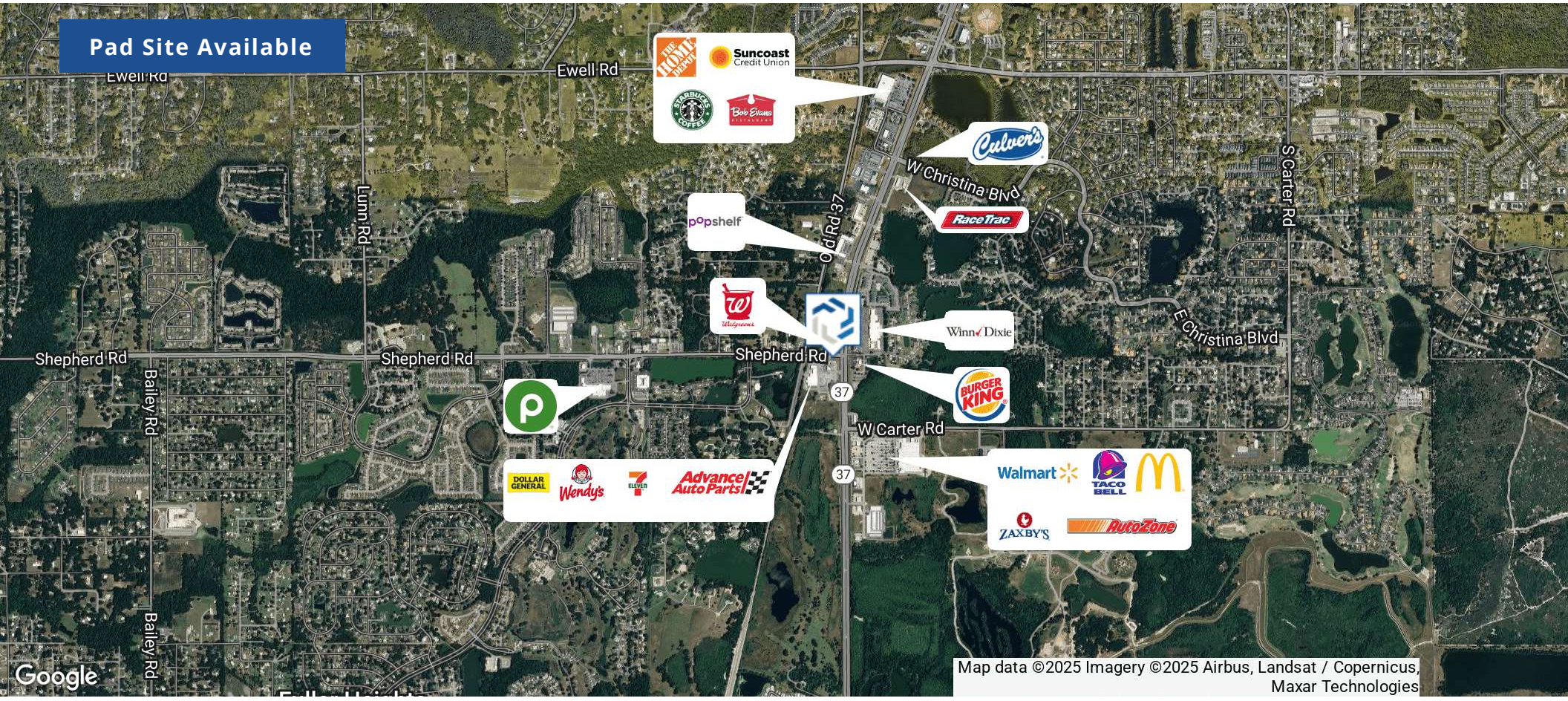
S. Florida Ave
Retail Pad Available

FERBER

LAKELAND, FL 33813



Central Florida • North Florida • South Florida
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Southeastern US

www.ferbercompany.com

For More Information Contact:

