

LAKE ALFRED

DOWNTOWN  
HAINES CITY  
15 ± Minutes



36,000  
Cars/Day



# LAKE SHORE WAY COMMERCIAL DEVELOPMENT LAND

1405 LAKE SHORE WAY  
LAKE ALFRED, FL 33850

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**Retailer Map**

## AGENT AND COMPANY INFO

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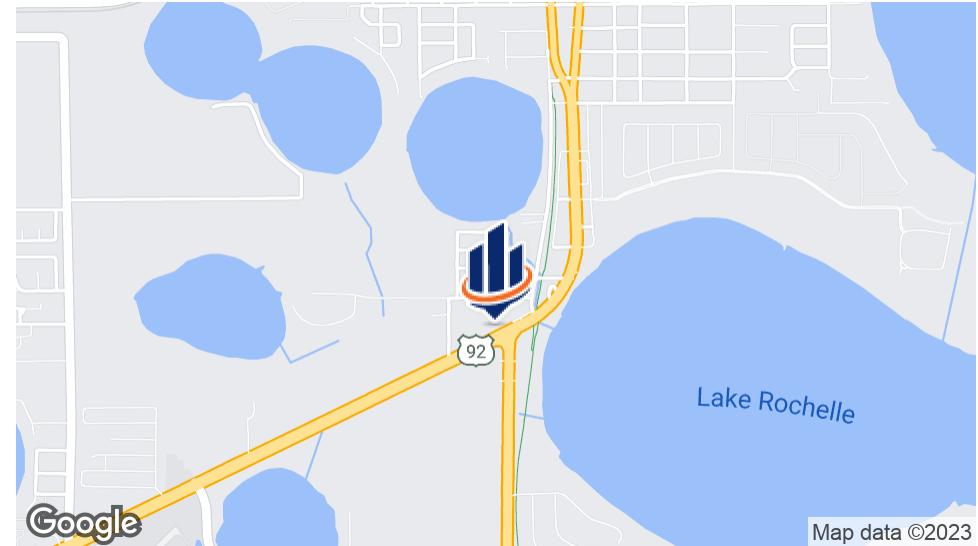
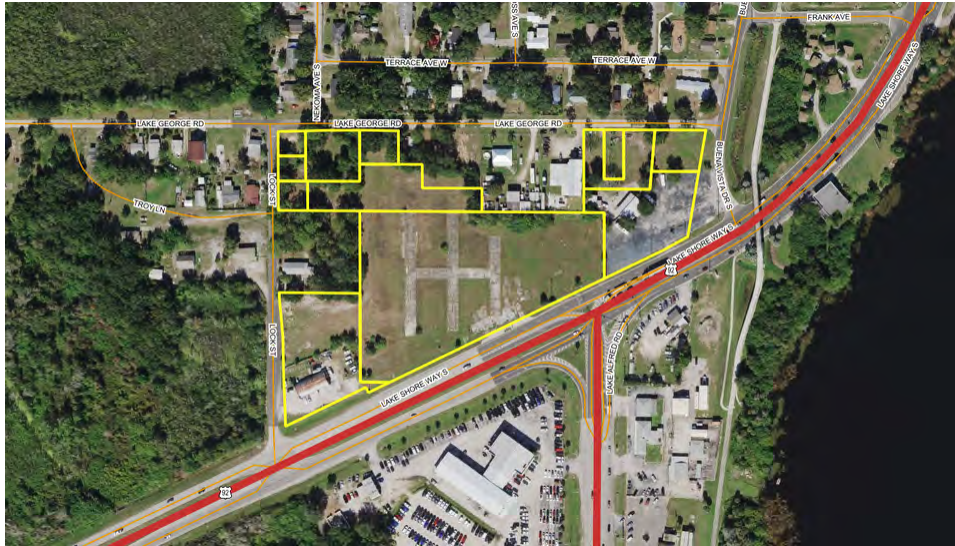
**About SVN**

