



**FOR SALE**

# Lakeland Airport Class A Flex Sale Leaseback

**3715 DRANE FIELD RD**

Lakeland, FL 33811

**PRESENTED BY:**

**DAVID HUNGERFORD, CCIM**

Senior Advisor

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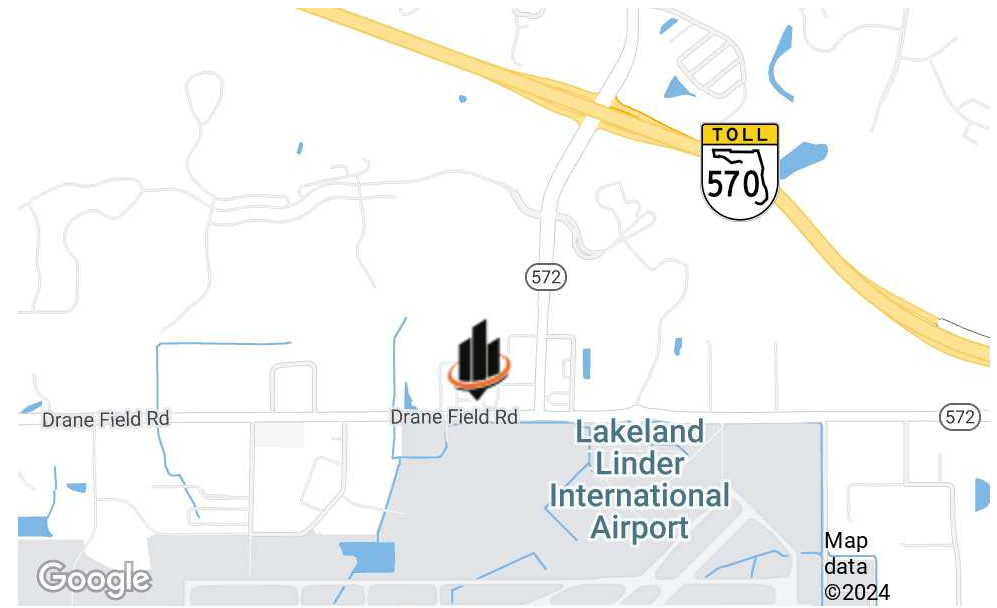
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**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$4,600,000</b>
<b>BUILDING SIZE:</b>	18,450 ± SF
<b>LOT SIZE:</b>	1.53 ± Acres
<b>PRICE / SF:</b>	\$249.32
<b>CAP RATE:</b>	6.82%
<b>NOI:</b>	\$313,650
<b>PROPOSED LEASE RATE:</b>	\$17.00/SF - NNN
<b>APN:</b>	232833138104000040

