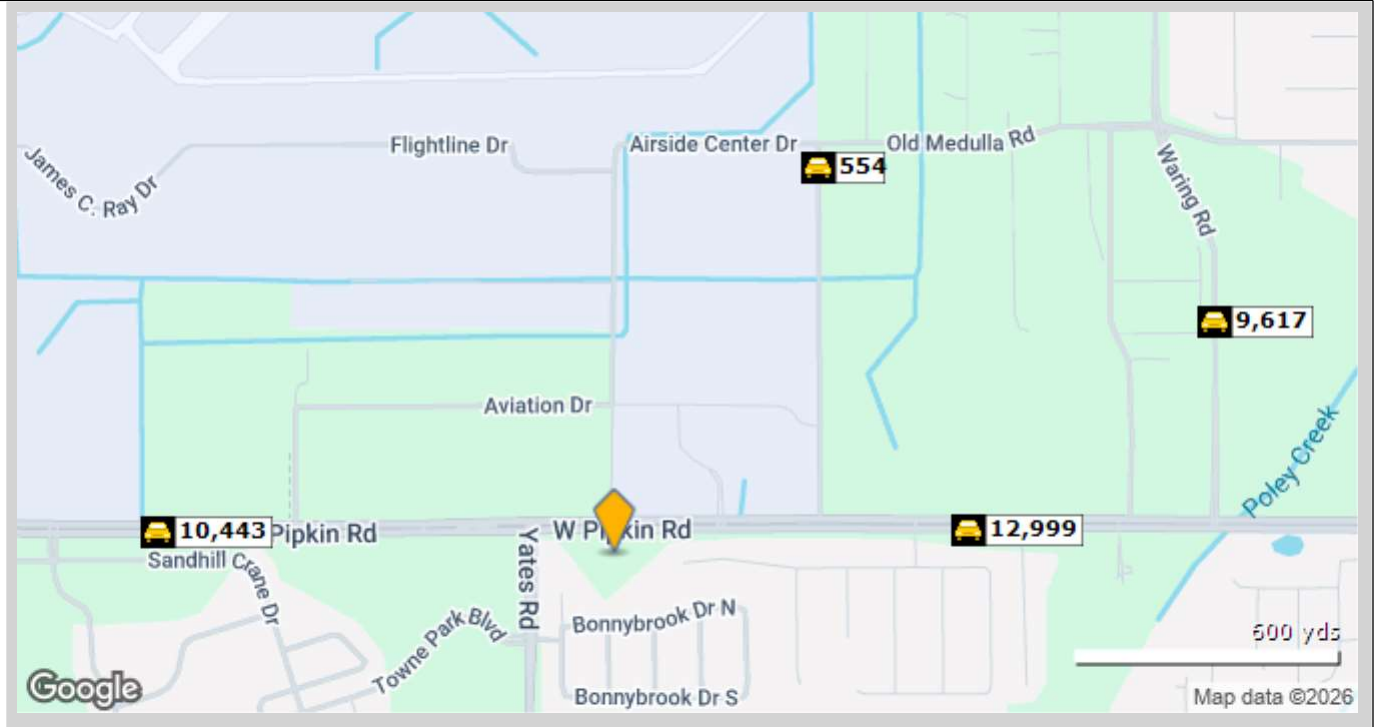


Traffic Count Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West Pipkin Road	Forestgreen Dr E	0.06 SE	2024	13,074	MPSI	.47
2	West Pipkin Road	Forestgreen Dr E	0.06 SE	2025	12,999	MPSI	.47
3	Old Medulla Road	Airport Access R	0.03 N	2025	550	MPSI	.58
4	Old Medulla Road	Airport Access R	0.03 N	2024	554	MPSI	.58
5	West Pipkin Road	White Egret Ln	0.14 W	2024	10,521	MPSI	.60
6	West Pipkin Road	White Egret Ln	0.14 W	2025	10,443	MPSI	.60
7	Waring Road	Courson Blvd	0.23 N	2024	9,189	MPSI	.85
8	Waring Road	Courson Blvd	0.23 N	2025	9,617	MPSI	.85

