

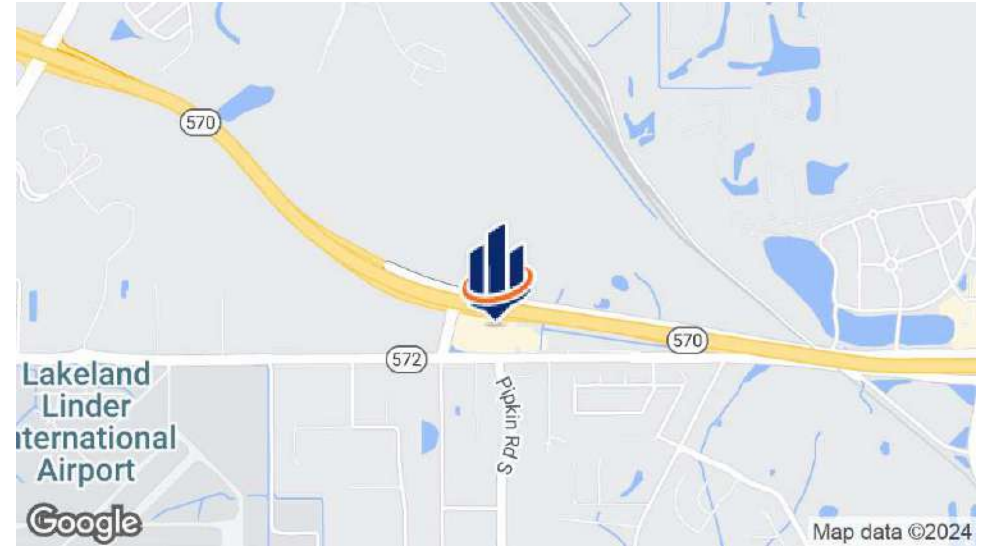


2525 DRANE FIELD ROAD

LAKELAND, FL 33811

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Property Summary



OFFERING SUMMARY

| | |
|--------------------|----------------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Building Size: | 42,000 SF |
| Available SF: | 2,000 - 4,000 SF |
| APN: | 232834000000024010 |

PROPERTY OVERVIEW

The property is a Commercial Business Park located in West Lakeland. The site is in close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4. There are 4 spaces available for lease of varying sizes including an area of vacant land that is build-to-suit.

PROPERTY HIGHLIGHTS

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lease Spaces



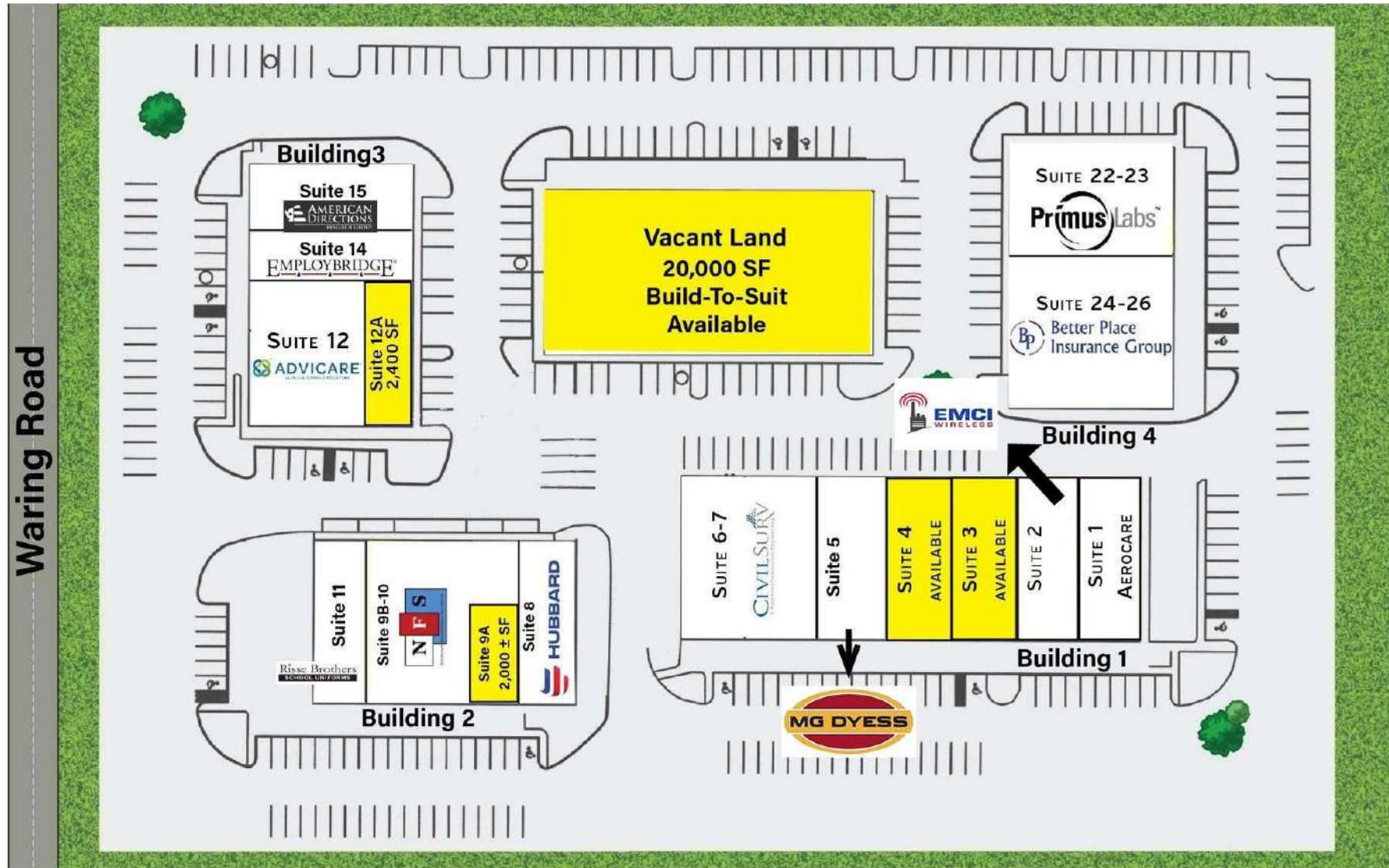
LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,000 - 4,000 SF | Lease Rate: | \$15.00 SF/yr |

