

# **Commercial Parcel Lot B - 1.36 acres**

**2190 Us Highway 92 E | Lakeland, FL 33801**  
**Adjacent to Cypress Point at Lake Parker**  
**FOR SALE**

Parcel B - 1.36 acres  
2190 US Hwy 92 E

# Property Summary



## Property Description

Parcel 'B' is 1.36 acres located at the NW corner of Hwy 92 E (E Memorial Blvd and Fairway Ave.) -

Parcel B Price is \$1,200,000.00 - IS AVAILABLE....

This parcel is adjacent to the 199 home subdivision, to be known as Cypress Point at Lake Parker. The parcel is zoned C-2, with exceptions as described in PUD 21-022. The site is part of the master retention design for the development. Lakeland utilities are available to the site.

## Sale Offering Summary

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,200,000 |
| Number of Units: | 1           |
| Lot Size:        | 56,645 SF   |

| Demographics      | 0.25 Miles | 0.5 Miles | 1 Mile   |
|-------------------|------------|-----------|----------|
| Total Households  | 212        | 714       | 2,313    |
| Total Population  | 533        | 1,824     | 6,656    |
| Average HH Income | \$51,356   | \$53,793  | \$57,849 |



# Additional Photos





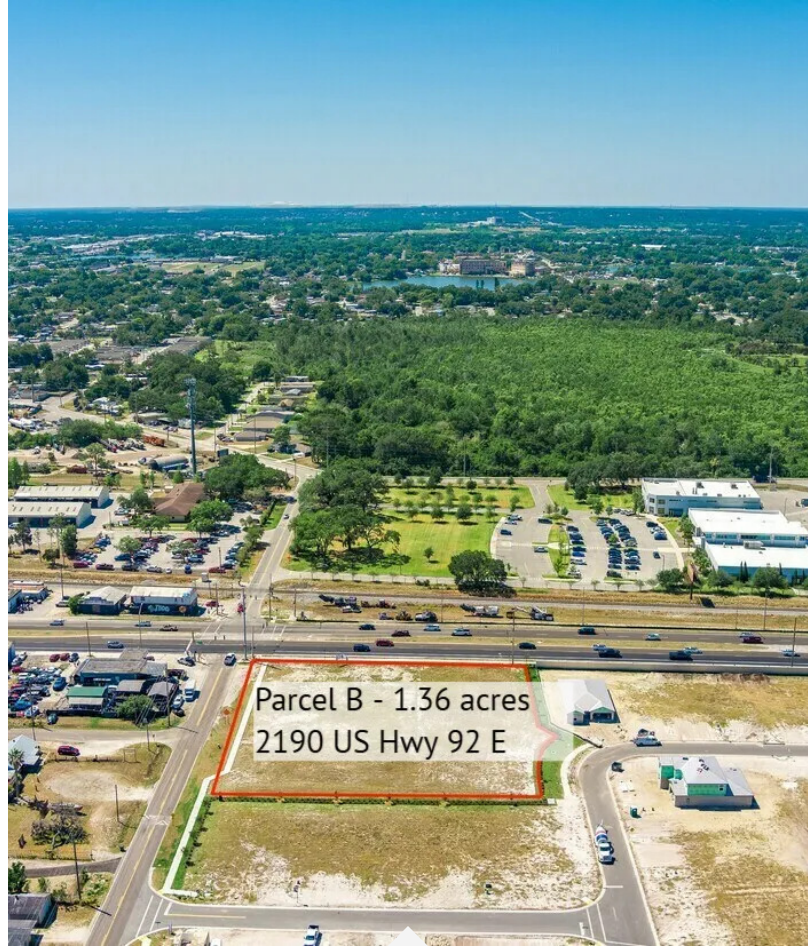
# Property Details & Highlights

|                  |                          |
|------------------|--------------------------|
| Property Name    | Lot B - 2190 US Hwy 92 E |
| Property Type    | Land                     |
| Property Subtype | Retail                   |
| APN              | 242816190511002010       |
| Lot Size         | 56,645 SF                |

