

FOR LEASE

Former Bank

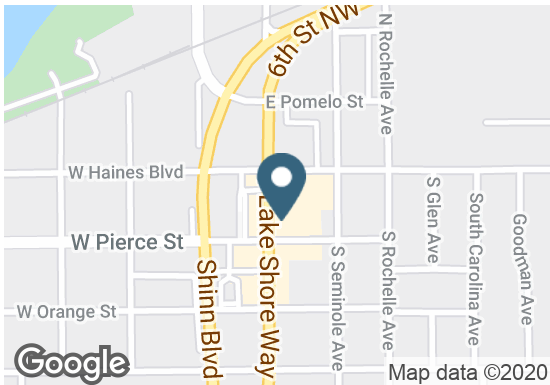
120 S Lake Shore Way | Lake Alfred, FL



Overview

AVAILABLE 6,129 SF

LEASE RATE Contact Broker



Description

- Located on the main east-west corridor through Lake Alfred
- Adjacent to new Ace Hardware (under construction)

Nearby Retailers



Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| Total Population | 4,517 | 18,419 | 63,846 |
| 2024 Growth | 1.32% | 1.55% | 1.40% |
| Median HH Income | \$41,734 | \$41,508 | \$40,920 |
| Daytime Population | 3,669 | 15,340 | 90,761 |

Year: 2019 | Source: ESRI

Contact

DANIEL EARLES

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Traffic Counts

| | |
|------------------|------------|
| S Lake Shore Way | 18,000 VPD |
| W Pierce St | 4,600 VPD |

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 4010 Boy Scout Boulevard, Suite 355 | Tampa, FL 33607 | 813.371.0980

