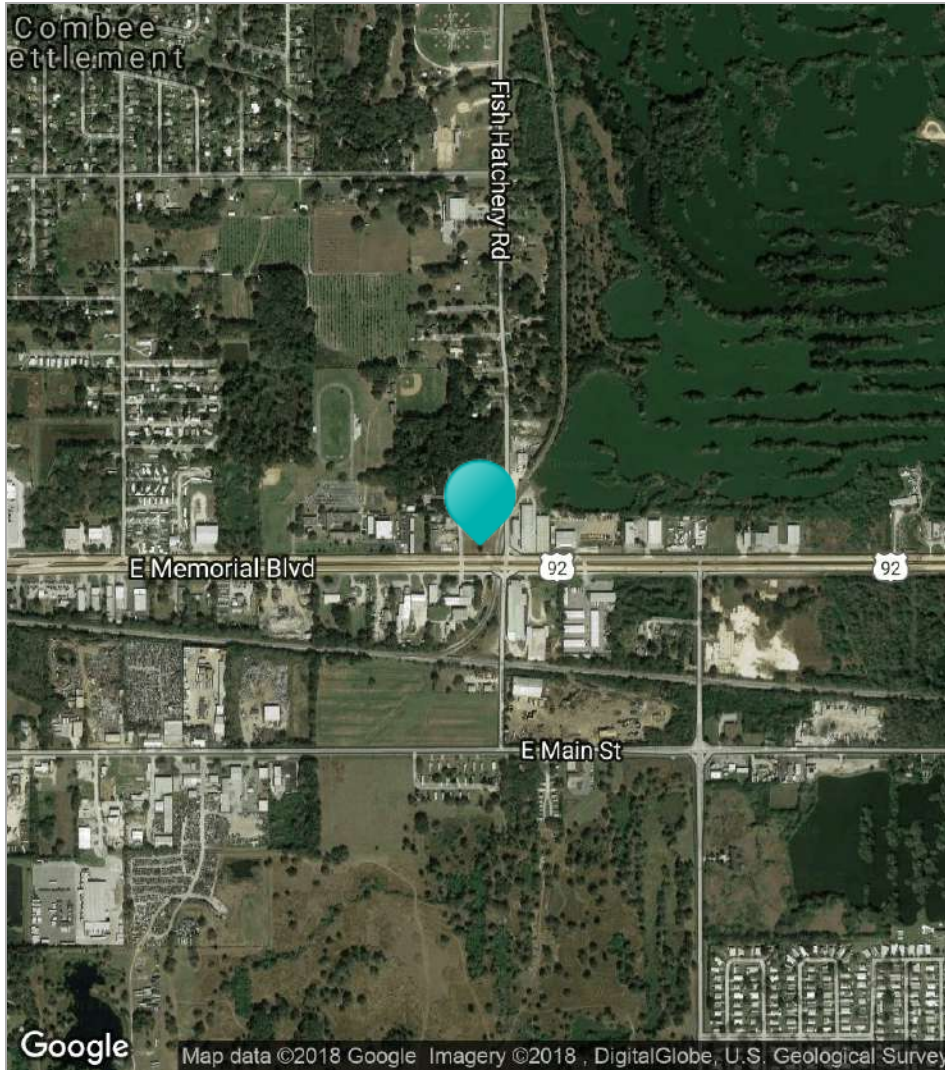
## BROKER CONTACT INFO

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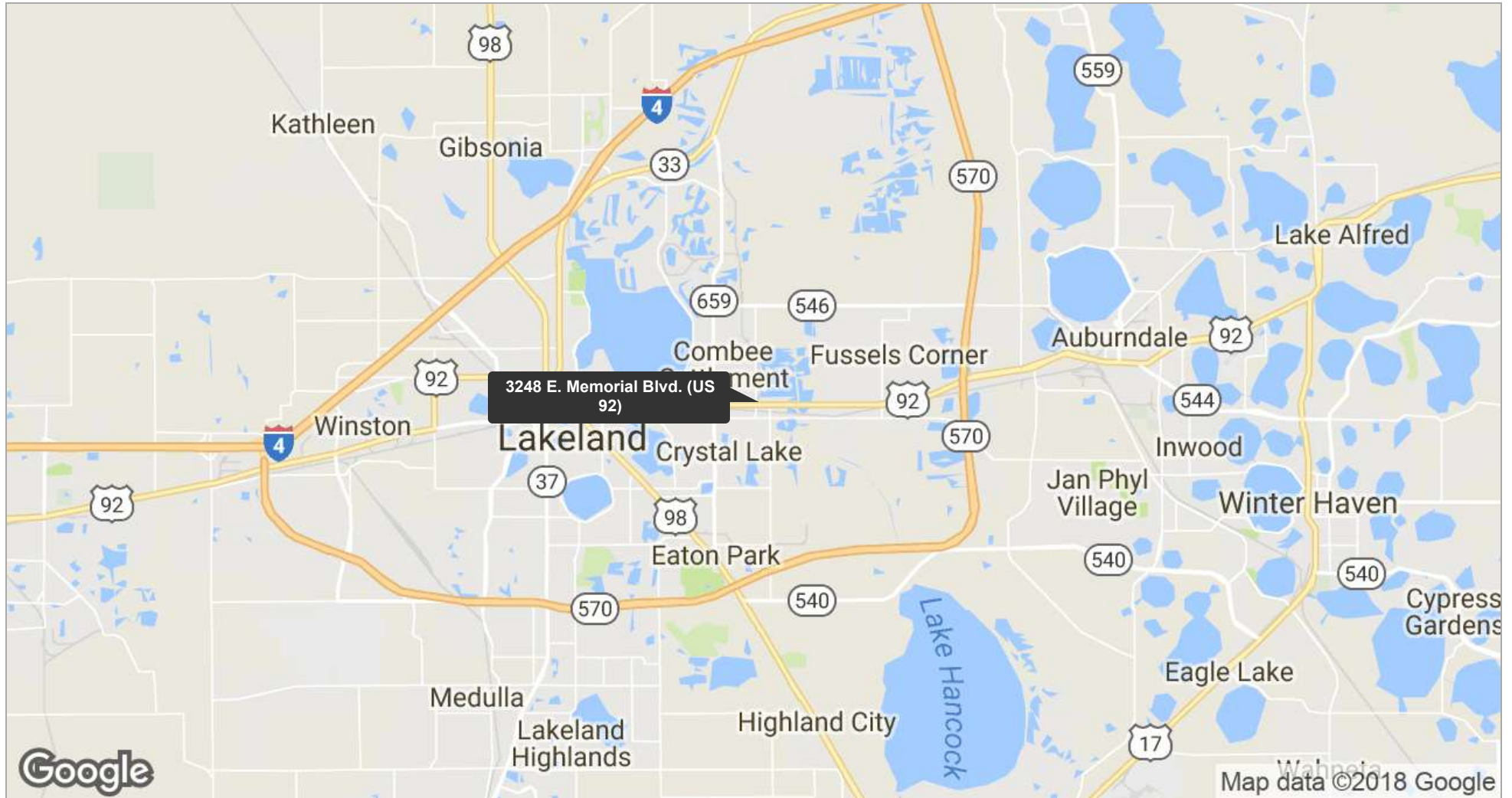


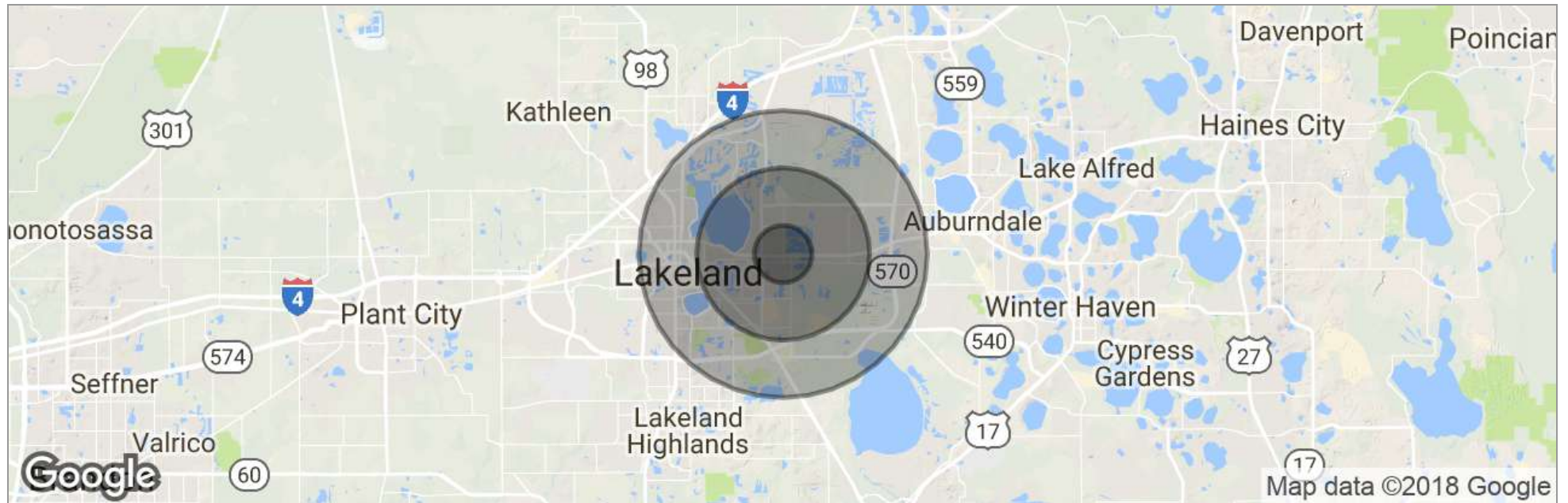


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	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	4,352	32,619	84,073
Population Density	1,385	1,154	1,070
Median Age	31.4	34.3	36.9
Median Age (Male)	29.9	33.0	35.2
Median Age (Female)	33.0	35.2	37.6
Total Households	1,510	11,921	32,676
# of Persons Per HH	2.9	2.7	2.6
Average HH Income	\$43,032	\$49,945	\$54,367
Average House Value	\$72,141	\$124,498	\$174,721

\* Demographic data derived from 2010 US Census