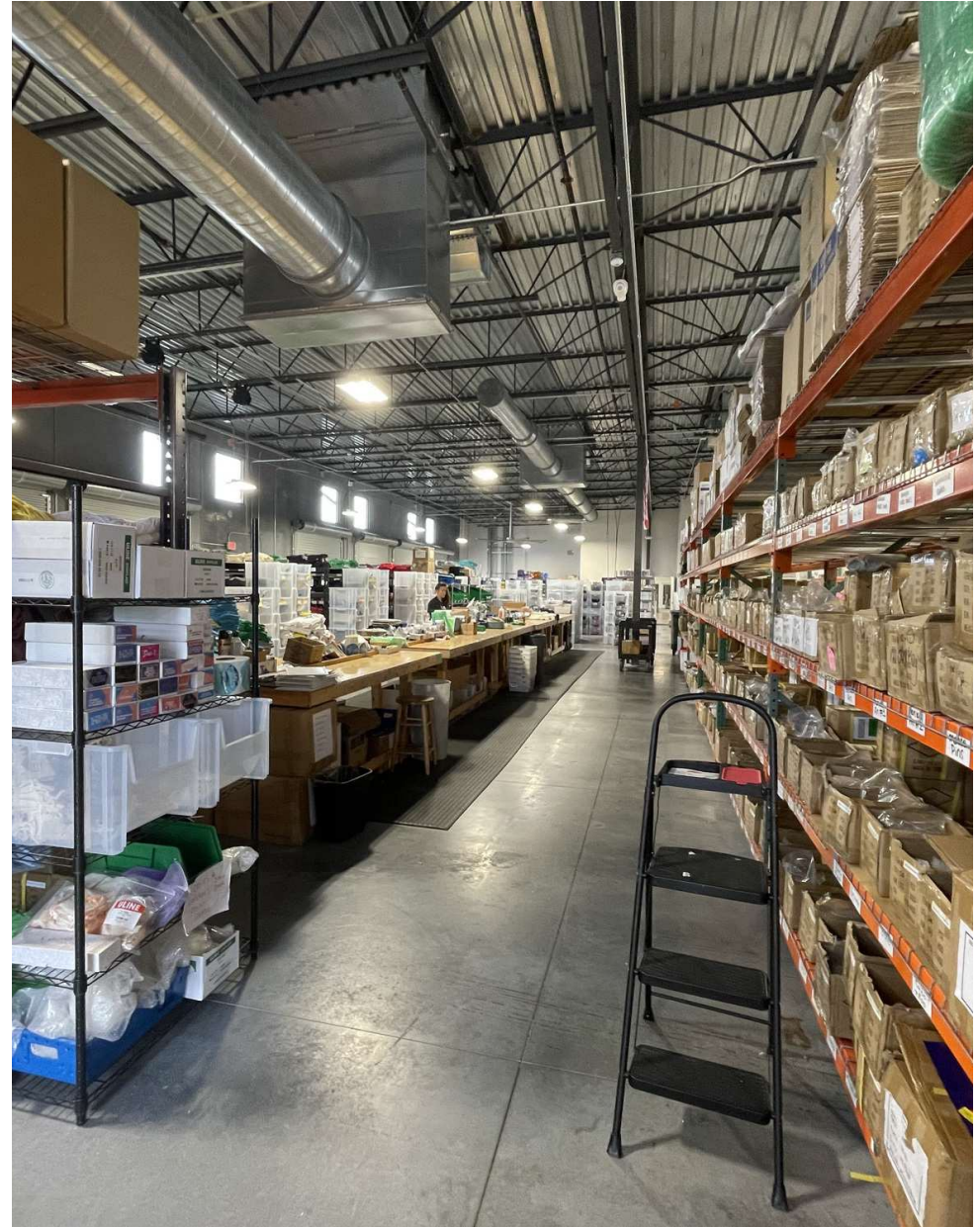
## PROPERTY OVERVIEW

Exceptional investment in Lakeland, Florida— Class-A flex space spanning 18,840 ± square feet on 1.53 ± acres of prime real estate. Positioned directly opposite the thriving Lakeland Linder Airport, within one of the county's strongest industrial submarkets, this property benefits from the airport's rapid growth, fueled by the Amazon Air cargo hub and commercial service introduced in 2024. Also nearby is Publix Global HQ, and I-4 is just 10 minutes away.

The building itself is Class-A and was only built in 2020. The buildout is a tasteful combination of office, warehouse, and a state of the art fitness area. **Seller is looking for a 10-year leaseback. Tenant's financials available upon request and signature of an NDA.**

## PROPERTY DETAILS & HIGHLIGHTS

- Year built: 2020
- NNN Expenses: \$3.22/SF
- Zoning: PUD 5653 (I-2)
- Year Built: 2020
- Power: 400 amps 120/208 3-Phase
- Fully air conditioned, including warehouse
- Ceiling Height: 18' Clear
- Column Spacing: 35' x 52'
- Loading Doors: Nine (9) 10' x 10' grade level doors
- FAR: 0.28
- Parking: 60 spaces. 3.3 spaces per 1,000 SF
- Construction: reinforced concrete / stucco / brick industrial/  
flex / office / warehouse
- # of Restrooms: 6
- LED Lighting



