

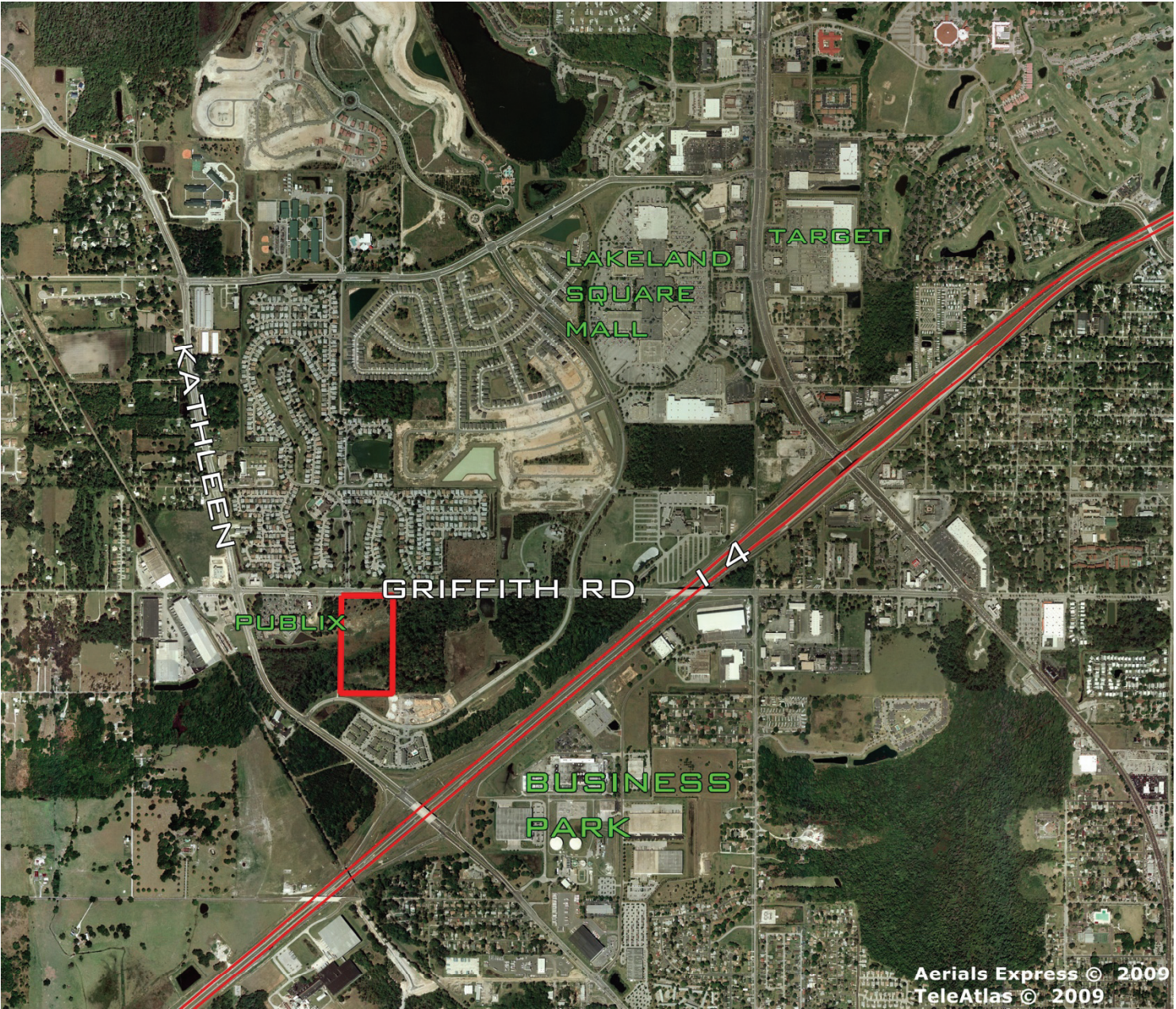
LOCATION INFORMATION



FOR SALE LAND

19.03 ACRES, MULTIFAMILY

Lakeland (Polk County), Florida



FOR MORE INFORMATION, PLEASE CONTACT:

