

# OFFICE SUITES AT WEST WOODS COMPLEX

6810 NEW TAMPA HWY  
LAKELAND, FL 33815

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SUPPLY CHAIN

**Bldg 6850**

**Bldg 6830**

**Bldg 6810**

**Bldg 6790**

**Entrance**

10,900  
Cars/Day

**Entrance**

**New Tampa Hwy**

**Advance**  
**Auto Parts**  
DISTRIBUTION



# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>Negotiable</b>
<b>Estimated NNN:</b>	<b>\$4.00/SF</b>
Office Complex Size:	84,200 SF
Available SF:	2,446 - 5,277 SF
Year Built:	6810-50: 1999 6790: 2007
Parking:	379 ± Spaces
Traffic Count:	10,900 Cars per Day
PIN:	232819000000023070, 232819000000023040

## PROPERTY OVERVIEW

Office suites are available for lease within a well-maintained office complex nestled among large oak trees and comprised of four buildings. The property is easily accessible and has high visibility. With ample parking and quiet surroundings, it is a perfect place to work. Each suite in buildings 6810 and 6830 have their own entrance. Buildings 6850 and 6790 have common area lobbies with restrooms.

## LOCATION OVERVIEW

Conveniently located on the I-4 corridor between Tampa and Orlando, West Woods is the premier place to conduct business in the Central Florida area. Since Polk County is centrally located it has become one of the fastest-growing areas in the nation. At the Lakeland Airport, Amazon has planned to double its space and commercial flights are soon to follow. In addition, the trade area includes major national brands such as Publix, Ikea, and Advance Auto Parts. The local demographics allow for a wide range of potential employees to pull from for new hires.

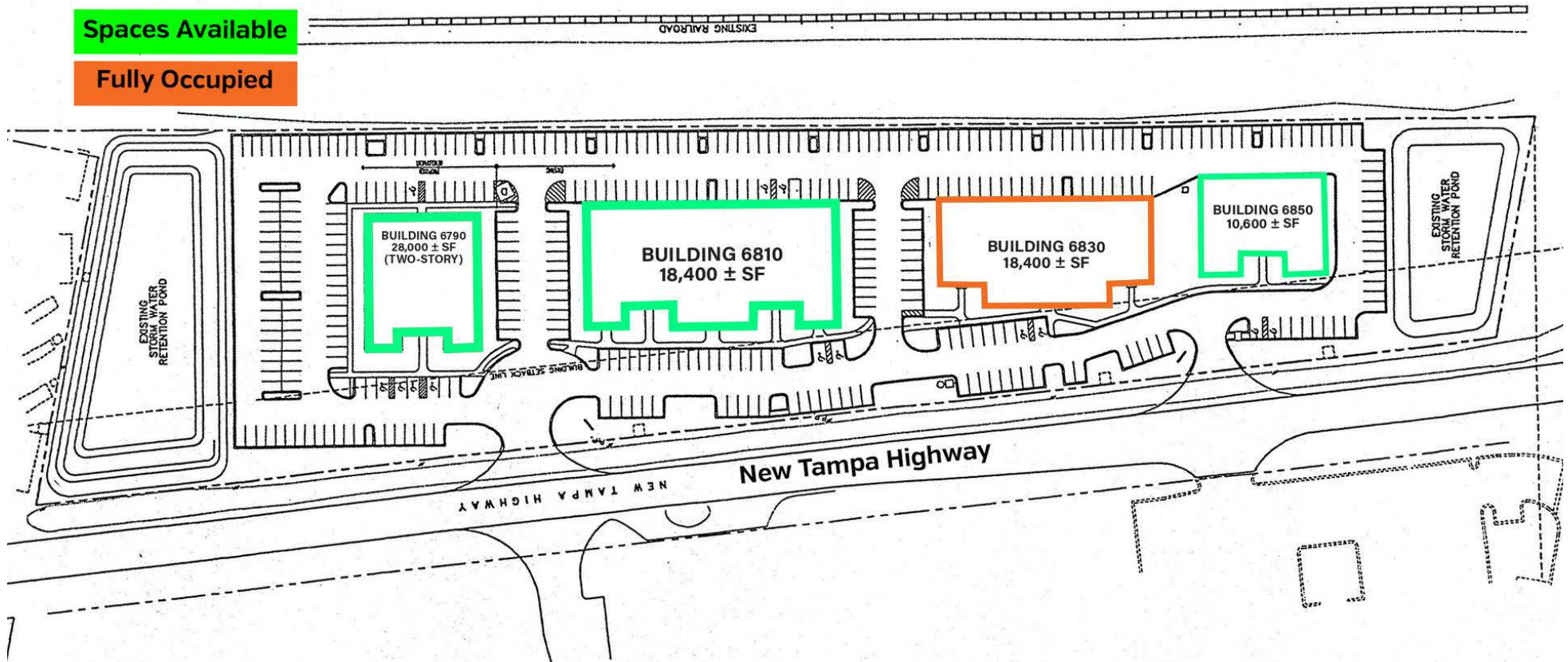
# West Woods Site Plan

## ARCHITECTURAL SITE PLAN



Spaces Available

Fully Occupied





# Lease Spaces

## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 2,446 - 5,277 ± SF Lease Rate: Negotiable