KALEIGH BAUMLIN

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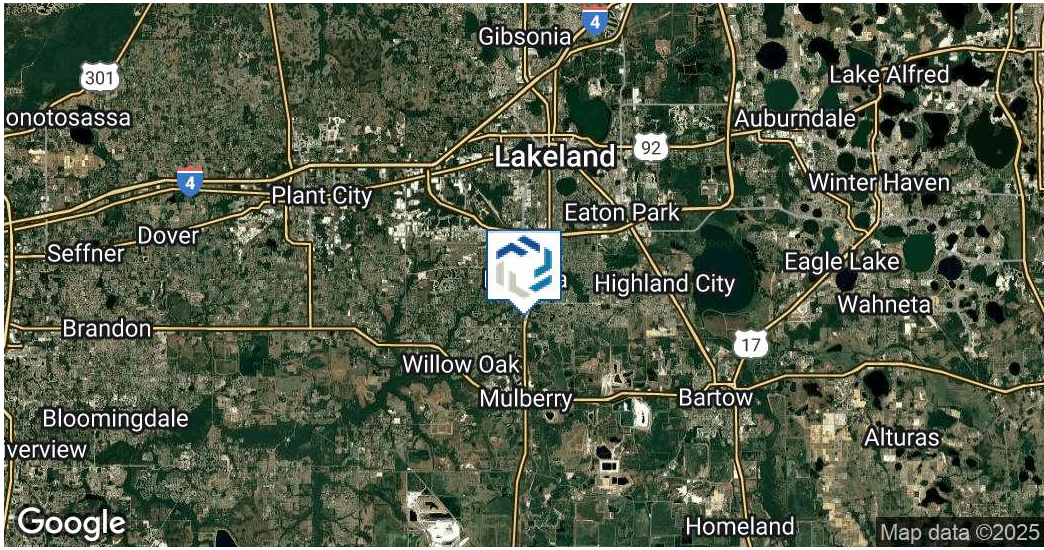
FERBER

NWC of S. Florida Ave and Shepherd Rd.

LAKELAND, FL 33813



PROPERTY DESCRIPTION

Available for Ground Lease, Build to Suit, or Purchase

PROPERTY HIGHLIGHTS

- 1.1 acre opportunity available with over 280' of frontage along S. Florida Ave.
- Located adjacent to Chick Fil A, expected to open late 2025
- Site has cross-access with Walgreens and connecting access with Shepherd Rd. (full-access)
- 36,000 AADT on S. Florida Ave | 20,000 AADT on Shepherd Rd.
- Nearby retailers include Walmart, Aldi, Walgreens, PopShelf, and more
- Located in robust residential area, with Average Household Incomes over $122k within a 1-mile radius

OFFERING SUMMARY

Lease Rate:	Negotiable
Purchase Price:	Negotiable
Lot Size:	1.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,298	18,954	39,872
Total Population	5,803	49,115	104,856
Average HH Income	$122,340	$104,793	$108,916