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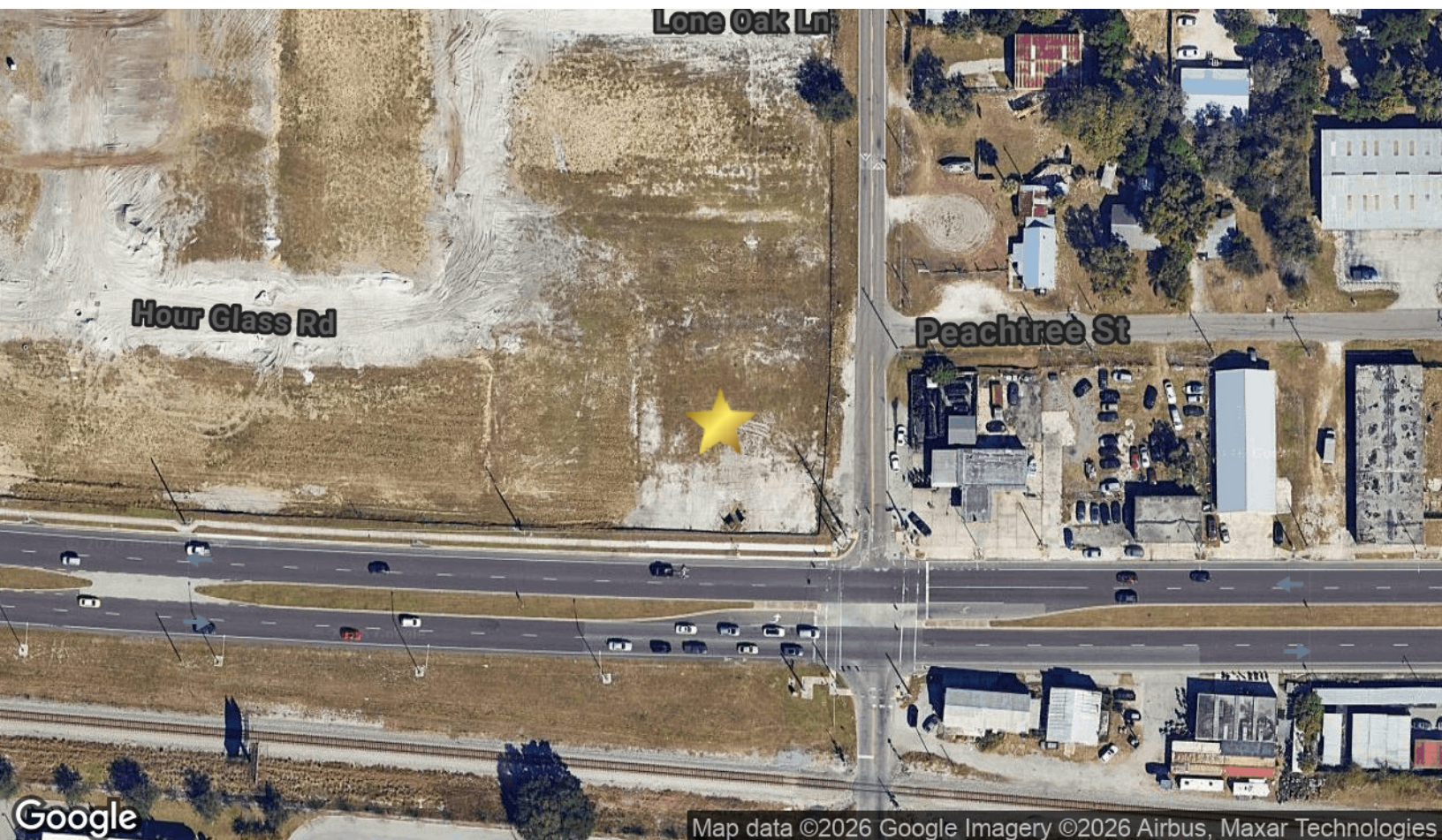
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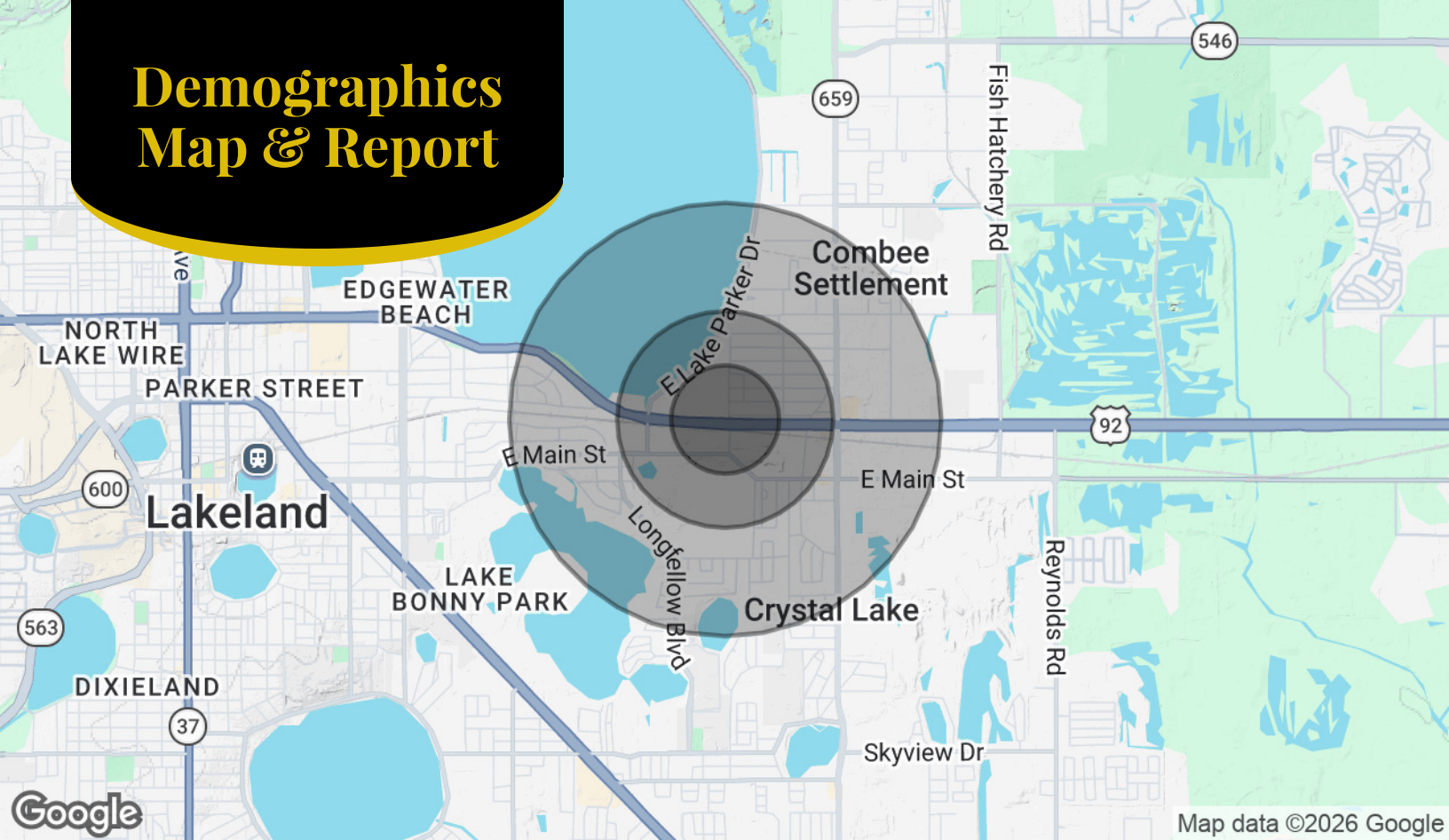


# Location Map





# Demographics Map & Report



| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 533        | 1,824     | 6,656  |
| Average Age          | 28.9       | 30.3      | 32.2   |
| Average Age (Male)   | 36.0       | 34.7      | 33.0   |
| Average Age (Female) | 31.9       | 34.3      | 33.4   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 212        | 714       | 2,313     |
| # of Persons per HH | 2.5        | 2.6       | 2.9       |
| Average HH Income   | \$51,356   | \$53,793  | \$57,849  |
| Average House Value | \$152,862  | \$151,671 | \$170,410 |

2023 American Community Survey (ACS)