

OFFERING MEMORANDUM.



Mattress Firm & Eyeglass World Lakeland, FL

TheMaffiaTeam



\$4,228,000
7.50% CAP Rate

- ◆ Two-Tenant Retail Building
 - ◆ Long-Term Corporate Leases
 - ◆ Brand New Construction
- ◆ At Entrance to Future Power Lifestyle Center - 2014
- ◆ Major Retail Corridor Including Regional Mall
 - ◆ Three Blocks From Interstate 4
 - ◆ Access & Visibility from U.S. Highway 98N
 - ◆ 53,000 AADT

Newmark Knight Frank
Cornish & Carey Commercial
Leased Investment Group

This property is listed in conjunction with Florida-licensed real estate broker Patrick Duffy.

www.maffiateam.com



Confidentiality & Disclosure

Cornish & Carey Commercial Newmark Knight Frank (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Property & Financial Information

Location	The property is located at 3635-3637 U.S. Highway 98 North in Lakeland, Florida.
Lot Size	Approximately 0.952 acres, or 41,474 square feet.
Improvements	An approximately 9,120 square foot retail building is demised into an approximately 4,620 square foot suite for Mattress Firm and an approximately 4,500 square foot suite for Eyeglass World .
Leases	<p>Leased to Mattress Firm, Inc., for 12 years from an estimated rent commencement date of June 9, 2013, at an initial annual rent of \$168,630. There are three five year options to renew. The rent increases by 10% every five years throughout the initial term and option periods. The lease is net, with the tenant responsible for its prorata share of taxes, insurance, and common area maintenance except for roof and structure. The tenant is also responsible for a 10% administrative fee on common area maintenance expenses.</p> <p>Leased to National Vision, Inc., dba Eyeglass World, for seven years from an estimated rent commencement date of June 9, 2013, at an annual rent of \$148,500. There is one initial three-year option to renew with a 3.33% increase in the rent, followed by two five-year options to renew, each with a 10% increase in the rent. The lease is net, with the tenant responsible for its prorata share of taxes, insurance, an all common area maintenance except for roof and structure. The tenant is also responsible for a 10% administrative fee on common area maintenance expenses.</p>
Base Rental Income, Year 1	\$317,130
Price	\$4,228,000 (7.50% Return)
Note	The above income is an estimate and does not provide for all potential costs and expenses (i.e., maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.



Rent Roll

Unit	Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Annual Rent	Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount	Options
3635	Mattress Firm	4,620	\$3.04	\$36.50	\$168,630	12 years	06/07/13 (Estimated)	06/30/25	07/01/18 07/01/23	\$185,493 \$204,042	3 @ 5 years Opt. 1, years 1-3: \$204,042 Opt. 1, years 4-5: \$224,447 Opt. 2, years 1-3: \$224,447 Opt. 2, years 4-5: \$246,891 Opt. 3, years 1-3: \$246,891 Opt. 3, years 4-5: \$271,580
3637	Eyeglass World	4,500	\$2.75	\$33.00	\$148,500	7 years	06/07/13 (Estimated)	06/30/20	n/a	n/a	1 @ 3 years + 2 @ 5 years Opt. 1: \$153,450 Opt. 2: \$168,795 Opt. 3: \$185,670
	Leased	9,120		100.0%							
	Vacant	0		0.0%							
	TOTAL	9,120		100.0%							



Tenant Information

MATTRESS FIRM

Since its founding in 1986, **Mattress Firm** has grown to become the largest and most successful specialty bedding company in the United States. As of January 29, 2013, the company operated 1,057 stores and its franchisees operated 158 stores primarily under the Mattress Firm name in 29 states.

The tenant's parent company, **Mattress Firm Holding Corporation**, of tenant **Mattress Firm, Inc.**, had its initial public offering on November 23, 2011, and is now traded on the Nasdaq stock exchange under the ticker symbol "MFRM." The offering generated net proceeds of approximately \$110 million, after deducting the underwriting discount and estimated offering-related costs. The company used the majority of the net proceeds to repay portions of its outstanding debt. After other uses of net proceeds in the offering, approximately \$15 million remained available to the company for working capital and general corporate purposes. Furthermore, in connection with the offering, portions of the company's outstanding debt were converted into shares of common stock at the \$19 per share offering price. As a result of the IPO, the Company reduced its outstanding debt, and related interest accrued thereon, in the aggregate amount of \$188.0 million. The IPO was very well received; shares were initially offered at \$19 per share and are currently trading at \$41.83 per share (as of August 2, 2013).