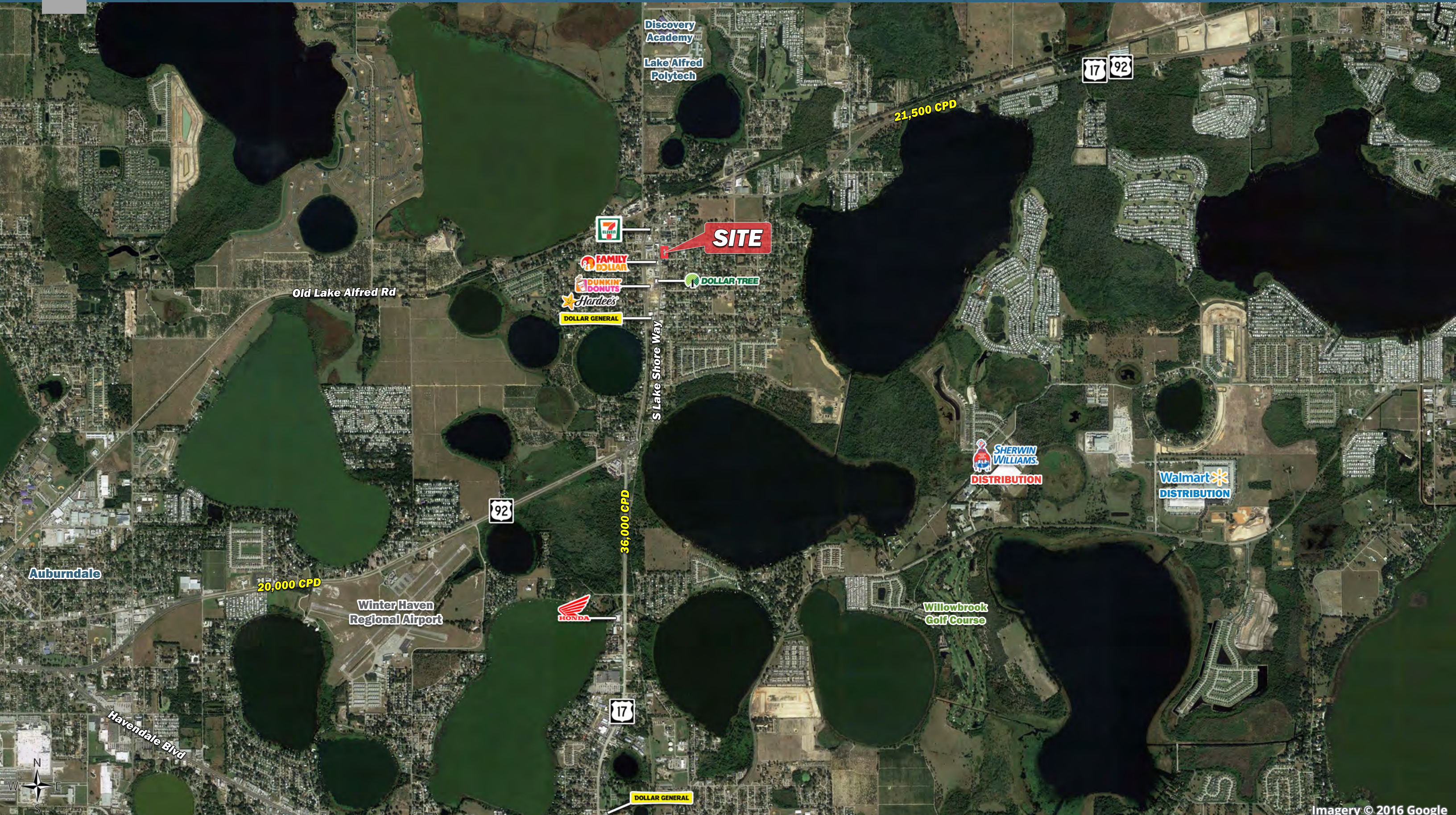
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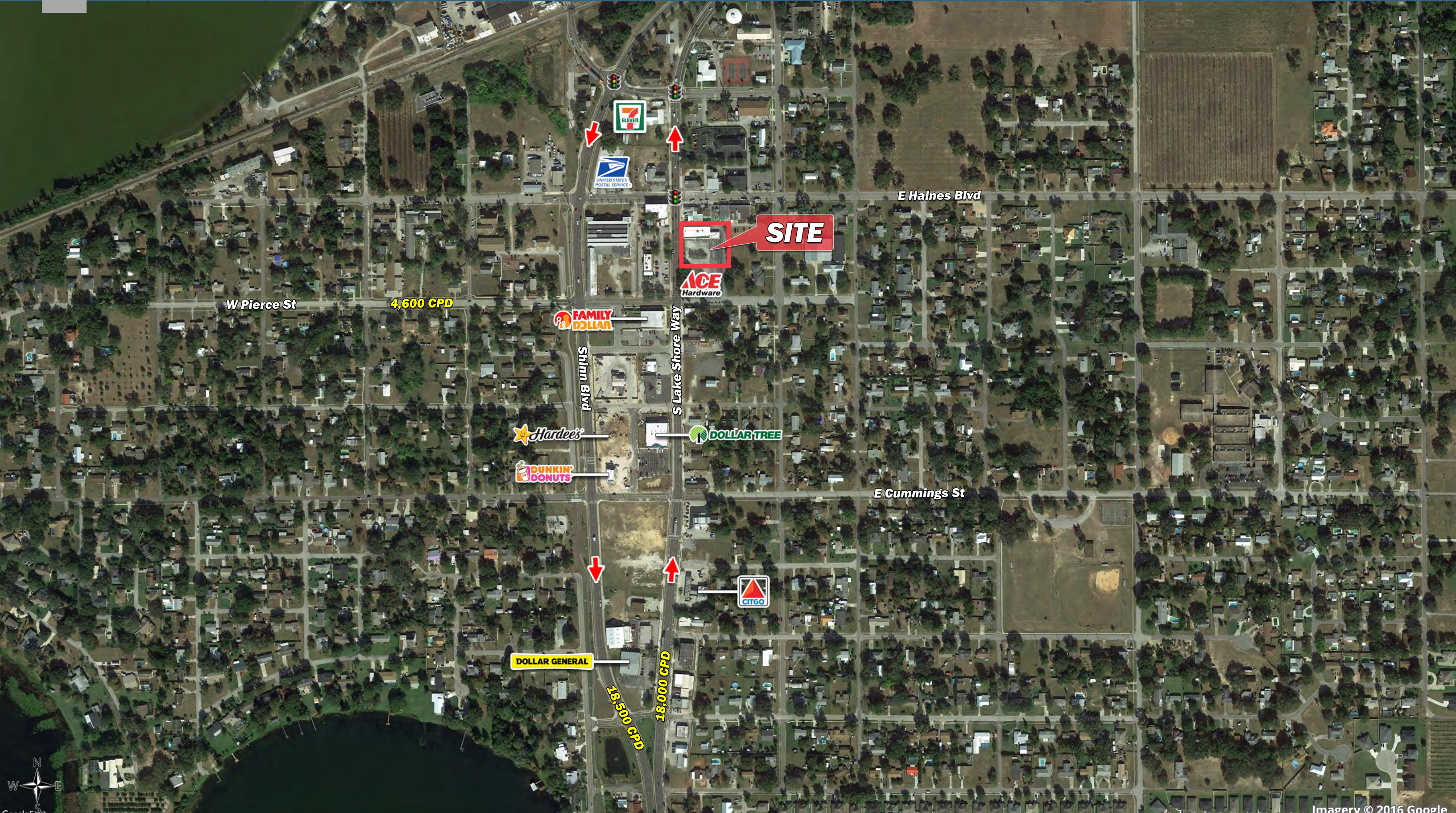
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Imagery © 2016 Google