# 1 PROPERTY INFORMATION

1405 Lake Shore Way  
Lake Alfred, FL 33850



# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,750,000</b>
<b>Lot Size:</b>	9.91 ± Acres
<b>Traffic Count:</b>	36,000 Cars/Day (US-92)
<b>Zoning:</b>	C-1, C-3 & VRN (Lake Alfred)
<b>Utilities:</b>	On site on Lake George Rd and Lock St (Lake Alfred)
<b>Price / Acre:</b>	\$277,778
<b>APN:</b>	26280552600000070, 00150, 00031, 00041, 00052, 00054, 00015, 00055, 00014, 00011, 00101, 00051, 00053

## PROPERTY OVERVIEW

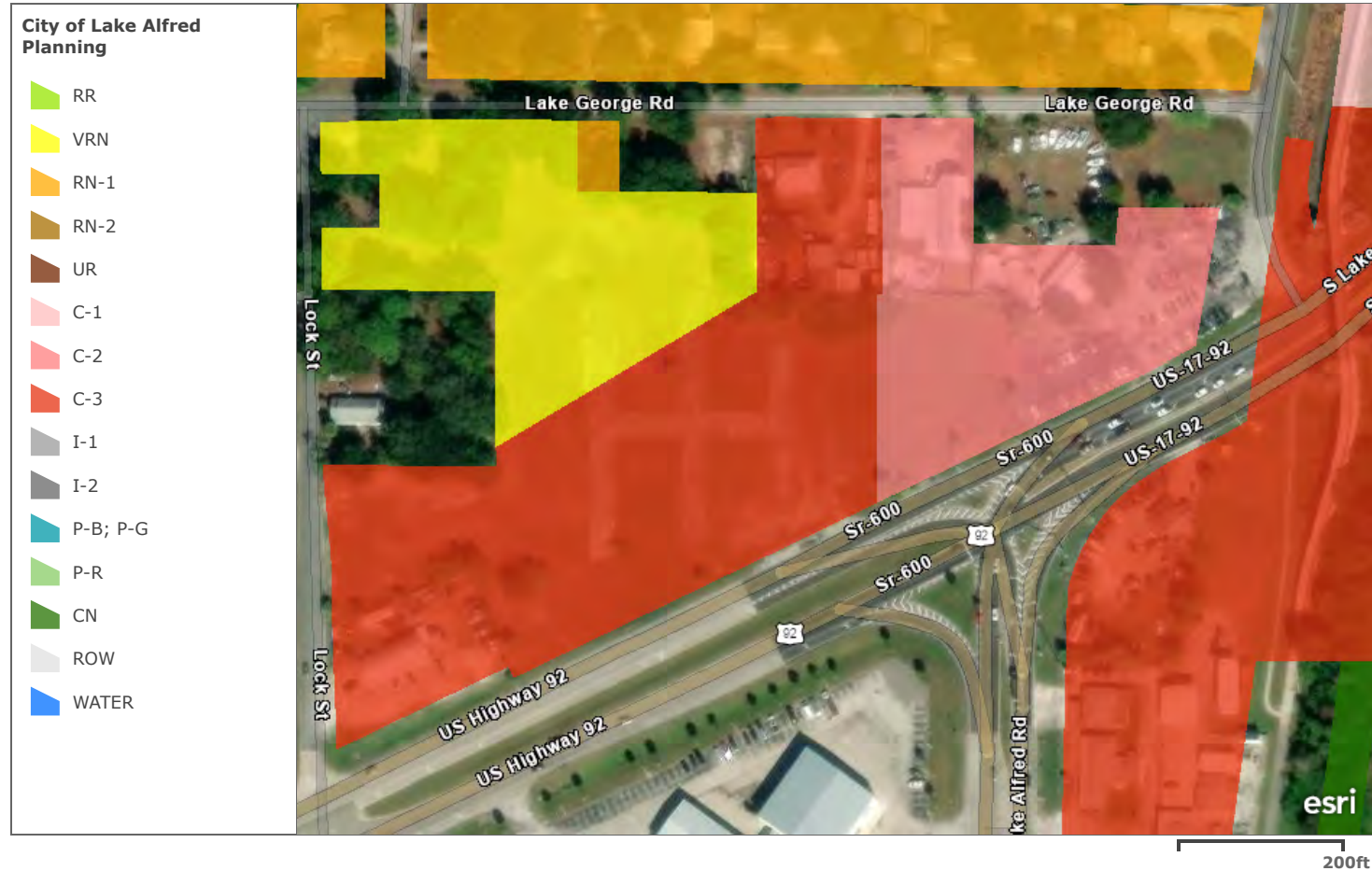
The parcels benefit from a fantastic location where US-17 and US-92 merge to become one highway. The property benefits from multiple access points and high amounts of traffic flow. The property has easy access to US-17, which leads directly into Downtown Winter Haven, approximately three miles south. The property also benefits from its variety of zoning classifications; allowing for a more creative approach to this development opportunity. Highest and best uses include retail, office, service, self storage, hospitals, warehouses, and light industrial.

