

Prime Highway Retail Asset – US-27 Corridor

33224 US-27, Haines City FL 33844



OFFERING MEMORANDUM

Exclusive Atlas Bay Commercial Listing

ATLAS BAY

Prime Highway Retail Asset – US-27 Corridor

CONTENTS

- 01 Executive Summary**
 - Investment Summary
- 02 Location**
 - Location Summary
 - Aerial View Map
 - Drive Times (Heat Map)
- 03 Property Description**
 - Property Features
 - Site Plan
 - Parcel Map
 - Property Images
- 04 Sale Comps**
 - Haines City Retail Sales Comps July 2025
- 05 Financial Analysis**
 - Polk County CAC Land Uses Table
- 06 Demographics**
 - Demographics

Exclusively Marketed By

Dan Fischer
Atlas Bay Commercial
(615) 804-3579
dan@atlasbay.co

ATLAS BAY

www.atlasbay.com



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	33224 US-27 Haines City FL 33844
COUNTY	Polk
MARKET	Orlando MSA
SUBMARKET	I-4 / US-27 Growth Corridor
BUILDING SF	8,084 SF
GLA (SF)	7,892
LAND ACRES	.99
LAND SF	43,124 SF
YEAR BUILT	1969
YEAR RENOVATED	1993

DEMOGRAPHICS	5 MILE	10 MILE	25 MILE
2025 Population	83,216	288,572	1,318,336
2025 Median HH Income	\$66,838	\$68,634	\$75,038
2025 Average HH Income	\$84,306	\$88,038	\$97,533

Executive Summary - 33224 US-27, Haines City, FL 33844

- This is a rare opportunity to acquire a highly visible commercial asset with 300 feet of direct frontage on US-27, one of Central Florida's busiest commercial corridors. The ±8,000 SF freestanding building sits on a generously sized parcel with Community Activity Center (CAC) zoning, allowing for a wide array of commercial land uses including retail, restaurant, bar/tavern, office, medical, and mixed-use development.
- Positioned in a high-growth corridor with strong traffic counts and two points of ingress/egress, the property presents multiple investment angles—including value-add potential through interior renovations and tenant repositioning, or redevelopment potential via a complete site teardown and rebuild to suit a new commercial use.



- The asset is being offered unpriced, with offers encouraged. For qualified buyers, there may be an opportunity to purchase the adjacent hotel parcel, which is also owned by the seller, creating a larger footprint for repositioning or redevelopment.
- For questions or to submit offers, please reach out to Dan Fischer at dan@atlasbay.co or 615-804-3579.





02

Location

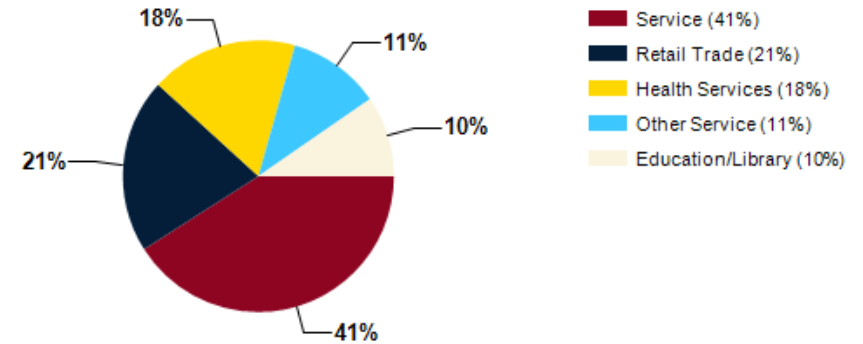
- Location Summary
- Aerial View Map
- Drive Times (Heat Map)

Haines City, Florida – Commercial Space Overview (US-27 Corridor)

- Haines City, located in Central Florida’s Polk County, is a rapidly growing community positioned along the bustling US-27 corridor, a major north-south highway that connects the area to key markets such as Orlando (35 miles north) and Tampa (55 miles west). This high-traffic thoroughfare serves as a vital commercial artery, providing excellent visibility, accessibility, and business opportunities for retail, hospitality, office, and mixed-use developments.
- High Traffic & Visibility: US-27 sees tens of thousands of vehicles per day, making it a prime location for businesses requiring exposure and ease of access. The highway serves as a main route for tourists traveling to Orlando’s theme parks, including Disney World (25 miles away).
- Rapid Population Growth: Haines City is among Florida’s fastest-growing cities, with ongoing residential and commercial development fueling demand for retail, office, and hospitality space.
- Diverse Commercial Mix: The corridor is home to national retail chains, QSRs (quick-service restaurants), gas stations, medical offices, hotels, and industrial hubs. New developments continue to emerge to support the area's expanding population.
- Business-Friendly Environment: The city actively encourages commercial investment, with potential incentives available for new businesses and developers looking to establish themselves along US-27.
- Proximity to Major Developments: Nearby areas like Davenport, Winter Haven, and the I-4 corridor contribute to the commercial appeal, offering synergy with regional markets and distribution centers.
- Haines City’s US-27 corridor presents a compelling opportunity for investors, developers, and business owners looking to capitalize on the city’s growth trajectory and prime commercial real estate.

- Diverse Commercial Mix: The corridor is home to national retail chains, QSRs (quick-service restaurants), gas stations, medical offices, hotels, and industrial hubs. New developments continue to emerge to support the area's expanding population.