For the fiscal year ended January 31, 2013, Mattress Firm Holding Corporation reported revenue of \$1.012 billion. Net income was \$39.9 million and total stockholders' equity was \$267.5 million.

On May 2, 2012, Mattress Firm announced the completion of the acquisition of all of the equity interests of Mattress Giant for approximately \$47 million in cash. In a separate transaction, the company acquired 55 stores from Mattress Giant in the Atlanta, St. Louis, and Minneapolis markets in November 2011. As a result of the acquisition of Mattress Giant, Mattress Firm now has the largest geographic footprint in the United States among bedding retailers. The acquisition advances the company's market-level profitability model that is centered on the benefits of increasing its "relative market share" in a given market.



With more than 700 locations in 43 states, the District of Columbia, and Puerto Rico, tenant **National Vision, Inc.**, is the fourth-largest optical retailer in the United States. The company's retail divisions include America's Best Contacts & Eyeglasses, **Eyeglass World**, Vision Centers inside select Walmart, Vista Optical inside Fred Meyer and Optical Centers on select military bases. National Vision has plans to open over 40 new locations annually.

National Vision's lab network consists of two domestic locations (St. Cloud, Minnesota, and Lawrenceville, Georgia) and two international locations in China and Mexico. This lab network has been identified as one of the most efficient and effective in the industry.



About the Area

Site Information

The property is located at the southeast corner of U.S. Highway 98 North and Breezewood Drive. The traffic count on U.S. Highway 98 North in front of the property is 53,000 AADT (FL DOT). Three blocks south of the property are on- and off-ramps serving Interstate 4, which has a traffic count of 84,000 AADT just south of the interchange with U.S. Highway 98 North (FL DOT).

Directly across U.S. Highway 98 North is Lakeland Square, the area's largest regional mall at 890,000 square feet. Lakeland Square is anchored by Burlington Coat Factory, Macy's, Dillard's, JCPenney, and Sears. Lowe's and Sports Authority are located immediately south of Lakeland Square.

North on U.S. Highway 98 North are several retail centers. The first is Shoppes of Lakeland, anchored by Target, Staples, Michaels, T.J. Maxx, and Ashley Furniture. North Lake Plaza is just beyond the Shoppes of Lakeland and is anchored by Best Buy and Jo-Ann Fabrics. Lakeland Plaza is on the opposite corner from North Lake Plaza and is anchored by Big Lots and Party City.

Additional national tenants in the immediate vicinity include Toys R Us, hhgregg, Rooms To Go, Old Navy, Family Christian Stores, Verizon Wireless, AT&T Mobility, Hooters, KFC, Red Lobster, Buffalo Wild Wings, Sonny's Real Pit Bar-BQ, Starbucks, Smokey Bones, Olive Garden, Chick-fil-A, Chili's, Subway, Taco Bell, TGI Friday's, Outback Steakhouse, and others.

Lakeland Park Center

The property is conveniently located on Breezewood Drive, one of the four main arterials connecting Lakeland Park Center with U.S. Highway 98 North. The power lifestyle center, a Ramco Gershenson development, will feature 350,000 square feet of retail, restaurant, and entertainment uses as well as 25,000 square feet of office space. Phase I of this development is expected to be completed in fall 2014.

General Overview

Lakeland, in Polk County, Florida, is the largest city between Tampa and Orlando along Interstate 4. As of the 2010 U.S. Census, the city had a population of 97,422. The city is a principal city in the Lakeland-Winter Haven, Florida Metropolitan Statistical Area (MSA), which had a population of 583,403 as of a 2009 U.S. Census Bureau estimate.