## PROPERTY HIGHLIGHTS

- Excellent highway exposure - A total of ± 50,000 cars per day via both US-92 and US-17
- 900 ± FT of highway frontage, which covers both sides of the signalized intersection

# Zoning Map

## City of Lake Alfred Planning



State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, University of South Florida, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

**DOWNTOWN  
WINTER HAVEN**



10 ± Minutes

**Winter Haven  
Regional Airport**

**28,000  
Cars/Day**



**25,000  
Cars/Day**

**Lake Shore Way S**



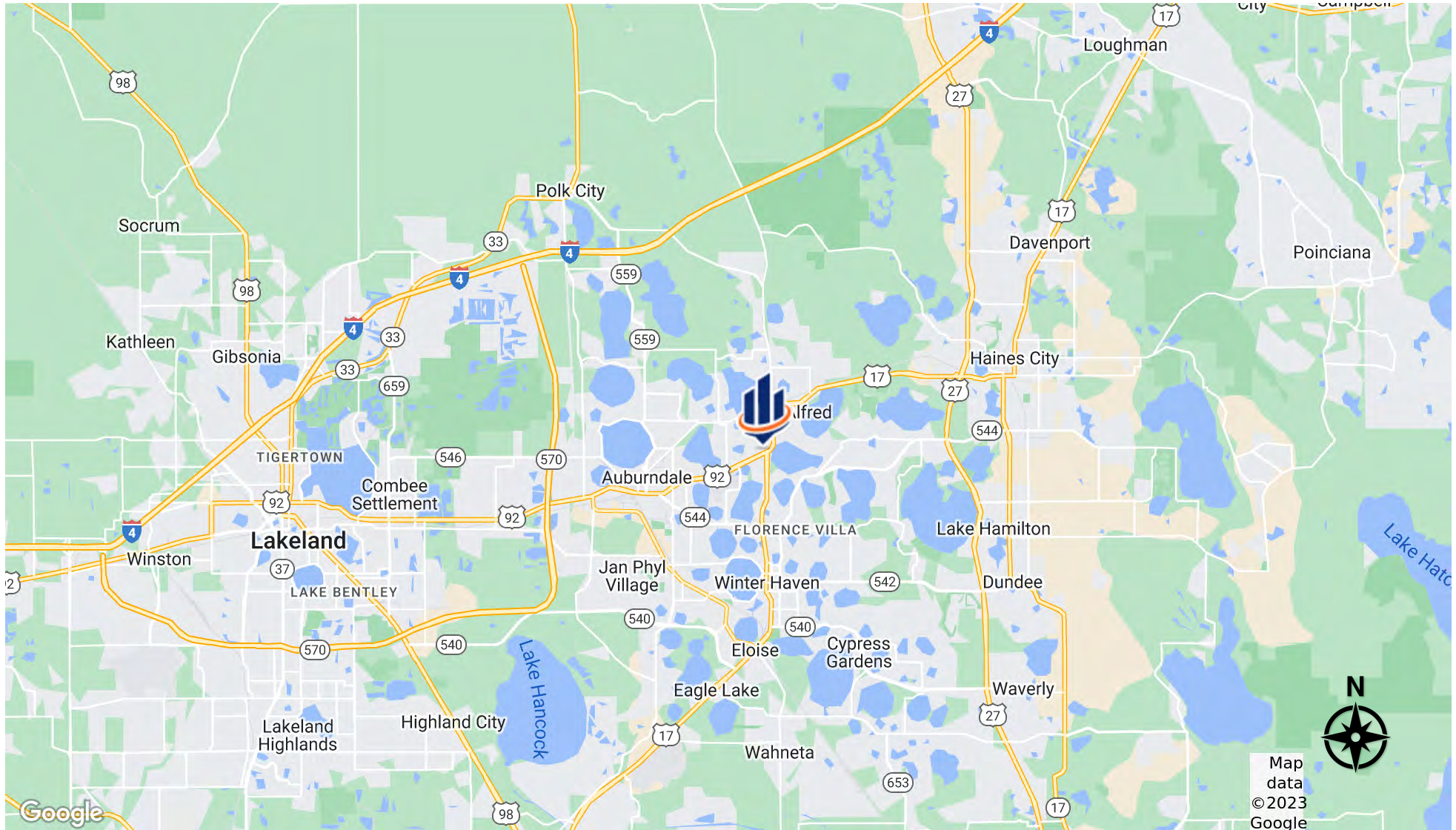


Lake Shore Way S

# 2 LOCATION INFORMATION

1405 Lake Shore Way  
Lake Alfred, FL 33850

# Location Map

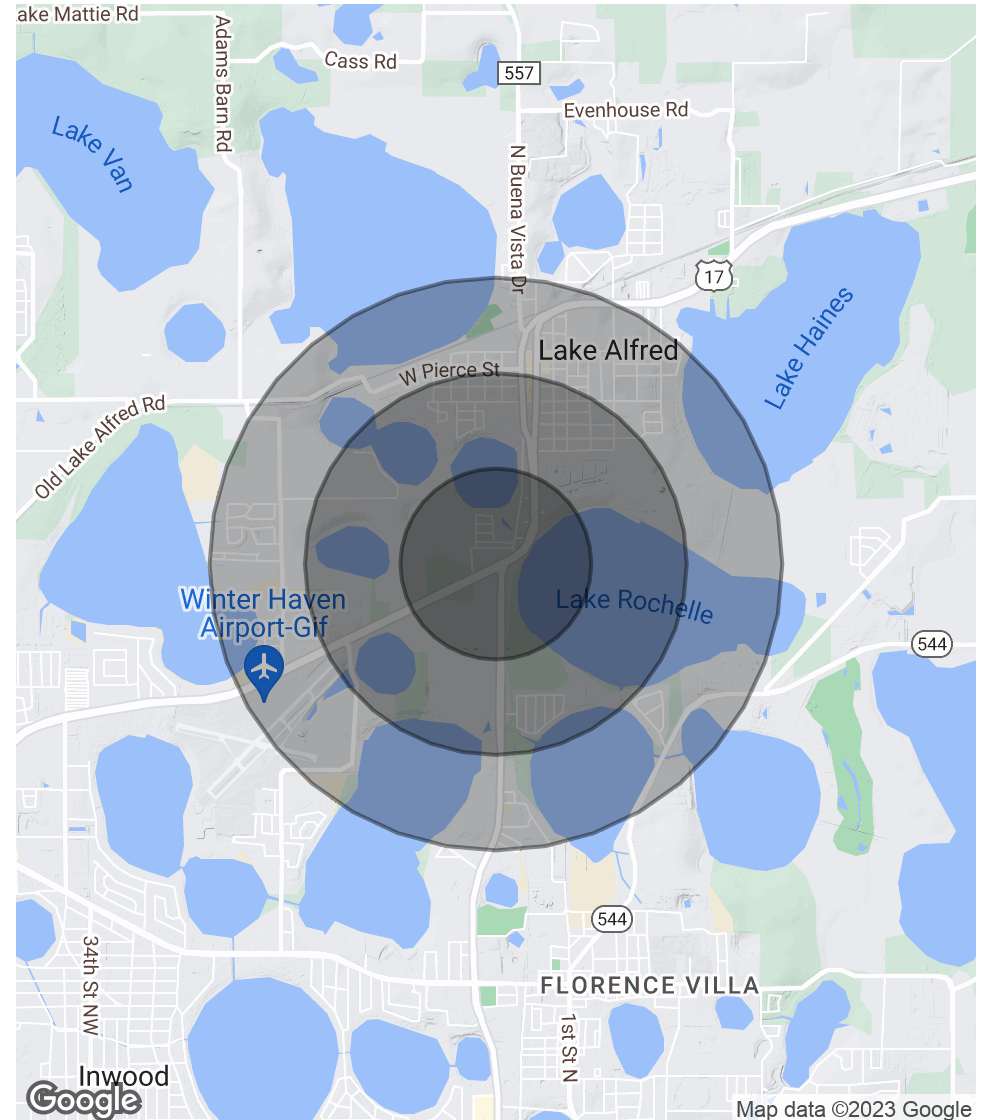




# Demographics Map & Report

	0.5 MILES	1 MILE	1.5 MILES
<b>POPULATION</b>			
<b>Total Population</b>	<b>879</b>	<b>3,943</b>	<b>8,608</b>
<b>Average Age</b>	<b>42.1</b>	<b>40.0</b>	<b>39.3</b>
<b>Average Age (Male)</b>	<b>34.2</b>	<b>33.6</b>	<b>35.8</b>
<b>Average Age (Female)</b>	<b>42.5</b>	<b>40.4</b>	<b>40.0</b>
<b>HOUSEHOLDS &amp; INCOME</b>			
<b>Total Households</b>	<b>418</b>	<b>1,775</b>	<b>3,798</b>
<b># of Persons per HH</b>	<b>2.1</b>	<b>2.2</b>	<b>2.3</b>
<b>Average HH Income</b>	<b>\$50,419</b>	<b>\$52,079</b>	<b>\$51,330</b>
<b>Average House Value</b>	<b>\$117,183</b>	<b>\$122,794</b>	<b>\$124,082</b>