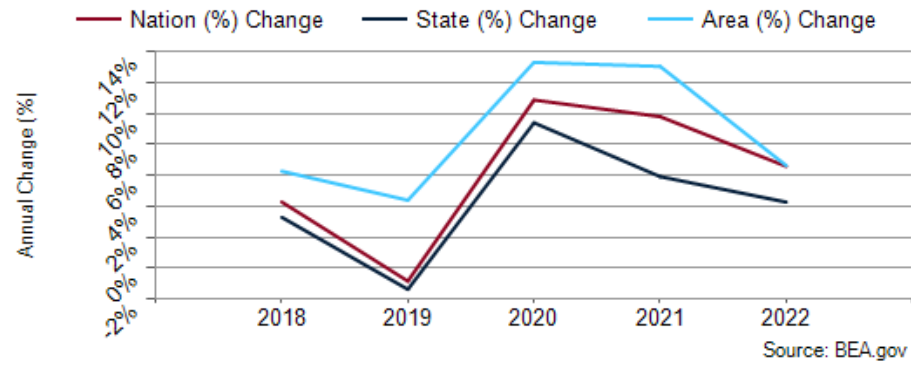
Major Industries by Employee Count



Largest Employers

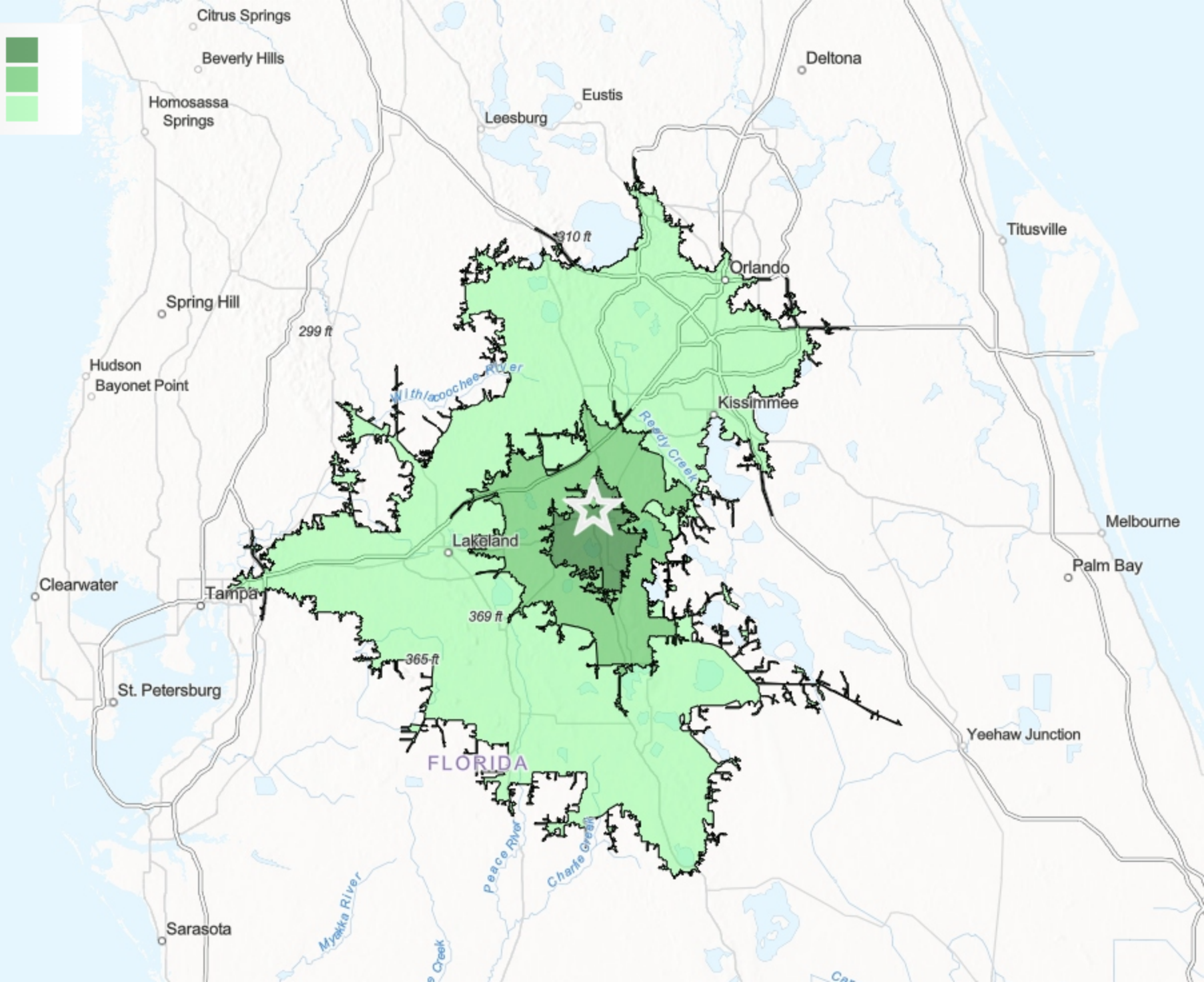
Walmart	5,100
Publix	11,721
Polk County Public Schools	13,000
Lakeland Regional Health	5,605
City of Lakeland	2,300
GEICO	2,222
Polk County Board of County Commissioners	2,200
Winter Haven Hospital	2,079

Polk County GDP Trend





15 Minute Radius
30 Minute Radius
60 Minute Radius





03 Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

PROPERTY FEATURES

BUILDING SF	8,084
LAND SF	43,124
GLA (SF)	7,892
LAND ACRES	.99
YEAR BUILT	1969
YEAR RENOVATED	1993
# OF PARCELS	1
ZONING TYPE	CAC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	58,000 per day average
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Wooded, vacant
SOUTH	Hotel
EAST	US-27
WEST	Hotel

MECHANICAL

HVAC	Central
WATER	Well

CONSTRUCTION

FOUNDATION	Concrete pad
FRAMING	Concrete
PARKING SURFACE	Asphalt
ROOF	TPO, PVC, or another flat roofing material

