

US 98 N LAKELAND COMMERCIAL LAND

8131 US HIGHWAY 98 N
LAKELAND, FL 33809

Linda Schultz

O: 877.518.5263 x417 | C: 386.479.8420

linda.schultz@svn.com



Downtown Lakeland
20 ± Minutes

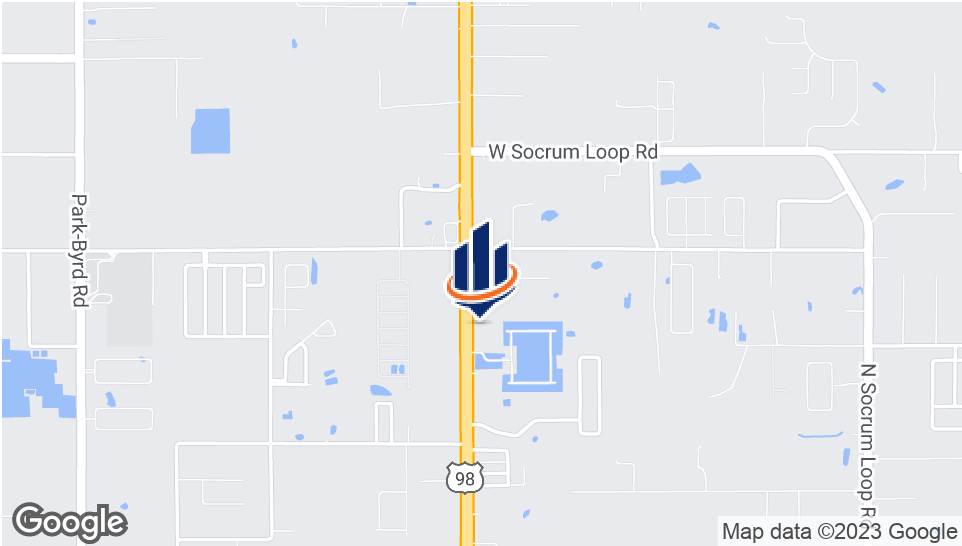
42,000 ±
Cars/Day



Subject



Property Summary



Sale Price **\$775,000**

OFFERING SUMMARY

Lot Size: 2.2 Acres
Price / Acre: \$352,273
Zoning: Linear Commercial Corridor (LCC) - Polk County Future Land Use
Traffic Count: 42,000
APN: 232712000000043290, 232712000000043300
225 ± FT

