



LAKEFRONT PROFESIONAL OFFICE SPACE

1946 E EDGEWOOD DR
LAKELAND, FL 33803

Jill Howard
813.777.8386

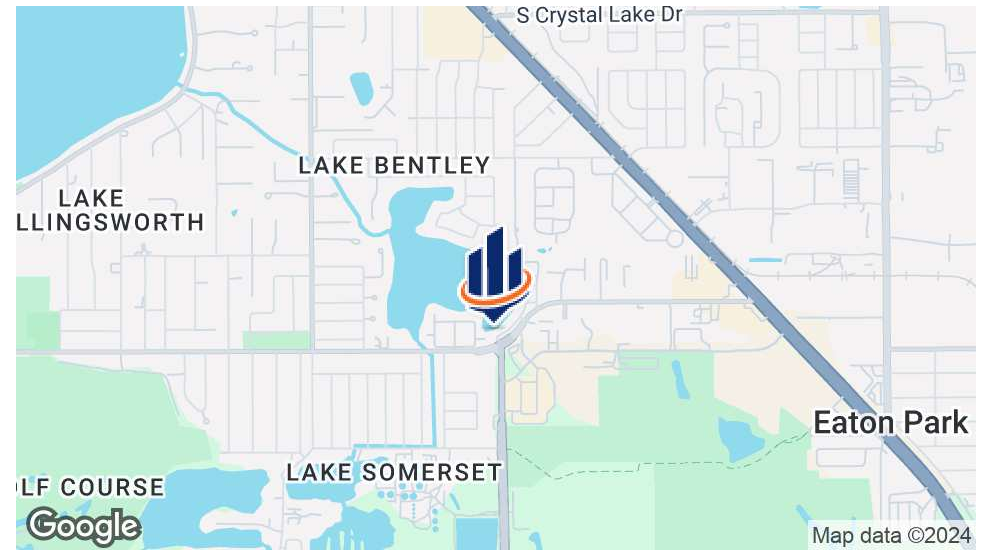
jill.howard@svn.com

Lauren Ralston Smith, CCIM, CPM

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	840 SF
Available SF:	840 SF
Lot Size:	420 SF
Year Built:	1984
Zoning:	O1
APN:	242829253982000040
Virtual Tour:	View Here

PROPERTY OVERVIEW

Introducing a premier office space in Lakeland, FL, offering a modern and professional environment for your business. This distinctive property features spacious, well-lit office suites, ample parking for tenants and guests, and a second floor balcony with a serene lakefront view. With easy access to major highways and public transportation, commuting is convenient for everyone. The building's strategic location near the Polk Parkway provides excellent visibility and exposure, making it an ideal choice for businesses seeking a prominent presence. Elevate your business operations in this prestigious lakefront office space, designed to meet the diverse needs of today's professionals.

NNN lease structure, estimated CAM [Common Area Maintenance] costs are approximately \$2,100 per year, ensuring the ongoing maintenance and upkeep of the property's common areas. Additionally, the estimated RE [Real Estate] tax is approximately \$1,404 yearly.

Property Description



LOCATION DESCRIPTION

This property is ideally located in the heart of Lakeland, offering excellent accessibility and visibility. Situated just a few minutes north from the Polk Parkway (FL-570) and west of U.S Highway 98, it provides quick access to major highways, making commutes to surrounding areas such as Tampa and Orlando convenient.

This location is also surrounded by a variety of popular retailers and businesses, including Sam's Club, Winn-Dixie, Lowes, Wawa, and others. With its strategic location and easy access to key amenities, this property is perfect for businesses seeking both convenience and exposure.