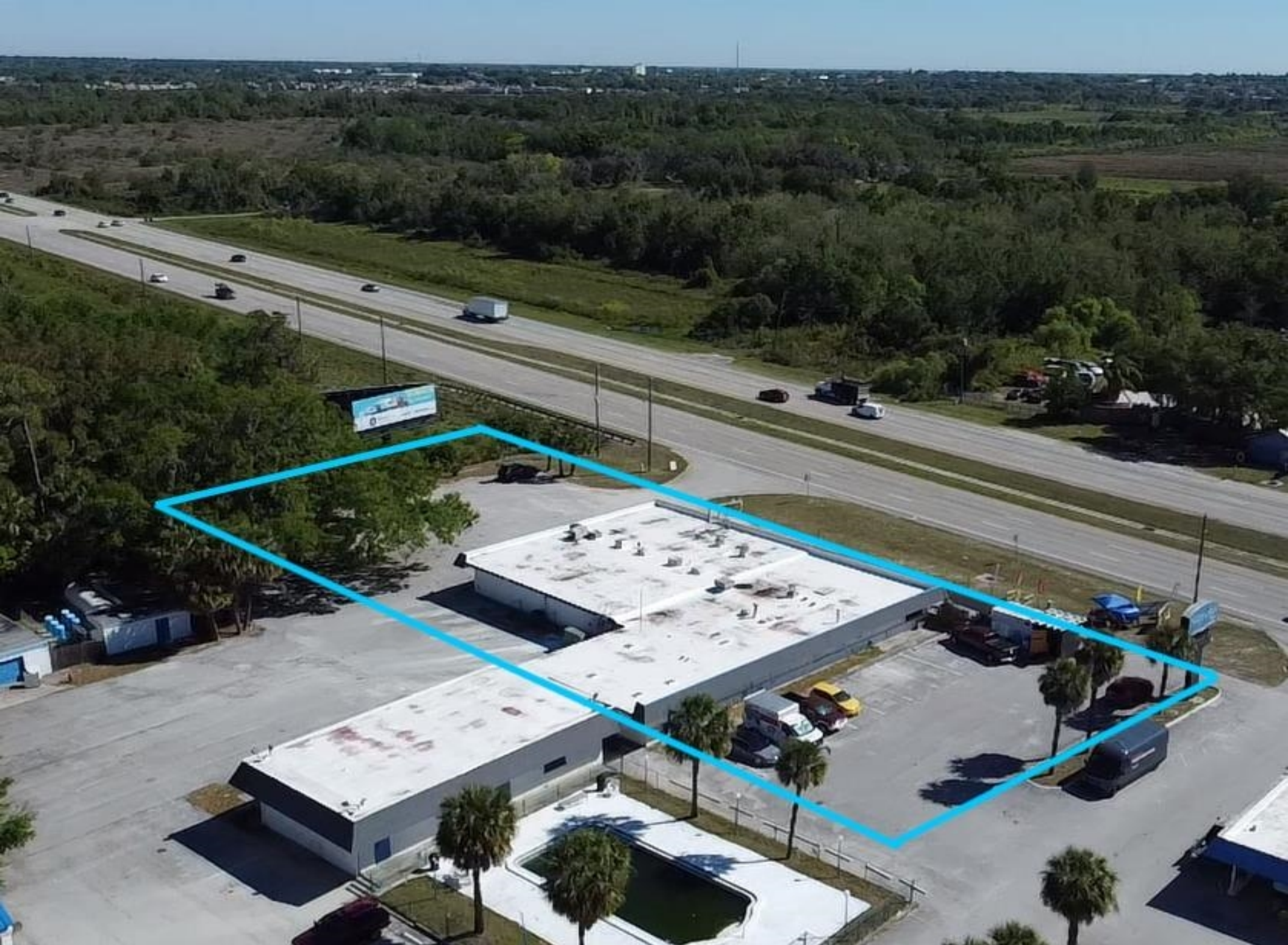
TENANT INFORMATION

LEASE TYPE	Vacant
------------	--------













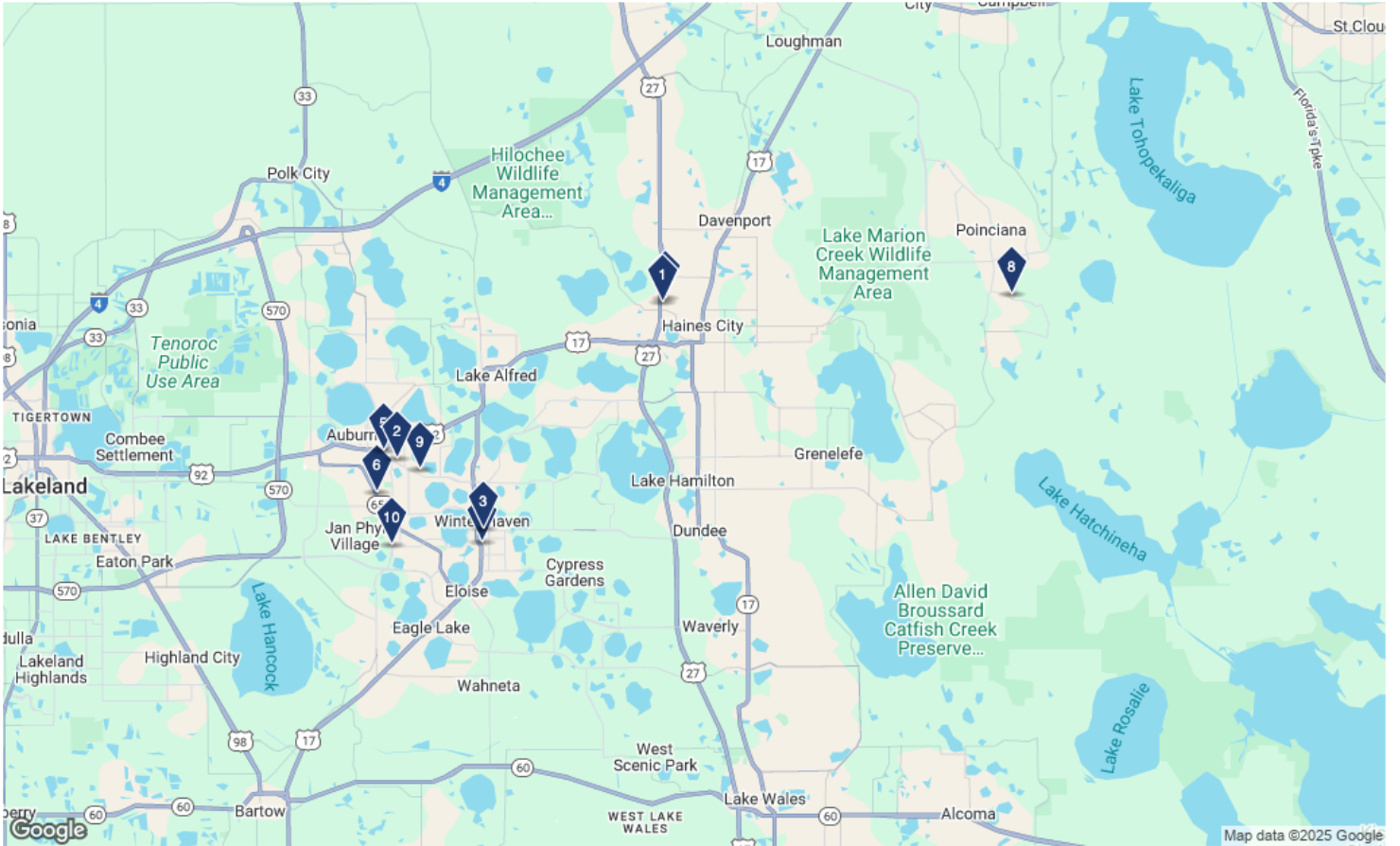


04

Sale Comps

Haines City Retail Sales Comps July 2025

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$500,000	\$1,110,140	\$1,075,000	\$1,857,900
Sale Price Per SF	\$89	\$190	\$167	\$680
Cap Rate	7.4%	7.5%	7.5%	7.6%
Sale Price Per AC	\$317,460	\$928,941	\$1,024,304	\$3,508,537
Property Attributes	Low	Average	Median	High
Building SF	2,116 SF	5,828 SF	5,183 SF	10,760 SF
Year Built	1957	1991	1991	2023
% Leased At Sale	100%	100%	100%	100%
Star Rating	★★☆☆☆ 2	★★★☆☆ 2.6	★★★★☆ 3	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 35985 US Hwy 27 N Haines City, FL 33844	Retail ★★★★☆	2023	3,017 SF (100%)	5/15/2025	\$1,100,000 (\$364.60/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	3670 Havendale Blvd Winter Haven, FL 33881	Retail ★★★★☆ Part of a Portfolio	2001	3,442 SF	2/28/2025	\$1,857,900 (\$539.77/SF)	-
3	Office Building 260 Avenue A SW Winter Haven, FL 33880	Retail ★★★★☆	1957	3,250 SF	1/17/2025	\$500,000 (\$153.85/SF)	-
4	620 3rd St SW Winter Haven, FL 33880	Retail ★★★★☆	1970	2,116 SF	12/16/2024	\$1,438,500 (\$679.82/SF)	7.65% Actual
5	300 Havendale Blvd Auburndale, FL 33823	Retail ★★★★☆	1980	9,732 SF	11/19/2024	\$1,200,000 (\$123.30/SF)	-
6	Southern States Toyotalift 5127 Recker Hwy Winter Haven, FL 33880	Retail ★★★★☆ Part of a Portfolio	1980	10,760 SF	9/6/2024	\$1,050,000 (\$97.58/SF)	-
7	Dollar General 1391 Southern Dunes Blvd Haines City, FL 33844	Retail ★★★★☆	2003	8,125 SF (100%)	7/22/2024	\$725,000 (\$89.23/SF)	-
8	Family Dollar 695 Walnut St Kissimmee, FL 34759	Retail ★★★★☆	2014	8,480 SF	6/4/2024	\$1,530,000 (\$180.42/SF)	7.40% Actual
9	2883 Havendale Blvd NW Winter Haven, FL 33881	Retail ★★★★☆	1976/1987	6,925 SF	9/6/2023	\$1,050,000 (\$151.62/SF)	-
10	845 Spirit Lake Rd Winter Haven, FL 33880	Retail ★★★★☆	2002	2,436 SF (100%)	6/23/2023	\$650,000 (\$266.83/SF)	-



35985 US Hwy 27 N

Haines City, FL 33844 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	5/15/2025
Sale Price	\$1,100,000 (\$364.60/SF)