## AVAILABLE SPACES

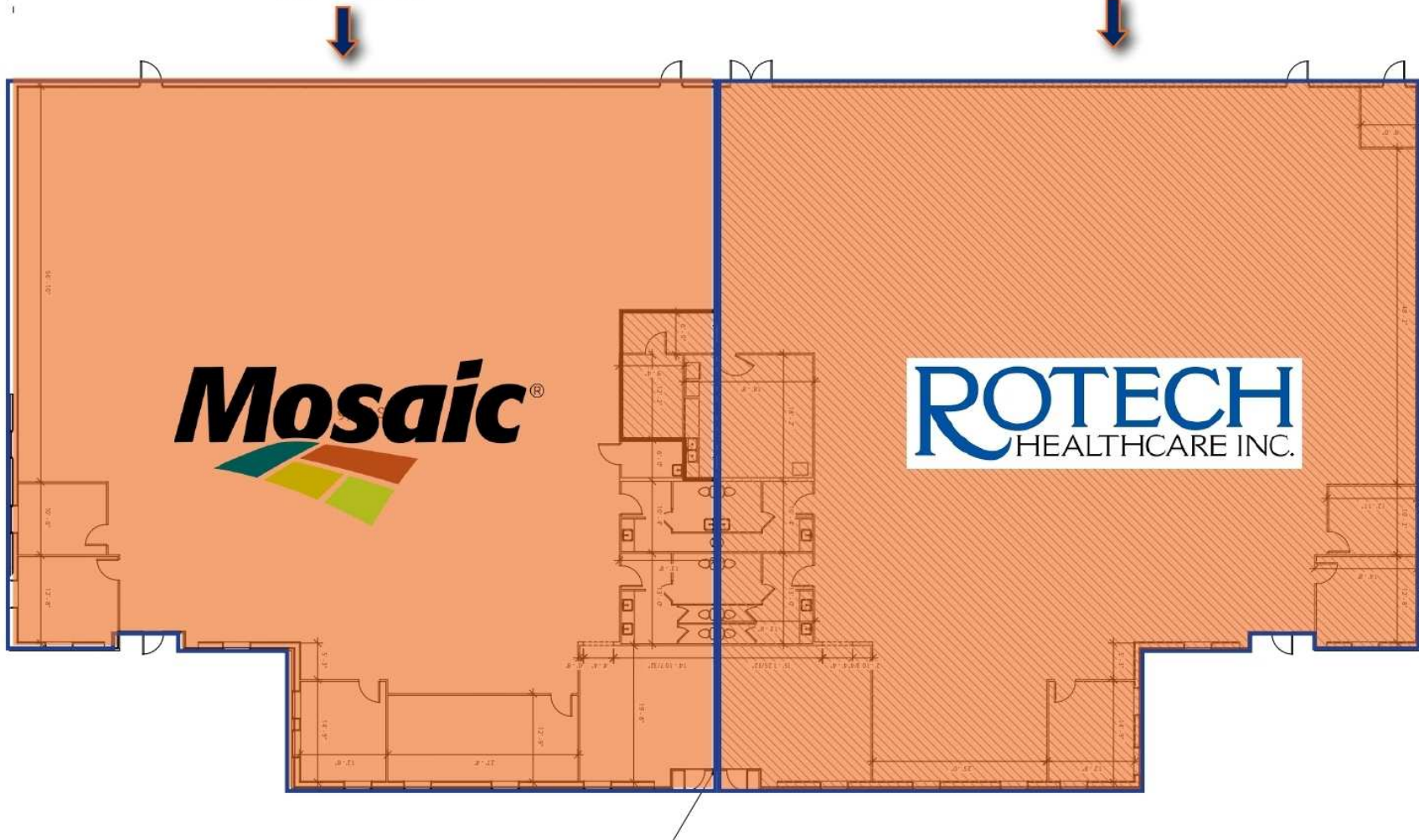
SUITE	TENANT	SIZE (SF)	MATTERPORT
Bldg 6810 - Suite 600 New Tampa Hwy	Available	5,277 SF	<a href="#">View Here</a>
Bldg 6790 - Suite 207 New Tampa Hwy	Available	3,733 SF	<a href="#">View Here</a>
Bldg 6850 - Suite 600 New Tampa Hwy	Available	2,446 SF	<a href="#">View Here</a>