\* Demographic data derived from 2020 ACS - US Census



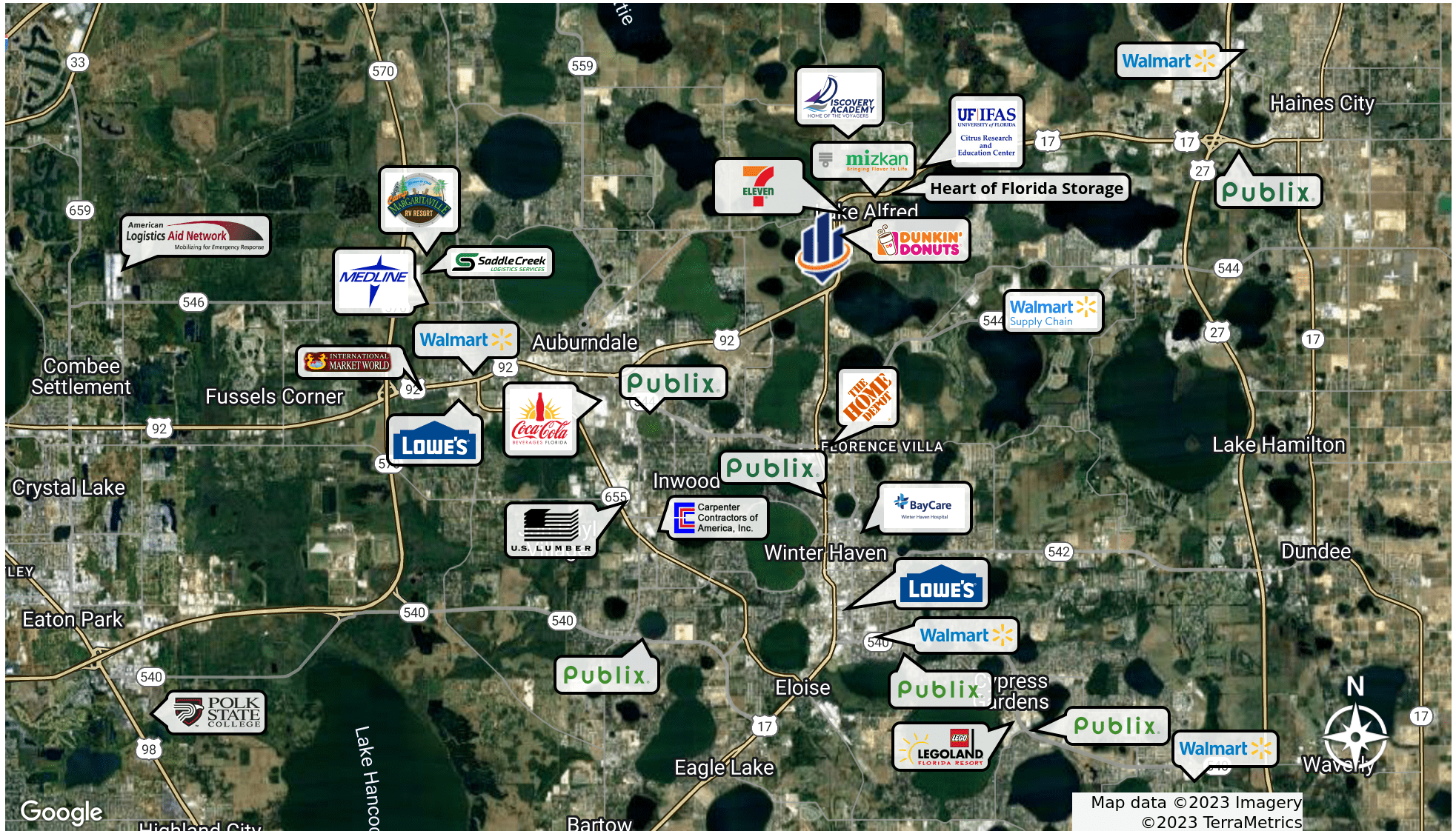


**POLK COUNTY**  
FLORIDA

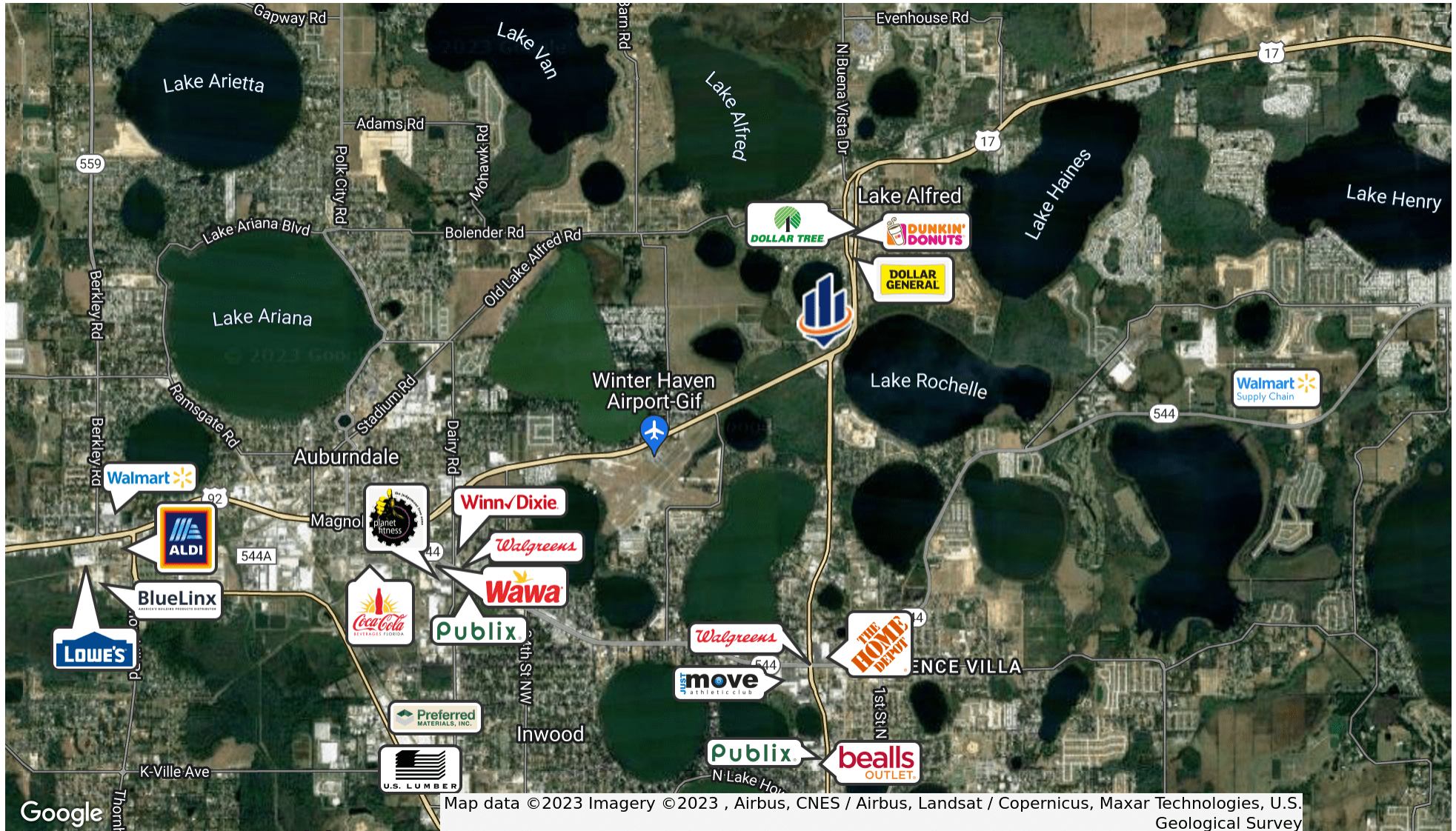
<b>Founded</b>	<b>1861</b>	<b>Density</b>	<b>326.06</b>
<b>County Seat</b>	<b>Bartow</b>	<b>Population</b>	<b>609,492 (2012)</b>
<b>Area</b>	<b>1,875 sq. mi.</b>	<b>Website</b>	<b>polk-county.net</b>

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

# Retailer & Workforce Map



# Retailer Map



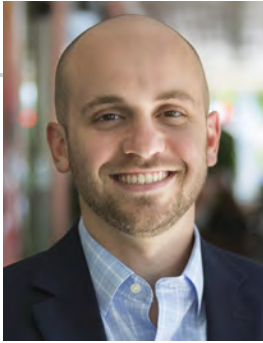
# 3 AGENT AND COMPANY INFO

1405 Lake Shore Way  
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1,122 ± FT

Lake Shore Way S





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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



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**Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.**

**Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.**

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