GLA (% Leased)	3,017 SF (100%)
Price Status	Confirmed
Built	2023
Land Area	1.11 AC/48,479 SF
Sale Comp Status	Research Complete
Sale Comp ID	7189962
Parcel Numbers	27-27-20-749034-000010



Contacts

Type	Name	Location	Phone
Recorded Buyer	Tk527 Llc	-	-
True Buyer	Supertest Oil Company	Tampa, FL 33609	(813) 286-0032
Contacts	Carolyn Thatcher (813) 833-5361		
Recorded Seller	East Madeira Corporation	-	-
True Seller	East Madeira Corporation	Saint Petersburg, FL 33712	(727) 392-8789
Contacts	Richard Travis (727) 204-4642		

Property Details

Tenancy	Single	Building FAR	0.06
Number of Tenants	1		
Parking Spaces	30 Surface Spaces; Ratio of 9.94/1,000 SF		

Transaction Details

Sale Date	5/15/2025	Recording Date	5/20/2025
Sale Price	\$1,100,000 (\$364.60/SF)	Transfer Tax	\$7,700
Land Price	\$988,387/AC (\$22.69/SF)	Zoning	C
Sale Type	Investment	% Improved	63.08%
Hold Period	28 Months	Document Number	13554-0233
Parcel Number	27-27-20-749034-000010		



3670 Havendale Blvd (Part of a 142-Property Portfolio)

Winter Haven, FL 33881 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	2/28/2025
Sale Price	\$1,857,900 (\$539.77/SF)
GLA (% Leased)	3,442 SF (100%)
Price Status	Full Value
Built	2001
Land Area	1.15 AC/50,094 SF
Sale Comp Status	Research Complete
Sale Comp ID	7088085
Parcel Numbers	25-28-13-340500-000130
Sale Conditions	Sale Leaseback +2



Contacts

Type	Name	Location	Phone
True Buyer	Blue Owl	New York, NY 10022	(212) 419-3000
True Seller	SouthState Bank	Winter Haven, FL 33880	(800) 277-2175
Listing Broker	JLL	Miami, FL 33131	(305) 375-8000
Contacts	Alex Sharrin (773) 320-2558		
Listing Broker	JLL	Dallas, TX 75219	(817) 334-8100
Contacts	Coler Yoakam (214) 265-0880		
Listing Broker	JLL	Chicago, IL 60601	(312) 782-5800
Contacts	Brian Shanfeld (847) 370-7044, Michael Roberts (224) 456-3324		
Listing Broker	JLL	Irvine, CA 92614	(949) 885-2900
Contacts	Jeffrey Cicurel (773) 573-8118		
Listing Broker	JLL	Miami, FL 33131	(305) 448-1333
Contacts	Josh Katlin (847) 542-1026		

Property Details

Tenancy	Single	Building FAR	0.07
Number of Tenants	1		
Parking Spaces	22 Surface Spaces; Ratio of 6.39/1,000 SF		