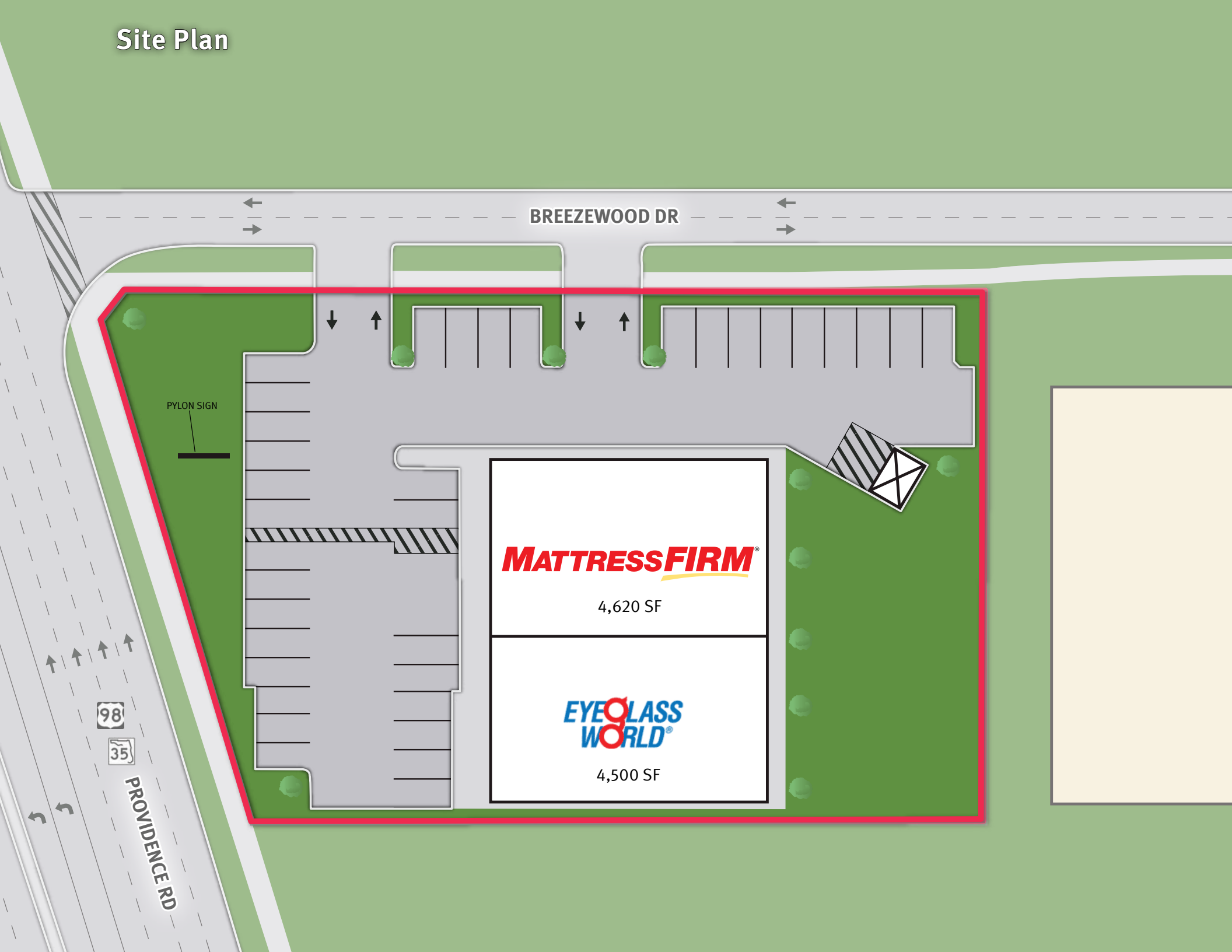
Large industries in the Lakeland area are citrus, cattle ranching, and phosphate mining. Although citrus is no longer the biggest industry in the area, it still plays a large part in the economy of Lakeland and Polk County. In the past few decades, tourism, medicine, insurance, transportation, and music have grown in importance. Polk County's location along the Interstate 4 corridor is attracting warehouse and fulfillment center development in the north part of the county.

Lakeland's largest employer is Publix Supermarkets, which is headquartered in town. Publix is one of the largest regional grocery chains in the U.S. with more than 1,000 stores. Publix employs more than 6,500 people in the Lakeland area including headquarters and warehouse employees. Due to its location on Interstate 4 between Tampa and Orlando, Lakeland is a transportation hub. FedEx Freight & FedEx Services and the Saddle Creek Corporation employ more than 600 people in the area. Other large employers in the area include GEICO, Summit Consulting, Rooms To Go, and Lakeland Regional Medical Center.