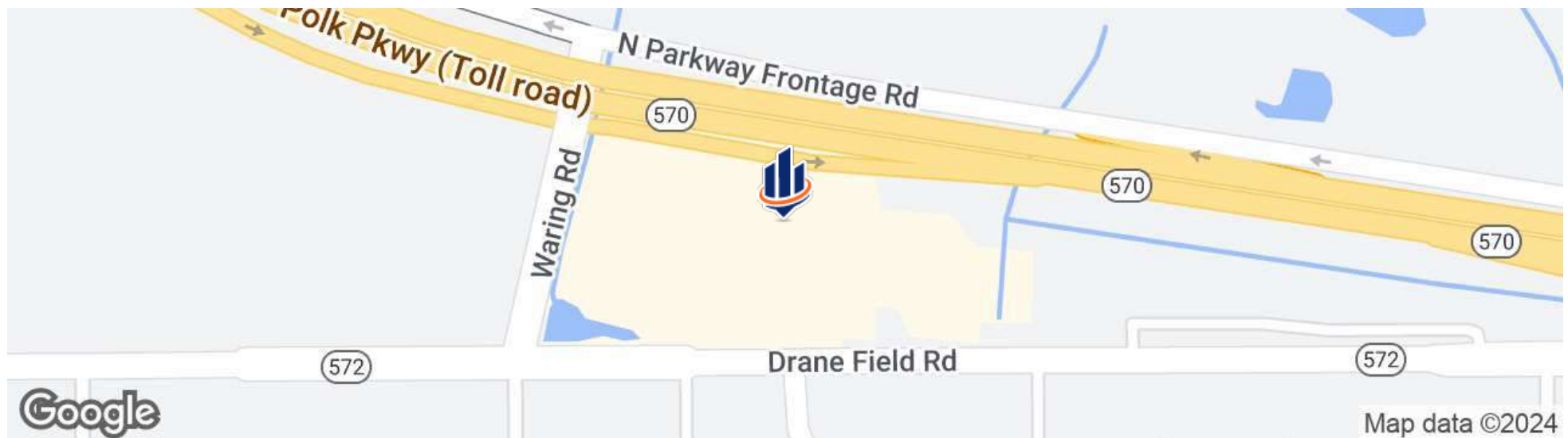
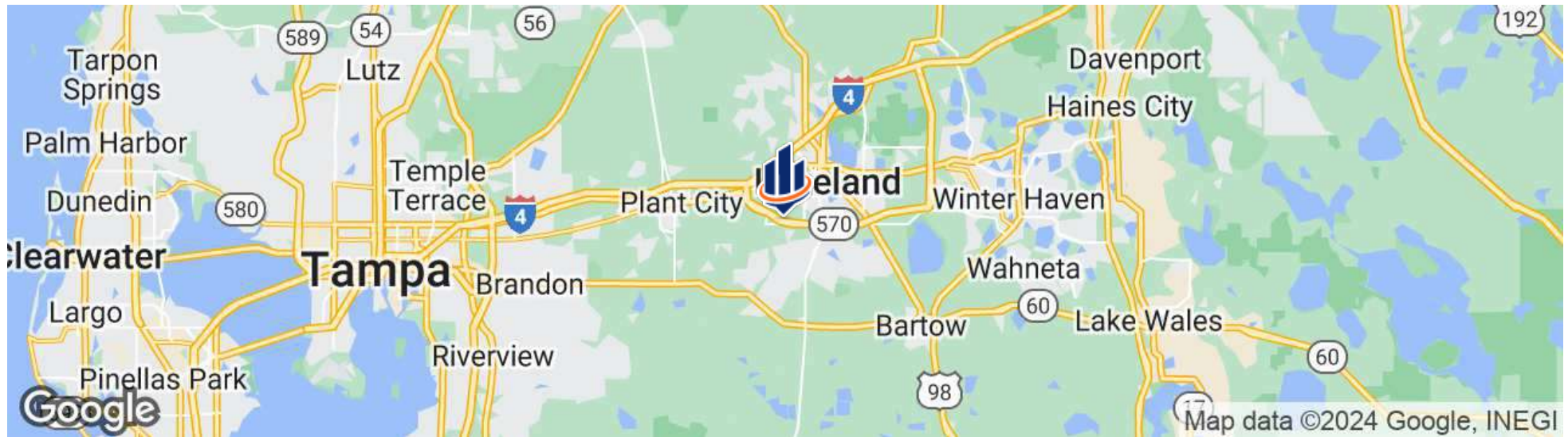
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE RATE |
|-------------------------------|-----------|-----------|---------------|
| 2525 Drane Field Rd Suite 3 | Available | 4,000 SF | \$15.00 SF/yr |
| 2525 Drane Field Rd Suite 4 | Available | 4,000 SF | \$15.00 SF/yr |
| 2525 Drane Field Rd Suite 9A | Available | 2,000 SF | \$15.00 SF/yr |
| 2525 Drane Field Rd Suite 12A | Available | 2,400 SF | \$15.00 SF/yr |

