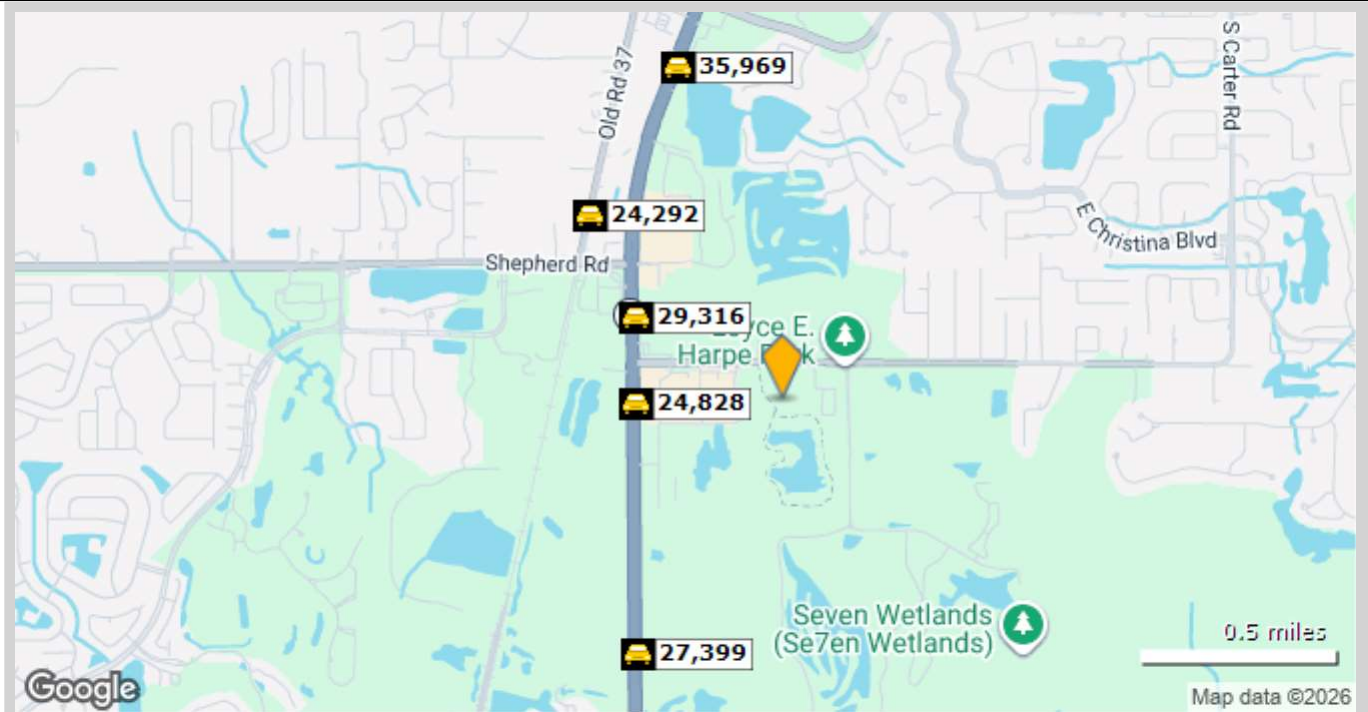


Traffic Count Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

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	State Hwy 37	Iroquois Trl	1.08 S	2025	24,808	MPSI	.38
2	State Hwy 37	Iroquois Trl	1.08 S	2024	24,828	MPSI	.38
3	South Florida Avenue	Hwy 37	0.12 S	2020	29,000	AADT	.44
4	South Florida Avenue	Longwood Oaks Bl	0.14 W	2025	29,316	MPSI	.44
5	Old Rd 37	Shepherd Rd	0.13 S	2025	24,292	MPSI	.70
6	State Hwy 37	Iroquois Trl	0.42 S	2025	27,399	MPSI	.75
7	South Florida Avenue	Longwood Oaks Blvd	0.14 W	2025	35,827	MPSI	.92
8	South Florida Avenue	Longwood Oaks Blvd	0.14 W	2024	35,969	MPSI	.92