Ground Photos



Site Plan



BREEZEWOOD DR

PYLON SIGN

MATTRESS FIRM

4,620 SF

EYEGLASS WORLD

4,500 SF

98

35

PROVIDENCE RD

Aerial | Close-up View



ENTRANCES TO LAKELAND PARK CENTER
350,000 SF POWER LIFESTYLE CENTER
COMING IN FALL 2014



BREEZEWOOD DR



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98 35 / PROVIDENCE RD (53,000 AADT)

Lowe's
Home Improvement Warehouse

SPORTS AUTHORITY

CHUCK & CHEESE'S

LAKELAND SQUARE MALL

★ macy's Dillard's

Sears JCPenney

SEPHORA Payless SHOESOURCE

Burlington Foot & Eyewear

SLEEPYHILL RD

MATTRESS FIRM

EYEGLASS WORLD

Toys R Us

Pier 1 Imports

Firestone

hgregg

GFS Marketplace

ROOMS TO GO

PROVIDENCE RD (53,000 AADT)

SMOKEY BONES BBQ

35

Olive Garden

chili's
GRILL & BARD

Comfort INN

Mobil

98



Starbucks

Vitamin Shoppe

SHOPPES OF LAKELAND

TARGET **STAPLES** **ASHLEY**
FURNITURE INDUSTRIES, INC.

TJ-maxx **PETCO**
Where the pets go. **Michaels**

Delta Inn & Suites, Inc.

ENTRANCES TO LAKELAND PARK CENTER
350,000 SF POWER LIFESTYLE CENTER
COMING IN FALL 2014

LAQUINTA
INNS & SUITES

Walmart

Lake Gibson

Sam's CLUB

LAKELAND PLAZA
BIG LOTS! SUBWAY PartyCity

NORTH LAKE PLAZA
BEST BUY SALLY'S JO-ANN store inc

SLEEPYHILL RD

PROVIDENCE RD (53,000 AADT)

SHOPPES OF LAKELAND
TARGET STAPLES ASHLEY FURNITURE INDUSTRIES, INC.
TJ-maxx PETCO Michaels Dallas Sea Stores, Inc.

hgregg

OUTBACK STEAKHOUSE

FRIDAYS

TACO BELL

chili's GRILL & BAR

Pier 1 imports

Firestone

Olive Garden

SMOKEY BONES BBQ SPORTS BAR

ROOMS TO GO

Vitamin Shoppe

Toys R Us

35
98

GFS Marketplace

ENTRANCES TO LAKELAND PARK CENTER
350,000 SF POWER LIFESTYLE CENTER
COMING IN FALL 2014

MATTRESS FIRM
EYEGLASS WORLD

PET SUPERMARKET
Aaron Rents, Inc.

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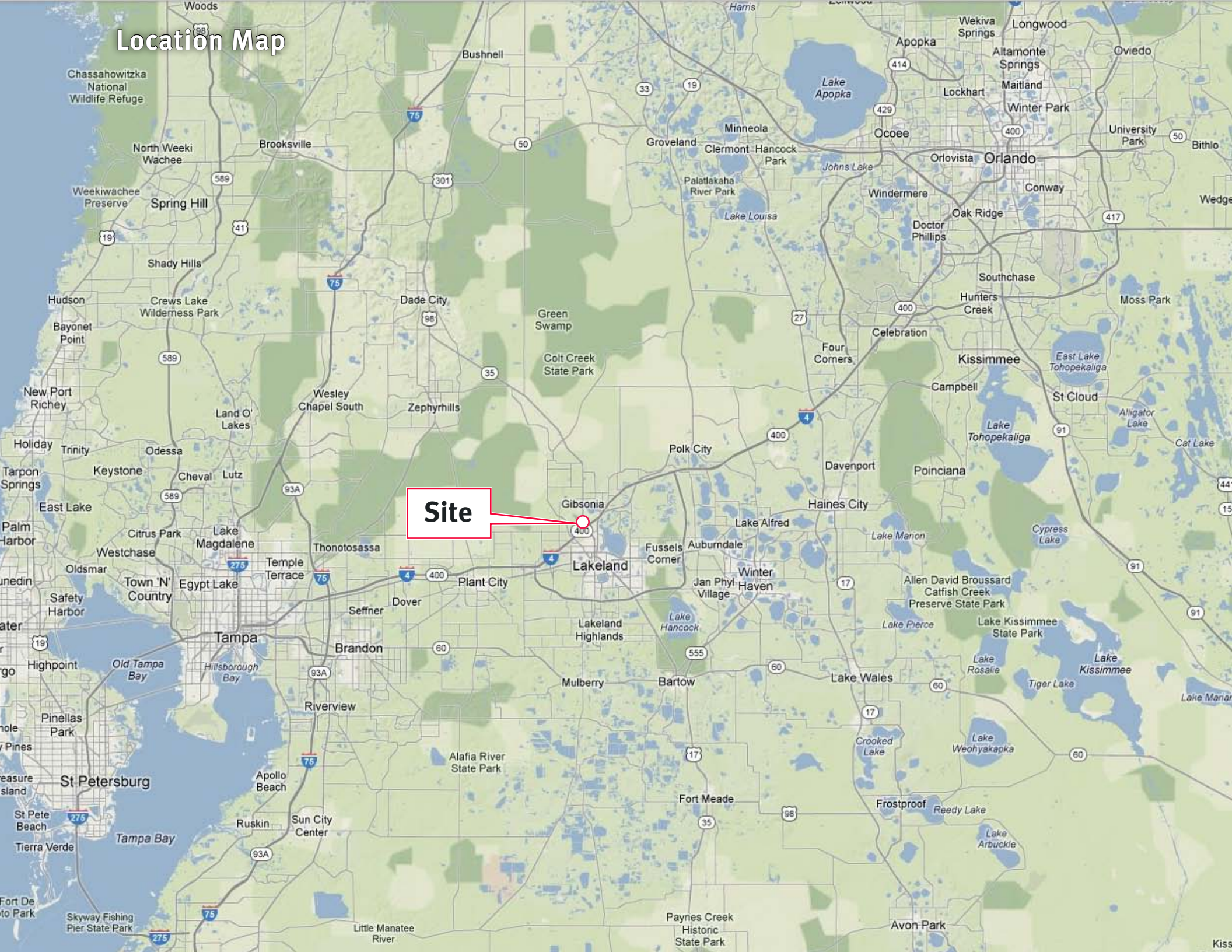
FUTURE POWER LIFESTYLE CENTER - 2014