Site Plan



Regional & Location Map



Benchmark Demographics



| | 1 Mile | 3 Miles | 5 Miles | 5 Mins | 10 Mins | 15 Mins | Polk | FL | US |
|---|----------|----------|----------|----------|----------|----------|----------|------------|-------------|
| Population | 1,288 | 43,401 | 130,650 | 4,793 | 85,773 | 244,855 | 775,084 | 22,381,338 | 337,470,185 |
| Households | 522 | 18,201 | 51,108 | 2,020 | 34,755 | 93,109 | 290,783 | 8,909,543 | 129,917,449 |
| Families | 384 | 11,478 | 33,026 | 1,319 | 22,068 | 61,500 | 201,187 | 5,732,103 | 83,890,180 |
| Average Household Size | 2.46 | 2.38 | 2.47 | 2.36 | 2.45 | 2.55 | 2.61 | 2.46 | 2.53 |
| Owner Occupied Housing Units | 441 | 12,375 | 33,701 | 1,457 | 23,038 | 59,960 | 205,460 | 5,917,802 | 84,286,498 |
| Renter Occupied Housing Units | 81 | 5,826 | 17,407 | 563 | 11,717 | 33,149 | 85,323 | 2,991,741 | 45,630,951 |
| Median Age | 43.8 | 43.1 | 40.5 | 42.5 | 42.1 | 39.60 | 42.0 | 42.9 | 39.1 |
| Income | | | | | | | | | |
| Median Household Income | \$76,001 | \$58,706 | \$61,426 | \$66,716 | \$59,042 | \$59,138 | \$57,572 | \$65,081 | \$72,603 |
| Average Household Income | \$94,465 | \$85,359 | \$89,393 | \$92,909 | \$86,522 | \$85,067 | \$81,989 | \$97,191 | \$107,008 |
| Per Capita Income | \$39,074 | \$35,655 | \$35,182 | \$37,720 | \$35,284 | \$32,560 | \$30,811 | \$38,778 | \$41,310 |
| Trends: 2023 - 2028 Annual Growth Rate | | | | | | | | | |
| Population | 7.46% | 0.61% | 0.45% | 2.36% | 0.34% | 0.44% | 0.85% | 0.63% | 0.30% |
| Households | 7.32% | 0.50% | 0.43% | 2.19% | 0.28% | 0.44% | 0.81% | 0.77% | 0.49% |
| Families | 7.02% | 0.48% | 0.35% | 2.25% | 0.17% | 0.36% | 0.76% | 0.74% | 0.44% |
| Owner HHs | 8.53% | 1.11% | 0.78% | 3.22% | 0.72% | 0.89% | 1.02% | 0.93% | 0.66% |
| Median Household Income | 0.57% | 2.78% | 2.94% | 2.22% | 2.76% | 2.84% | 2.77% | 3.34% | 2.57% |

Over 130,000 people with a median age of 40.5 within a 5-mile radius from the property.