Vacant Commercial
 1009 Oak Park Dr, Lakeland, FL 33813

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

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



Description	2020		2024		2029	
Population	3,203		3,153		3,735	
Age 0 - 4	136	4.25%	154	4.88%	199	5.33%
Age 5 - 9	180	5.62%	157	4.98%	191	5.11%
Age 10 - 14	225	7.02%	199	6.31%	204	5.46%
Age 15 - 19	199	6.21%	207	6.57%	227	6.08%
Age 20 - 24	155	4.84%	182	5.77%	232	6.21%
Age 25 - 29	178	5.56%	176	5.58%	222	5.94%
Age 30 - 34	180	5.62%	190	6.03%	219	5.86%
Age 35 - 39	207	6.46%	205	6.50%	227	6.08%
Age 40 - 44	187	5.84%	207	6.57%	237	6.35%
Age 45 - 49	208	6.49%	203	6.44%	240	6.43%
Age 50 - 54	212	6.62%	203	6.44%	237	6.35%
Age 55 - 59	237	7.40%	204	6.47%	234	6.27%
Age 60 - 64	231	7.21%	204	6.47%	230	6.16%
Age 65 - 69	226	7.06%	196	6.22%	222	5.94%
Age 70 - 74	178	5.56%	169	5.36%	202	5.41%
Age 75 - 79	145	4.53%	147	4.66%	171	4.58%
Age 80 - 84	67	2.09%	90	2.85%	125	3.35%
Age 85+	54	1.69%	61	1.93%	116	3.11%
Age 15+	2,664	83.17%	2,644	83.86%	3,141	84.10%
Age 20+	2,465	76.96%	2,437	77.29%	2,914	78.02%
Age 65+	670	20.92%	663	21.03%	836	22.38%
Median Age	44		43		43	
Average Age	42.20		41.90		42.50	
Population By Race	3,203		3,153		3,735	
White	2,462	76.87%	2,320	73.58%	2,752	73.68%
Black	184	5.74%	193	6.12%	229	6.13%
Am. Indian & Alaskan	3	0.09%	3	0.10%	3	0.08%
Asian	126	3.93%	121	3.84%	143	3.83%
Hawaiian & Pacific Islander	2	0.06%	1	0.03%	1	0.03%
Other	425	13.27%	517	16.40%	608	16.28%

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

Description	2020	2024	2029
Population by Race (Hispanic)	435	471	554
White	121 27.82%	76 16.14%	90 16.25%
Black	2 0.46%	2 0.42%	2 0.36%
Am. Indian & Alaskan	3 0.69%	2 0.42%	3 0.54%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	308 70.80%	391 83.01%	460 83.03%
Household by Household Income	1,330	1,308	1,552
<\$25,000	131 9.85%	161 12.31%	205 13.21%
\$25,000 - \$50,000	151 11.35%	162 12.39%	195 12.56%
\$50,000 - \$75,000	237 17.82%	225 17.20%	261 16.82%
\$75,000 - \$100,000	162 12.18%	141 10.78%	162 10.44%
\$100,000 - \$125,000	178 13.38%	198 15.14%	244 15.72%
\$125,000 - \$150,000	150 11.28%	144 11.01%	169 10.89%
\$150,000 - \$200,000	144 10.83%	128 9.79%	148 9.54%
\$200,000+	177 13.31%	149 11.39%	168 10.82%
Average Household Income	\$118,568	\$111,281	\$109,153
Median Household Income	\$97,530	\$93,794	\$92,746

Consumer Spending Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

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



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$56,798	\$554,749	\$1,241,503
Total Apparel	\$2,784	\$28,790	\$64,205
Women's Apparel	1,116	11,154	24,812
Men's Apparel	585	5,897	13,228
Girl's Apparel	191	2,076	4,600
Boy's Apparel	141	1,539	3,439
Infant Apparel	121	1,358	3,008
Footwear	631	6,766	15,117
Total Entertainment & Hobbies	\$8,594	\$83,828	\$186,934
Entertainment	957	8,523	20,002
Audio & Visual Equipment/Service	1,885	19,328	42,537
Reading Materials	118	1,036	2,324
Pets, Toys, & Hobbies	1,480	14,212	31,602
Personal Items	4,155	40,729	90,468
Total Food and Alcohol	\$14,716	\$148,218	\$329,215
Food At Home	7,205	75,840	169,330
Food Away From Home	6,466	62,608	138,302
Alcoholic Beverages	1,045	9,770	21,583
Total Household	\$9,726	\$94,259	\$209,297
House Maintenance & Repair	2,113	22,393	50,566
Household Equip & Furnishings	3,711	35,789	78,933
Household Operations	2,759	26,148	57,835
Housing Costs	1,145	9,929	21,964