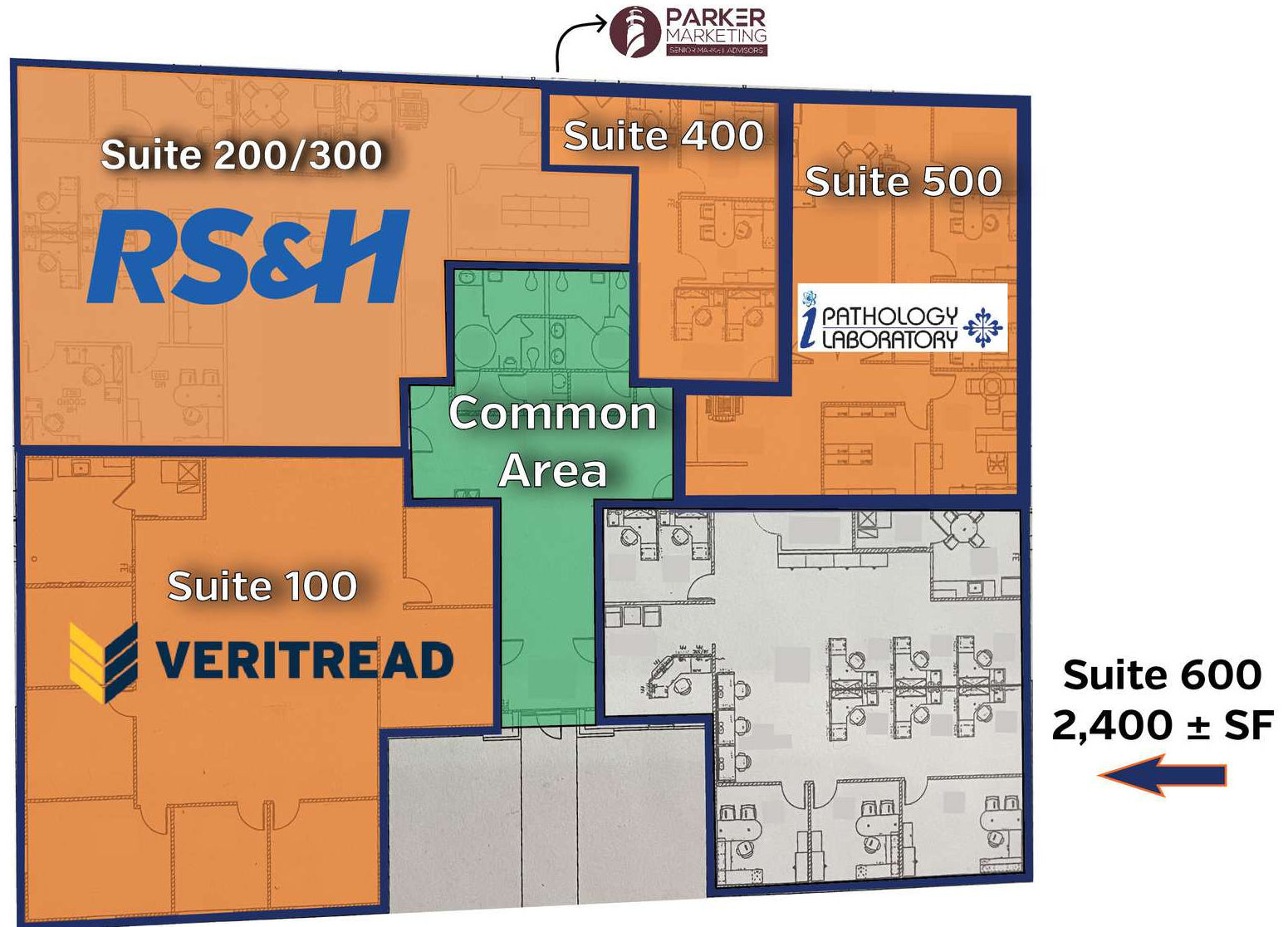
# Bldg. 6830 - Available Spaces

**Suite 100/200**  
**9,130 ± SF**

**Suite 300/400**  
**9,690 ± SF**

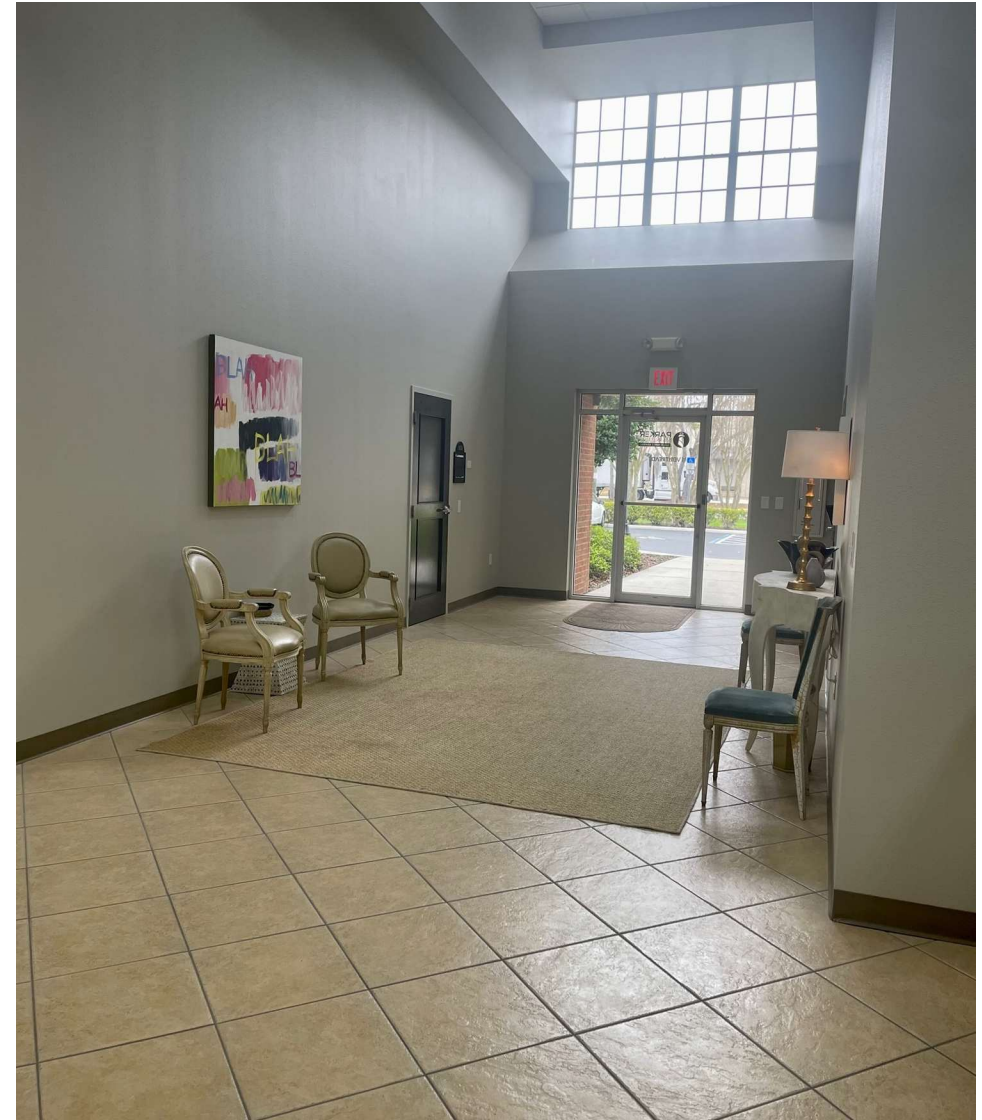


# Bldg. 6850 - Available Spaces





# Bldg 6850 - Lobby Photos





# Bldg 