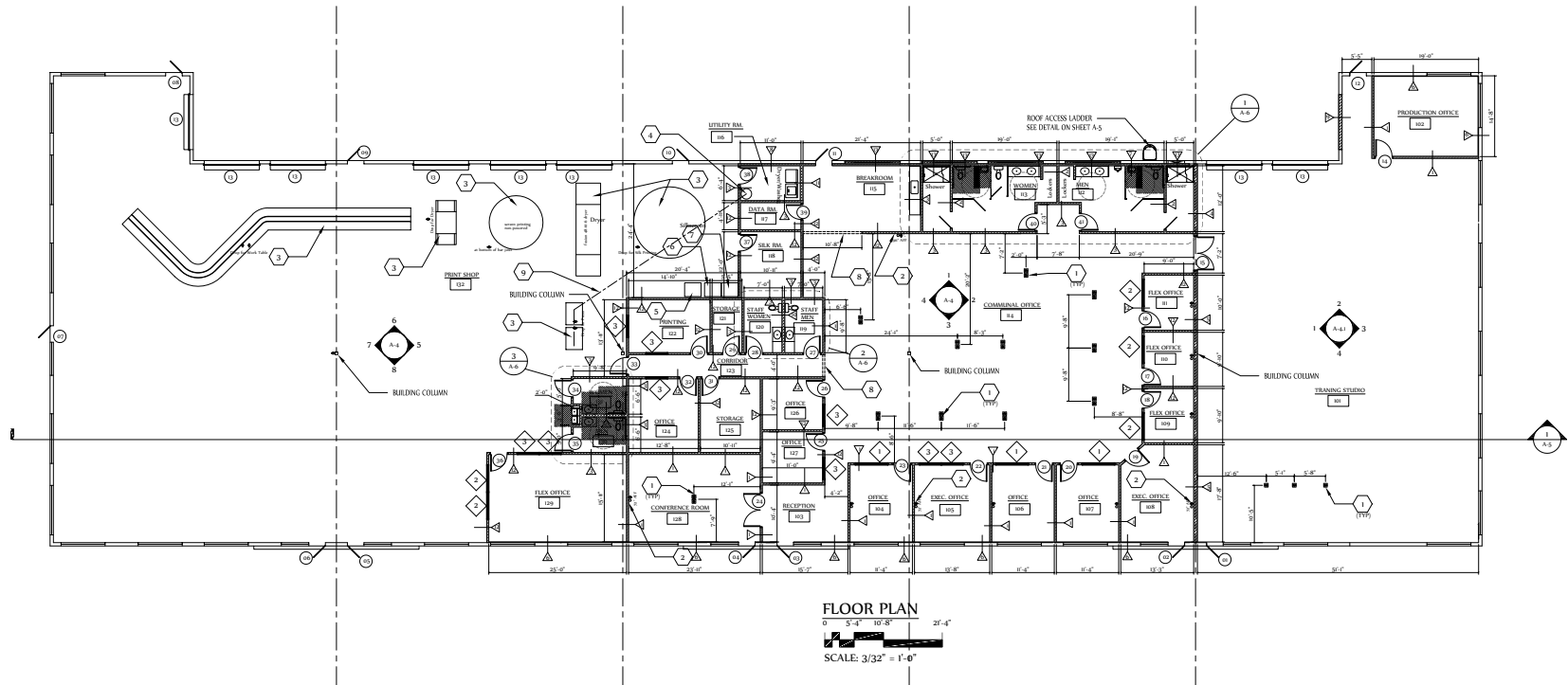
# FLOORPLAN

## GENERAL NOTES.

1. CONFIRM ALL FINISHES WITH OWNER.
2. ALL DRYWALL IN TOILETS TO BE MOISTURE RESISTANT.

## PLAN NOTES.

- ① TRENCH SLAB FOR FLOOR OUTLETS AND DATA, AS REQUIRED VERIFY EXACT LOCATION WITH FURNITURE.
- ② PROVIDE BLOCKING IN WALL FOR MONITOR SEE DETAILS ON SHEET A-6.
- ③ CONFIRM EXACT LOCATION OF EQUIPMENTS PRIOR TO INSTALLING
- ④ AIR COMPRESSOR
- ⑤ LAUNDRY SINK
- ⑥ WASH-OUT
- ⑦ SERVICE SINK
- ⑧ BULK HEAD HEIGHT 96" A.F.F.
- ⑨ AIRLINE FROM COMPRESSOR TO PRESS SEE PLUMBING SHEETS FOR DETAILS



NOTE 'A':  
FILL ALL HOLES AND VOIDS IN FLOOR CREATED BY DEMOLITION.  
CLEAN FLOOR AREA FOR NEW CARPET, FLASH PATCH  
W/ VINYL LATEX FLOOR PATCH AS REQUIRED. FLOOR FINISH  
SHALL BE UNIFORM & LEVEL.