Consumer Spending Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$14,340	\$138,603	\$315,755
Vehicle Purchases	7,250	68,621	159,692
Gasoline	3,600	37,648	84,090
Vehicle Expenses	350	3,117	7,016
Transportation	1,462	12,711	28,183
Automotive Repair & Maintenance	1,678	16,505	36,775
Total Health Care	\$2,779	\$27,390	\$61,269
Medical Services	1,586	15,382	34,394
Prescription Drugs	888	9,042	20,274
Medical Supplies	305	2,966	6,601
Total Education/Day Care	\$3,858	\$33,662	\$74,828
Education	2,467	21,414	47,656
Fees & Admissions	1,391	12,248	27,171

Demographic Detail Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

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

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,735	47,912	107,148
2024 Estimate	3,153	40,317	90,215
2020 Census	3,203	40,065	90,016
Growth 2024 - 2029	18.46%	18.84%	18.77%
Growth 2020 - 2024	-1.56%	0.63%	0.22%
2024 Population by Age			
	3,153	40,317	90,215
Age 0 - 4	154 4.88%	2,293 5.69%	5,058 5.61%
Age 5 - 9	157 4.98%	2,373 5.89%	5,289 5.86%
Age 10 - 14	199 6.31%	2,751 6.82%	6,133 6.80%
Age 15 - 19	207 6.57%	2,782 6.90%	6,300 6.98%
Age 20 - 24	182 5.77%	2,468 6.12%	5,666 6.28%
Age 25 - 29	176 5.58%	2,322 5.76%	5,251 5.82%
Age 30 - 34	190 6.03%	2,648 6.57%	5,865 6.50%
Age 35 - 39	205 6.50%	2,780 6.90%	6,132 6.80%
Age 40 - 44	207 6.57%	2,745 6.81%	6,124 6.79%
Age 45 - 49	203 6.44%	2,604 6.46%	5,874 6.51%
Age 50 - 54	203 6.44%	2,515 6.24%	5,703 6.32%
Age 55 - 59	204 6.47%	2,436 6.04%	5,466 6.06%
Age 60 - 64	204 6.47%	2,367 5.87%	5,249 5.82%
Age 65 - 69	196 6.22%	2,170 5.38%	4,746 5.26%
Age 70 - 74	169 5.36%	1,895 4.70%	4,162 4.61%
Age 75 - 79	147 4.66%	1,537 3.81%	3,403 3.77%
Age 80 - 84	90 2.85%	954 2.37%	2,163 2.40%
Age 85+	61 1.93%	677 1.68%	1,632 1.81%
Age 65+	663 21.03%	7,233 17.94%	16,106 17.85%
Median Age	42.60	39.50	39.50
Average Age	41.90	39.70	39.70

Demographic Detail Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	3,153	40,317	90,215
White	2,320 73.58%	26,474 65.66%	60,087 66.60%
Black	193 6.12%	3,841 9.53%	7,295 8.09%
Am. Indian & Alaskan	3 0.10%	109 0.27%	249 0.28%
Asian	121 3.84%	969 2.40%	2,518 2.79%
Hawaiian & Pacific Island	1 0.03%	4 0.01%	13 0.01%
Other	517 16.40%	8,920 22.12%	20,054 22.23%
Population by Hispanic Origin	3,153	40,317	90,215
Non-Hispanic Origin	2,682 85.06%	31,811 78.90%	71,215 78.94%
Hispanic Origin	471 14.94%	8,506 21.10%	19,001 21.06%
2024 Median Age, Male	41.30	38.50	38.20
2024 Average Age, Male	41.10	38.80	38.70
2024 Median Age, Female	43.70	40.60	40.80
2024 Average Age, Female	42.80	40.50	40.70
2024 Population by Occupation Classification	2,603	32,338	72,468
Civilian Employed	1,671 64.20%	20,437 63.20%	45,213 62.39%
Civilian Unemployed	19 0.73%	462 1.43%	1,108 1.53%
Civilian Non-Labor Force	912 35.04%	11,415 35.30%	26,114 36.04%
Armed Forces	1 0.04%	24 0.07%	33 0.05%
Households by Marital Status			
Married	725	8,215	18,469
Married No Children	484	5,138	11,625
Married w/Children	241	3,077	6,844
2024 Population by Education	2,355	29,605	65,816
Some High School, No Diploma	68 2.89%	2,273 7.68%	5,630 8.55%
High School Grad (Incl Equivalency)	472 20.04%	7,575 25.59%	17,384 26.41%
Some College, No Degree	780 33.12%	9,635 32.55%	20,213 30.71%
Associate Degree	100 4.25%	1,956 6.61%	4,047 6.15%
Bachelor Degree	488 20.72%	5,369 18.14%	11,935 18.13%
Advanced Degree	447 18.98%	2,797 9.45%	6,607 10.04%