Transaction Details

Sale Date	2/28/2025	Hold Period	20+ Years
Sale Price	\$1,857,900 (\$539.77/SF)	Recording Date	3/6/2025
Land Price	\$1,615,565/AC (\$37.09/SF)	Transfer Tax	\$1,414,827
Sale Type	Investment	Document Number	20250133934
Sale Conditions	Sale Leaseback +2		
Parcel Number	25-28-13-340500-000130		





260 Avenue A SW - Office Building

Winter Haven, FL 33880 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	1/17/2025
Sale Price	\$500,000 (\$153.85/SF)
GLA	3,250 SF
Built	1957
Land Area	0.15 AC/6,578 SF
Sale Comp Status	Public Record
Sale Comp ID	7040917
Parcel Numbers	26-28-29-630500-000121



Contacts

Type	Name	Location	Phone
Recorded Buyer	Twosixty Sw Llc	Winter Haven, FL	-
Recorded Seller	Free Dog Llc	-	-

Property Details

Tenancy	Single	Building FAR	0.49
Number of Tenants	1		
Parking Spaces	5 Surface Spaces; Ratio of 1.54/1,000 SF		

Transaction Details

Sale Date	1/17/2025	Recording Date	1/21/2025
Sale Price	\$500,000 (\$153.85/SF)	Zoning	BR
Land Price	\$3,311,037/AC (\$76.01/SF)	Document Number	13406-1674
Hold Period	20+ Years		
Parcel Number	26-28-29-630500-000121		

Loan

1st Mortgage

Balance	\$450,000	Interest Rate	10.0%
---------	-----------	---------------	-------



Sale Summary

Sold	12/16/2024
Sale Price	\$1,438,500 (\$679.82/SF)
GLA	2,116 SF
Price Status	Confirmed
Built	1970
Land Area	0.41 AC/17,860 SF
Actual Cap Rate	7.65%
Sale Comp Status	Research Complete
Sale Comp ID	7002159
Parcel Numbers	26-28-29-620000-007040



Contacts

Type	Name	Location	Phone
Recorded Buyer	28530 Us Hwy 19 Llc	-	-
True Buyer	Insa	Chicopee, MA 01013	(877) 500-4672
Contacts	Peter Gallagher (413) 896-8392		
Recorded Seller	Vdm Winter Haven Llc	-	-
True Seller	Vision Development & Management	Orlando, FL 32828	(407) 249-2004

Property Details

Number of Tenants	1	Building FAR	0.12
Frontage	145' on 3rd Street (with 1 curb cut), 123' on Avenue G (with 1 curb cut)		

Transaction Details

Sale Date	12/16/2024	Recording Date	12/20/2024
Sale Price	\$1,438,500 (\$679.82/SF)	Zoning	BR
Land Price	\$3,508,458/AC (\$80.54/SF)	% Improved	25.79%
Sale Type	Investment	Document Number	13374-0988
Hold Period	4 Months		
Parcel Number	26-28-29-620000-007040		

Loan

1st Mortgage	First National Bank of Pasco		
Loan Type	Conventional	Balance	\$968,100

Previous Sale

Sale Date	8/8/2024	Comp ID	6821188
Sale Price	\$943,000 (\$445.65/SF)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	High Vacancy Property



300 Havendale Blvd

Auburndale, FL 33823 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	11/19/2024
Sale Price	\$1,200,000 (\$123.30/SF)
GLA	9,732 SF
Price Status	Full Value
Built	1980
Land Area	3.78 AC/164,657 SF
Sale Comp Status	Research Complete
Sale Comp ID	6971299
Parcel Numbers	25-28-11-000000-024020



Contacts

Type	Name	Location	Phone
Recorded Buyer	300 Havendale Llc	-	-
True Buyer	Derrick H. Kelley	Auburndale, FL 33823	(863) 594-8056
Contacts	Derrick Kelley (941) 984-5144		
Recorded Seller	Bank Of America National Association	-	(980) 335-3561
True Seller	Bank of America Corporation	Charlotte, NC 28202	(980) 335-3561
Contacts	Kathleen Luongo (804) 739-2520		
Listing Broker	JLL	Orlando, FL 32801	(407) 982-8550
Contacts	Billy Rodriguez (407) 443-3925		

Property Details

Tenancy	Single	Building FAR	0.06
Number of Tenants	1		
Frontage	Havendale Blvd, Melton Ave, Hughes Rd		

Transaction Details

Sale Date	11/19/2024	Hold Period	20+ Years
Sale Price	\$1,200,000 (\$123.30/SF)	Recording Date	11/25/2024
Land Price	\$317,460/AC (\$7.29/SF)	Zoning	CH
Sale Type	Owner User	% Improved	71.35%
Time On Market	1 Year 9 Months	Document Number	13345-0570
Parcel Number	25-28-11-000000-024020		





5127 Recker Hwy - Southern States Toyotalift (Part of a 6-Property...

Winter Haven, FL 33880 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	9/6/2024
Sale Price	\$1,050,000 (\$97.58/SF)
GLA	10,760 SF
Price Status	Confirmed
Built	1980
Land Area	1.03 AC/45,002 SF
Sale Comp Status	Research Complete
Sale Comp ID	6939015
Parcel Numbers	25-28-23-000000-013040
Sale Conditions	Bulk/Portfolio Sale



Contacts

Type	Name	Location	Phone
True Buyer	Jadian Capital	New York, NY 10017	(212) 503-5900
True Seller	Jeffrey Fischer	Tampa, FL 33616	(228) 497-3963

Property Details

Number of Tenants	2	Building FAR	0.24
Parking Spaces	11 Surface Spaces; Ratio of 1.47/1,000 SF		
Frontage	137' on Recker Highway		

Transaction Details

Sale Date	9/6/2024	Hold Period	20+ Years
Sale Price	\$1,050,000 (\$97.58/SF)	Recording Date	9/10/2024
Land Price	\$1,016,355/AC (\$23.33/SF)	Transfer Tax	\$104,300
Sale Type	Investment	Document Number	2024378201
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	25-28-23-000000-013040		