**EXTERIOR**





# INTERIOR





SECTION 2  
Financial  
Analysis

## TENANT PROFILE



### COMPANY PRODUCTS

- Virtual Races
- More Than 55 Unique Exercise Routines
- Fitness Challenges
- Rewards and special content available for VIP members
- Athletic Apparel
- Corporate Wellness Programs
- In-person Fitness Programs
- IV Hydration
- Sports Training

### TENANT OVERVIEW

<b>COMPANY:</b>	IR4C Inc. - Holding company for Yes.Fit (dba) and YF Wellness, LLC
<b>FOUNDED:</b>	2012
<b>LOCATIONS:</b>	1
<b>HEADQUARTERS:</b>	3715 Drane Field Rd Lakeland, FL 33811
<b>PROPOSED LEASE RATE:</b>	\$17.00/SF - NNN
<b>PROPOSED LEASE TERM:</b>	10 Years
<b>WEBSITE:</b>	<a href="https://yes.fit/">https://yes.fit/</a> <a href="https://www.yfwellness.fit/">https://www.yfwellness.fit/</a>

### COMPANY SUMMARY

Yes.Fit is a fitness app available on iOS and Android. Entry level fitness, motivating people to get off the couch, utilizing Google Street View and real rewards to create immersive, interactive experiences.

YF Wellness serves our local market with personal training, group classes, sports performance and open gym. We also provide IV Hydration and Vitamin Therapy.

IR4C Inc. serves over 90 countries and our local market with motivation, fitness, and wellness services.

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

## LAKELAND AIRPORT CLASS A FLEX SALE LEASEBACK

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PRICE	\$4,600,000
PRICE PER SF	\$249.32
CAP RATE	6.82%
NET OPERATING INCOME	\$313,650

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## OPERATING DATA

## LAKELAND AIRPORT CLASS A FLEX SALE LEASEBACK

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GROSS RENT	\$313,650
OTHER INCOME (NNN PASS THROUGHES)	\$59,391
GROSS INCOME	\$373,041
OPERATING EXPENSES	\$59,391
NET OPERATING INCOME	\$313,650

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**INCOME & EXPENSES**

**INCOME SUMMARY**

**LAKELAND AIRPORT CLASS A FLEX SALE LEASEBACK PER SF**

<b>GROSS INCOME</b>	<b>\$373,041</b>	<b>\$20.22</b>
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**EXPENSES SUMMARY**

**LAKELAND AIRPORT CLASS A FLEX SALE LEASEBACK PER SF**

<b>LAWN</b>	\$3,000	\$0.16
<b>HVAC</b>	\$3,380	\$0.18
<b>FIRE SUPPRESSION SYSTEM</b>	\$770	\$0.04
<b>OWNER ASSOCIATION FEES</b>	\$3,142	\$0.17
<b>* REAL ESTATE TAXES (2023)</b>	\$29,550	\$1.60
<b>INSURANCE</b>	\$16,368	\$0.89
<b>SECURITY</b>	\$3,180	\$0.17
<b>OPERATING EXPENSES</b>	<b>\$59,391</b>	<b>\$3.22</b>

<b>NET OPERATING INCOME</b>	<b>\$313,650</b>	<b>\$17.00</b>
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\*Real Estate Taxes are likely to increase within two years of purchase.