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2020		2025		2030	
Population	2,211		2,754		3,179	
Age 0 - 4	121	5.47%	155	5.63%	177	5.57%
Age 5 - 9	138	6.24%	160	5.81%	179	5.63%
Age 10 - 14	139	6.29%	174	6.32%	189	5.95%
Age 15 - 19	136	6.15%	174	6.32%	197	6.20%
Age 20 - 24	122	5.52%	167	6.06%	196	6.17%
Age 25 - 29	121	5.47%	160	5.81%	192	6.04%
Age 30 - 34	141	6.38%	176	6.39%	193	6.07%
Age 35 - 39	159	7.19%	192	6.97%	203	6.39%
Age 40 - 44	122	5.52%	193	7.01%	215	6.76%
Age 45 - 49	170	7.69%	191	6.94%	217	6.83%
Age 50 - 54	158	7.15%	192	6.97%	216	6.79%
Age 55 - 59	154	6.97%	175	6.35%	208	6.54%
Age 60 - 64	144	6.51%	165	5.99%	193	6.07%
Age 65 - 69	133	6.02%	149	5.41%	174	5.47%
Age 70 - 74	124	5.61%	128	4.65%	151	4.75%
Age 75 - 79	70	3.17%	95	3.45%	119	3.74%
Age 80 - 84	36	1.63%	61	2.21%	82	2.58%
Age 85+	22	1.00%	46	1.67%	78	2.45%
Age 15+	1,812	81.95%	2,264	82.21%	2,634	82.86%
Age 20+	1,676	75.80%	2,090	75.89%	2,437	76.66%
Age 65+	385	17.41%	479	17.39%	604	19.00%
Median Age	41		41		42	
Average Age	40.20		40.00		40.90	
Population By Race	2,211		2,754		3,179	
White	1,724	77.97%	1,996	72.48%	2,302	72.41%
Black	99	4.48%	128	4.65%	148	4.66%
Am. Indian & Alaskan	7	0.32%	7	0.25%	7	0.22%
Asian	26	1.18%	43	1.56%	48	1.51%
Hawaiian & Pacific Islander	1	0.05%	1	0.04%	1	0.03%
Other	352	15.92%	580	21.06%	672	21.14%

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Description	2020	2025	2030
Population by Race (Hispanic)	343	520	601
White	75 21.87%	74 14.23%	85 14.14%
Black	3 0.87%	4 0.77%	5 0.83%
Am. Indian & Alaskan	2 0.58%	4 0.77%	4 0.67%
Asian	2 0.58%	4 0.77%	4 0.67%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	261 76.09%	434 83.46%	503 83.69%
Household by Household Income	791	977	1,129
<\$25,000	49 6.19%	54 5.53%	64 5.67%
\$25,000 - \$50,000	119 15.04%	61 6.24%	63 5.58%
\$50,000 - \$75,000	159 20.10%	133 13.61%	141 12.49%
\$75,000 - \$100,000	141 17.83%	182 18.63%	211 18.69%
\$100,000 - \$125,000	110 13.91%	160 16.38%	186 16.47%
\$125,000 - \$150,000	109 13.78%	105 10.75%	115 10.19%
\$150,000 - \$200,000	63 7.96%	177 18.12%	220 19.49%
\$200,000+	41 5.18%	105 10.75%	129 11.43%
Average Household Income	\$99,478	\$126,159	\$129,081
Median Household Income	\$87,145	\$109,140	\$111,491

Demographic Summary Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	3,179	40,077	133,246
2025 Estimate	2,754	35,281	117,640
2020 Census	2,211	31,628	105,603
Growth 2025 - 2030	15.43%	13.59%	13.27%
Growth 2020 - 2025	24.56%	11.55%	11.40%
2025 Population by Hispanic Origin	520	8,592	30,938
2025 Population	2,754	35,281	117,640
White	1,996 72.48%	22,257 63.08%	73,138 62.17%
Black	128 4.65%	3,285 9.31%	10,374 8.82%
Am. Indian & Alaskan	7 0.25%	176 0.50%	877 0.75%
Asian	43 1.56%	637 1.81%	2,267 1.93%
Hawaiian & Pacific Island	1 0.04%	8 0.02%	61 0.05%
Other	580 21.06%	8,918 25.28%	30,923 26.29%
U.S. Armed Forces	8	38	54
Households			
2030 Projection	1,128	15,260	52,018
2025 Estimate	977	13,414	45,777
2020 Census	789	12,082	40,925
Growth 2025 - 2030	15.46%	13.76%	13.63%
Growth 2020 - 2025	23.83%	11.02%	11.86%
Owner Occupied	885 90.58%	9,494 70.78%	32,173 70.28%
Renter Occupied	92 9.42%	3,920 29.22%	13,605 29.72%
2025 Households by HH Income	977	13,415	45,776
Income: <\$25,000	54 5.53%	1,358 10.12%	5,921 12.93%
Income: \$25,000 - \$50,000	61 6.24%	2,104 15.68%	7,740 16.91%
Income: \$50,000 - \$75,000	133 13.61%	2,534 18.89%	8,770 19.16%
Income: \$75,000 - \$100,000	182 18.63%	1,821 13.57%	6,102 13.33%
Income: \$100,000 - \$125,000	160 16.38%	2,042 15.22%	6,310 13.78%
Income: \$125,000 - \$150,000	105 10.75%	993 7.40%	3,143 6.87%
Income: \$150,000 - \$200,000	177 18.12%	1,521 11.34%	4,159 9.09%
Income: \$200,000+	105 10.75%	1,042 7.77%	3,631 7.93%
2025 Avg Household Income	\$126,159	\$102,458	\$97,256
2025 Med Household Income	\$109,140	\$84,768	\$76,872