Sale Summary

Sold	7/22/2024
Sale Price	\$725,000 (\$89.23/SF)
GLA (% Leased)	8,125 SF (100%)
Built	2003
Land Area	1.04 AC/45,472 SF
Sale Comp Status	Public Record
Sale Comp ID	6806757
Parcel Numbers	27-27-20-000000-034090



Contacts

Type	Name	Location	Phone
Recorded Buyer	Nu2you Inc	-	-
Recorded Seller	Kenneth B Crews Revocable Trust	-	-

Property Details

Tenancy	Single	Building FAR	0.18
Frontage	Southern Dunes Blvd		

Transaction Details

Sale Date	7/22/2024	Recording Date	7/25/2024
Sale Price	\$725,000 (\$89.23/SF)	Zoning	CG, County
Land Price	\$694,515/AC (\$15.94/SF)	Document Number	13204-1269
Hold Period	222 Months		
Parcel Number	27-27-20-000000-034090		

Loan

1st Mortgage

Loan Type	Conventional	Balance	\$507,500
-----------	--------------	---------	-----------

Previous Sale

Sale Date	1/31/2006	Comp ID	1117306
Sale Price	\$960,000 (\$118.15/SF)	Comp Status	Research Complete



695 Walnut St - Family Dollar

Kissimmee, FL 34759 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	6/4/2024
Sale Price	\$1,530,000 (\$180.42/SF)
GLA	8,480 SF
Price Status	Confirmed
Built	2014
Land Area	1.48 AC/64,565 SF
Actual Cap Rate	7.40%
Sale Comp Status	Research Complete
Sale Comp ID	6783755
Parcel Numbers	28-27-13-933480-020007



Contacts

Type	Name	Location	Phone
Recorded Buyer	Pq Anthony Llc	-	-
True Buyer	RJL Real Estate Consultants	El Paso, TX 79901	(915) 587-8310
Contacts	Claiborne Gallagher (915) 203-6868		
Buyer Broker	Marcus & Millichap	San Francisco, CA 94111	(415) 963-3000
Contacts	Bill Schofield (415) 625-2136, Ryan Wilmer (650) 346-2005, Beckett Cole (415) 497-8663, Richard Merryman (415) 625-2126		
Recorded Seller	Mbg Assets LLC	-	-
True Seller	Murray & Sylvia Barnett	Boca Raton, FL 33496	(561) 997-8640
Contacts	Sylvia Barnett (561) 997-8640		
Listing Broker	Marcus & Millichap	San Francisco, CA 94111	(415) 963-3000
Contacts	Bill Schofield (415) 625-2136, Ryan Wilmer (650) 346-2005, Beckett Cole (415) 497-8663, Richard Merryman (415) 625-2126		

Property Details

Tenancy	Single	Building FAR	0.13
Number of Tenants	1		
Parking Spaces	33 Surface Spaces; Ratio of 3.89/1,000 SF		
Frontage	347' on Walnut St		

Transaction Details

Sale Date	6/4/2024	Sale Type	Investment
Sale Price	\$1,530,000 (\$180.42/SF)	Hold Period	106 Months
Land Price	\$1,032,243/AC (\$23.70/SF)	% Improved	69.20%
Parcel Number	28-27-13-933480-020007		

Previous Sale

Sale Date	8/4/2015	Comp ID	3375740
Sale Price	\$1,841,700 (\$217.18/SF)	Comp Status	Research Complete
Sale Type	Investment	Sale Conditions	1031 Exchange +1





Sale Summary

Sold	9/6/2023
Sale Price	\$1,050,000 (\$151.62/SF)
GLA	6,925 SF
Price Status	Confirmed
Built/Renovated	1976/1987
Land Area	1.30 AC/56,519 SF
Sale Comp Status	Research Complete
Sale Comp ID	6516958
Parcel Numbers	25-28-13-340700-007421



Contacts

Type	Name	Location	Phone
Recorded Buyer	Poinciana Medical Center Inc	-	-
True Buyer	HCA Healthcare, Inc.	Nashville, TN 37203	(615) 344-9551
Recorded Seller	Farrell Albert	-	-
True Seller	Albert Farrell	Winter Haven, FL 33881	(513) 794-1166
Contacts	Albert Farrell (513) 771-3772		

Property Details

Tenancy	Single	Building FAR	0.12
---------	--------	--------------	------

Transaction Details

Sale Date	9/6/2023	Recording Date	9/12/2023
Sale Price	\$1,050,000 (\$151.62/SF)	Zoning	C3
Land Price	\$809,250/AC (\$18.58/SF)	% Improved	39.47%
Sale Type	Owner User	Document Number	12833-0776
Hold Period	20+ Years		
Parcel Number	25-28-13-340700-007421		



845 Spirit Lake Rd

Winter Haven, FL 33880 (Polk County) - Polk County Submarket



Retail

Sale Summary

Sold	6/23/2023
Sale Price	\$650,000 (\$266.83/SF)
GLA (% Leased)	2,436 SF (100%)
Built	2002
Land Area	0.49 AC/21,344 SF
Sale Comp Status	Public Record
Sale Comp ID	6447738
Parcel Numbers	25-28-25-354200-001312



Contacts

Type	Name	Location	Phone
Recorded Buyer	Little Hands College Inc	-	-
Recorded Seller	Beechwood Childcare Llc	-	-

Property Details

Tenancy	Single	Building FAR	0.11
Parking Spaces	12 Surface Spaces; Ratio of 4.93/1,000 SF		
Frontage	142' on Spring Lake		

Transaction Details

Sale Date	6/23/2023	Hold Period	181 Months
Sale Price	\$650,000 (\$266.83/SF)	Recording Date	6/28/2023
Land Price	\$1,326,555/AC (\$30.45/SF)	Document Number	12745-0571
Parcel Number	25-28-25-354200-001312		

Loan

1st Mortgage

Balance	\$784,000
---------	-----------

Previous Sale

Sale Date	5/30/2008	Comp Status	Research Complete
Sale Price	\$578,000 (\$237.27/SF)	Sale Conditions	Purchase By Tenant
Comp ID	1545211		