6850 - Suite 600





# Bldg. 6810 - Available Spaces

**Suite 100**  
4,740 ± SF



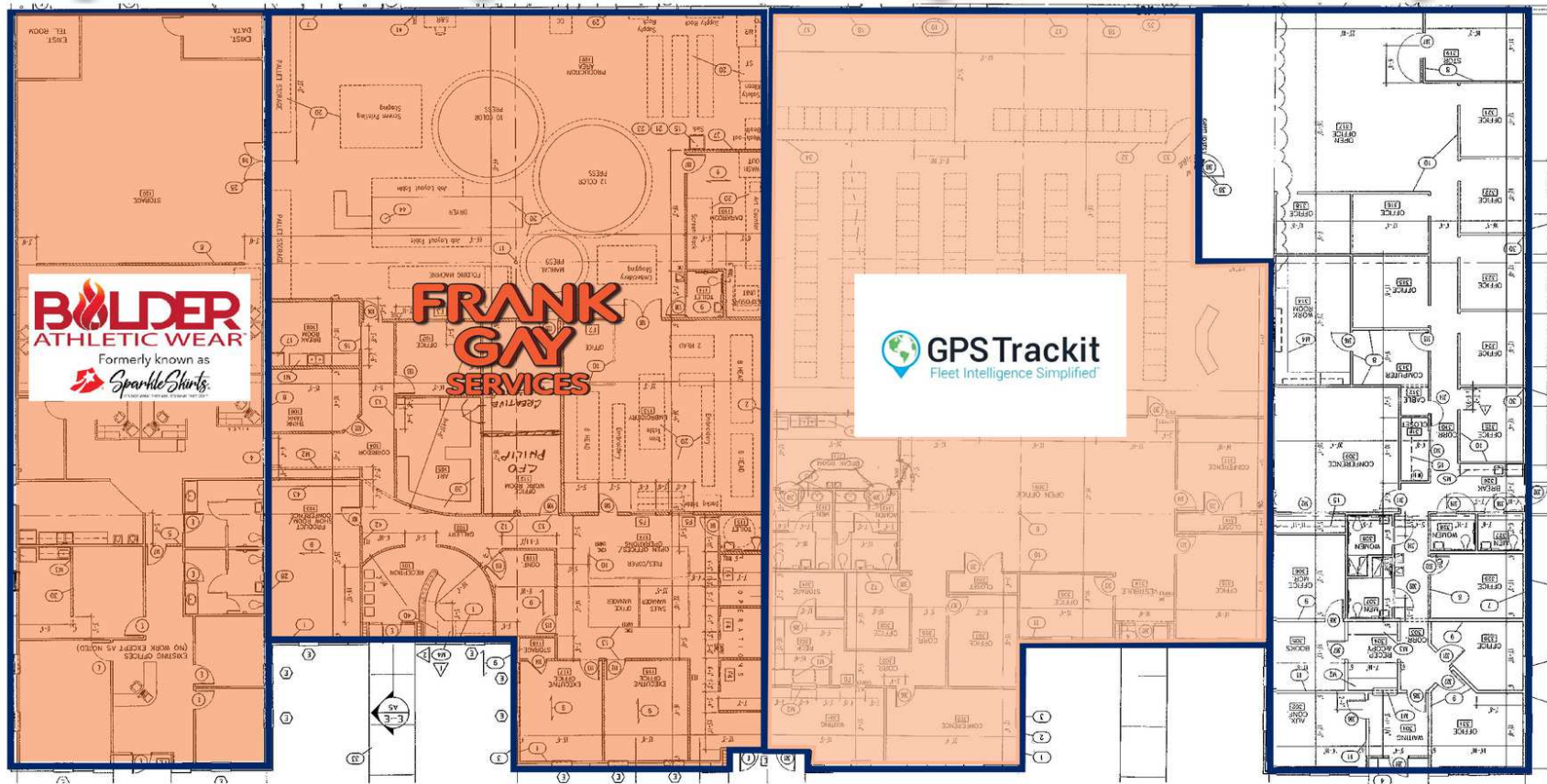
**Suite 200 - 300**



**Suite 400 - 500**  
8,323 ± SF

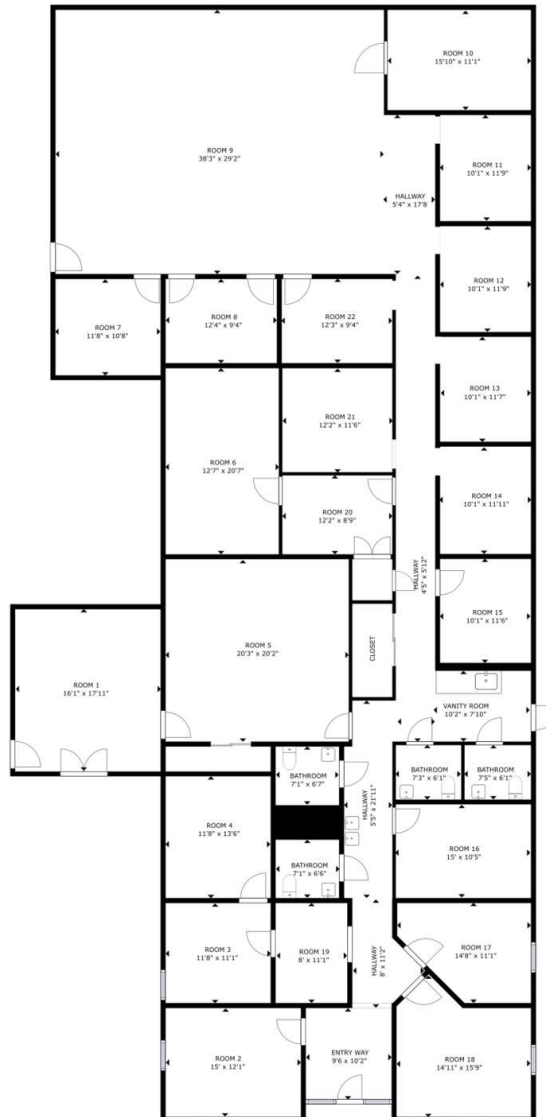


**Suite 600**  
5,277 ± SF