PROVIDENCE RD (53,000 AADT)

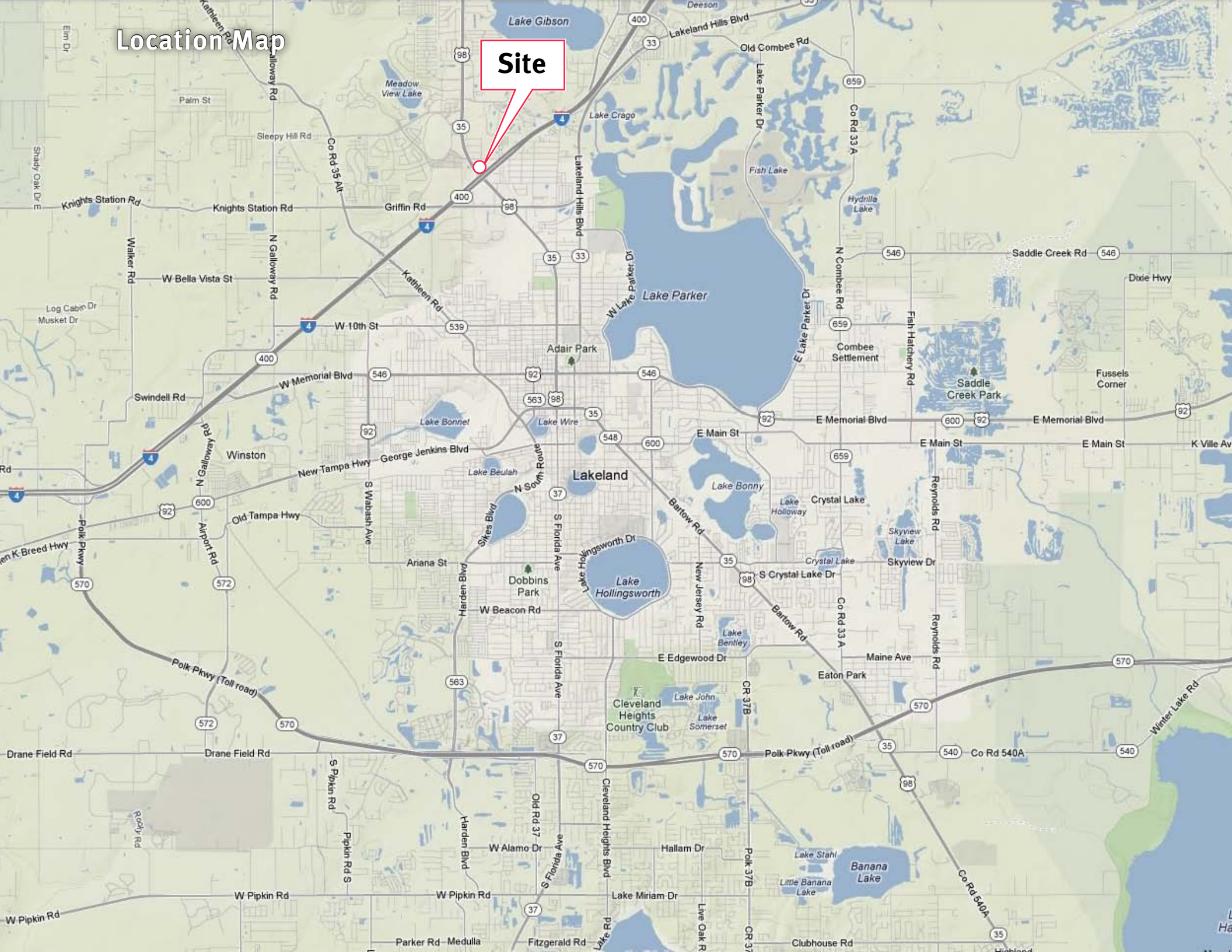


Location Map



Location Map

Site



Location Map



Site

Lakeland College of Business

Joker Marchant Stadium



Demographics

3635-3637 U.S. Highway 98N
Lakeland, FL 33809

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,465	43,165	100,509
2010 Total Population	7,731	50,715	118,897
2012 Total Population	7,931	51,666	120,054
2012 Group Quarters	281	1,423	3,098
2017 Total Population	8,400	53,962	124,983
2012-2017 Annual Rate	1.15%	0.87%	0.81%
Household Summary			
2000 Households	2,103	17,125	40,434
2000 Average Household Size	2.37	2.43	2.43
2010 Households	2,906	19,984	46,342
2010 Average Household Size	2.56	2.47	2.50
2012 Households	2,994	20,442	47,033
2012 Average Household Size	2.56	2.46	2.49
2017 Households	3,158	21,215	48,670
2017 Average Household Size	2.57	2.48	2.50
2012-2017 Annual Rate	1.08%	0.75%	0.69%
2010 Families	1,831	12,804	30,255
2010 Average Family Size	3.18	3.02	3.03
2012 Families	1,864	13,000	30,490
2012 Average Family Size	3.18	3.01	3.02
2017 Families	1,957	13,499	31,585
2017 Average Family Size	3.21	3.04	3.04
