



For Sale
Retail - Former Bank
 5,286 SF

955 E. County Road 540A

Lakeland, Florida 33813

Property Highlights

- GOLD LEEDS Certified building.
- Hard corner location.
- Dynamic architectural design.
- Traffic count - 22,000 vehicles per day.

Property Description

This 3,913 square foot branch bank building was completed in 2010 and holds a GOLD LEEDS Certification for energy efficient and sustainability. The solar panel system produces all of the electrical power for the building while the cistern collects rainwater which provides all non-potable water needs. The construction materials and systems met or exceeded all energy saving criteria at that time.

The architectural design is state of the art with a flowing exterior design that features a lot of glass. The interior features an open main lobby with seating arrangements and a forward lobby with a very open layout for tables and seating. The ceiling has exposes spiral ductwork, architectural lighting and trim. The four lane drive thru totals 1,539 square feet.

OFFERING SUMMARY

Sale Price	\$1,700,000
Lot Size	1.95 Acres
Building Size	5,286 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,606	\$112,968
5 Miles	92,599	\$78,028
10 Miles	246,298	\$62,127

For more information

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For Sale

955 E. County Road 540A - Retail

Property Description



Property Overview

In addition to the former branch bank building, there is a 1,373 square foot Bruster's Ice Cream franchisee that abuts the main building.

Location Overview

The site is on a hard corner at E CR 540A and Carter Rd. with a traffic count of 22,000 vehicles per day. There are 33 paved parking spaces on site.

For Sale

955 E. County Road 540A - Retail

Property Details

PROPERTY ADDRESS:	955 E. County Road 540A Lakeland, FL 33813
PROPERTY TYPE:	Retail
APN:	24 29 19 000000 031010
LOT SIZE:	1.95 Acres
ZONING:	Convenience Center (CC)
YEAR BUILT:	2010
TRAFFIC COUNT:	22,000 VPD



For Sale

955 E. County Road 540A - Retail

Additional Photos



Additional Photos



For Sale

955 E. County Road 540A - Retail

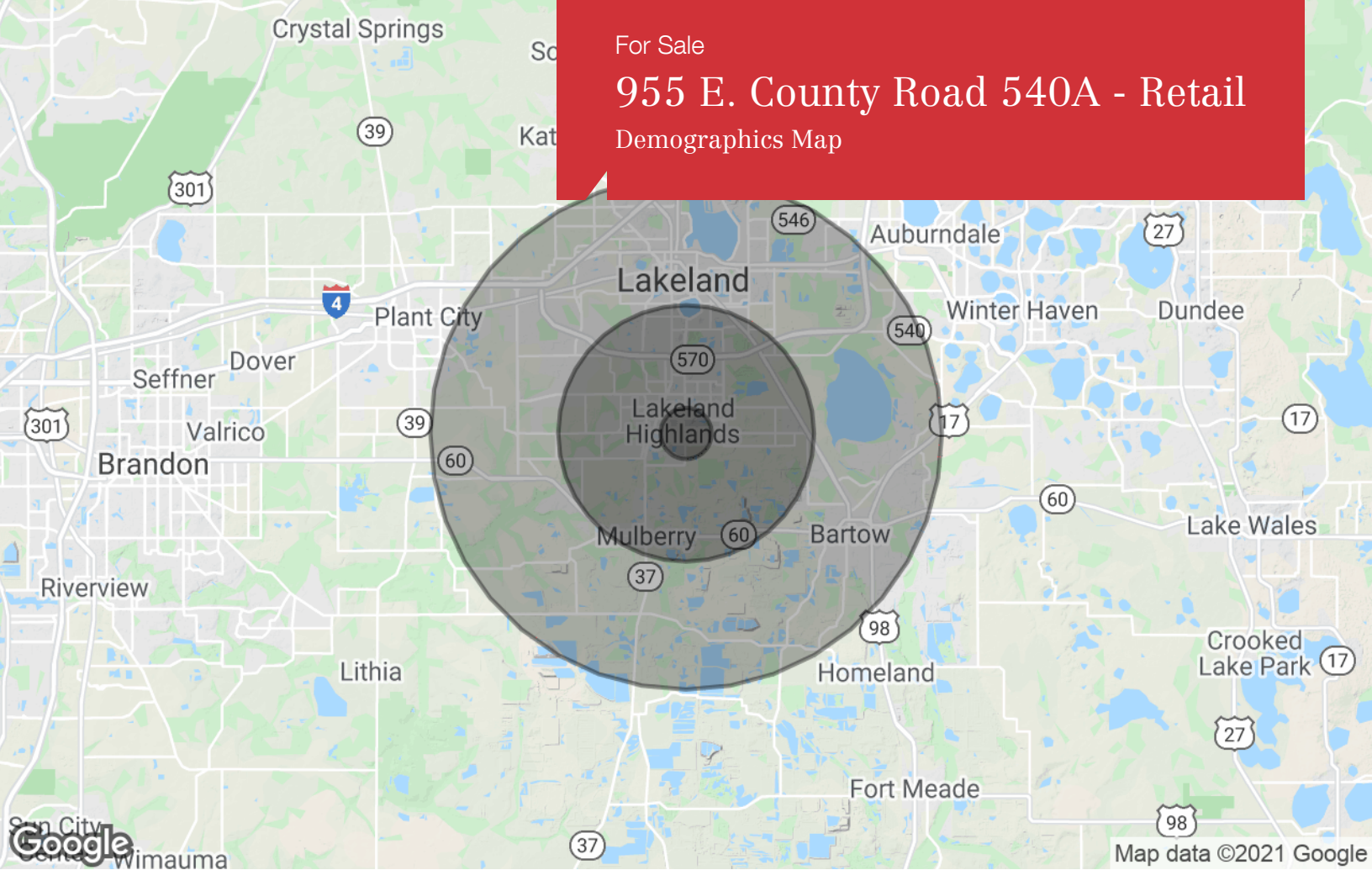
Location Maps



For Sale

955 E. County Road 540A - Retail

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	4,606	92,599	246,298
MEDIAN AGE	44.3	40.6	37.8
MEDIAN AGE (MALE)	42.7	39.5	36.2
MEDIAN AGE (FEMALE)	45.7	41.7	39.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,739	35,917	92,355
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$112,968	\$78,028	\$62,127
AVERAGE HOUSE VALUE	\$308,465	\$214,378	\$184,613

Race

	1 Mile	5 Miles	10 Miles
% WHITE	96.0%	87.4%	77.8%
% BLACK	0.9%	6.3%	15.2%
% ASIAN	2.0%	3.2%	1.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.4%	0.3%
% OTHER	0.4%	2.6%	4.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	7.8%	10.4%	14.6%

* Demographic data derived from 2010 US Census