# Bldg. 6810 - Suite 600 Floor Plan



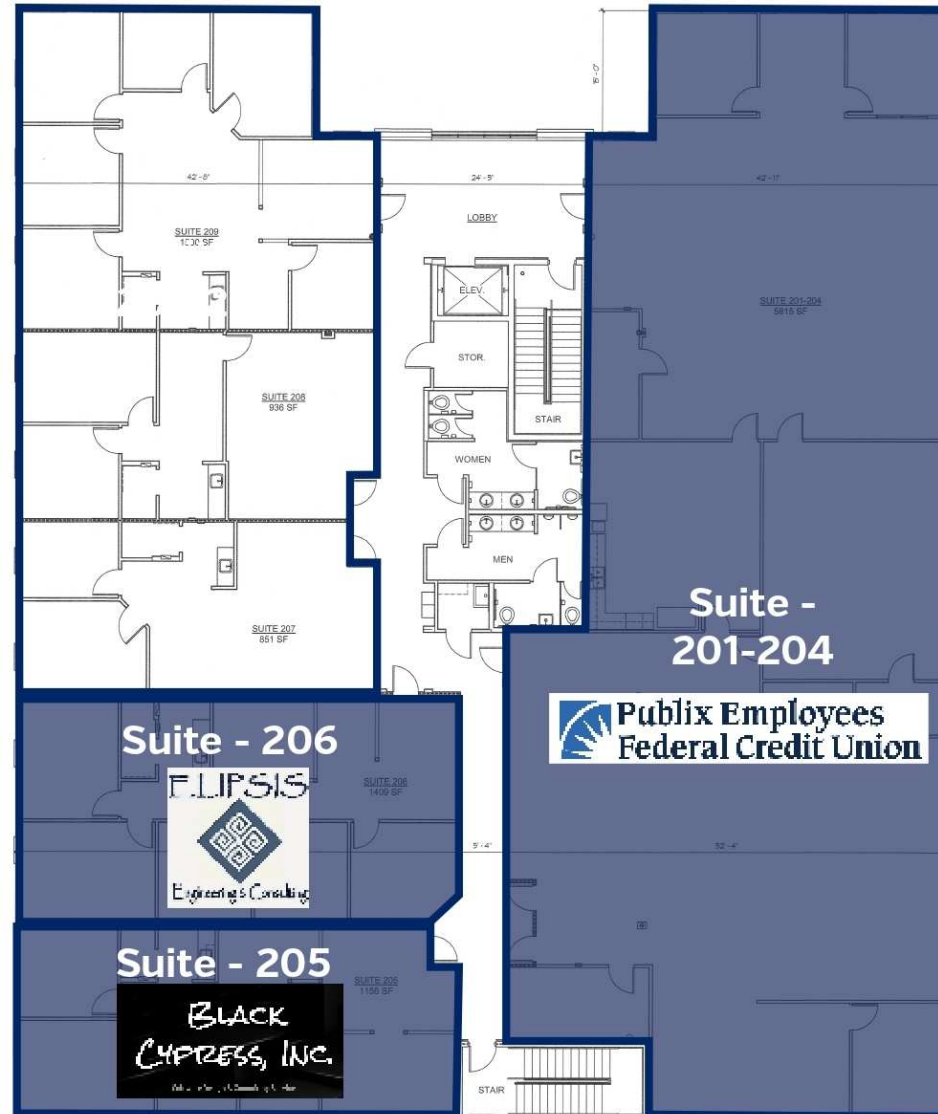


# Bldg. 6810 - Suite 600



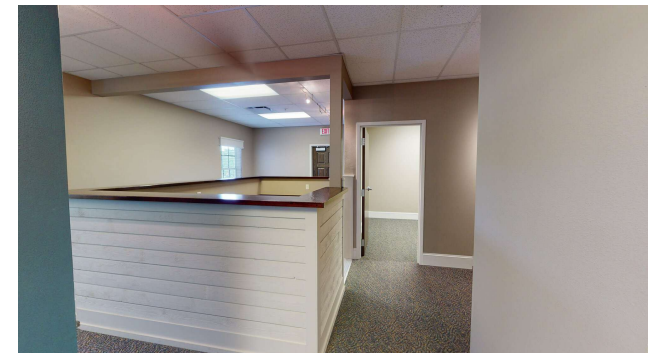
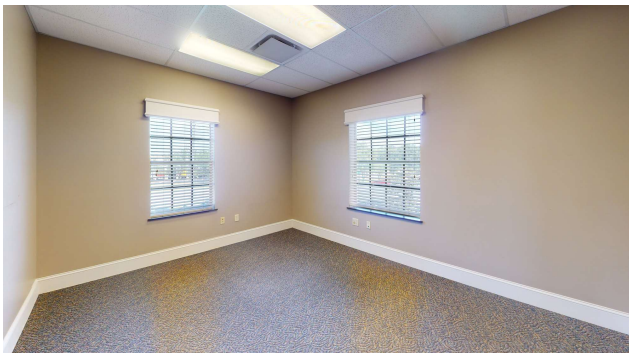
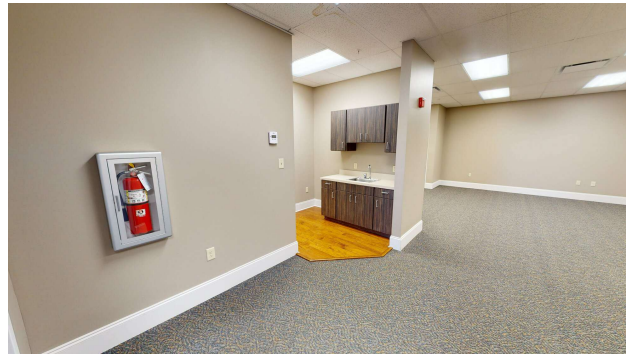
# Bldg. 6790 - Available Spaces