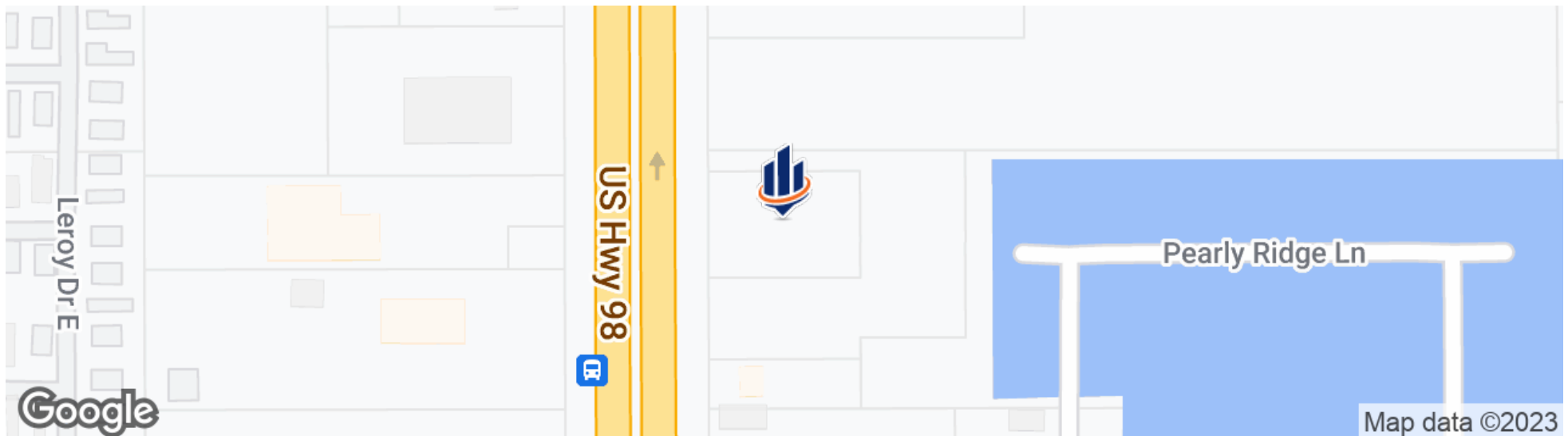
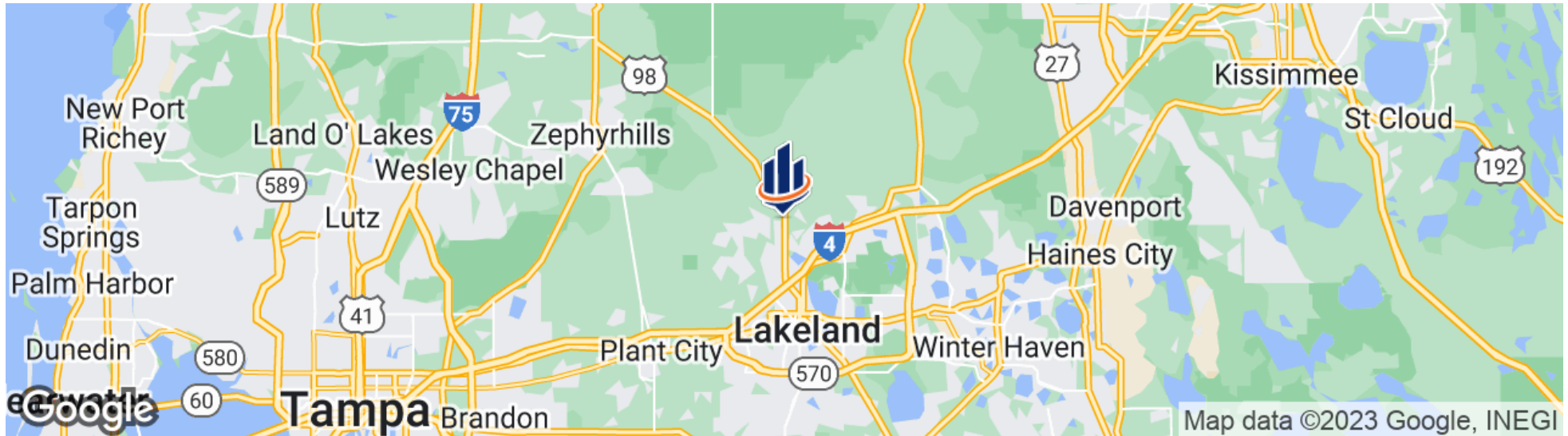
PROPERTY OVERVIEW

Situated just south of the bustling Dollar General, this prime piece of real estate boasts direct access along the highly-trafficked US Highway 98 N. With its versatile zoning, this property is a canvas awaiting your entrepreneurial vision. Whether you're dreaming of a thriving retail establishment or an innovative multifamily development, this location provides the ideal foundation for success. The LCC land use also allows for multi-family residential development on the second floor or higher of new or redeveloped buildings.

PROPERTY HIGHLIGHTS

- Frontage along US 98 N corridor
- LCC - Future Land Use
- Close proximity to major retailers