05 Financial Analysis

Polk County CAC Land Uses Table

Polk County CAC Commercial Space Uses

Address: 33230 HWY 27, Haines City, FL 33844
 Parcel ID: 27-27-31-000000-042080
 Current Use: Vacant
 Last Use: Bar/Tavern
 Land Use District: Community Activity Center (CAC)
 Data Source: Table 2.1 in Section 205 for permitted uses in CAC. Link: https://library.municode.com/fl/polk_county/codes/land_development_code?nodeId=CH2LAUSDIRE_S205USTASTLAUSDIRE511RD18-025
 Additional Source: Chapter 3, Section 303. Link: https://library.municode.com/fl/polk_county/codes/land_development_code?nodeId=CH3COUS_S303CRCOUS

Permitted Uses	Conditional Use - Level 1 Review Required	Conditional Use - Level 2 Review Required	Conditional Use - Level 3 Review Required	Conditional Use - Level 4 Review Required
Car Wash, Full Service	Adult Use	Cemetery	Multi-family	Flea Market/Open
Car Wash, Incidental	Alcohol Package Sales	Commercial Vehicle Parking	Planned Development	Residential Treatment Facility
Car Wash, Self Service	Bars, Lounges, and Taverns*	Communication Tower, Monopole	Transitional Area Development	Transitional Area Development
Childcare Center	Kennels, Boarding and Breeding	Community Center	Communication Towers, Guyed and Lattice	
Clinics & Medical Offices	Marinas and Related Facilities	Cultural Facility	Helistops	
Farming General	Recreation, Passive	Financial Institution, Drive Through	Mining, Non-phosphate	
Financial Institution		Funeral Home & Related Facilities	Nightclubs and Dance Halls	
Farming General		Heliports	Retail, Outdoor Sales/Display	
Financial Institution		Medical Marijuana Dispensaries	School, University/College	
Flea Market/Enclosed		Nursing Home	Utilities, Class III	
Gas Station		Recreation & Amusement General	Water Ski Schools	
Government Facility		Religious Institution		
Hospitals		Restaurant, Drive-thru/Drive-in		
Hotels and Motels		School, Technical/Vocational/Trade & Training		
Nurseries, Retail		Self-storage Facility		
Nurseries and Greenhouses		Vehicle Sales, Leasing		
Office				
Personal Service				
Restaurant, Sit-down/Take-out				
Retail, 10,000 - 34,999 sq. ft.				
Retail, 35,000 - 64,999 sq. ft.				
Retail, More than 65,000 sq. ft.				
Retail, Less than 10,000 sq. ft.				
School, Leisure/Special Interest				
Transit, Facility				
Utilities, Class I				
Utilities, Class II				
Vehicle Service, Mechanical				
Veterinary Service				



06

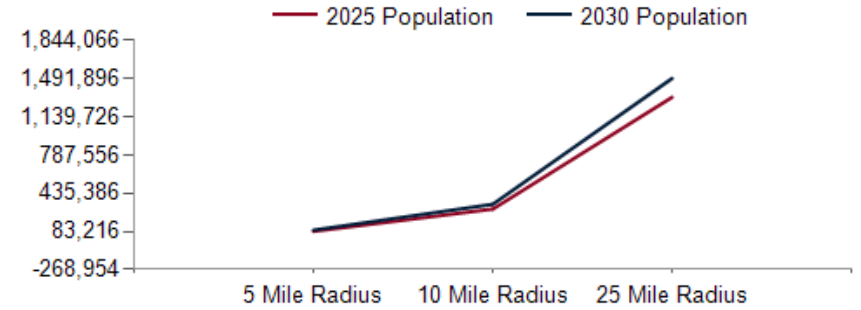
Demographics

Demographics

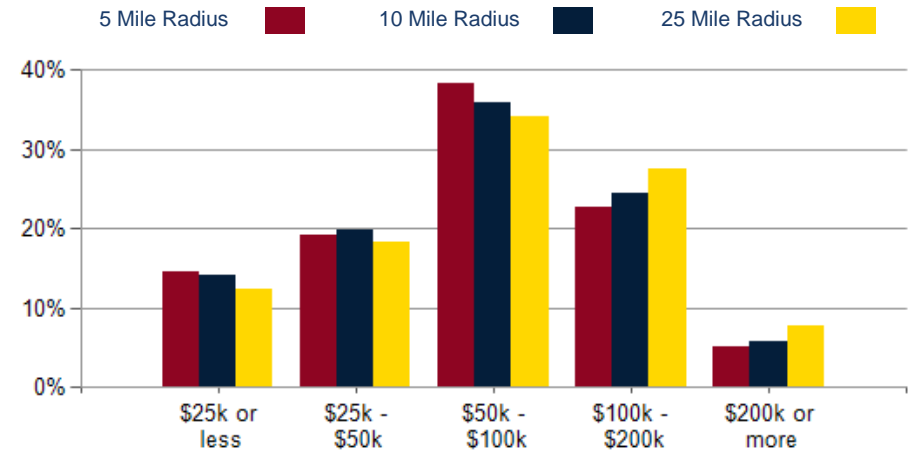
POPULATION	5 MILE	10 MILE	25 MILE
2000 Population	37,928	138,605	637,560
2010 Population	48,128	178,830	866,410
2025 Population	83,216	288,572	1,318,336
2030 Population	95,271	333,103	1,491,896
2025-2030: Population: Growth Rate	13.70%	14.55%	12.50%

2025 HOUSEHOLD INCOME	5 MILE	10 MILE	25 MILE
less than \$15,000	2,293	8,425	31,762
\$15,000-\$24,999	2,171	6,969	27,927
\$25,000-\$34,999	2,085	8,086	33,101
\$35,000-\$49,999	3,832	13,593	54,705
\$50,000-\$74,999	6,952	22,685	93,487
\$75,000-\$99,999	4,867	16,694	71,289
\$100,000-\$149,999	4,602	18,177	90,494
\$150,000-\$199,999	2,417	8,678	41,934
\$200,000 or greater	1,571	6,455	37,561
Median HH Income	\$66,838	\$68,634	\$75,038
Average HH Income	\$84,306	\$88,038	\$97,533