JCM

7  
ELEVEN

Hilton  
Garden Inn

STAYBRIDGE  
SUITES

WACO  
KITCHEN

SUBJECT

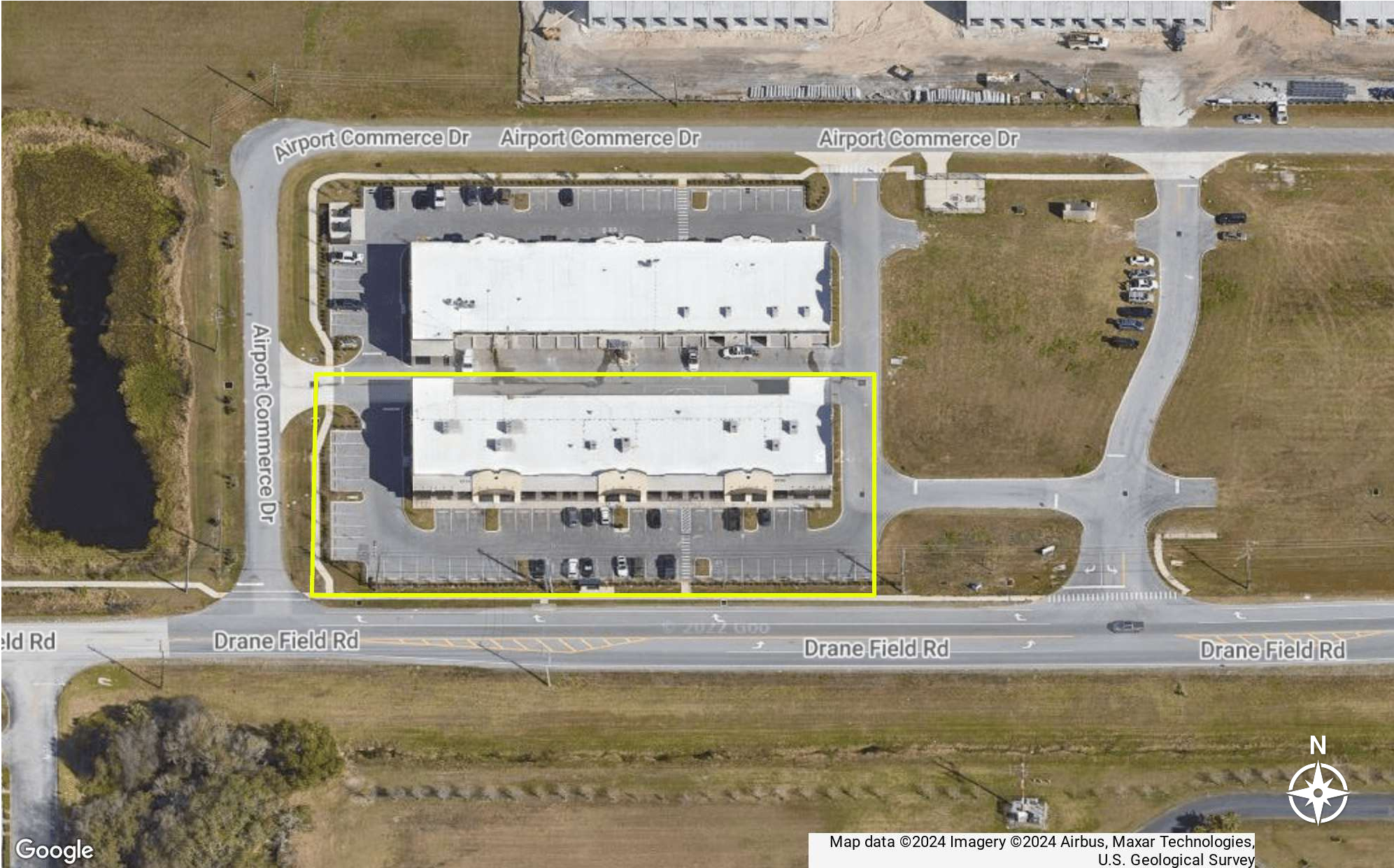
Drane Field Rd

SECTION 3  
Location  
Information

**LOCATION MAPS**

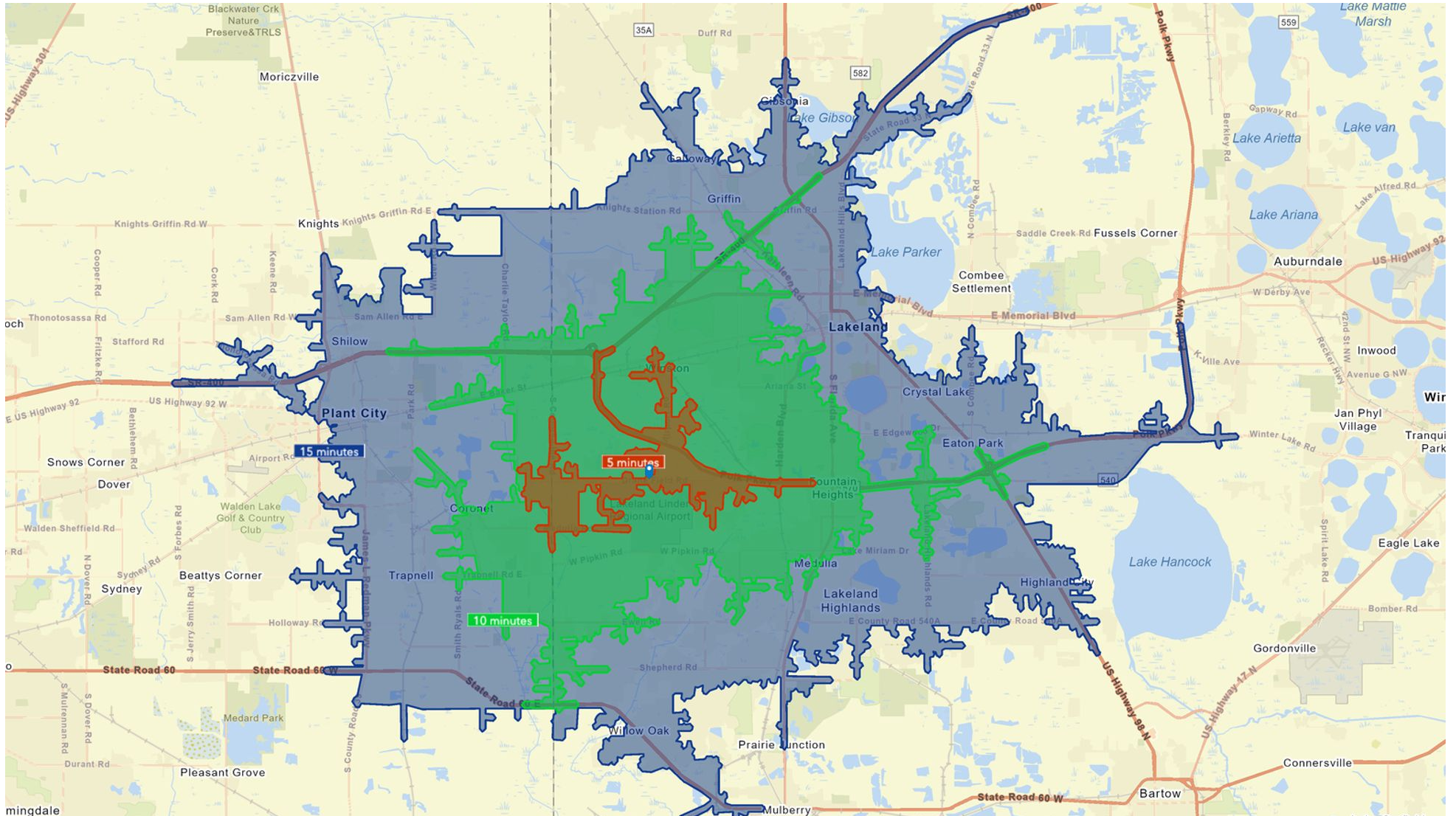


**AERIAL MAP**





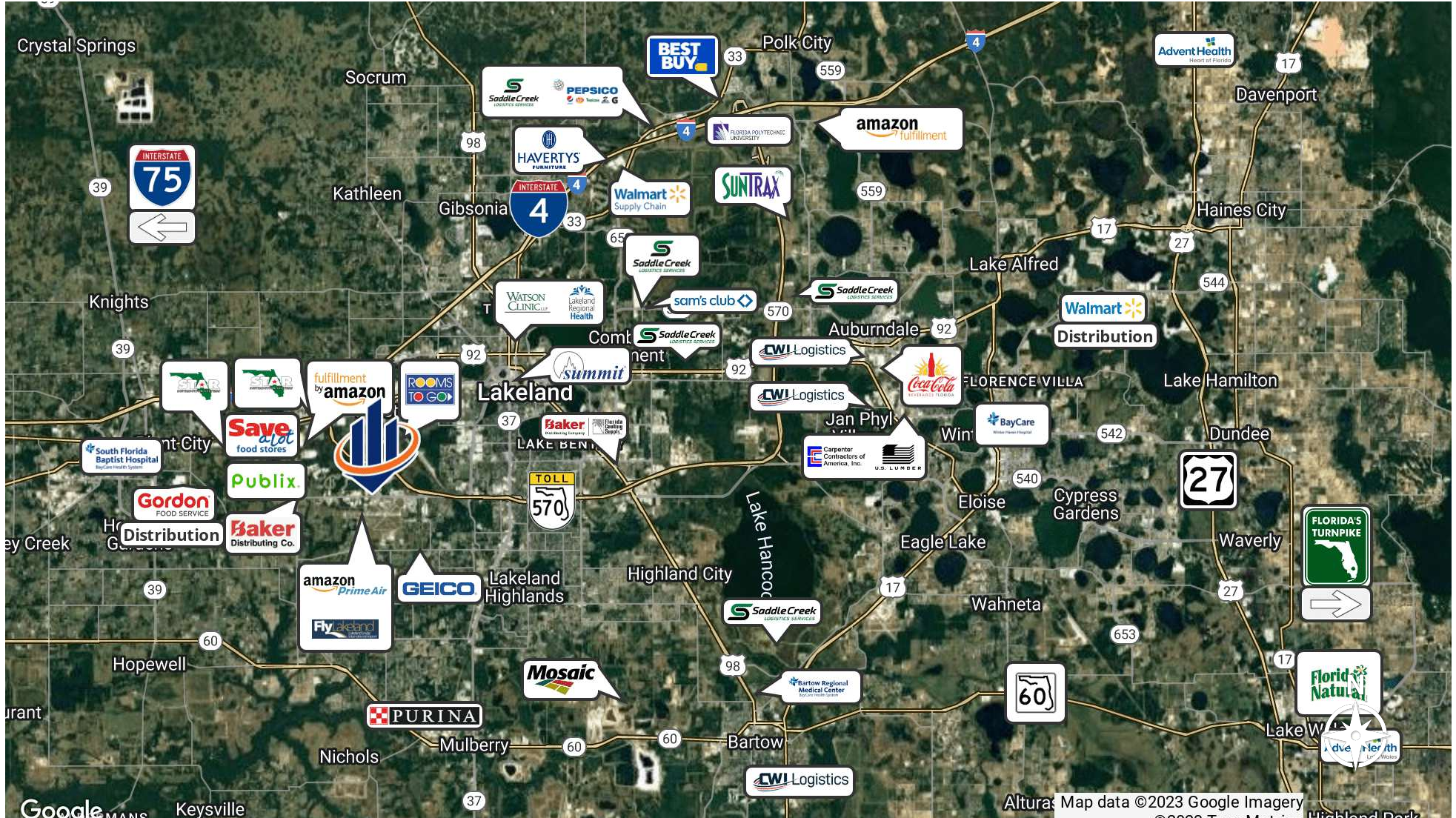
# DEMOGRAPHICS MAP



## BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	387	20,873	98,262	1,775	56,764	219,484	114,770	754,798	22,114,754	335,707,897
Households	189	8,519	38,964	665	23,029	83,637	46,530	283,648	8,760,977	128,657,669
Families	139	5,766	25,771	471	14,600	55,437	27,549	196,634	5,648,790	83,407,414
Average Household Size	2.05	2.44	2.50	2.66	2.45	2.55	2.33	2.61	2.47	2.55