**Suite -  
207-209  
3,733 ± SF**



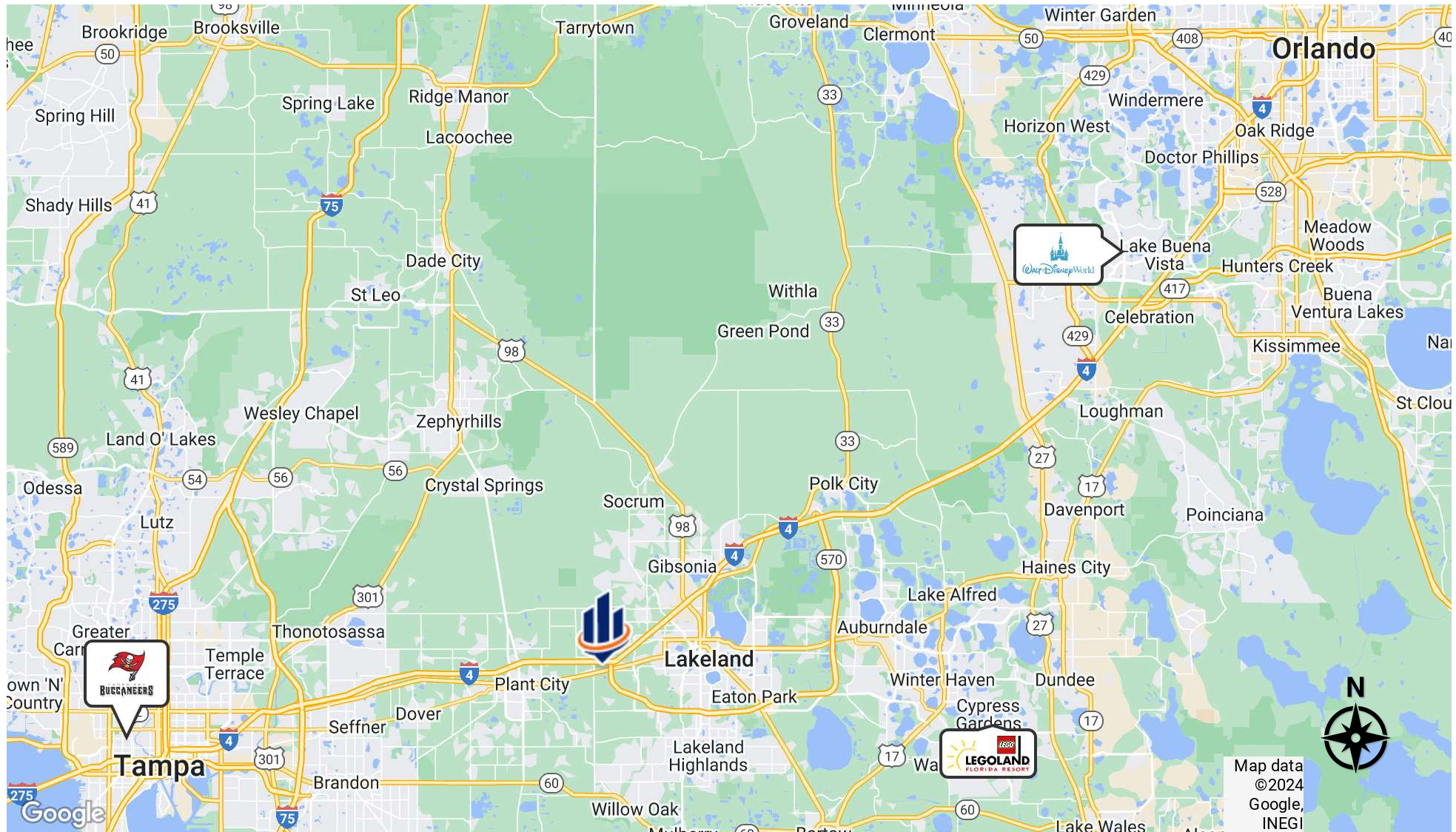


# Bldg 6790 - Suite 207-209





# Regional Map





# Market Area Map



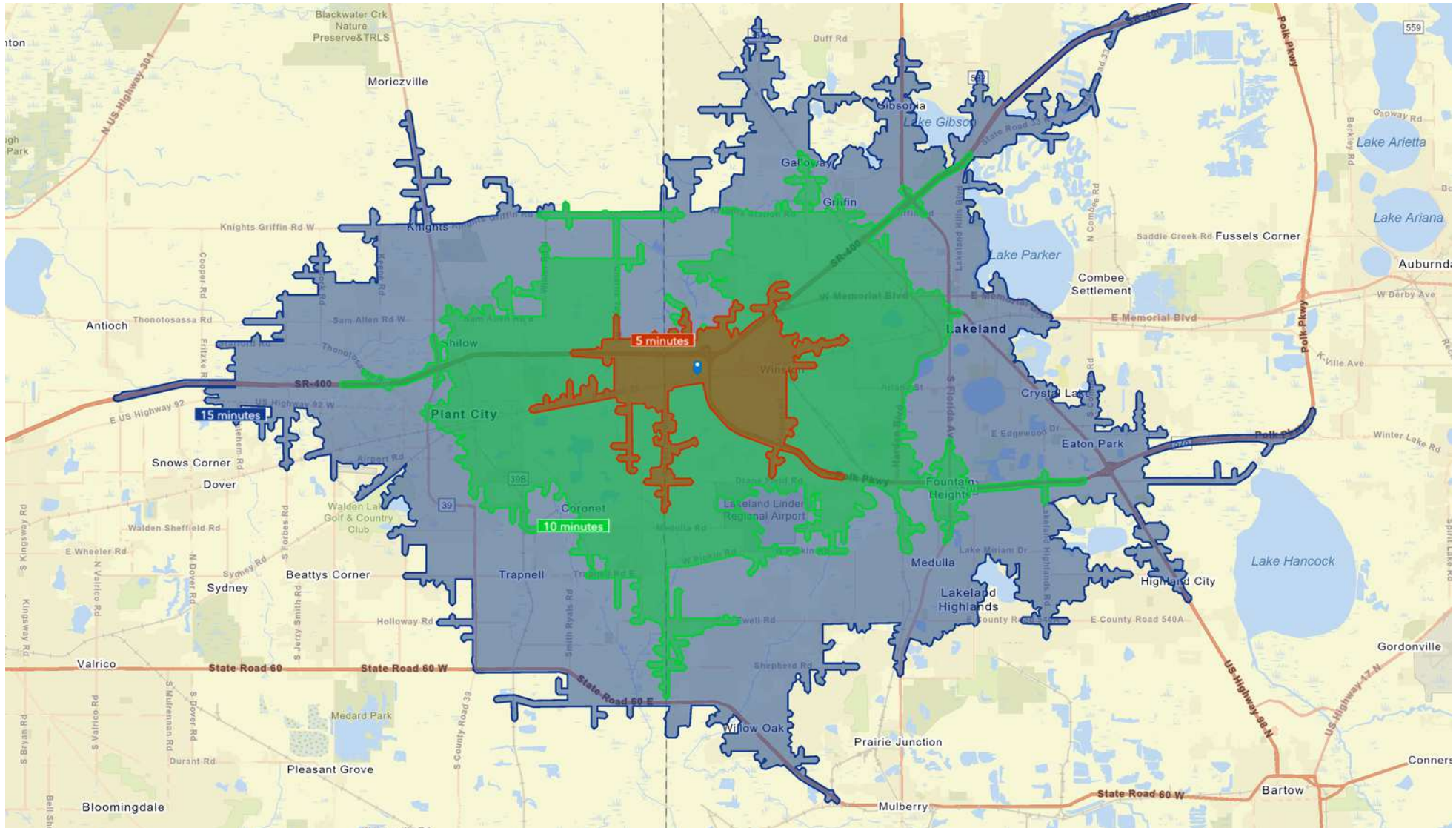


# Trade Area Map





# 5,10,15 Minute Drive Times



# Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	648	13,337	68,380	4,548	58,290	218,297	114,770	754,798	22,114,754	335,707,897
Households	246	5,071	26,691	1,878	22,187	82,646	46,530	283,648	8,760,977	128,657,669
Families	135	3,459	17,688	1,126	14,400	54,033	27,549	196,634	5,648,790	83,407,414
Average Household Size	2.63	2.61	2.54	2.39	2.60	2.56	2.33	2.61	2.47	2.55
Owner Occupied Housing Units	176	3,610	18,029	1,296	14,128	51,325	26,636	199,229	5,794,353	83,145,410
Renter Occupied Housing Units	70	1,461	8,662	582	8,060	31,322	19,894	84,419	2,966,624	45,512,259
Median Age	49.1	40.8	40.3	46.5	39.5	38.80	40.5	41.9	42.8	38.9
Housing Unit/Household Ratio	1.27	1.17	1.18	1.27	1.18	1.16	1.19	1.23	1.20	1.13
Adjusted Population	731	13,848	71,528	5,120	61,234	224,114	121,236	824,953	23,508,530	
<b>Income</b>										
Median Household Income	\$63,767	\$53,685	\$52,221	\$51,183	\$50,562	\$55,565	\$53,162	\$57,063	\$65,438	\$72,414
Average Household Income	\$86,078	\$74,961	\$73,515	\$72,634	\$70,317	\$78,181	\$75,181	\$78,175	\$96,086	\$105,029
Per Capita Income	\$36,425	\$28,173	\$28,552	\$30,037	\$26,946	\$29,889	\$30,647	\$29,438	\$38,149	\$40,363
<b>Trends: 2022 - 2027 Annual Growth Rate</b>										
Population	1.35%	1.47%	1.91%	1.02%	1.12%	1.14%	0.78%	1.23%	0.61%	0.25%
Households	1.35%	1.35%	1.88%	0.99%	1.08%	1.16%	0.83%	1.23%	0.62%	0.31%
Families	1.30%	1.31%	1.86%	0.98%	1.04%	1.10%	0.74%	1.19%	0.59%	0.28%
Owner HHs	1.54%	1.64%	2.57%	1.25%	1.57%	1.61%	1.09%	1.43%	0.83%	0.53%
Median Household Income	2.59%	3.44%	3.33%	4.50%	2.81%	3.55%	3.18%	3.27%	3.75%	3.12%

Over 218,000 people with a median age of 38.80 within a 15-minute drive from the property.