Consumer Spending Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



2025 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$38,655	\$439,220	\$1,415,685
Total Apparel	\$1,920	\$22,765	\$74,296
Women's Apparel	753	8,728	28,529
Men's Apparel	405	4,673	15,231
Girl's Apparel	133	1,629	5,272
Boy's Apparel	99	1,249	4,032
Infant Apparel	87	1,114	3,602
Footwear	443	5,373	17,629
Total Entertainment & Hobbies	\$5,777	\$66,022	\$215,925
Entertainment	689	7,118	21,062
Audio & Visual Equipment/Service	1,255	15,395	50,701
Reading Materials	74	791	2,623
Pets, Toys, & Hobbies	992	11,087	36,178
Personal Items	2,768	31,631	105,361
Total Food and Alcohol	\$9,807	\$117,072	\$385,441
Food At Home	4,943	60,381	200,514
Food Away From Home	4,197	49,068	160,058
Alcoholic Beverages	668	7,623	24,869
Total Household	\$6,658	\$73,330	\$238,180
House Maintenance & Repair	1,643	17,384	58,355
Household Equip & Furnishings	2,478	27,982	90,045
Household Operations	1,821	20,412	65,711
Housing Costs	715	7,553	24,070

Consumer Spending Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

2025 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$10,190	\$113,162	\$349,226
Vehicle Purchases	5,411	57,597	169,749
Gasoline	2,526	30,479	98,185
Vehicle Expenses	215	2,247	8,008
Transportation	899	9,605	31,107
Automotive Repair & Maintenance	1,139	13,233	42,176
Total Health Care	\$1,865	\$21,350	\$71,718
Medical Services	1,062	11,989	39,752
Prescription Drugs	605	7,054	24,154
Medical Supplies	197	2,307	7,812
Total Education/Day Care	\$2,438	\$25,519	\$80,900
Education	1,555	16,183	51,143
Fees & Admissions	883	9,336	29,757

Pipkin Airport Commercial Land
Yates Rd, Lakeland, FL 33811

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	111	3,798	34
Retail & Wholesale Trade	16	111	7
Hospitality & Food Service	2	8	4
Real Estate, Renting, Leasing	3	11	4
Finance & Insurance	8	3,007	376
Information	3	46	15
Scientific & Technology Services	10	164	16
Management of Companies	0	0	0
Health Care & Social Assistance	6	27	5
Educational Services	9	144	16
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	12	72	6
Construction	24	122	5
Manufacturing	7	44	6
Agriculture, Mining, Fishing	1	2	2
Other Services	10	40	4

Demographic Detail Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	3,179	40,077	133,246
2025 Estimate	2,754	35,281	117,640
2020 Census	2,211	31,628	105,603
Growth 2025 - 2030	15.43%	13.59%	13.27%
Growth 2020 - 2025	24.56%	11.55%	11.40%
2025 Population by Age			
	2,754	35,281	117,640
Age 0 - 4	155 5.63%	2,093 5.93%	6,654 5.66%
Age 5 - 9	160 5.81%	2,127 6.03%	6,823 5.80%
Age 10 - 14	174 6.32%	2,307 6.54%	7,513 6.39%
Age 15 - 19	174 6.32%	2,320 6.58%	7,680 6.53%
Age 20 - 24	167 6.06%	2,189 6.20%	7,245 6.16%
Age 25 - 29	160 5.81%	2,180 6.18%	7,053 6.00%
Age 30 - 34	176 6.39%	2,447 6.94%	7,721 6.56%
Age 35 - 39	192 6.97%	2,532 7.18%	7,985 6.79%
Age 40 - 44	193 7.01%	2,485 7.04%	7,875 6.69%
Age 45 - 49	191 6.94%	2,330 6.60%	7,347 6.25%
Age 50 - 54	192 6.97%	2,237 6.34%	7,071 6.01%
Age 55 - 59	175 6.35%	2,049 5.81%	6,746 5.73%
Age 60 - 64	165 5.99%	1,966 5.57%	6,825 5.80%
Age 65 - 69	149 5.41%	1,800 5.10%	6,544 5.56%
Age 70 - 74	128 4.65%	1,547 4.38%	5,750 4.89%
Age 75 - 79	95 3.45%	1,173 3.32%	4,499 3.82%
Age 80 - 84	61 2.21%	801 2.27%	3,232 2.75%
Age 85+	46 1.67%	698 1.98%	3,079 2.62%
Age 65+	479 17.39%	6,019 17.06%	23,104 19.64%
Median Age	40.50	38.90	40.10
Average Age	40.00	39.30	40.50