Regional & Location Map



Demographics Map & Report

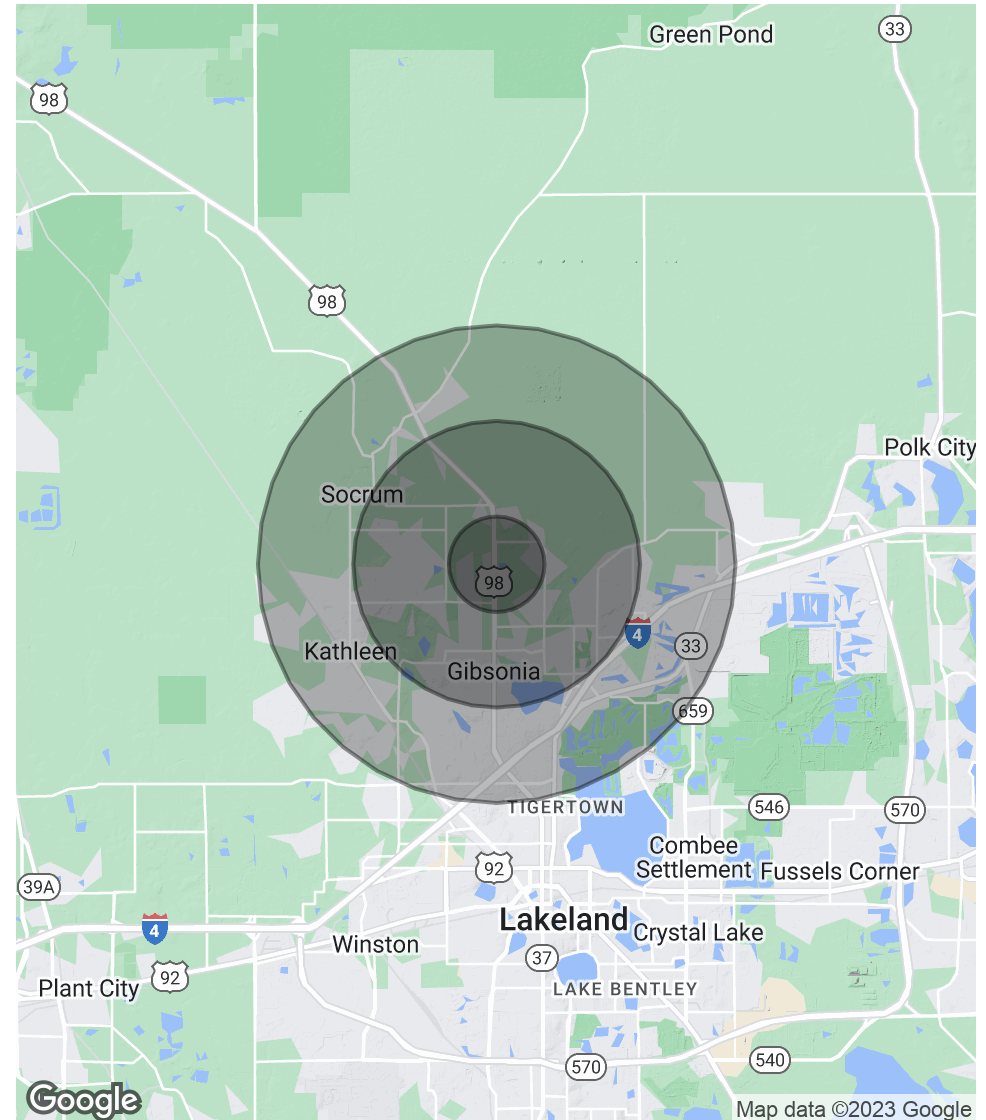
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,013	34,452	71,752
Average Age	36.4	39.9	41.0
Average Age (Male)	32.7	37.9	39.0
Average Age (Female)	38.6	41.6	42.8