The 5-mile radius indicates a favorable population density with 130,650 people. The median household income is also higher in comparison to Polk County, \$76,001 and \$57,572 respectively.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

| | | | | | | | | | |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000 | 12.10% | 9.60% | 10.40% | 10.00% | 10.70% | 11.40% | 10.60% | 9.70% | 9.50% |
| \$15,000 - \$24,999 | 5.20% | 8.80% | 8.10% | 6.30% | 8.50% | 8.30% | 8.70% | 7.80% | 7.10% |
| \$25,000 - \$34,999 | 4.00% | 9.00% | 9.10% | 4.80% | 9.30% | 9.50% | 9.70% | 8.40% | 7.40% |
| \$35,000 - \$49,999 | 5.40% | 13.40% | 12.10% | 12.10% | 12.80% | 12.20% | 13.20% | 11.80% | 10.80% |
| \$50,000 - \$74,999 | 21.60% | 20.50% | 18.60% | 22.20% | 18.90% | 18.50% | 19.60% | 17.80% | 16.50% |
| \$75,000 - \$99,999 | 25.90% | 12.90% | 13.40% | 15.30% | 13.20% | 12.80% | 13.20% | 13.10% | 12.80% |
| \$100,000 - \$149,999 | 13.20% | 15.50% | 15.80% | 17.80% | 15.00% | 15.90% | 14.70% | 15.90% | 16.90% |
| \$150,000 - \$199,999 | 5.90% | 4.00% | 5.70% | 4.10% | 5.20% | 5.50% | 5.20% | 7.00% | 8.60% |
| \$200,000+ | 6.50% | 6.20% | 6.80% | 7.20% | 6.40% | 5.90% | 5.00% | 8.40% | 10.60% |

Population by Age

| | | | | | | | | | |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4 | 5.00% | 5.60% | 5.50% | 5.60% | 5.60% | 5.80% | 5.60% | 5.00% | 5.70% |
| 5 - 9 | 5.50% | 5.80% | 5.80% | 5.90% | 5.90% | 6.10% | 5.90% | 5.30% | 6.10% |
| 10 - 14 | 5.50% | 5.80% | 5.90% | 6.00% | 5.90% | 6.10% | 5.90% | 5.50% | 6.30% |
| 15 - 19 | 4.90% | 5.40% | 7.10% | 5.30% | 5.70% | 6.80% | 6.00% | 5.60% | 6.30% |
| 20 - 24 | 4.70% | 5.30% | 6.50% | 4.90% | 5.50% | 6.40% | 5.60% | 5.90% | 6.40% |
| 25 - 34 | 12.50% | 12.30% | 12.40% | 12.50% | 12.80% | 13.00% | 12.60% | 13.10% | 13.70% |
| 35 - 44 | 13.30% | 12.10% | 12.00% | 12.80% | 12.00% | 12.10% | 11.90% | 12.10% | 13.10% |
| 45 - 54 | 11.90% | 11.00% | 11.10% | 11.70% | 11.00% | 11.10% | 11.10% | 11.70% | 11.90% |
| 55 - 64 | 12.70% | 12.80% | 12.90% | 12.90% | 13.00% | 12.40% | 12.70% | 13.30% | 12.70% |
| 65 - 74 | 12.30% | 13.00% | 11.80% | 12.00% | 12.50% | 11.20% | 12.90% | 12.60% | 10.60% |
| 75 - 84 | 8.00% | 8.00% | 6.60% | 7.60% | 7.40% | 6.40% | 7.40% | 7.30% | 5.30% |
| 85+ | 3.80% | 3.00% | 2.30% | 2.90% | 2.70% | 2.50% | 2.30% | 2.70% | 1.90% |

