



Extended Reach

OLD COMBEE ROAD 1.64 AC | DEVELOPMENT SITE

Old Combee Road | Lakeland, FL 33804



ASKING PRICE
\$1.4M



NEARBY TRAFFIC
22,400 VPD



SITE SIZE
1.64 AC

- 1.64± AC / 71,438 SF commercial development site for sale.
- C-1 Highway Commercial zoning in place.
- High-visibility position on Old Combee Road near Socrum Loop Road N and I-4.
- Flexible for QSR, coffee, convenience retail, medical, automotive, daycare or service concepts.
- Lakeland growth corridor positioned between Tampa and Orlando with expanding residential demand.



MAP VIEW

INFO

PROPERTY DETAILS



5-MI POPULATION
118,176



5-MI AVG AGE
40



5-MI MEDIAN HH INCOME
\$65,126

VIEW PROPERTY ON [EXTENDEDREACHUSA.COM](https://www.extendedreachusa.com)

Extended Reach
CERTIFIED
COMMERCIAL REALTY



PAUL RUTLEDGE
Paul.Rutledge@certifiedcommercialrealty.com (941) 228-2198



ZACHARY ELLIS
Zach.Ellis@certifiedcommercialrealty.com (813) 493-3437

All information is obtained from sources believed to be reliable but is not guaranteed. Prospective purchasers, developers and tenants should independently verify acreage, zoning, permitted uses, utilities, access, environmental conditions, development approvals and all other information material to their intended use.



OLD COMBEE RD

SOCRUM LOOP RD N

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