Bruce K. Erhardt, ALC
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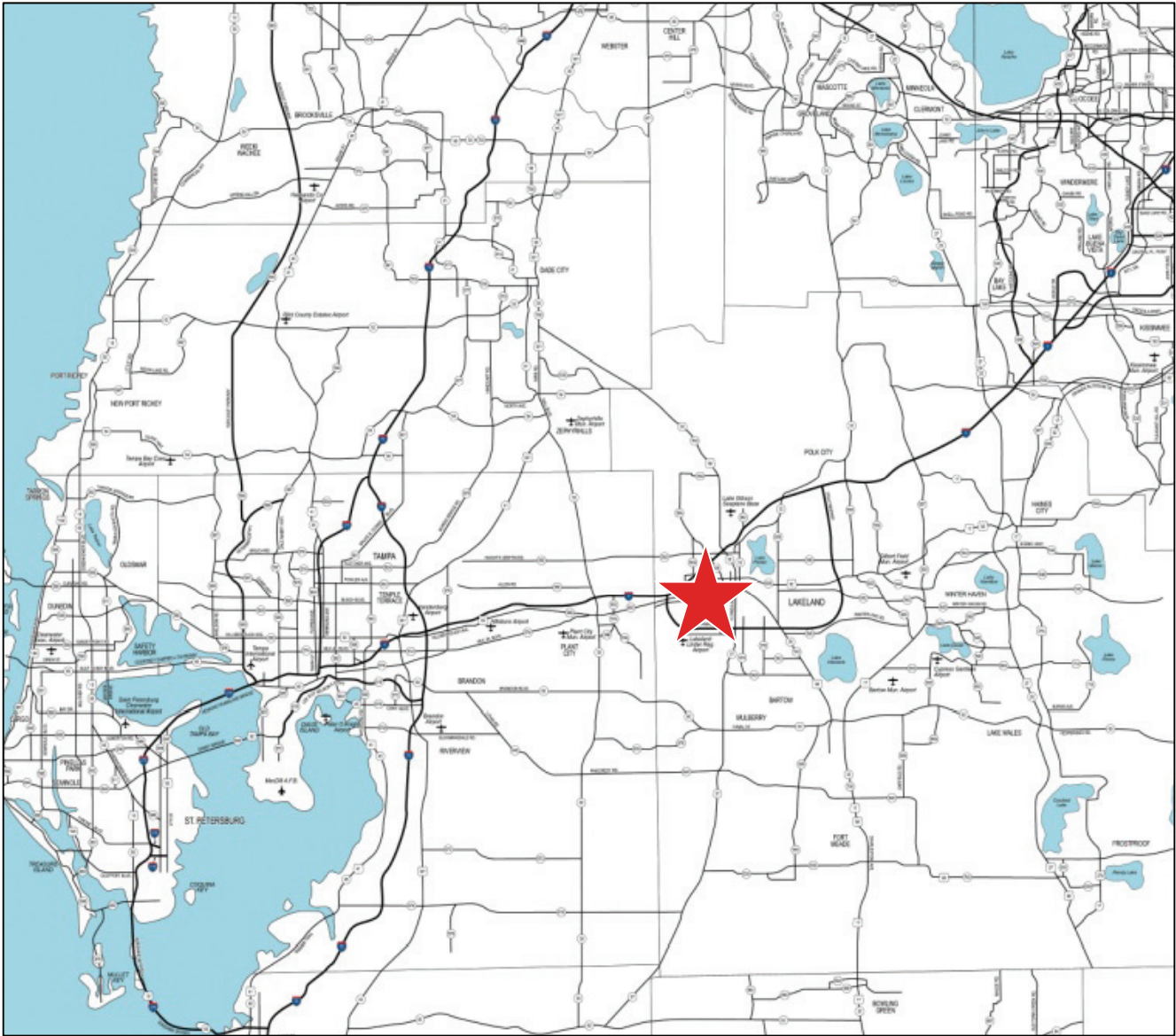
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PROFILE

Located just over one mile from I-4 in Polk County, Lakeland. Over three million square feet of retail are in this market including the 890,000 square feet, 90 store Lakeland Square Mall. Site is well located for easy access to employment centers near Disney, Lakeland, east Tampa, and Downtown Tampa.



LOCATION: South side of Griffin, just over one mile from I-4.

SIZE: 19.03 gross acres.

ZONING: MF 12

LAND USE: RM

UTILITIES: At site.

PARCEL ID: 23-28-02-000000-034020 Polk County.

2011 PROPOSED TAXES: \$6,131.85

PRICE: \$1,900,000

DISTANCES:

■ Publix	Contiguous
■ Target	1.4 miles
■ I-4	1.1 miles
■ I-75	23.2 miles
■ Disney World	35.9 miles

COMMENTS

- Contiguous 19 acres available.
- Contiguous to Publix.
- Zillow shows single family from \$117,000 to \$154,000.
- Tax credit opportunity.
 - Publix Contiguous
 - Walgreens 0.3 miles
 - Bus Stop 0.5 miles, and a 3 line stop is 1.1 miles at the mall
 - Elementary School 0.6 miles
 - Middle School 1.3 miles
 - Community Center 2.3 miles
 - Library 2.3 miles
 - Public Park 2.5 miles
 - Walk In Clinic 2.9 miles
 - Senior Center 4.45 miles