2012-2017 Annual Rate	0.99%	0.76%	0.71%
Housing Unit Summary			
2000 Housing Units	2,433	19,718	47,360
Owner Occupied Housing Units	48.3%	53.9%	56.1%
Renter Occupied Housing Units	38.2%	33.0%	29.3%
Vacant Housing Units	13.6%	13.2%	14.6%
2010 Housing Units	3,367	23,339	54,474
Owner Occupied Housing Units	44.7%	46.7%	52.4%
Renter Occupied Housing Units	41.6%	38.9%	32.7%
Vacant Housing Units	13.7%	14.4%	14.9%
2012 Housing Units	3,478	23,882	55,516
Owner Occupied Housing Units	42.3%	44.9%	50.7%
Renter Occupied Housing Units	43.8%	40.7%	34.0%
Vacant Housing Units	13.9%	14.4%	15.3%
2017 Housing Units	3,701	25,010	57,943
Owner Occupied Housing Units	41.6%	44.7%	50.8%
Renter Occupied Housing Units	43.7%	40.1%	33.2%
Vacant Housing Units	14.7%	15.2%	16.0%
Median Household Income			
2012	\$40,189	\$36,295	\$37,866
2017	\$50,120	\$42,620	\$45,073
Median Home Value			
2012	\$97,221	\$90,018	\$95,173
2017	\$111,762	\$104,373	\$112,773
Per Capita Income			
2012	\$20,982	\$19,655	\$20,289
2017	\$23,246	\$21,864	\$22,484
Median Age			
2010	36.2	38.7	38.5
2012	36.4	39.0	38.9
2017	37.1	39.7	39.6