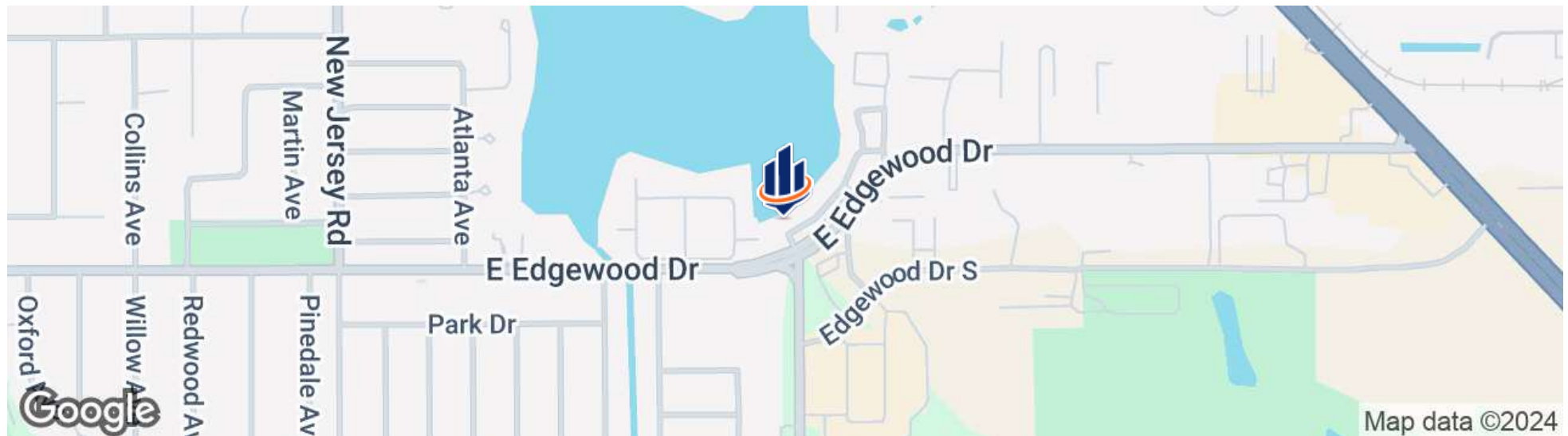
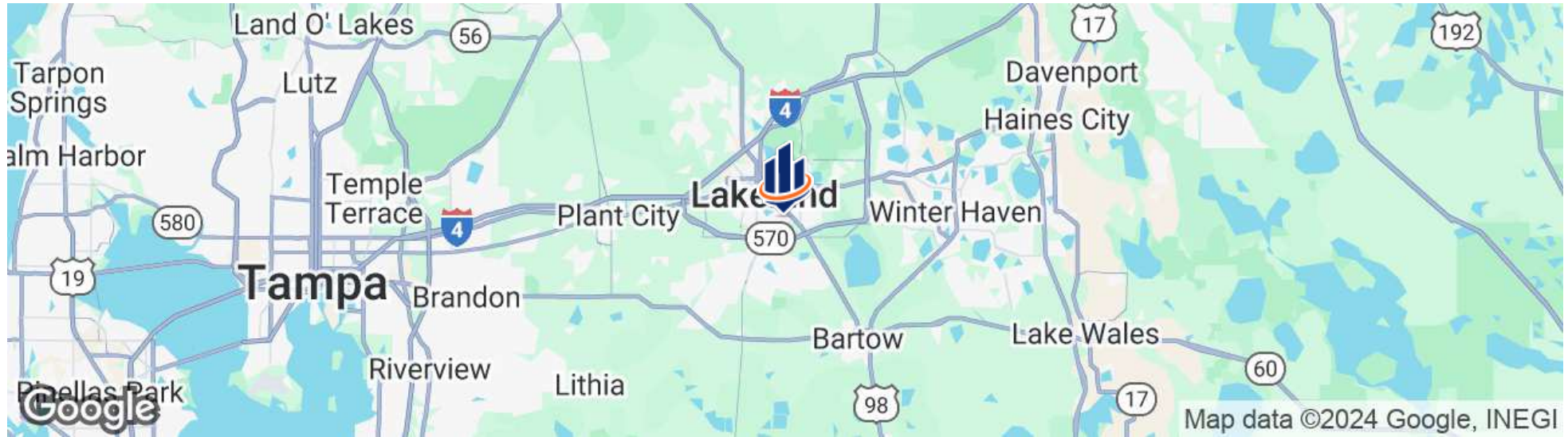
PROPERTY HIGHLIGHTS

- Spacious, Well-Lit Office Suites
- Prime Location with Easy Access
- Ample Parking
- High Visibility for Business Exposure

