

# Gateway Lakeland Commercial Park

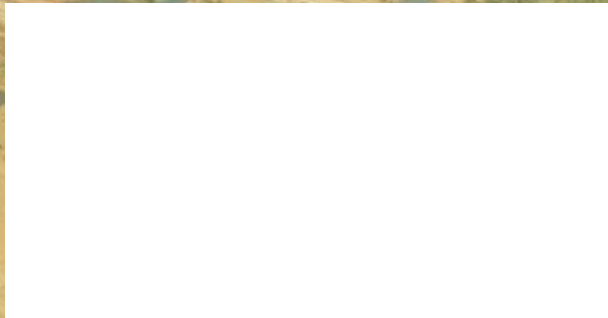


# GATEWAY LAKELAND COMMERCIAL PARK



**CountryView**  
REALTY & DEVELOPMENT  
5529 US 98 North, Lakeland, FL 33809  
WWW.CVRDFL.COM

## Commercial Park off I-4 in Lakeland!



- Water, Sewer, Gas and Fiber Optic to site
- Adjacent to First Industrial/BridgeWater DRI
- C-2 Highway Commercial
- Close to new USF Campus
- Gateway to City of Lakeland
- Convenient to Tampa/Orlando

Lee Saunders (863)660-4803 Broker/Owner  
Richard Saunders (863)660-1002 Salesman/Owner  
Ken Wilhelm (863) 712-8161 Broker/Owner

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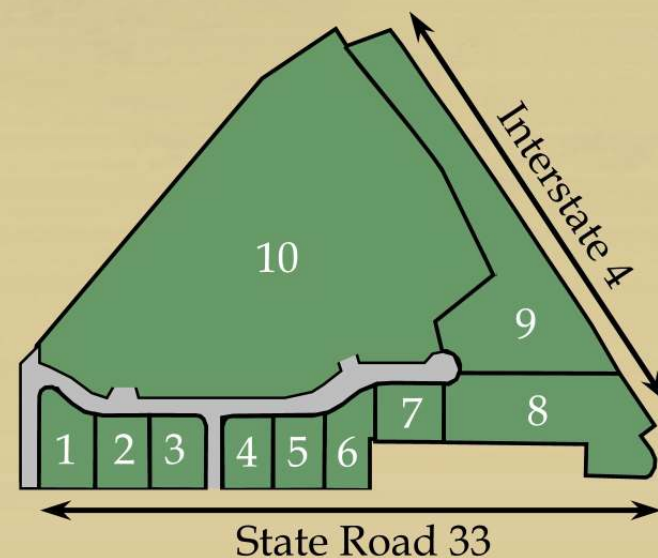


[www.cvrdf1.com](http://www.cvrdf1.com)

Notes: The perfect location southwest of I-4 and Highway 33 on the northeast side of Lakeland. Zoning is C-2 Highway Commercial. Large golf course (Bridgewater), apartments, residential housing, a large sports complex, and a new branch of the University of South Florida are presently in the process of being built in the area. Property has water/sewer to site. For updates on the traffic concurrency and the water concurrency issue, call the listing agent or the City of Lakeland.



Lot #	Total Sq.Ft.	Acreage	Dimensions
1	66,066	1.517	204 x 272
2	54,018	1.24	200 x 270
3	55,078	1.264	204 x 270
4	50,233	1.153	186 x 270
5	50,543	1.16	186 x 270
6	60,778	1.395	186 x 270 x 371
7	51,251	1.177	250 x 205
8	203,414	4.67	IRR (73 frontage)
9	337,989	7.75	IRR (130 frontage)
10	960,062	22.04	-



A map of Central Florida showing the 5, 25, and 50-mile radius zones around a central parcel. The map includes major highways (Interstates 4, 95, 75, 17, 192, 41, 27, 92) and numerous counties (e.g., Alachua, Baker, Bay, Brevard, Broward, Calhoun, Charlotte, Citrus, Clay, Collier, Columbia, Duval, Escambia, Flagler, Franklin, Gadsden, Gilchrist, Hardee, Hernando, Hillsborough, Indian River, Jackson, Jefferson, Lafayette, Lake, Leon, Levy, Lincoln, Manatee, Marion, Miami-Dade, Monroe, Nassau, Okaloosa, Okeechobee, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Santa Fe, Seminole, St. Johns, St. Lucie, Suwannee, Taylor, Volusia, Washington, Walton, Wayne). The central parcel is marked with a red dot and labeled "Parcel". The 5-mile radius is indicated by a small black circle, the 25-mile radius by a medium black circle, and the 50-mile radius by a large black circle. The text "5 Miles", "25 Miles", and "50 Miles" is placed near their respective circles.

Site	Description	Dir. 1	Dir. 2	AADT Two-Way	"K" FCTR	"D" FCTR	"T" FCTR
0113	I-4 East of S.R. 33	E 34,000	W 33,500	67,500 C	8.81 F	52.63 F	17.19 A
0114	I-4 Northeast of Old Combee Rd. Overpass	E 31,500	W 31,000	62,500 C	8.81 F	52.63 F	19.62 A
0118	SR 33, South of I-4	N 4,900	S 4,800	9,700 C	9.78 F	55.29 F	20.94 A
0027	SR 33 Northeast of I-4	N 5,500	S 6,300	11,800 C	9.78 F	55.29 F	13.04 A

Summary	5 Mile Radius			25 Mile Radius			50 Mile Radius		
	Census 2000	2007	2000-2007 Annual Rate	Census 2000	2007	2000-2007 Annual Rate	Census 2000	2007	2000-2007 Annual Rate
Total Population	55,630	64,320	2.10%	649,122	786,007	2.77%	3,267,921	4,048,537	2.26%
Total Households	22,248	26,103	2.31%	249,906	304,845	2.88%	1,282,177	1,590,502	3.11%
Total Families	15,316	17,582	1.99%	179,022	214,161	2.59%	860,602	1,050,417	3.13%
Average Household Size	2.43	2.40	-0.18%	2.55	2.54	-0.06%	2.5	2.5	0.0%
Owner Occupied Housing Units	15,227	18,495	2.82%	188,656	236,601	3.29%	880,301	1,136,711	3.72%
Renter Occupied Housing Units	7,021	7,608	1.15%	61,250	68,244	1.56%	401,876	453,790	1.75%
Median Household Income	\$35,808	\$43,760	2.91%	\$37,269	\$45,738	2.97%	\$38,915	\$48,271	3.13%
Average Household Income	\$45,010	\$56,012	3.17%	\$47,985	\$60,275	3.31%	\$51,796	\$65,529	3.42%
Per Capita Income	\$18,207	\$22,910	3.34%	\$18,721	\$23,637	3.39%	\$20,646	\$26,049	3.38%

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.