Demographics

3635-3637 U.S. Highway 98N
Lakeland, FL 33809

	1 mile	3 miles	5 miles
2012 Households by Income			
Household Income Base	2,994	20,442	47,033
<\$15,000	16.0%	17.6%	16.6%
\$15,000 - \$24,999	13.4%	15.1%	14.8%
\$25,000 - \$34,999	13.9%	15.1%	14.2%
\$35,000 - \$49,999	15.6%	17.7%	17.4%
\$50,000 - \$74,999	23.2%	18.8%	18.5%
\$75,000 - \$99,999	9.3%	7.5%	9.3%
\$100,000 - \$149,999	6.4%	5.7%	6.7%
\$150,000 - \$199,999	0.9%	1.2%	1.4%
\$200,000+	1.2%	1.2%	1.1%
Average Household Income	\$50,479	\$47,623	\$49,695
2017 Households by Income			
Household Income Base	3,158	21,215	48,670
<\$15,000	15.5%	17.0%	15.9%
\$15,000 - \$24,999	9.8%	11.4%	11.0%
\$25,000 - \$34,999	9.3%	11.4%	10.6%
\$35,000 - \$49,999	15.2%	17.2%	16.9%
\$50,000 - \$74,999	28.8%	23.9%	23.1%
\$75,000 - \$99,999	11.9%	9.9%	12.0%
\$100,000 - \$149,999	7.1%	6.5%	7.6%
\$150,000 - \$199,999	1.0%	1.4%	1.7%
\$200,000+	1.4%	1.4%	1.2%
Average Household Income	\$56,698	\$53,599	\$55,667
2012 Owner Occupied Housing Units by Value			
Total	1,471	10,727	28,149
<\$50,000	12.8%	14.3%	13.5%
\$50,000 - \$99,999	39.4%	44.6%	40.4%
\$100,000 - \$149,999	30.2%	25.3%	28.3%
\$150,000 - \$199,999	13.3%	9.8%	10.7%
\$200,000 - \$249,999	3.0%	3.0%	3.6%
\$250,000 - \$299,999	0.5%	1.4%	1.6%
\$300,000 - \$399,999	0.7%	1.1%	1.3%
\$400,000 - \$499,999	0.1%	0.3%	0.3%
\$500,000 - \$749,999	0.0%	0.1%	0.2%
\$750,000 - \$999,999	0.1%	0.0%	0.1%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$105,092	\$102,743	\$108,263
2017 Owner Occupied Housing Units by Value			
Total	1,539	11,181	29,450
<\$50,000	9.7%	10.4%	9.8%
\$50,000 - \$99,999	33.9%	37.5%	33.3%
\$100,000 - \$149,999	27.0%	24.6%	27.1%
\$150,000 - \$199,999	20.5%	16.2%	17.0%
\$200,000 - \$249,999	5.9%	5.9%	6.7%
\$250,000 - \$299,999	1.0%	2.8%	2.9%
\$300,000 - \$399,999	1.7%	1.9%	2.2%
\$400,000 - \$499,999	0.1%	0.4%	0.4%
\$500,000 - \$749,999	0.0%	0.2%	0.4%
\$750,000 - \$999,999	0.1%	0.1%	0.1%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$120,948	\$121,403	\$127,341



Demographics

3635-3637 U.S. Highway 98N
Lakeland, FL 33809

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,733	50,715	118,896
0 - 4	7.8%	7.1%	6.8%
5 - 9	6.6%	6.6%	6.4%
10 - 14	6.0%	6.2%	6.4%
15 - 24	13.6%	13.0%	13.9%
25 - 34	14.5%	12.9%	12.3%
35 - 44	11.8%	11.2%	12.0%
45 - 54	10.3%	12.0%	13.0%
55 - 64	8.9%	11.1%	11.5%
65 - 74	8.1%	9.3%	9.0%
75 - 84	7.8%	7.2%	6.1%
85 +	4.6%	3.3%	2.5%
18 +	76.0%	76.3%	76.5%
2012 Population by Age			
Total	7,930	51,665	120,055
0 - 4	7.8%	7.1%	6.7%
5 - 9	6.5%	6.5%	6.4%
10 - 14	5.9%	6.1%	6.3%
15 - 24	13.4%	12.8%	13.7%
25 - 34	14.8%	13.1%	12.5%
35 - 44	11.5%	10.9%	11.6%
45 - 54	10.0%	11.7%	12.6%
55 - 64	9.3%	11.6%	12.0%
65 - 74	8.5%	9.8%	9.6%
75 - 84	7.6%	7.0%	6.0%
85 +	4.7%	3.4%	2.6%
18 +	76.6%	76.7%	76.9%
2017 Population by Age			
Total	8,400	53,962	124,982
0 - 4	7.7%	7.1%	6.7%
5 - 9	6.4%	6.4%	6.3%
10 - 14	5.8%	6.1%	6.2%
15 - 24	12.5%	12.0%	12.7%
25 - 34	14.9%	13.2%	12.5%
35 - 44	11.4%	10.6%	11.3%
45 - 54	9.4%	10.8%	11.6%
55 - 64	9.7%	11.9%	12.4%
65 - 74	10.0%	11.4%	11.3%
75 - 84	7.7%	7.1%	6.1%
85 +	4.6%	3.4%	2.7%
18 +	77.0%	77.1%	77.3%
2010 Population by Sex			
Males	3,572	24,031	57,221
Females	4,159	26,684	61,676
2012 Population by Sex			
Males	3,679	24,557	57,933
Females	4,252	27,109	62,121
2017 Population by Sex			
Males	3,906	25,694	60,399
Females	4,494	28,267	64,584



