



OFFERING MEMORANDUM

SR 33 COMMERCIAL PADS

HIGHWAY 33, LAKELAND, FL 33809

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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

Firstpark at Bridgewater is a developed commercial park ideally located at I-4 and SR 33 in Lakeland, FL. Existing tenants in the park include Haverty's, HD Supply, JC Penny, Empire Flooring to name a few. The opportunity is to purchase developed commercial parcels ranging in size from 1 to 24 acres fronting along I-4 and SR 33. The parcels are being sold cleared, filled with the spine road, curb, and offsite master retention already in place. The parcels also benefit from being across the street from the new Florida Polyphonic connector road into the growing campus. With over 70,000 cars driving by this property daily, it is prime for hotel, retail and commercial development.

LOCATION DESCRIPTION

The property is located on the southwest corner of I-4 and SR 33 in Lakeland, FL. The parcels are accessible from both a right in on SR 33 and at the lighted intersection of Firstpark Blvd. and SR 33.

MUNICIPALITY

Lakeland

PROPERTY SIZE

1.15-24 Acres

PARCEL ID

24-27-15-161082-000010

TRAFFIC COUNT

69,000 AADT on I-4

PRICE

Starting at \$10/SF. See the next page for individual lot pricing

BROKER CONTACT INFO

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<u>Lot</u>	<u>Acreage</u>	<u>Price/SF</u>	<u>Total Price</u>
1	1.5	\$ 15.00	\$ 980,100.00
2	1.24	\$ 14.00	\$ 756,201.60
3	1.26	\$ 15.00	\$ 823,284.00
4	1.15	\$ 16.00	\$ 801,504.00
5	1.16	\$ 15.00	\$ 757,944.00
6	1.39	\$ 14.00	\$ 847,677.60
7	1.26	\$ 15.00	\$ 823,284.00
8	4.67	\$ 11.00	\$ 2,237,677.20
9	7.75	\$ 11.00	\$ 3,713,490.00
10	1.6	\$ 10.00	\$ 696,960.00
12	1.4	\$ 10.00	\$ 609,840.00