Demographic Detail Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	3,141		37,173		82,737	
Real Estate & Finance	122	3.88%	1,842	4.96%	4,034	4.88%
Professional & Management	1,045	33.27%	9,321	25.07%	21,714	26.24%
Public Administration	98	3.12%	873	2.35%	1,916	2.32%
Education & Health	385	12.26%	4,135	11.12%	9,036	10.92%
Services	197	6.27%	2,939	7.91%	6,340	7.66%
Information	6	0.19%	157	0.42%	453	0.55%
Sales	464	14.77%	5,503	14.80%	11,774	14.23%
Transportation	0	0.00%	0	0.00%	48	0.06%
Retail	231	7.35%	3,556	9.57%	7,539	9.11%
Wholesale	44	1.40%	546	1.47%	1,441	1.74%
Manufacturing	90	2.87%	1,049	2.82%	2,914	3.52%
Production	162	5.16%	2,530	6.81%	5,754	6.95%
Construction	58	1.85%	2,031	5.46%	4,049	4.89%
Utilities	128	4.08%	1,164	3.13%	2,413	2.92%
Agriculture & Mining	38	1.21%	279	0.75%	609	0.74%
Farming, Fishing, Forestry	32	1.02%	218	0.59%	481	0.58%
Other Services	41	1.31%	1,030	2.77%	2,222	2.69%
2024 Worker Travel Time to Job	1,502		18,443		41,329	
<30 Minutes	996	66.31%	12,048	65.33%	27,801	67.27%
30-60 Minutes	435	28.96%	5,140	27.87%	10,518	25.45%
60+ Minutes	71	4.73%	1,255	6.80%	3,010	7.28%
2020 Households by HH Size	1,330		15,247		33,409	
1-Person Households	334	25.11%	3,421	22.44%	7,012	20.99%
2-Person Households	512	38.50%	5,259	34.49%	11,686	34.98%
3-Person Households	192	14.44%	2,656	17.42%	5,887	17.62%
4-Person Households	164	12.33%	2,151	14.11%	4,901	14.67%
5-Person Households	74	5.56%	1,073	7.04%	2,436	7.29%
6-Person Households	40	3.01%	447	2.93%	949	2.84%
7 or more Person Households	14	1.05%	240	1.57%	538	1.61%
2024 Average Household Size	2.40		2.60		2.60	
Households						
2029 Projection	1,550		18,238		39,746	
2024 Estimate	1,309		15,356		33,486	
2020 Census	1,329		15,247		33,410	
Growth 2024 - 2029	18.41%		18.77%		18.69%	
Growth 2020 - 2024	-1.50%		0.71%		0.23%	

Demographic Detail Report

Vacant Commercial			
1009 Oak Park Dr, Lakeland, FL 33813			
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	1,308	15,356	33,485
<\$25,000	161 12.31%	2,122 13.82%	4,171 12.46%
\$25,000 - \$50,000	162 12.39%	2,833 18.45%	6,023 17.99%
\$50,000 - \$75,000	225 17.20%	2,979 19.40%	6,412 19.15%
\$75,000 - \$100,000	141 10.78%	2,034 13.25%	4,688 14.00%
\$100,000 - \$125,000	198 15.14%	1,820 11.85%	4,221 12.61%
\$125,000 - \$150,000	144 11.01%	1,221 7.95%	2,628 7.85%
\$150,000 - \$200,000	128 9.79%	1,083 7.05%	2,475 7.39%
\$200,000+	149 11.39%	1,264 8.23%	2,867 8.56%
2024 Avg Household Income	\$111,281	\$94,776	\$97,173
2024 Med Household Income	\$93,794	\$72,959	\$75,728
2024 Occupied Housing	1,310	15,356	33,486
Owner Occupied	952 72.67%	11,284 73.48%	25,306 75.57%
Renter Occupied	358 27.33%	4,072 26.52%	8,180 24.43%
2020 Housing Units	1,382	14,778	32,656
1 Unit	1,149 83.14%	12,367 83.69%	27,931 85.53%
2 - 4 Units	54 3.91%	905 6.12%	1,967 6.02%
5 - 19 Units	27 1.95%	758 5.13%	1,513 4.63%
20+ Units	152 11.00%	748 5.06%	1,245 3.81%
2024 Housing Value	951	11,285	25,306
<\$100,000	50 5.26%	1,384 12.26%	2,218 8.76%
\$100,000 - \$200,000	127 13.35%	2,171 19.24%	5,650 22.33%
\$200,000 - \$300,000	293 30.81%	3,401 30.14%	7,980 31.53%
\$300,000 - \$400,000	228 23.97%	2,141 18.97%	4,377 17.30%
\$400,000 - \$500,000	136 14.30%	1,285 11.39%	3,163 12.50%
\$500,000 - \$1,000,000	116 12.20%	748 6.63%	1,682 6.65%
\$1,000,000+	1 0.11%	155 1.37%	236 0.93%
2024 Median Home Value	\$302,412	\$261,378	\$259,962
2024 Housing Units by Yr Built	1,431	16,815	36,585
Built 2010+	225 15.72%	2,483 14.77%	4,355 11.90%
Built 2000 - 2010	369 25.79%	4,048 24.07%	7,967 21.78%
Built 1990 - 1999	311 21.73%	3,363 20.00%	7,089 19.38%
Built 1980 - 1989	254 17.75%	3,301 19.63%	7,383 20.18%
Built 1970 - 1979	159 11.11%	2,301 13.68%	6,360 17.38%
Built 1960 - 1969	44 3.07%	594 3.53%	1,804 4.93%
Built 1950 - 1959	34 2.38%	444 2.64%	1,116 3.05%
Built <1949	35 2.45%	281 1.67%	511 1.40%
2024 Median Year Built	1995	1993	1991