Demographic Detail Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	2,754	35,281	117,640
White	1,996 72.48%	22,257 63.08%	73,138 62.17%
Black	128 4.65%	3,285 9.31%	10,374 8.82%
Am. Indian & Alaskan	7 0.25%	176 0.50%	877 0.75%
Asian	43 1.56%	637 1.81%	2,267 1.93%
Hawaiian & Pacific Island	1 0.04%	8 0.02%	61 0.05%
Other	580 21.06%	8,918 25.28%	30,923 26.29%
Population by Hispanic Origin	2,754	35,281	117,640
Non-Hispanic Origin	2,234 81.12%	26,688 75.64%	86,702 73.70%
Hispanic Origin	520 18.88%	8,593 24.36%	30,938 26.30%
2025 Median Age, Male	39.60	37.80	38.70
2025 Average Age, Male	39.30	38.30	39.30
2025 Median Age, Female	41.30	39.90	41.50
2025 Average Age, Female	40.70	40.20	41.60
2025 Population by Occupation Classification	2,231	28,287	95,111
Civilian Employed	1,418 63.56%	17,526 61.96%	55,716 58.58%
Civilian Unemployed	17 0.76%	664 2.35%	2,084 2.19%
Civilian Non-Labor Force	789 35.37%	10,066 35.59%	37,266 39.18%
Armed Forces	7 0.31%	31 0.11%	45 0.05%
Households by Marital Status			
Married	625	6,909	22,226
Married No Children	413	4,460	14,681
Married w/Children	211	2,449	7,544
2025 Population by Education	1,981	25,664	86,751
Some High School, No Diploma	148 7.47%	2,558 9.97%	9,819 11.32%
High School Grad (Incl Equivalency)	538 27.16%	7,270 28.33%	24,889 28.69%
Some College, No Degree	526 26.55%	7,668 29.88%	24,897 28.70%
Associate Degree	56 2.83%	1,418 5.53%	5,026 5.79%
Bachelor Degree	539 27.21%	4,752 18.52%	14,352 16.54%
Advanced Degree	174 8.78%	1,998 7.79%	7,768 8.95%

Demographic Detail Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Radius	1 Mile	3 Mile	5 Mile
2025 Population by Occupation	2,702	32,395	101,782
Real Estate & Finance	200 7.40%	1,591 4.91%	4,326 4.25%
Professional & Management	776 28.72%	7,684 23.72%	25,421 24.98%
Public Administration	79 2.92%	706 2.18%	2,203 2.16%
Education & Health	281 10.40%	3,265 10.08%	11,158 10.96%
Services	197 7.29%	2,472 7.63%	8,475 8.33%
Information	19 0.70%	138 0.43%	559 0.55%
Sales	393 14.54%	5,006 15.45%	13,691 13.45%
Transportation	0 0.00%	13 0.04%	65 0.06%
Retail	274 10.14%	2,962 9.14%	8,587 8.44%
Wholesale	46 1.70%	596 1.84%	1,811 1.78%
Manufacturing	76 2.81%	1,486 4.59%	4,336 4.26%
Production	134 4.96%	2,303 7.11%	7,939 7.80%
Construction	93 3.44%	1,740 5.37%	5,521 5.42%
Utilities	75 2.78%	1,148 3.54%	3,315 3.26%
Agriculture & Mining	11 0.41%	230 0.71%	1,120 1.10%
Farming, Fishing, Forestry	0 0.00%	170 0.52%	784 0.77%
Other Services	48 1.78%	885 2.73%	2,471 2.43%
2025 Worker Travel Time to Job	1,237	16,074	50,921
<30 Minutes	830 67.10%	10,476 65.17%	34,377 67.51%
30-60 Minutes	287 23.20%	4,070 25.32%	12,783 25.10%
60+ Minutes	120 9.70%	1,528 9.51%	3,761 7.39%
2020 Households by HH Size	790	12,082	40,925
1-Person Households	120 15.19%	2,745 22.72%	10,327 25.23%
2-Person Households	301 38.10%	4,188 34.66%	14,434 35.27%
3-Person Households	156 19.75%	2,166 17.93%	6,687 16.34%
4-Person Households	124 15.70%	1,625 13.45%	5,077 12.41%
5-Person Households	54 6.84%	821 6.80%	2,684 6.56%
6-Person Households	20 2.53%	340 2.81%	1,080 2.64%
7 or more Person Households	15 1.90%	197 1.63%	636 1.55%
2025 Average Household Size	2.80	2.60	2.50
Households			
2030 Projection	1,128	15,260	52,018
2025 Estimate	977	13,414	45,777
2020 Census	789	12,082	40,925
Growth 2025 - 2030	15.46%	13.76%	13.63%
Growth 2020 - 2025	23.83%	11.02%	11.86%