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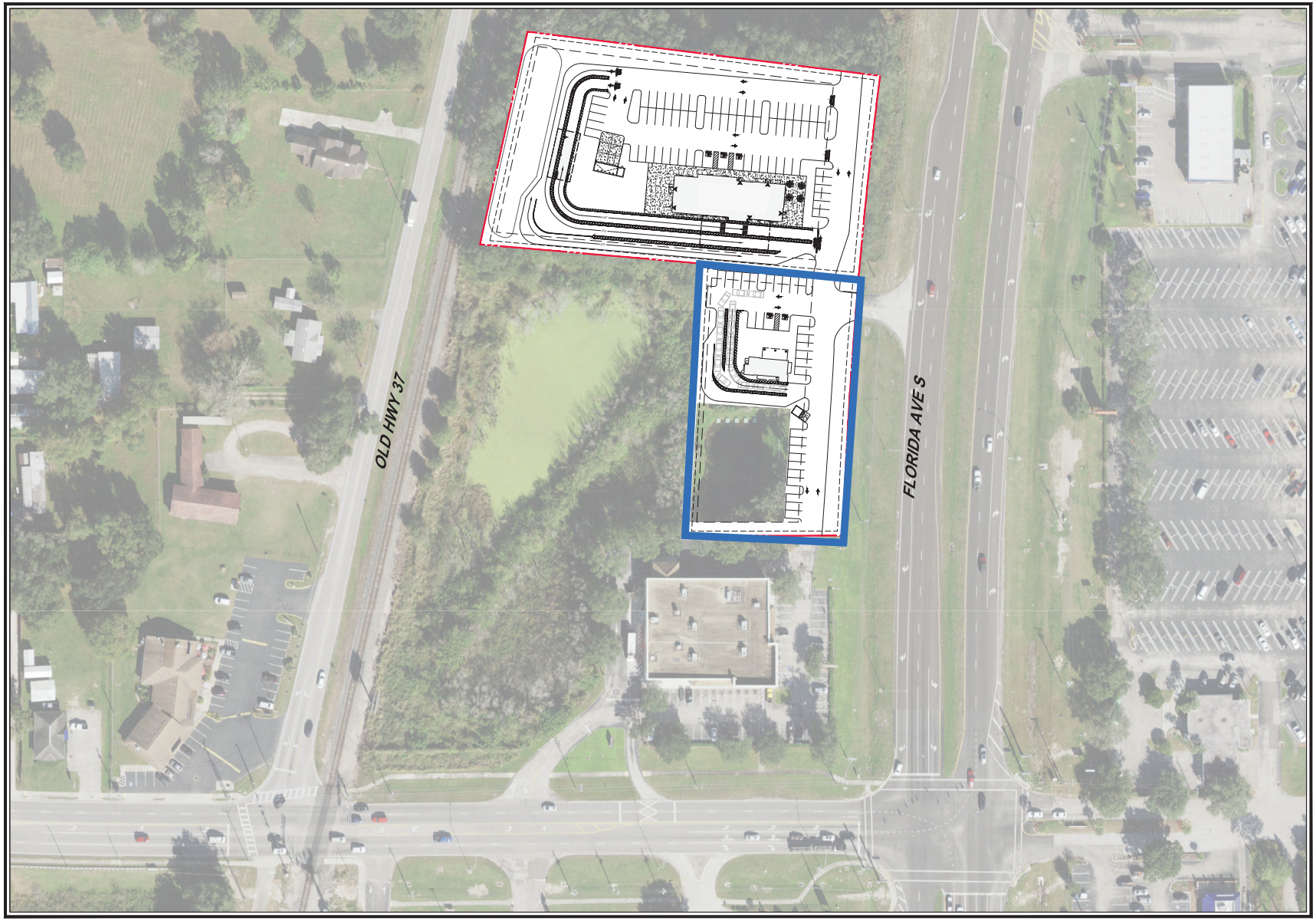

VICINITY MAP

SITE DATA TABLE

JURISDICTION	POLK COUNTY
SITE AREA	2.18 AC
BUILDING AREA	5,335 SF
CURRENT ZONING	LLC
FRONT SETBACK (ROW)	50'
SIDE SETBACK	15'
REAR SETBACK	15'
FRONT/SIDE/REAR YARD BUFFER	6'/5'/10'
REQUIRED PARKING	57 (1 PER ESTABLISHMENT PLUS 1 PER 100SF)
PARKING PROVIDED (TOTAL)	74 SPACES
BUILDING TYPE	P14-LS-BN

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

SHEPHERD RD. & FLORIDA AVE S- OVERALL CONCEPT PLAN B.2

SHEPHERD RD. & FLORIDA AVE. S.
LAKELAND, FL 33813
POLK COUNTY

2/12/2024 | LS | FLA230288.00-CPTB-2

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