Median household income of over \$63,000 within a 1-mile radius from the property.



# Benchmark Demographics



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

## Households by Income

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
<\$15,000	6.90%	9.30%	11.00%	10.60%	12.20%	9.60%	10.70%	8.90%	8.30%	8.50%
\$15,000 - \$24,999	9.80%	10.30%	10.70%	11.50%	11.20%	9.70%	11.20%	9.60%	7.60%	7.20%
\$25,000 - \$34,999	6.90%	8.80%	10.80%	10.50%	11.10%	10.40%	10.80%	10.00%	8.40%	7.50%
\$35,000 - \$49,999	15.40%	17.20%	14.60%	15.90%	14.80%	14.00%	13.60%	13.60%	12.60%	11.10%
\$50,000 - \$74,999	17.50%	20.40%	21.40%	19.40%	20.50%	20.50%	20.00%	21.00%	18.70%	16.90%
\$75,000 - \$99,999	17.10%	14.00%	12.80%	14.40%	13.00%	13.70%	13.30%	14.90%	13.80%	13.20%
\$100,000 - \$149,999	11.40%	11.40%	10.90%	8.50%	10.40%	13.20%	12.10%	13.50%	15.90%	17.20%
\$150,000 - \$199,999	11.40%	5.00%	3.60%	5.40%	3.10%	4.50%	4.00%	4.50%	6.70%	8.40%
\$200,000+	4.10%	3.60%	4.20%	3.70%	3.60%	4.50%	4.20%	4.00%	7.90%	9.90%

## Population by Age

0 - 4	5.90%	6.40%	6.60%	5.80%	6.80%	6.20%	5.50%	5.70%	5.10%	5.80%
5 - 9	4.60%	6.40%	6.60%	5.50%	6.80%	6.20%	5.40%	5.90%	5.30%	6.10%
10 - 14	4.60%	6.40%	6.30%	5.40%	6.40%	6.10%	5.20%	5.90%	5.50%	6.20%
15 - 19	3.90%	5.20%	5.60%	4.40%	5.70%	6.50%	7.10%	5.90%	5.50%	6.30%
20 - 24	4.30%	5.00%	5.30%	4.50%	5.40%	6.40%	7.10%	5.60%	5.90%	6.50%
25 - 34	11.70%	13.50%	13.20%	12.10%	13.30%	13.80%	13.30%	12.90%	13.30%	14.00%
35 - 44	10.80%	11.70%	11.70%	10.70%	11.70%	11.80%	11.00%	11.60%	11.90%	12.80%
45 - 54	11.40%	11.30%	10.70%	10.80%	10.60%	10.90%	10.30%	11.20%	11.90%	12.00%
55 - 64	17.10%	13.20%	12.10%	13.90%	11.90%	12.00%	11.80%	12.80%	13.40%	12.80%
65 - 74	17.40%	12.10%	12.00%	14.70%	11.60%	10.70%	11.60%	12.60%	12.20%	10.20%
75 - 84	7.10%	6.90%	7.40%	9.30%	7.20%	6.50%	7.80%	7.40%	7.10%	5.20%
85+	1.10%	1.90%	2.70%	2.80%	2.60%	2.80%	3.90%	2.50%	2.80%	2.10%