Race and Ethnicity

| | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone | 72.50% | 65.80% | 64.60% | 65.70% | 64.30% | 61.60% | 59.60% | 57.10% | 60.60% |
| Black Alone | 6.20% | 10.70% | 13.70% | 8.10% | 13.10% | 14.80% | 14.60% | 15.00% | 12.50% |
| American Indian Alone | 1.20% | 0.50% | 0.50% | 0.80% | 0.50% | 0.50% | 0.60% | 0.50% | 1.10% |
| Asian Alone | 1.90% | 1.70% | 1.70% | 1.90% | 1.70% | 2.20% | 2.00% | 3.10% | 6.20% |
| Pacific Islander Alone | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 4.60% | 7.60% | 7.40% | 8.50% | 7.40% | 8.10% | 9.90% | 7.60% | 8.70% |
| Two or More Races | 13.50% | 13.70% | 12.10% | 14.80% | 12.90% | 12.70% | 13.20% | 16.70% | 10.60% |
| Hispanic Origin (Any Race) | 17.60% | 23.00% | 20.90% | 24.50% | 22.00% | 22.80% | 26.80% | 27.00% | 19.40% |



POLK COUNTY FLORIDA

| | | | |
|-------------|---------------|------------|----------------------|
| FOUNDED | 1861 | DENSITY | 413.4 people/sq. mi. |
| COUNTY SEAT | Bartow | POPULATION | 775,084 [2023] |
| AREA | 1,875 sq. mi. | WEBSITE | polk-county.net |

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND

POLK COUNTY

| | |
|------------|--|
| Founded | 1885 |
| Population | 117,606 [2023] |
| Area | 74.4 sq mi |
| Website | lakelandgov.net |

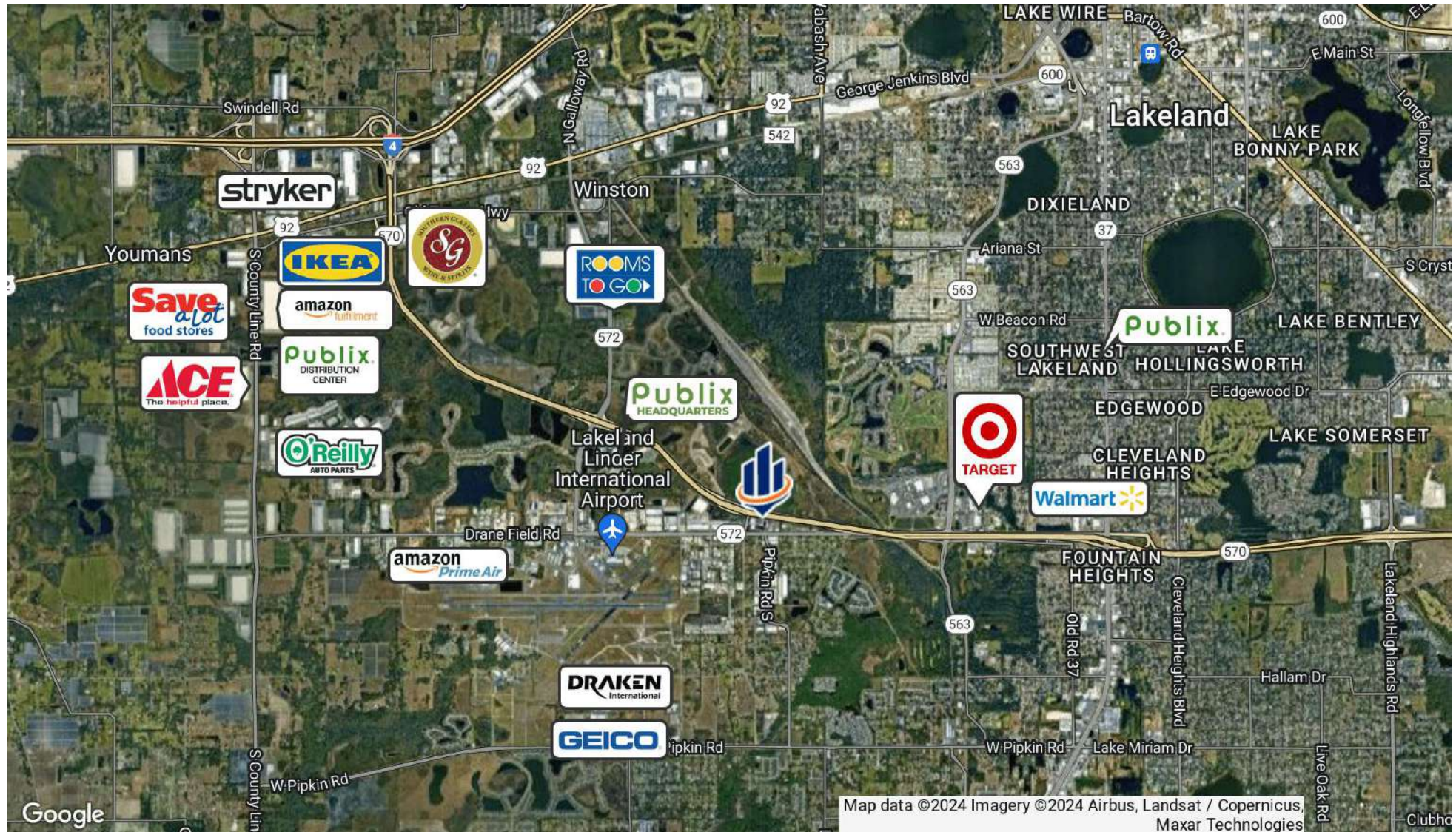
| | |
|-----------------|------------------------|
| Major Employers | Publix Supermarkets |
| | Saddle Creek Logistics |
| | Geico Insurance |
| | Amazon |
| | Rooms to Go |
| | Welldyne |