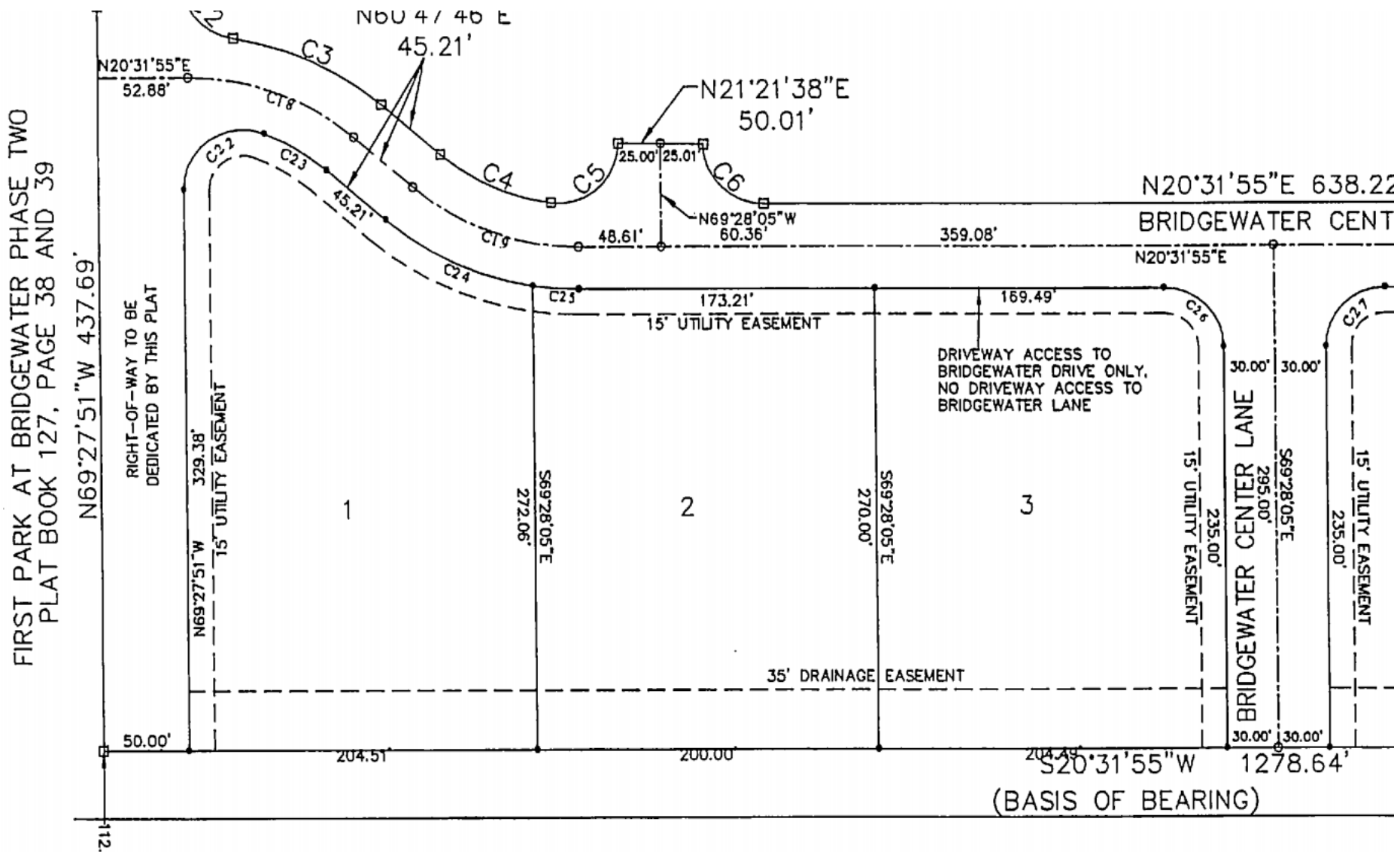


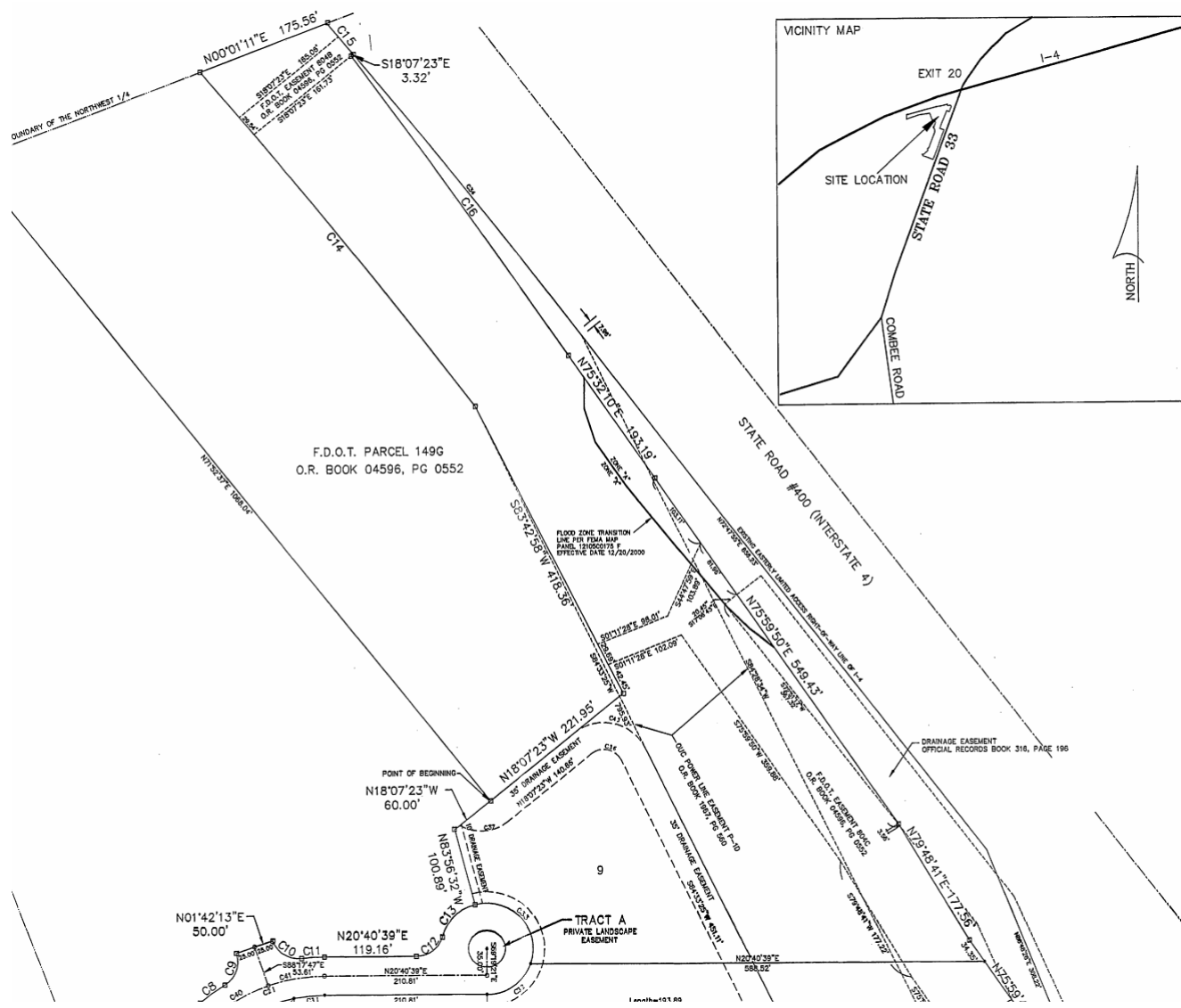


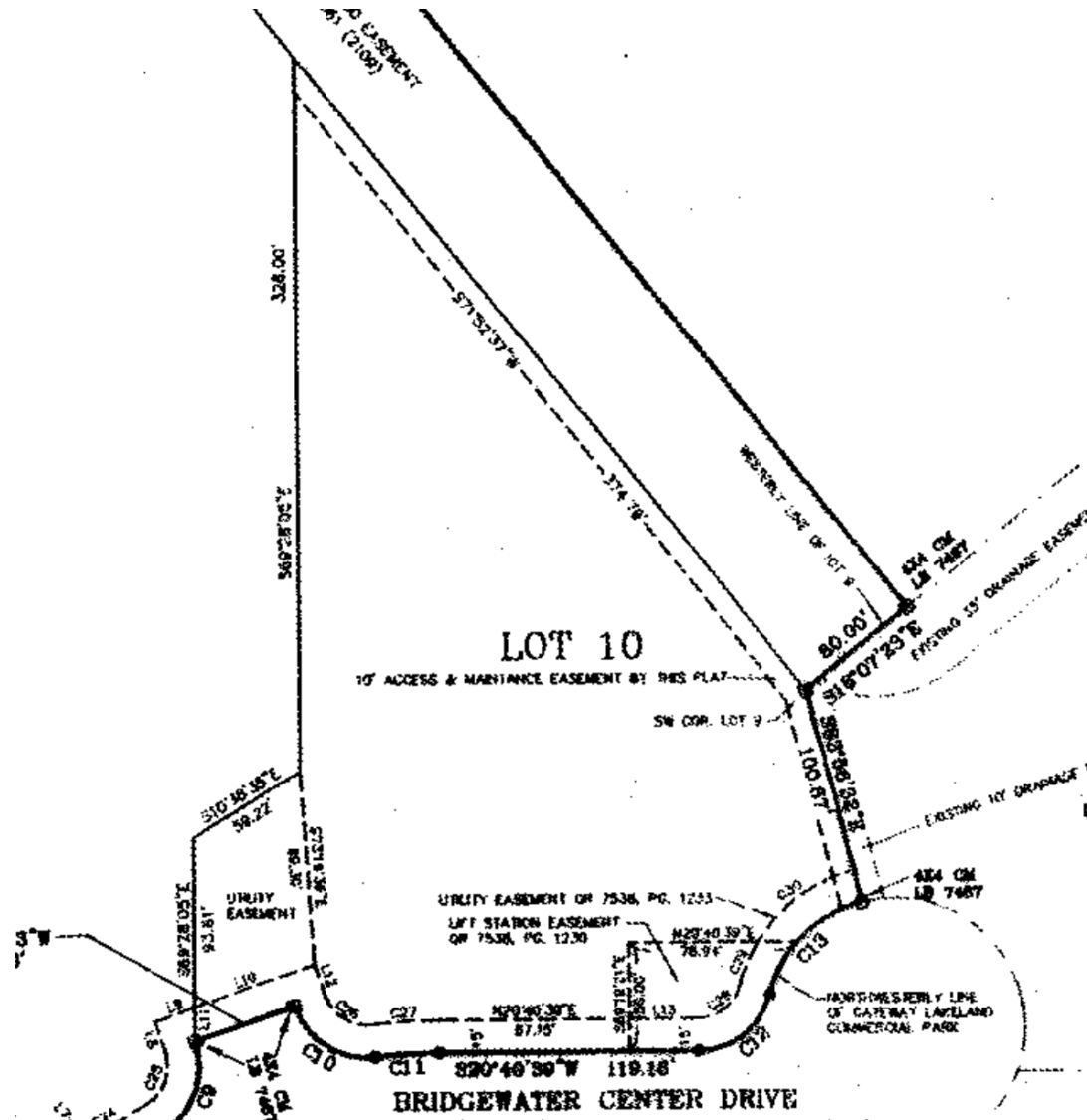