Demographic Summary Report

Vacant Commercial

1009 Oak Park Dr, Lakeland, FL 33813

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

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,735	47,912	107,148
2024 Estimate	3,153	40,317	90,215
2020 Census	3,203	40,065	90,016
Growth 2024 - 2029	18.46%	18.84%	18.77%
Growth 2020 - 2024	-1.56%	0.63%	0.22%
2024 Population by Hispanic Origin	471	8,505	19,001
2024 Population	3,153	40,317	90,215
White	2,320 73.58%	26,474 65.66%	60,087 66.60%
Black	193 6.12%	3,841 9.53%	7,295 8.09%
Am. Indian & Alaskan	3 0.10%	109 0.27%	249 0.28%
Asian	121 3.84%	969 2.40%	2,518 2.79%
Hawaiian & Pacific Island	1 0.03%	4 0.01%	13 0.01%
Other	517 16.40%	8,920 22.12%	20,054 22.23%
U.S. Armed Forces	1	29	40
Households			
2029 Projection	1,550	18,238	39,746
2024 Estimate	1,309	15,356	33,486
2020 Census	1,329	15,247	33,410
Growth 2024 - 2029	18.41%	18.77%	18.69%
Growth 2020 - 2024	-1.50%	0.71%	0.23%
Owner Occupied	952 72.73%	11,284 73.48%	25,306 75.57%
Renter Occupied	358 27.35%	4,072 26.52%	8,180 24.43%
2024 Households by HH Income			
Income: <\$25,000	161 12.31%	2,122 13.82%	4,171 12.46%
Income: \$25,000 - \$50,000	162 12.39%	2,833 18.45%	6,023 17.99%
Income: \$50,000 - \$75,000	225 17.20%	2,979 19.40%	6,412 19.15%
Income: \$75,000 - \$100,000	141 10.78%	2,034 13.25%	4,688 14.00%
Income: \$100,000 - \$125,000	198 15.14%	1,820 11.85%	4,221 12.61%
Income: \$125,000 - \$150,000	144 11.01%	1,221 7.95%	2,628 7.85%
Income: \$150,000 - \$200,000	128 9.79%	1,083 7.05%	2,475 7.39%
Income: \$200,000+	149 11.39%	1,264 8.23%	2,867 8.56%
2024 Avg Household Income	\$111,281	\$94,776	\$97,173
2024 Med Household Income	\$93,794	\$72,959	\$75,728

Vacant Commercial
 1009 Oak Park Dr, Lakeland, FL 33813

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	196	1,267	6
Retail & Wholesale Trade	43	342	8
Hospitality & Food Service	21	363	17
Real Estate, Renting, Leasing	11	46	4
Finance & Insurance	15	35	2
Information	9	33	4
Scientific & Technology Services	23	121	5
Management of Companies	0	0	0
Health Care & Social Assistance	27	118	4
Educational Services	5	39	8
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	2	4	2
Utilities & Waste Management	8	42	5
Construction	9	43	5
Manufacturing	2	6	3
Agriculture, Mining, Fishing	0	0	0
Other Services	21	75	4