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

Market Area Map

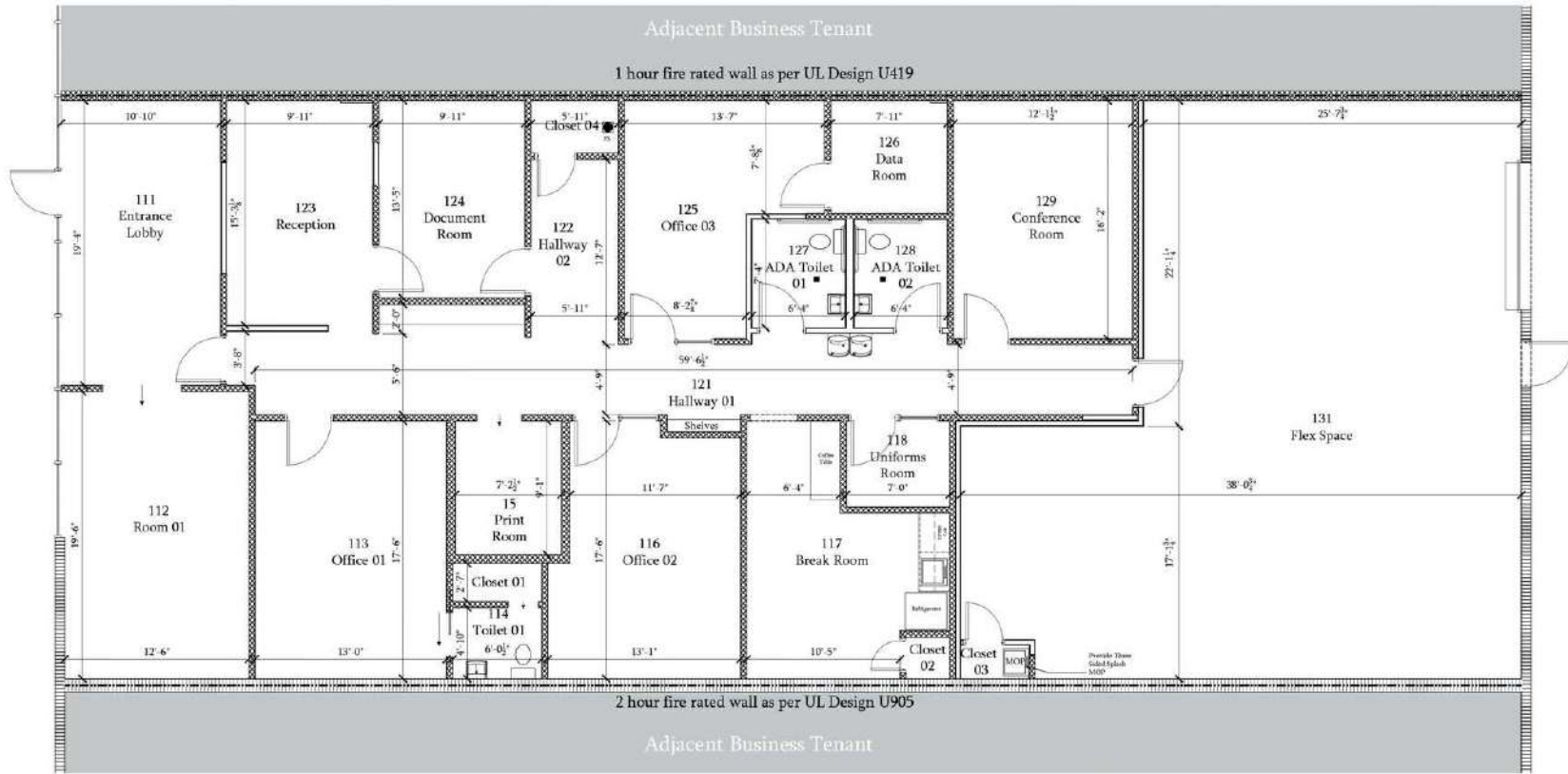


2525 DRANE FIELD ROAD LAKELAND, FL 33811

Trade Area Map

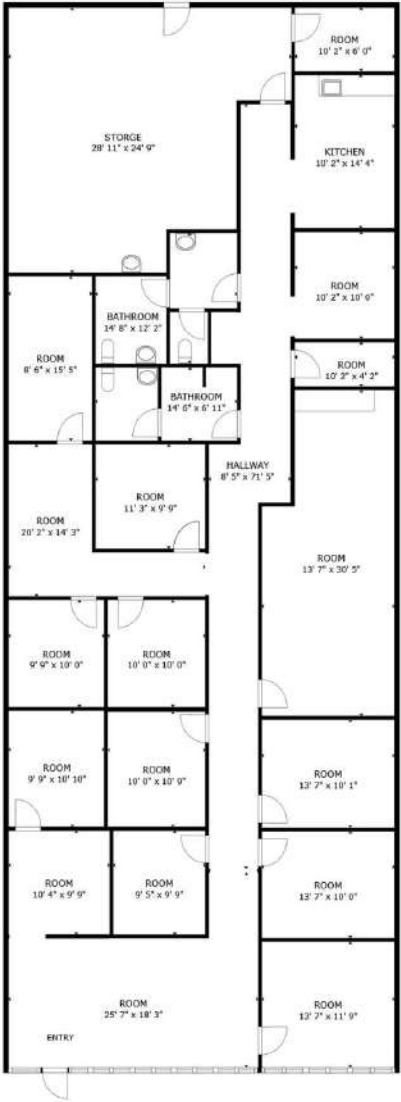


Suite 3 Floor Plan



First Floor Plan
Scale: 1/4" = 1'-0"

