

PROPERTY FOR LEASE

2,400 - 4,050 +/- SF Available

802 US Hwy 27, Avon Park, FL 33825

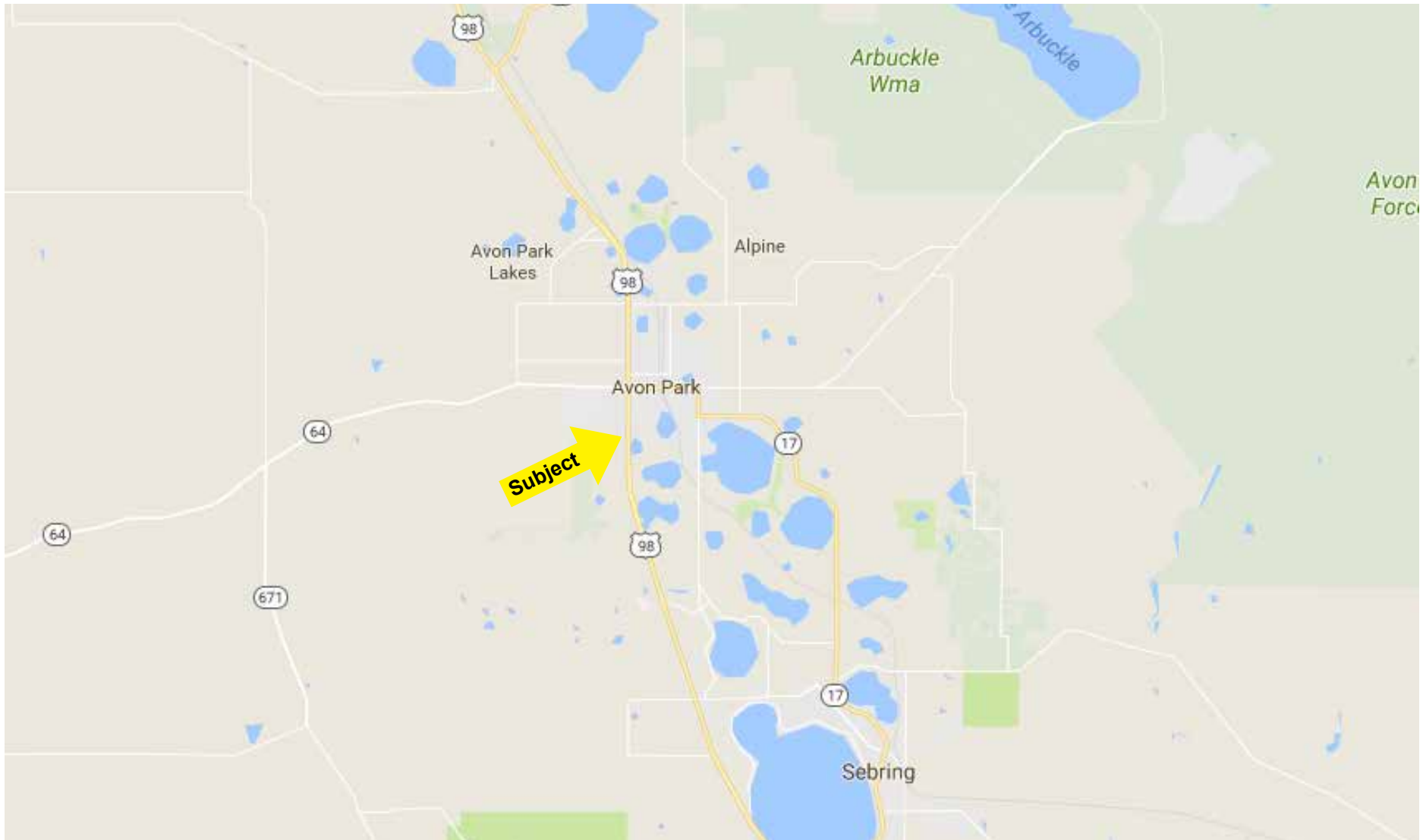
\$6.00 per SF NNN



SRDcommercial.com | 877.518.5263

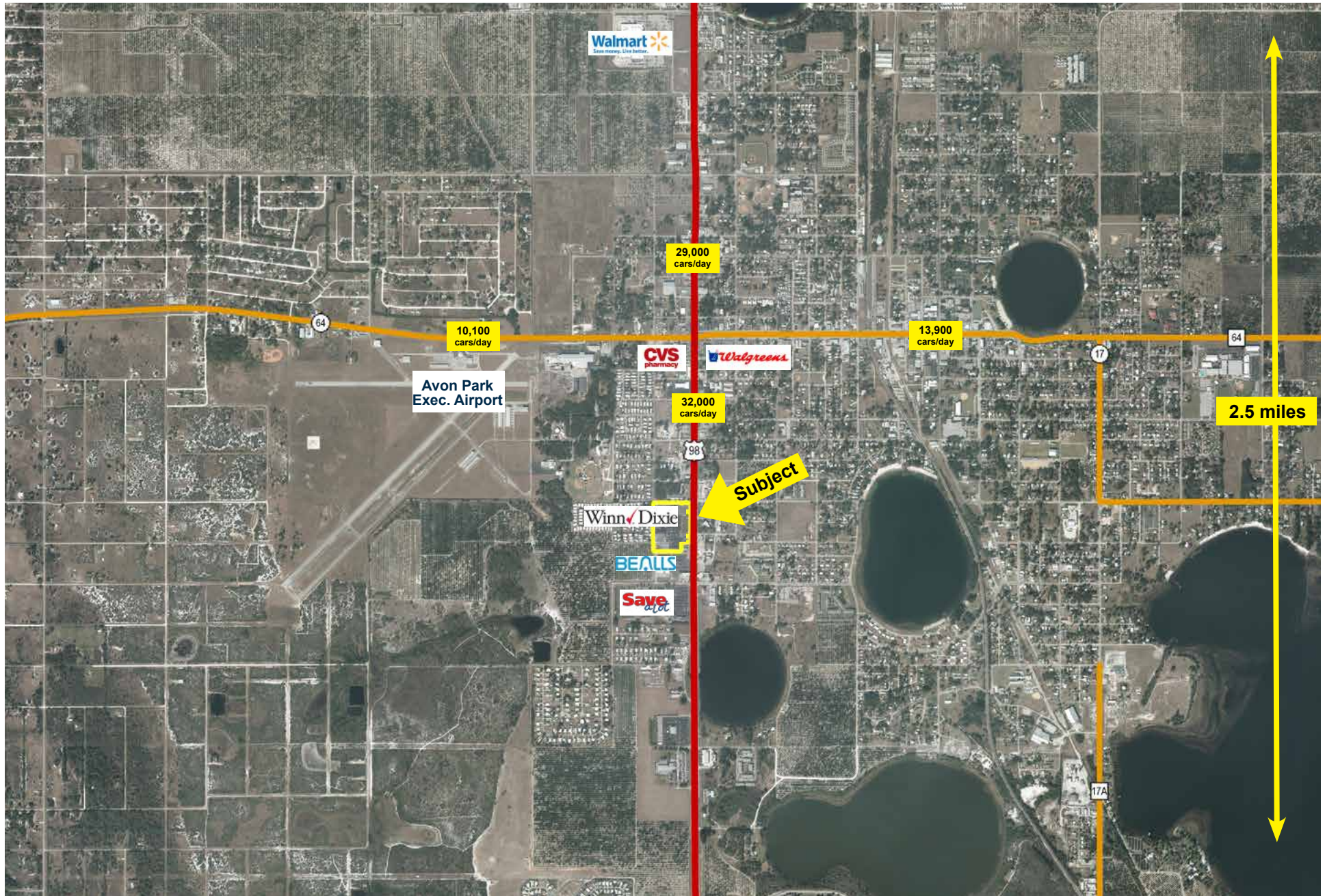


LOCATION MAP

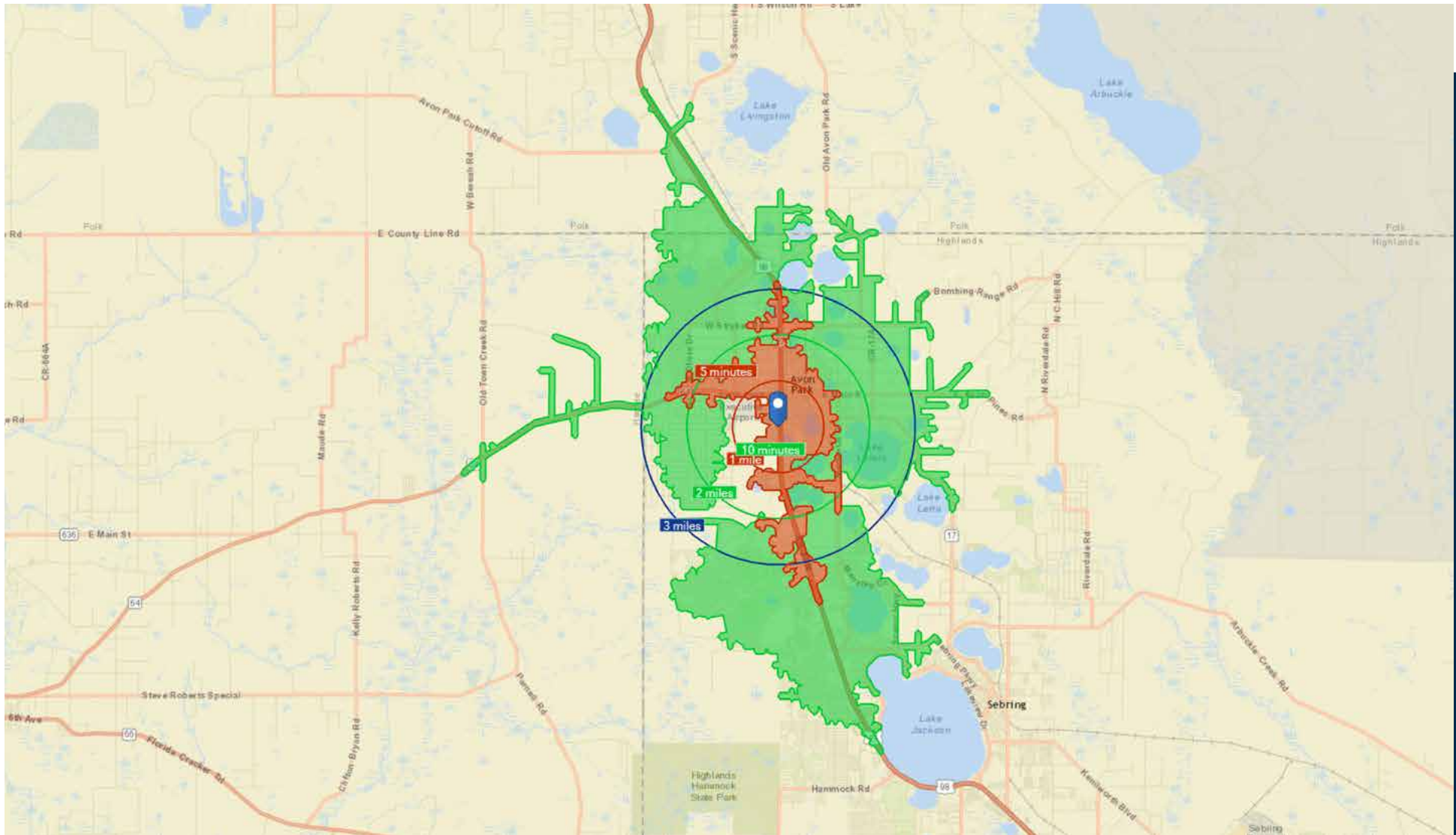


Subject Property is located on US Hwy 27 south of the intersection with SR 64

MARKET AREA



DEMOGRAPHICS MAP



1, 2, 3 mile radius
5 & 10 minute drive



DEMOGRAPHICS

Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Lake	Orlando	FL	US
Population	4,141	10,738	16,254	8,364	36,694	339,742	2,464,086	20,619,313	327,514,334
Households	1,588	3,964	6,250	3,059	15,311	137,218	910,546	8,064,657	123,158,887
Families	1,013	2,629	4,242	2,011	10,373	94,202	608,076	5,223,357	81,106,685
Average Household Size	2.57	2.65	2.55	2.68	2.37	2.45	2.66	2.50	2.59
Owner Occupied Housing Units	698	2,185	3,877	1,598	11,059	99,768	533,040	5,071,790	77,207,043
Renter Occupied Housing Units	889	1,779	2,373	1,462	4,253	37,450	377,506	2,992,867	45,951,844
Median Age	36.3	38.9	42.8	39.3	52.2	47.5	37.2	42.2	38.2