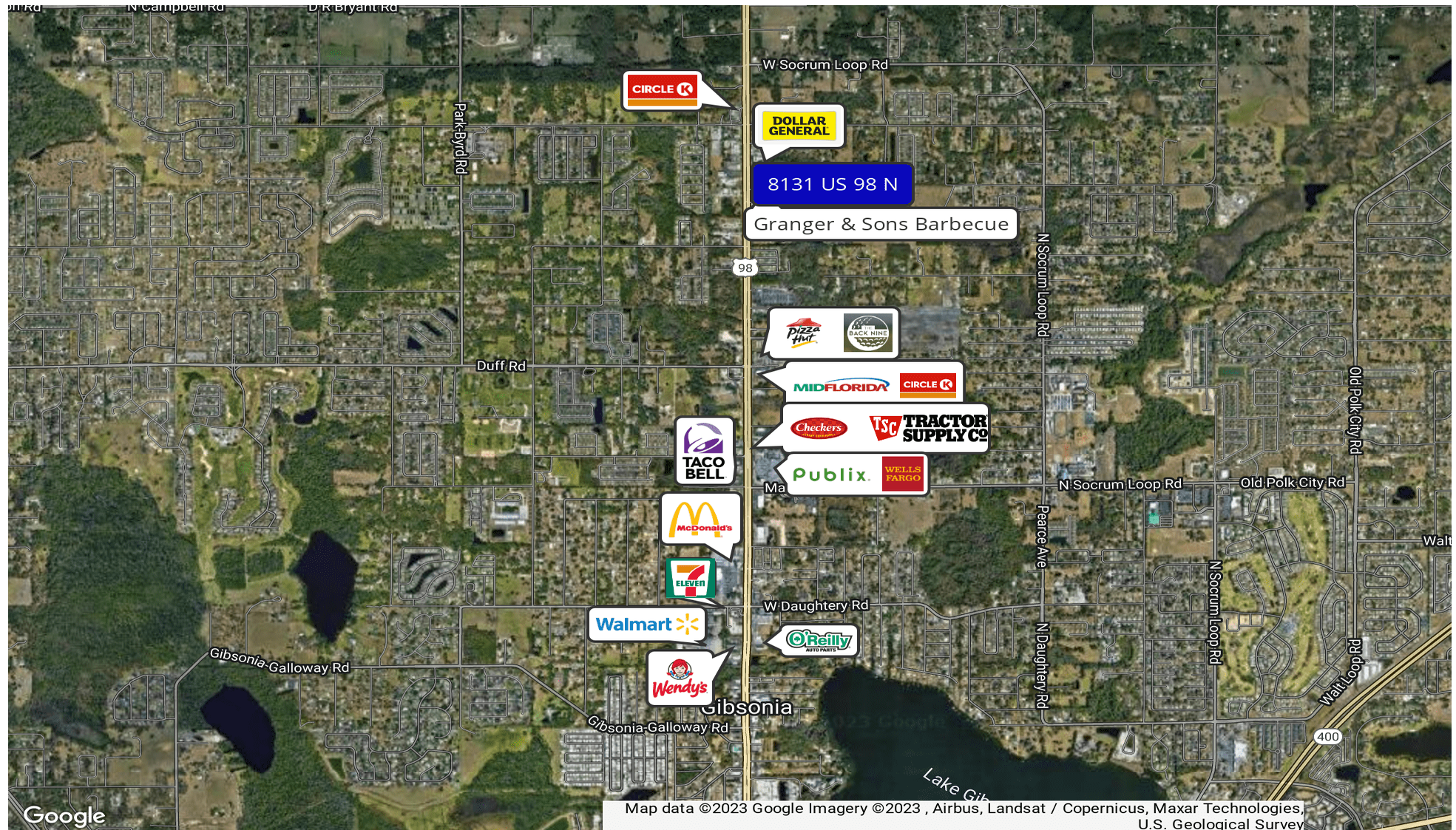
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,725	13,108	27,354
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$58,326	\$58,776	\$58,813
Average House Value	\$181,453	\$180,931	\$182,442

* Demographic data derived from 2020 ACS - US Census



Retailer Map



Additional Photos





LINDA SCHULTZ

Advisor

linda.schultz@svn.com

Direct: 877.518.5263 x417 | **Cell:** 386.479.8420

PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor with SVN Saunders Ralston Dantzler Realty and focuses on representing owners and tenants in Polk County. She brings diverse experience to the firm. She joined SVN SRD after working in a law firm in downtown Orlando, where she practiced law. She also managed an accounting firm in Gainesville, Florida for four years.

Linda studied International Business Law at Charles University in Prague, Czech Republic and holds a Juris Doctor from Nova Southeastern University and a Bachelor of Arts in Criminology from the University of Florida.

She is a member of Variety-the Children's Charity of Florida, EMERGE Lakeland, TigerTown Rotary and resides in Lakeland, Florida.

MEMBERSHIPS

- Lakeland Association of Realtors
- 2019-2023 Vice-Chair of The Housing Finance Authority of Polk County
- 2023 Polk County Planning Commission Board Member
- 2022-2023 TigerTown Rotary President
- 2022 Polk County Flight to Honor Fundraising Committee member
- Orange County Bar Association
- American Bar Association
- "In Our Expert Opinion" Real Estate Podcast

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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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