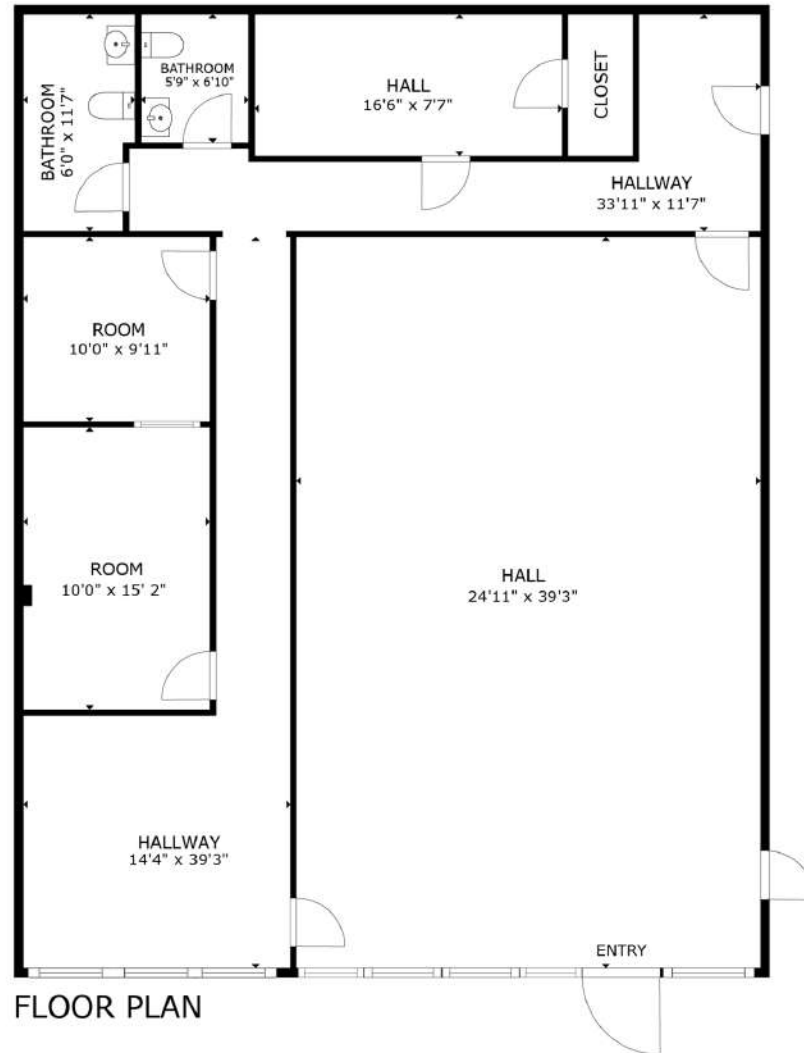
Suite 4 Floor Plan



Suite 4 Photos



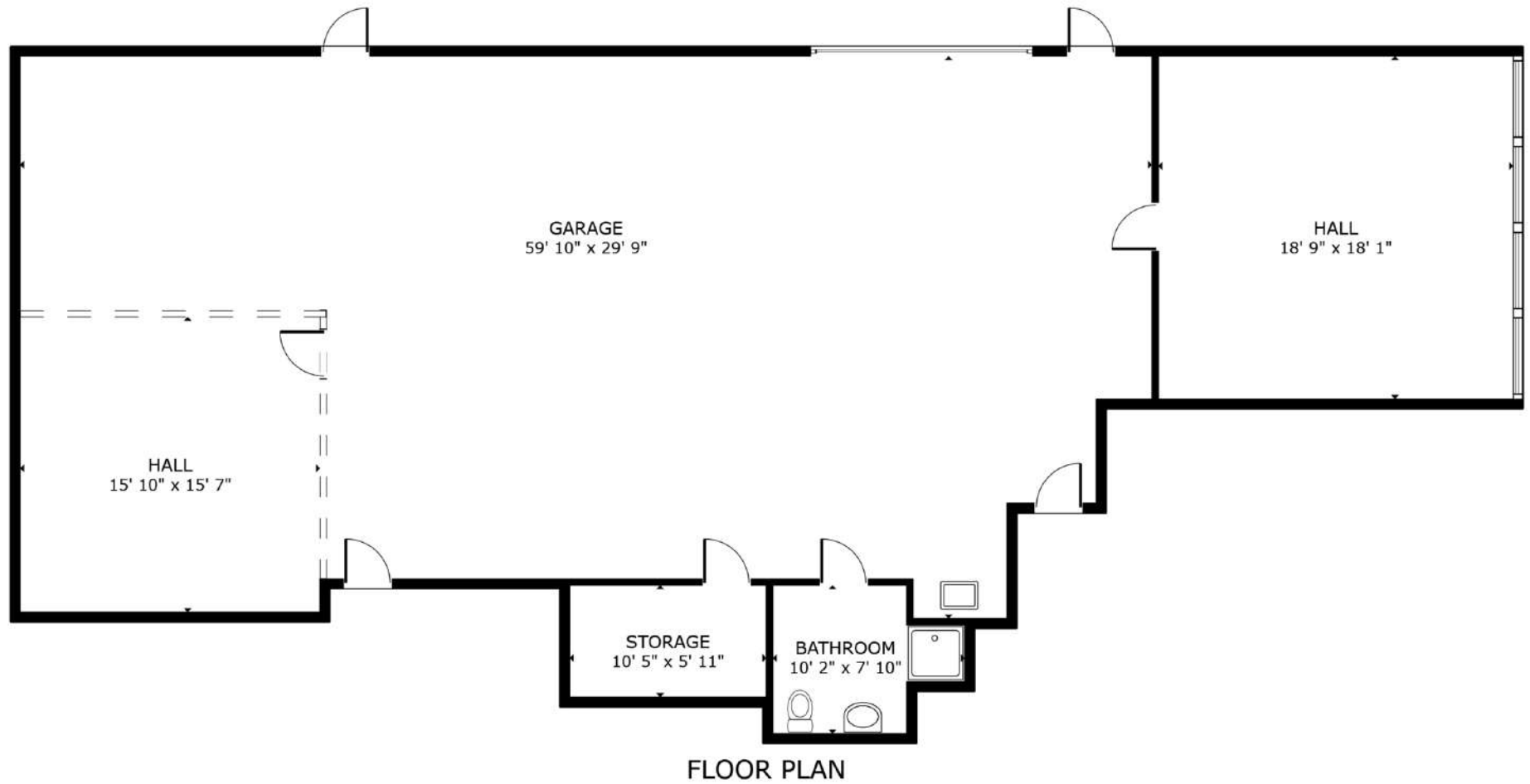
Suite 9A Floor Plan



Suite 9A Photos



Suite 12A Floor Plan





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PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

Disclaimer



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HEADQUARTERS

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GEORGIA

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