Trends: 2015 - 2020 Annual Rate

Population	0.70%	0.68%	0.62%	0.64%	0.47%	2.04%	1.98%	1.36%	0.83%
Households	0.71%	0.66%	0.60%	0.63%	0.42%	1.95%	1.88%	1.30%	0.79%
Families	0.64%	0.60%	0.55%	0.57%	0.36%	1.89%	1.84%	1.25%	0.71%
Owner HHs	0.76%	0.61%	0.51%	0.61%	0.28%	1.86%	1.75%	1.19%	0.72%
Median Household Income	0.75%	1.29%	1.60%	1.03%	2.01%	2.24%	2.07%	2.13%	2.12%

Households by Income

<\$15,000	22.40%	19.10%	17.60%	19.70%	13.40%	10.00%	10.60%	12.00%	11.50%
\$15,000 - \$24,999	20.20%	19.10%	17.00%	19.40%	14.20%	12.20%	11.20%	11.70%	10.00%
\$25,000 - \$34,999	18.00%	18.10%	17.00%	18.40%	16.60%	12.10%	11.30%	11.10%	9.70%
\$35,000 - \$49,999	14.00%	14.80%	16.00%	14.60%	18.90%	15.50%	14.70%	14.60%	13.10%
\$50,000 - \$74,999	15.00%	16.50%	17.20%	16.20%	18.30%	20.10%	19.40%	18.70%	17.80%
\$75,000 - \$99,999	5.30%	5.70%	7.10%	5.30%	9.20%	13.10%	12.00%	11.70%	12.40%
\$100,000 - \$149,999	4.30%	4.90%	5.70%	5.00%	6.70%	10.90%	11.90%	11.50%	13.90%
\$150,000 - \$199,999	0.50%	1.30%	1.50%	0.90%	1.30%	3.60%	4.40%	4.30%	5.70%
\$200,000+	0.30%	0.50%	0.80%	0.40%	1.30%	2.50%	4.40%	4.60%	6.10%
Median Household Income	\$28,282	\$30,728	\$33,765	\$30,092	\$38,450	\$50,200	\$51,917	\$50,606	\$56,124
Average Household Income	\$38,569	\$42,771	\$46,702	\$41,671	\$51,819	\$66,116	\$72,953	\$72,632	\$80,675
Per Capita Income	\$14,934	\$16,696	\$18,517	\$16,584	\$22,033	\$27,127	\$27,494	\$28,921	\$30,820

Population by Age

0 - 4	7.30%	6.70%	6.20%	6.70%	4.90%	5.10%	5.80%	5.30%	6.10%
5 - 9	7.50%	7.00%	6.50%	6.90%	5.10%	5.30%	5.90%	5.50%	6.30%
10 - 14	7.00%	6.50%	6.10%	6.40%	4.80%	5.50%	6.00%	5.60%	6.30%
15 - 19	6.40%	6.50%	6.00%	6.20%	4.80%	5.10%	6.30%	5.70%	6.40%
20 - 24	6.80%	6.40%	5.90%	6.40%	4.80%	4.90%	7.70%	6.40%	7.00%
25 - 34	13.50%	12.50%	11.60%	12.70%	9.80%	10.60%	15.30%	13.10%	13.80%
35 - 44	10.70%	10.40%	9.80%	10.40%	8.70%	10.50%	12.80%	11.80%	12.50%
45 - 54	10.90%	11.10%	10.90%	10.80%	10.10%	12.20%	13.20%	13.00%	13.00%
55 - 64	11.20%	12.10%	12.80%	12.00%	13.60%	13.90%	12.20%	13.50%	12.90%
65 - 74	11.00%	11.40%	13.00%	11.90%	17.80%	14.80%	8.70%	11.30%	9.20%
75 - 84	5.90%	6.70%	8.10%	7.00%	11.30%	8.60%	4.30%	6.20%	4.40%
85+	1.80%	2.50%	3.10%	2.60%	4.30%	3.40%	1.70%	2.70%	2.00%