Owner Occupied Housing Units	137	6,706	25,962	560	15,614	53,595	26,636	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	53	1,813	13,003	105	7,415	30,042	19,894	84,419	2,966,624	45,512,259
Median Age	46.9	44.5	40.0	36.8	42.2	39.10	40.5	41.9	42.8	38.9
Housing Unit/Household Ratio	1.12	1.18	1.17	1.10	1.20	1.16	1.19	1.23	1.20	1.13
Adjusted Population	384	21,833	102,515	1,732	60,371	225,365	121,236	824,953	23,508,530	
<b><i>Income</i></b>										
Median Household Income	\$63,825	\$64,654	\$58,091	\$52,977	\$54,487	\$57,325	\$53,162	\$57,063	\$65,438	\$72,414
Average Household Income	\$87,013	\$93,764	\$82,809	\$64,337	\$77,490	\$81,062	\$75,181	\$78,175	\$96,086	\$105,029
Per Capita Income	\$39,489	\$38,153	\$32,878	\$22,805	\$31,755	\$30,905	\$30,647	\$29,438	\$38,149	\$40,363
<b><i>Trends: 2022 - 2027 Annual Growth Rate</i></b>										
Population	0.21%	2.37%	1.15%	3.42%	1.33%	1.02%	0.78%	1.23%	0.61%	0.25%
Households	0.32%	2.18%	1.13%	3.45%	1.27%	1.05%	0.83%	1.23%	0.62%	0.31%
Families	0.14%	2.28%	1.10%	3.22%	1.30%	0.99%	0.74%	1.19%	0.59%	0.28%
Owner HHs	0.43%	2.73%	1.53%	3.78%	1.75%	1.38%	1.09%	1.43%	0.83%	0.53%
Median Household Income	2.09%	3.83%	3.43%	3.13%	3.29%	3.51%	3.18%	3.27%	3.75%	3.12%

# INDUSTRIAL & WORKFORCE MARKET



MARKET AREA MAP



# TRADE AREA MAP





**SECTION 4**

**Advisor Bios**



## ADVISOR BIO



### DAVID HUNGERFORD, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM (Certified Commercial Investment Member) designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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