Aerial View



Regional & Location Map



Economic Development Profile

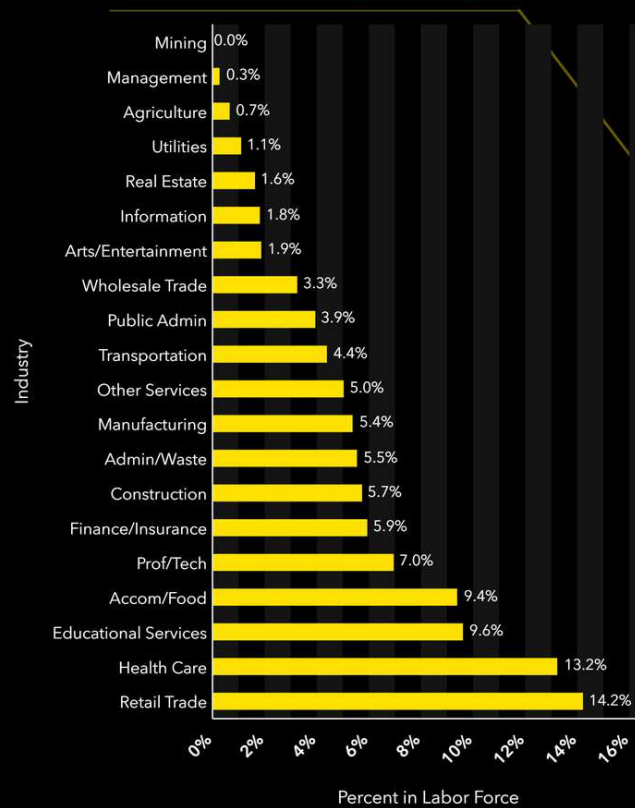
Economic Development Profile

1946 E Edgewood Dr, Lakeland, Florida, 33803

Ring of 3 miles



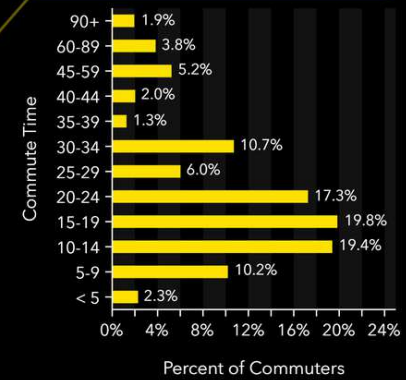
Labor Force by Industry



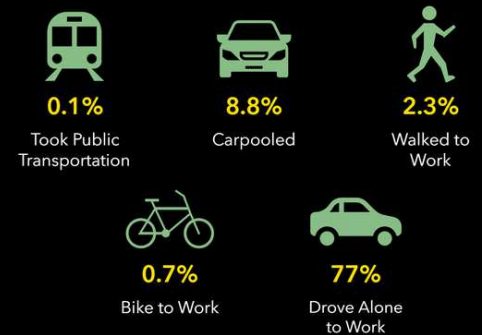
Employment

Workforce Overview

Commute Time: Minutes



Transportation to Work

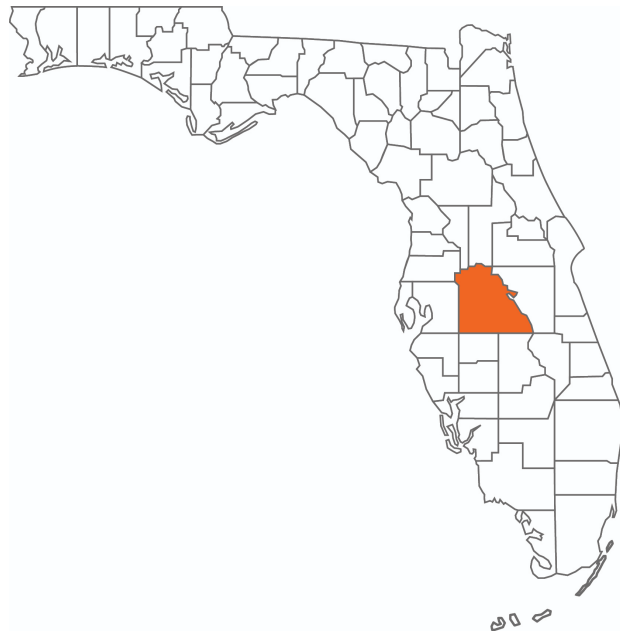


Businesses



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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.

Neighborhood Map



Market Area Map



Additional Photos





JILL HOWARD

Property Manager/ Associate Advisor

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PROFESSIONAL BACKGROUND

Jill Howard is a Property Manager and Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jill brings a wealth of experience and a proven track record in property management to each of her clients. With a dedicated focus on optimizing commercial properties and fostering valuable tenant relationships, Jill consistently delivers exceptional results in her role.

Over the course of her career, Jill has held various positions in the realm of commercial property management. Having worked with several real estate investors, she was able to hone her skills in enhancing operational procedures, information flow, and business processes. In other roles, Jill excelled in overseeing the financial aspects and rental requirements of single-family homes. In each of her management positions, Jill led her teams to success, both domestic and international.

Currently, as one of the professional Property Managers at SVN Saunders Ralston Dantzler, Jill has taken on a pivotal role in optimizing the performance of commercial properties. Her responsibilities encompass a comprehensive range of tasks that ensure the seamless operation, maintenance, and financial success of the properties under her care. Jill's attention to detail, strategic mindset, and commitment to excellence are evident in her day-to-day activities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Requests
- Coordination with Vendors
- Physical Property Inspections
- Onboarding & Closeout of Properties

Jill's extensive background, combined with her exceptional skills in property management, makes her a valuable asset for commercial real estate investors. Her dedication to fostering tenant relationships, optimizing property operations, and achieving financial objectives has granted excellence to each of her clients.

Jill specializes in:

- Retail
- Office



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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PROFESSIONAL BACKGROUND

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

She works with clients to increase the value and performance of their real estate investments. Lauren 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 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

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 [Landlord & Tenant Representation]
- Site Selection
- Property Management
- Development



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One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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