Race and Ethnicity

White Alone	49.60%	56.70%	61.50%	55.40%	73.10%	79.50%	67.10%	73.10%	70.20%
Black Alone	29.90%	26.40%	22.70%	25.80%	14.20%	10.60%	16.90%	16.40%	12.80%
American Indian Alone	0.40%	0.40%	0.40%	0.50%	0.50%	0.50%	0.40%	0.40%	1.00%
Asian Alone	1.10%	0.80%	1.60%	1.20%	2.40%	2.10%	4.40%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	13.10%	11.10%	9.50%	12.20%	6.50%	4.50%	7.30%	4.20%	6.80%
Two or More Races	5.90%	4.60%	4.30%	5.00%	3.30%	2.70%	3.80%	3.00%	3.40%
Hispanic Origin (Any Race)	36.70%	31.30%	28.90%	33.30%	23.20%	15.60%	30.30%	25.50%	18.10%



AGENT INFORMATION



Contact Information:

DHungerford@SRDcommercial.com

863.272.7156

David Hungerford

Sales Associate

David Hungerford is the Director of Research and a sales associate with Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Through the use of dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ARCGis specialist within the firm.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David is currently enrolled in the MBA (Masters in Business Administration) program at Florida Southern College in Lakeland, FL and is working on his CCIM designation.

He is a member of the Lakeland Association of Realtors®, The International Council of Shopping Centers (ICSC), and the Polk County Farm Bureau, where he is involved with the Young Farmers & Ranchers program.

David is married and lives with his wife Aimee in Bartow, FL. They are proud members of Access Church.

Disciplines:

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics



AGENT INFORMATION



Gary Ralston

Managing Partner, Broker

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS is a managing partner of Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida (Polk County). He is a recognized subject matter expert on retail and commercial properties. His experience includes the complete spectrum of commercial real estate services. In addition, he is a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004 Gary was the president and a member of the board of directors of Commercial Net Lease Realty, Inc. (NYSE:NNN) the industry leader in single-tenant corporate net-leased real estate. During that time he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Graduate, Realtor Institute (GRI), Certified Leasing Specialist (CLS), Certified Development, Design and Construction Professional (CDP), Certified Retail Property Executive (CRX) and Fellow of the Royal Institute of Chartered Surveyors (FRICS) professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of the CCIM Institute and the Education Committee. He is a Past President of the Florida CCIM Chapter. He is a full member of the Urban Land Institute (ULI) and a former Vice Chairman of the Small Scale Development Council. He is a member of the International Council of Shopping Centers (ICSC) and an instructor for the ICSC University of Shopping Centers at Wharton, the ICSC Executive Learning series and RECon Academy.

Gary holds a Masters in Real Estate and Construction Management from the Franklin L. Burns School of Real Estate and Construction Management at the University of Denver. In 2007 he was named an adjunct faculty member at the University of Denver, in 2011 he was named an adjunct faculty member at Florida Southern College and in 2013 Gary was named an adjunct faculty member at the University of Florida. He is the chair of the I-4 Commercial Corridor at Florida Polytechnic University conference and co-chair of the Florida Southern College real estate conference.

Gary was inducted as a Hoyt Fellow (www.hoyt.org) in 2001. He is a member of the Regional Economic Information Network of the Jacksonville Branch of the Federal Reserve Bank of Atlanta. Gary is recognized as the second most accredited commercial real estate professional in the Nation.

Awards:

- 2015 - CBC Circle of Distinction - SILVER
- 2016 – Lifetime Service/Presidential Appreciation, Lakeland Association of Realtors
- 2017 – speaker at ICSC RECon [International Council of Shopping Centers Retail Convention], Las Vegas
www.icsc.com ... largest commercial real estate convention in the world
- 2017 – speaker at American Real Estate Society annual convention www.aresnet.org

Contact Information:

gary@srdcommercial.com

863.877.2828

CONFIDENTIALITY & DISCLAIMER

About Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Coldwell Banker Commercial Saunders Ralston Dantzler Realty (CBCSRD) is located in Lakeland, Florida and is Florida's I-4 corridor's premier commercial real estate firm. We offer unique positioning of properties utilizing our intimate knowledge of local markets, a recognized national brand, and a global reach through our Coldwell Banker Commercial offices worldwide who have achieved a \$5 billion total amount in investment sales and leasing transactions 2016.

Founded by three highly-recognized CCIM-designated Florida brokers, the company brings together experts on all aspects of real estate. We provide services to land and commercial clients through both CBCSRD and our land brokerage, Coldwell Banker Commercial Saunders Real Estate. For more information, please visit SRDcommercial.com



©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. ©2017 Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.