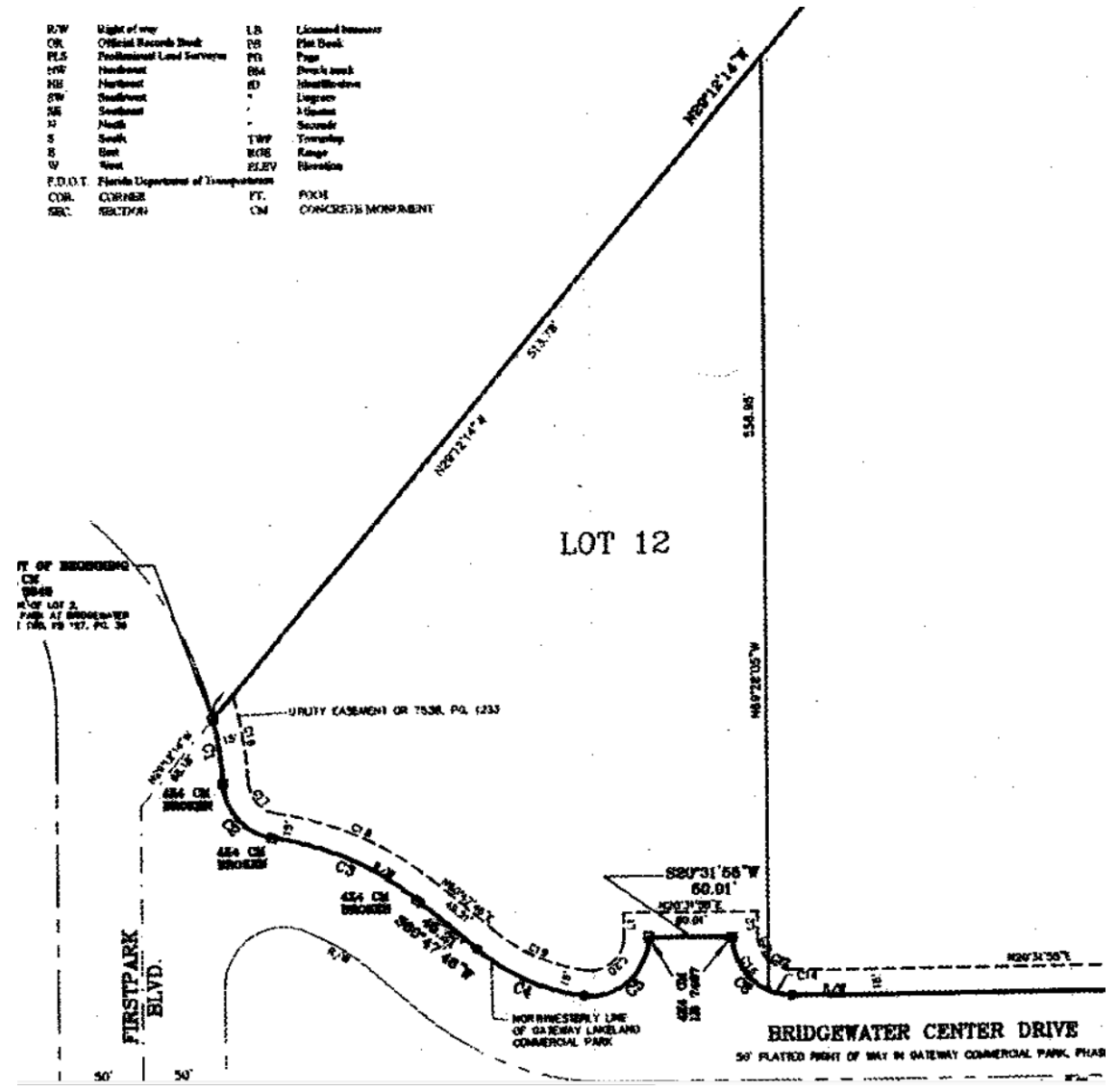


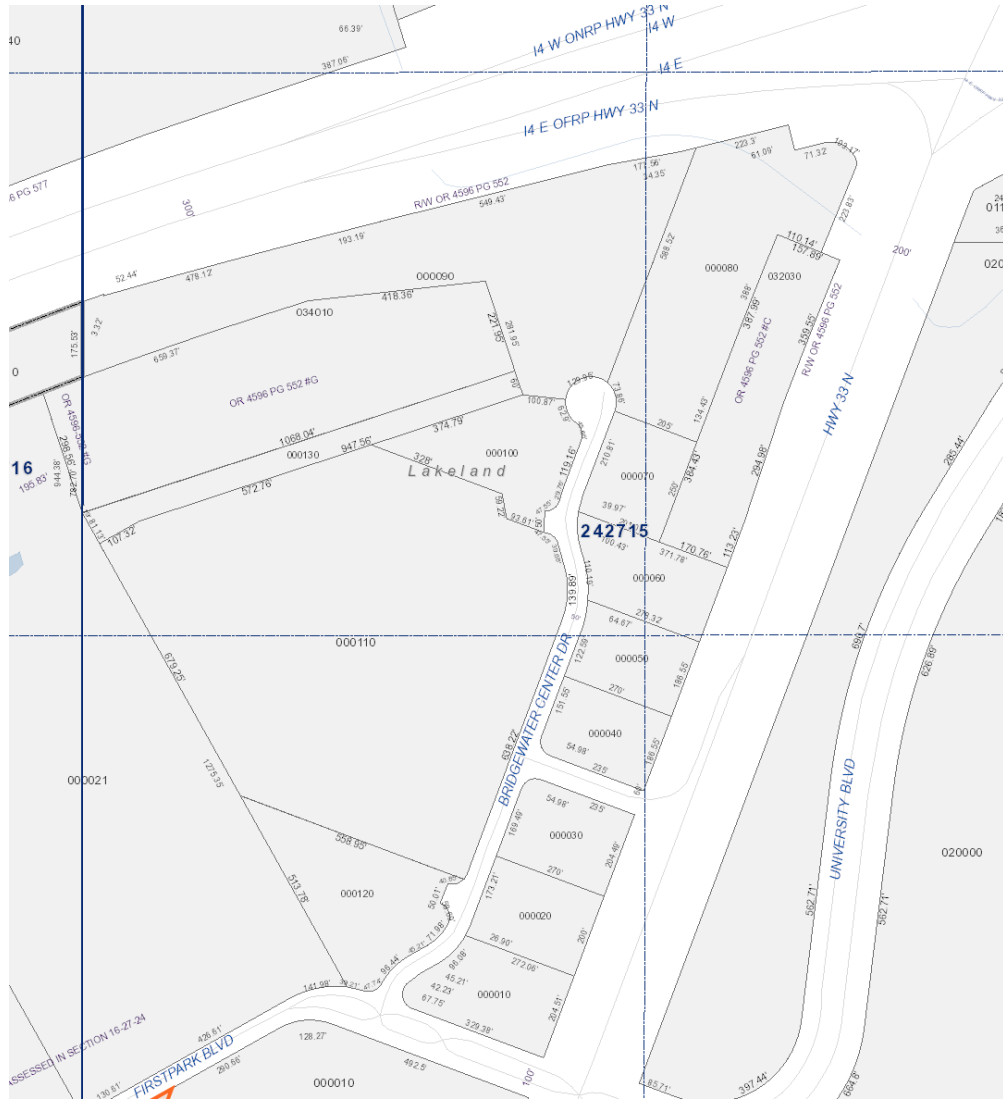


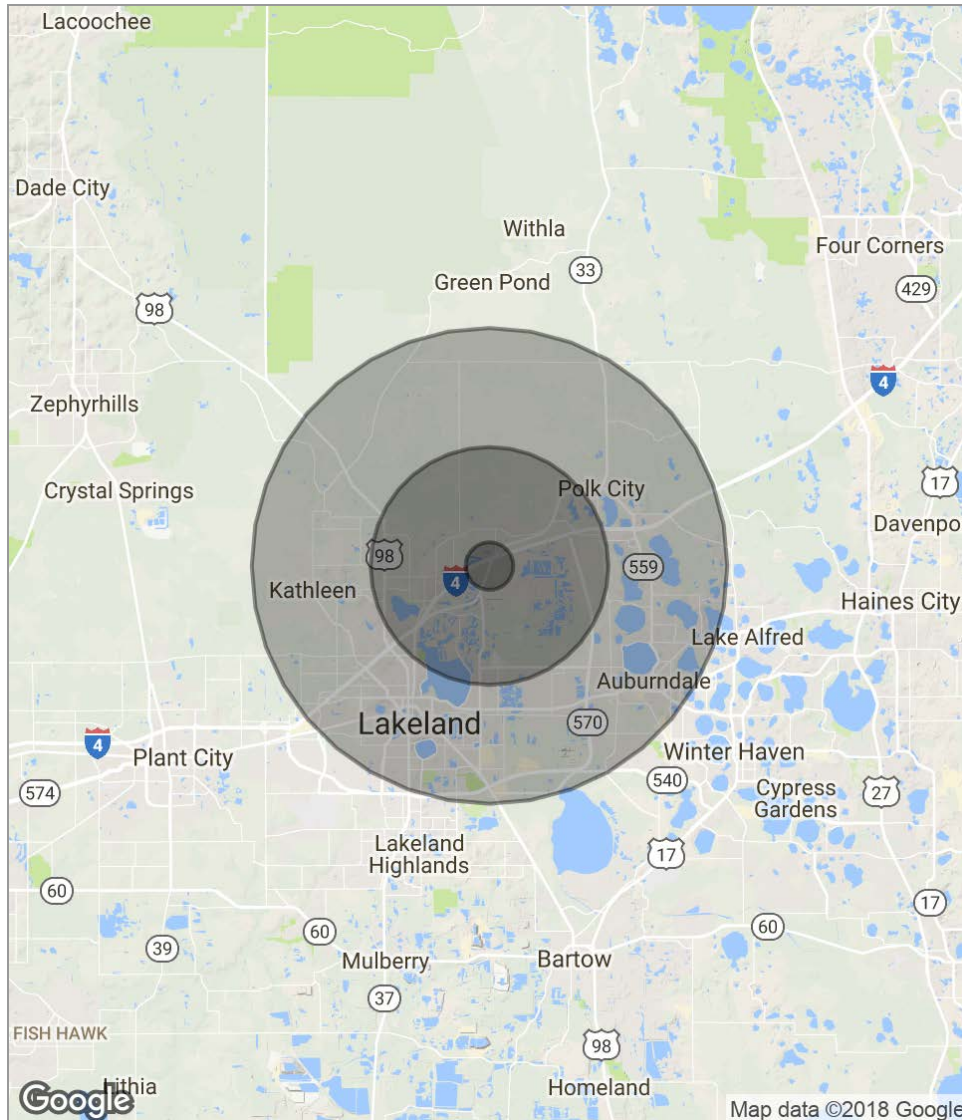












POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,636	40,055	215,504
Median age	39.9	42.5	39.2
Median age (Male)	39.7	40.0	37.4
Median age (Female)	40.4	44.4	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	564	15,780	82,579
# of persons per HH	2.9	2.5	2.6
Average HH income	\$78,880	\$58,072	\$54,731
Average house value	\$231,672	\$186,088	\$170,660

** Demographic data derived from 2010 US Census*