Imagery © 2016 Google

| | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| Population | | | |
| 2019 Population | 4,517 | 18,419 | 63,846 |
| 2000 Population | 3,137 | 12,743 | 50,681 |
| 2010 Population | 4,053 | 15,370 | 56,348 |
| 2024 Population | 4,822 | 19,889 | 68,431 |
| 2000-2010 Annual Rate | 2.60% | 1.89% | 1.07% |
| 2010-2019 Population: Annual Growth Rate | 1.18% | 1.98% | 1.36% |
| 2019-2024 Population: Annual Growth Rate | 1.32% | 1.55% | 1.40% |
| 2019 Median Age | 39.3 | 53.1 | 46.7 |
| Households | | | |
| 2000 Households | 1,173 | 5,482 | 21,372 |
| 2010 Households | 1,466 | 6,548 | 23,074 |
| 2019 Total Households | 1,612 | 7,702 | 25,792 |
| 2024 Total Households | 1,711 | 8,268 | 27,482 |
| 2000-2010 Annual Rate | 2.25% | 1.79% | 0.77% |
| 2010-2019 Households: Annual Growth Rate | 1.03% | 1.77% | 1.21% |
| 2019-2024 Households: Annual Growth Rate | 1.20% | 1.43% | 1.28% |
| 2019 Average Household Size | 2.80 | 2.38 | 2.46 |
| Housing Units | | | |
| 2019 Total Housing Units | 1,829 | 9,160 | 30,687 |
| 2019 Owner Occupied Housing Units | 1,083 | 5,744 | 17,576 |
| 2019 Renter Occupied Housing Units | 529 | 1,958 | 8,216 |
| 2019 Vacant Housing Units | 217 | 1,458 | 4,895 |
| Race and Ethnicity | | | |
| 2019 White Alone | 67.4% | 71.0% | 66.8% |
| 2019 Black Alone | 17.3% | 19.7% | 23.7% |
| 2019 American Indian/Alaska Native Alone | 0.5% | 0.4% | 0.4% |
| 2019 Asian Alone | 1.9% | 1.5% | 1.3% |
| 2019 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2019 Hispanic Origin (Any Race) | 23.3% | 15.4% | 16.4% |
| Income | | | |
| 2019 Median Household Income | \$41,734 | \$41,508 | \$40,920 |
| 2019 Average Household Income | \$57,053 | \$56,845 | \$57,957 |
| Per Capita Income | \$21,334 | \$24,020 | \$23,312 |
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 3,098 | 14,057 | 46,890 |
| High School Graduate | 34.6% | 33.8% | 31.8% |
| GED/Alternative Credential | 4.6% | 5.0% | 4.8% |
| Some College, No Degree | 19.4% | 19.8% | 20.1% |
| Associate Degree | 8.2% | 9.6% | 9.1% |
| Bachelor's Degree | 9.8% | 10.9% | 11.3% |
| Graduate/Professional Degree | 10.3% | 7.2% | 6.0% |
| Data for all businesses in area | | | |
| Total Businesses: | 120 | 324 | 2,182 |
| Total Employees: | 864 | 3,451 | 46,928 |
| Total Residential Population: | 4,517 | 18,419 | 63,846 |
| Employee/Residential Population Ratio: | 0.19:1 | 0.19:1 | 0.74:1 |
| 2019 Total Daytime Population | 3,669 | 15,340 | 90,761 |
| Workers | 905 | 3,265 | 50,345 |
| Residents | 2,764 | 12,075 | 40,416 |

Source: Esri, Esri and Infogroup, U.S. Census