

For Sale

# 1038 Sunshine Dr E. - Special Purpose

Property Summary



## Sunshine Dr. - New Price

1038 Sunshine Dr E.  
Lakeland, Florida 33801

### Property Highlights

- Septic System
- Well water
- Lakeland Electric

### Property Description

This school and vocational training center is located on 6.8 tranquil acres that feature oak hammocks and rolling elevation with large open fields behind the complex of buildings. A total of five buildings make up the gross square footage of 30,240. The main building is 11,280 SF and houses the administrative offices and cafeteria. The second building is 13,735 SF and contained labs, crafts, vocational & exercise areas. There is a 1,000 SF pottery studio building, and a 1,225 SF yoga / exercise building. A 3,000 SF shop/storage building sits behind the main building.

Call today to schedule a tour.

### OFFERING SUMMARY

<b>Sale Price</b>	\$995,000
<b>Lot Size</b>	6.88 Acres
<b>Building Size</b>	30,240 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	6,899	\$43,076
<b>3 Miles</b>	42,714	\$57,145
<b>5 Miles</b>	107,705	\$58,591

For more information

**Phillip Mays**

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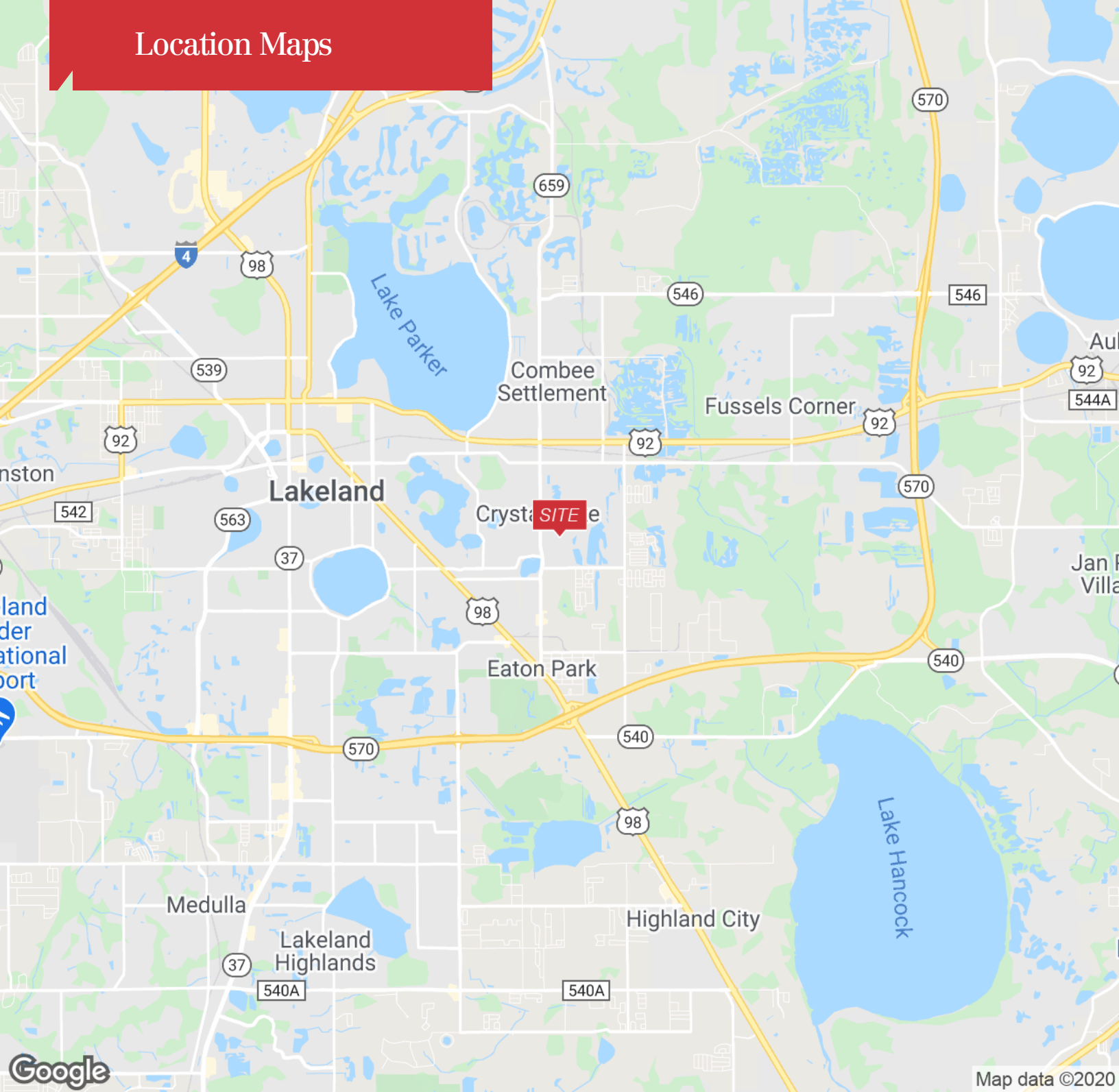