Demographics

3635-3637 U.S. Highway 98N
Lakeland, FL 33809

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,730	50,715	118,896
White Alone	59.3%	60.5%	70.7%
Black Alone	27.9%	29.9%	20.1%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	3.9%	1.9%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.0%	4.6%	4.4%
Two or More Races	3.6%	2.6%	2.6%
Hispanic Origin	17.1%	14.2%	14.5%
Diversity Index	69.1	65.5	59.3
2012 Population by Race/Ethnicity			
Total	7,931	51,667	120,054
White Alone	59.2%	59.9%	69.9%
Black Alone	27.5%	30.1%	20.5%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	4.1%	2.0%	1.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.2%	4.8%	4.6%
Two or More Races	3.7%	2.8%	2.8%
Hispanic Origin	17.9%	14.9%	15.2%
Diversity Index	69.8	66.4	60.6
2017 Population by Race/Ethnicity			
Total	8,401	53,962	124,984
White Alone	58.0%	58.2%	67.9%
Black Alone	27.1%	30.5%	21.2%
American Indian Alone	0.2%	0.3%	0.5%
Asian Alone	4.7%	2.4%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.8%	5.4%	5.2%
Two or More Races	4.1%	3.1%	3.2%
Hispanic Origin	20.6%	17.2%	17.7%
Diversity Index	72.2	69.1	64.2
2010 Population by Relationship and Household Type			
Total	7,731	50,715	118,897
In Households	96.4%	97.2%	97.4%
In Family Households	78.3%	79.3%	80.4%
Householder	24.6%	25.1%	25.4%
Spouse	15.7%	15.8%	17.2%
Child	30.1%	30.7%	30.2%
Other relative	4.8%	4.6%	4.4%
Nonrelative	3.0%	3.1%	3.2%
In Nonfamily Households	18.1%	17.9%	17.0%
In Group Quarters	3.6%	2.8%	2.6%
Institutionalized Population	3.5%	2.0%	0.9%
Noninstitutionalized Population	0.1%	0.8%	1.7%



Demographics

3635-3637 U.S. Highway 98N
Lakeland, FL 33809

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,906	19,984	46,342
Households with 1 Person	29.6%	28.8%	27.6%
Households with 2+ People	70.4%	71.2%	72.4%
Family Households	63.0%	64.1%	65.3%
Husband-wife Families	39.9%	40.4%	44.3%
With Related Children	15.3%	14.6%	16.9%
Other Family (No Spouse Present)	23.1%	23.7%	21.0%
Other Family with Male Householder	4.9%	5.6%	5.4%
With Related Children	2.9%	3.3%	3.2%
Other Family with Female Householder	18.2%	18.1%	15.6%
With Related Children	12.4%	12.3%	10.5%
Nonfamily Households	7.4%	7.1%	7.1%
All Households with Children	31.3%	30.7%	31.3%
Multigenerational Households	4.9%	5.3%	5.2%
Unmarried Partner Households	8.5%	8.3%	8.3%
Male-female	7.7%	7.5%	7.5%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	2,906	19,984	46,341
1 Person Household	29.6%	28.8%	27.6%
2 Person Household	35.7%	35.4%	35.3%
3 Person Household	13.5%	14.8%	15.2%
4 Person Household	10.5%	10.6%	11.4%
5 Person Household	5.5%	5.6%	6.0%
6 Person Household	3.0%	2.7%	2.6%
7 + Person Household	2.2%	2.1%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	2,906	19,984	46,342
Owner Occupied	51.8%	54.5%	61.6%
Owned with a Mortgage/Loan	29.3%	31.0%	37.1%
Owned Free and Clear	22.4%	23.6%	24.5%
Renter Occupied	48.2%	45.5%	38.4%