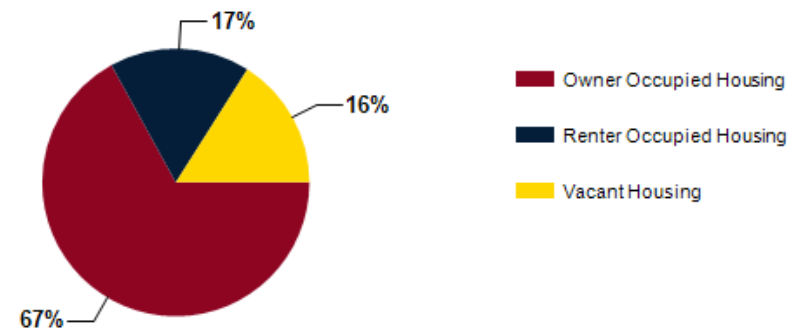
HOUSEHOLDS	5 MILE	10 MILE	25 MILE
2000 Total Housing	20,199	67,611	291,944
2010 Total Households	18,570	69,048	317,420
2025 Total Households	30,789	109,763	482,261
2030 Total Households	35,454	127,476	548,403
2025 Average Household Size	2.69	2.62	2.70
2025-2030: Households: Growth Rate	14.30%	15.20%	13.00%



2025 Household Income

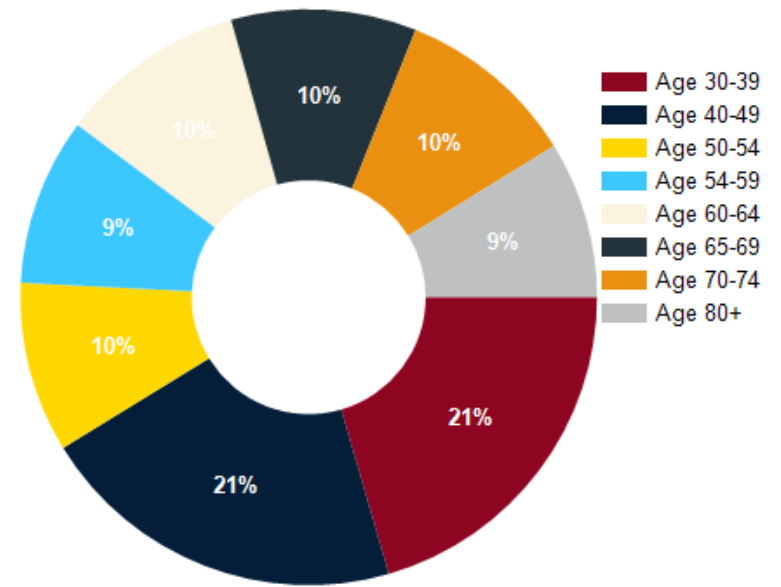


2025 Own vs. Rent - 5 Mile Radius

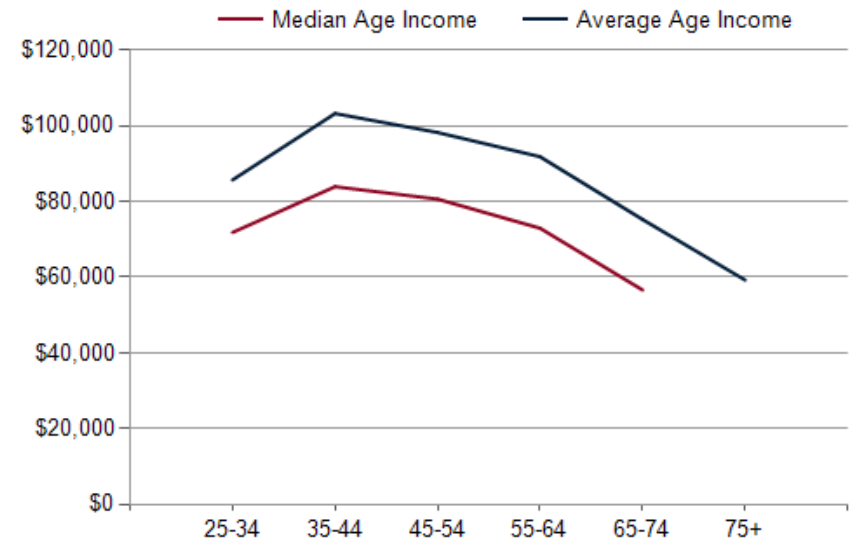


Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	25 MILE
2025 Population Age 30-34	4,899	17,703	91,710
2025 Population Age 35-39	5,138	17,953	87,924
2025 Population Age 40-44	5,353	18,040	86,844
2025 Population Age 45-49	4,780	16,465	80,734
2025 Population Age 50-54	4,680	16,847	80,519
2025 Population Age 55-59	4,603	16,488	76,515
2025 Population Age 60-64	5,114	18,110	77,942
2025 Population Age 65-69	5,081	18,594	73,835
2025 Population Age 70-74	4,963	17,706	64,994
2025 Population Age 75-79	4,308	14,453	52,642
2025 Population Age 80-84	2,769	8,811	32,146
2025 Population Age 85+	2,111	6,603	24,349
2025 Population Age 18+	65,423	228,162	1,042,970
2025 Median Age	42	42	40
2030 Median Age	43	43	40



2025 INCOME BY AGE	5 MILE	10 MILE	25 MILE
Median Household Income 25-34	\$71,824	\$72,137	\$76,028
Average Household Income 25-34	\$85,694	\$87,414	\$94,868
Median Household Income 35-44	\$83,916	\$84,590	\$93,181
Average Household Income 35-44	\$103,250	\$105,025	\$116,942
Median Household Income 45-54	\$80,632	\$82,033	\$92,045
Average Household Income 45-54	\$98,242	\$101,606	\$115,052
Median Household Income 55-64	\$72,935	\$75,907	\$82,738
Average Household Income 55-64	\$91,827	\$95,930	\$106,456
Median Household Income 65-74	\$56,619	\$59,592	\$61,276
Average Household Income 65-74	\$75,260	\$80,563	\$84,160
Average Household Income 75+	\$59,251	\$64,100	\$65,025



Prime Highway Retail Asset – US-27 Corridor

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Atlas Bay Commercial and it should not be made available to any other person or entity without the written consent of Atlas Bay Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Atlas Bay Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Atlas Bay Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Atlas Bay Commercial has not verified, and will not verify, any of the information contained herein, nor has Atlas Bay Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed By

Dan Fischer
Atlas Bay Commercial
(615) 804-3579
dan@atlasbay.co

ATLAS BAY

www.atlasbay.com

powered by CREOP