## Race and Ethnicity

White Alone	60.20%	62.10%	57.70%	63.10%	53.80%	59.20%	59.10%	59.50%	56.70%	61.00%
Black Alone	6.50%	10.90%	16.20%	8.10%	18.50%	14.90%	18.50%	14.60%	14.90%	12.40%
American Indian Alone	0.80%	0.80%	0.70%	0.80%	0.70%	0.60%	0.50%	0.50%	0.40%	1.10%
Asian Alone	0.90%	1.00%	1.20%	1.00%	1.10%	1.70%	2.10%	1.90%	3.00%	6.10%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	11.70%	10.60%	10.10%	11.20%	11.10%	9.50%	7.60%	9.80%	7.50%	8.60%
Two or More Races	19.90%	14.60%	14.10%	15.80%	14.80%	14.00%	12.10%	13.70%	17.40%	10.60%
Hispanic Origin (Any Race)	33.20%	28.10%	27.70%	30.20%	29.90%	26.10%	20.90%	26.70%	27.10%	19.00%

## RANKINGS



**#1 TOP CITIES TO BUY A HOME**

[Businessinsider.com](https://www.businessinsider.com)



**BEST PLACE TO START A BUSINESS**

[Thelakelander.com](https://www.thelakelander.com)



**#80 IN BEST PLACES TO LIVE**

[Usnews.com](https://www.usnews.com)



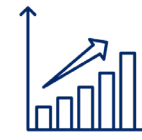
**#7 BEST PLACE TO MOVE IN THE US**

[Usnews.com](https://www.usnews.com)



**#14 IN SAFEST PLACES TO LIVE**

[Usnews.com](https://www.usnews.com)



**#5 IN FASTEST-GROWING PLACES IN THE U.S.**

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

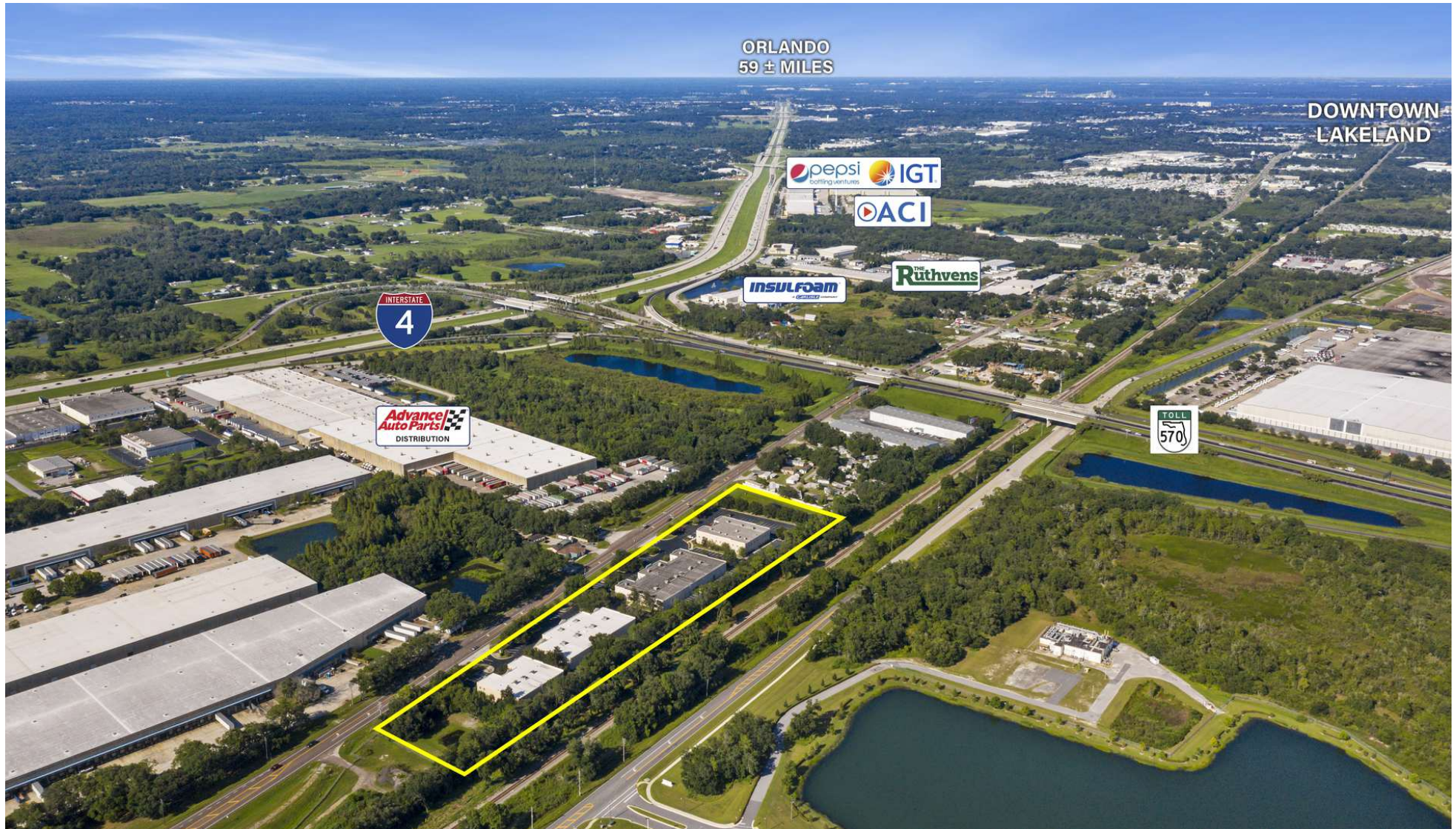


# Site Aerial





# Aerial Facing East





# Exterior Photos





# Aerial Facing West







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## PROFESSIONAL BACKGROUND

Lauren Gengler, CCIM, CPM, is an Asset Manager & 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 by evaluating each property carefully to determine its strengths and weaknesses, it allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 10 years, handling every aspect, such as sales, leasing, property management & development. She is a member of International Council of Shopping Centers (ICSC) and Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM).

### Disciplines:

- Sales
- Leasing
- Property management
- Development

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Orlando, Florida 32801  
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**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
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