Demographic Detail Report

Pipkin Airport Commercial Land

Yates Rd, Lakeland, FL 33811

Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	977	13,415	45,776
<\$25,000	54 5.53%	1,358 10.12%	5,921 12.93%
\$25,000 - \$50,000	61 6.24%	2,104 15.68%	7,740 16.91%
\$50,000 - \$75,000	133 13.61%	2,534 18.89%	8,770 19.16%
\$75,000 - \$100,000	182 18.63%	1,821 13.57%	6,102 13.33%
\$100,000 - \$125,000	160 16.38%	2,042 15.22%	6,310 13.78%
\$125,000 - \$150,000	105 10.75%	993 7.40%	3,143 6.87%
\$150,000 - \$200,000	177 18.12%	1,521 11.34%	4,159 9.09%
\$200,000+	105 10.75%	1,042 7.77%	3,631 7.93%
2025 Avg Household Income	\$126,159	\$102,458	\$97,256
2025 Med Household Income	\$109,140	\$84,768	\$76,872
2025 Occupied Housing	977	13,414	45,778
Owner Occupied	885 90.58%	9,494 70.78%	32,173 70.28%
Renter Occupied	92 9.42%	3,920 29.22%	13,605 29.72%
2020 Housing Units	1,039	13,553	40,574
1 Unit	1,035 99.62%	11,182 82.51%	32,866 81.00%
2 - 4 Units	4 0.38%	910 6.71%	3,464 8.54%
5 - 19 Units	0 0.00%	819 6.04%	2,421 5.97%
20+ Units	0 0.00%	642 4.74%	1,823 4.49%
2025 Housing Value	884	9,496	32,174
<\$100,000	10 1.13%	374 3.94%	5,187 16.12%
\$100,000 - \$200,000	35 3.96%	849 8.94%	2,996 9.31%
\$200,000 - \$300,000	156 17.65%	2,327 24.51%	6,401 19.89%
\$300,000 - \$400,000	294 33.26%	2,749 28.95%	8,131 25.27%
\$400,000 - \$500,000	188 21.27%	1,394 14.68%	4,092 12.72%
\$500,000 - \$1,000,000	178 20.14%	1,630 17.17%	4,818 14.97%
\$1,000,000+	23 2.60%	173 1.82%	549 1.71%
2025 Median Home Value	\$381,972	\$343,579	\$318,485
2025 Housing Units by Yr Built	1,089	14,898	51,071
Built 2010+	373 34.25%	3,568 23.95%	9,590 18.78%
Built 2000 - 2010	196 18.00%	3,315 22.25%	7,983 15.63%
Built 1990 - 1999	135 12.40%	2,461 16.52%	7,425 14.54%
Built 1980 - 1989	161 14.78%	2,683 18.01%	8,866 17.36%
Built 1970 - 1979	193 17.72%	1,953 13.11%	8,773 17.18%
Built 1960 - 1969	24 2.20%	446 2.99%	3,198 6.26%
Built 1950 - 1959	3 0.28%	187 1.26%	2,804 5.49%
Built <1949	4 0.37%	285 1.91%	2,432 4.76%
2025 Median Year Built	2000	1997	1988