# Additional Photos





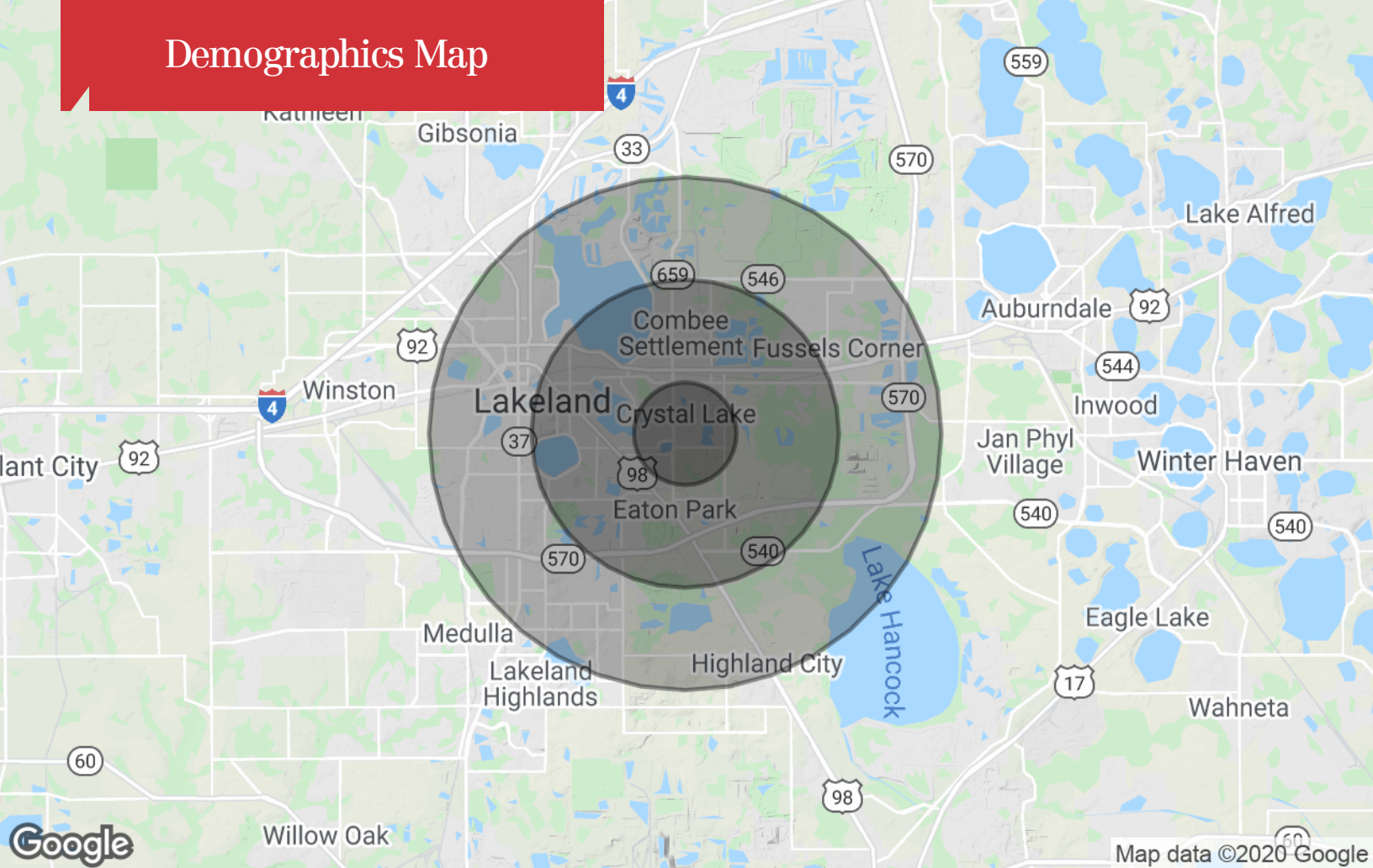
## Location Maps



### Location Description

The site is located in eastern Lakeland near S. Combee Rd. Nearby are several residential neighborhoods in the Crystal Lake area. Major roadways close by are US 98 and CR 659. Also, this property is not far from Southeastern University.

# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,899	42,714	107,705
MEDIAN AGE	26.6	33.8	38.1
MEDIAN AGE (MALE)	25.8	33.0	36.2
MEDIAN AGE (FEMALE)	27.3	34.0	39.2

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,261	15,714	42,179
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$43,076	\$57,145	\$58,591
AVERAGE HOUSE VALUE	\$75,816	\$171,416	\$180,085

\* Demographic data derived from 2010 US Census



## Phillip Mays

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