



# PROFESSIONAL OFFICE FOR LEASE NEAR FLORIDA AVE S.

5151 SOUTH LAKELAND DRIVE  
LAKELAND, FL 33813

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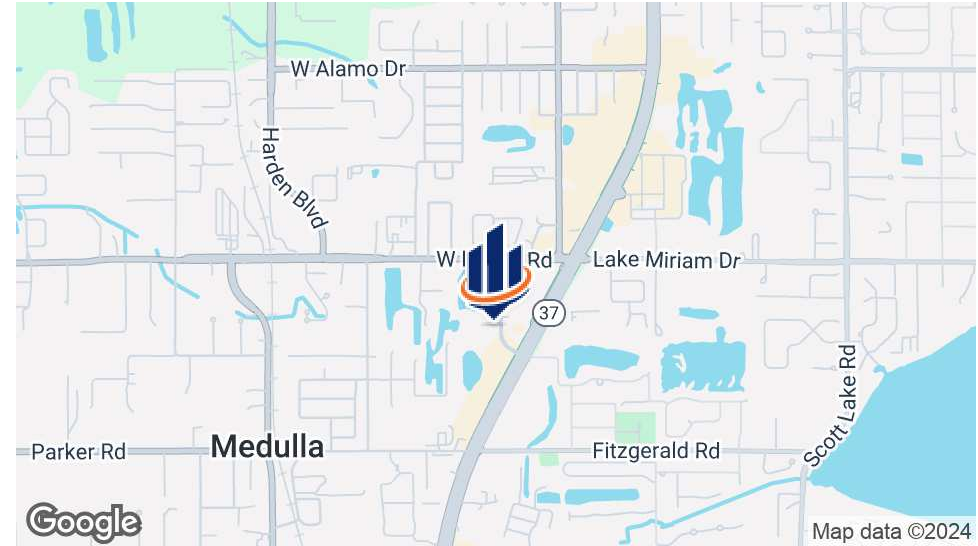
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**SUBJECT**



# Property Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$19 SF/yr (MG)</b>
Building Size:	5,000 SF
Available SF:	2,500 SF
Lot Size:	0.03 Acres
Year Built:	1989
APN:	232912140167000020

## PROPERTY OVERVIEW

This property is an ideal commercial space with 3 office suites, With two currently available for lease. Tailored for professional businesses with minimal foot traffic, this property offers convenience and visibility. Situated near South Florida Avenue, a major thoroughfare with a daily traffic count of 41,000 ± cars, this location ensures exposure to potential clientele. It offers prime access and ample parking, including spaces in front of the building and an adjacent parking lot. This is the perfect opportunity to elevate your business in a strategic, high-traffic locale.

## PROPERTY HIGHLIGHTS

- Best suited for low foot traffic professional business.
- Located near South Florida Avenue [41,000 ± Cars/Day]
- Located within the city's most affluent zip code
- Parking in front of building and adjacent parking lot.

# Location Description



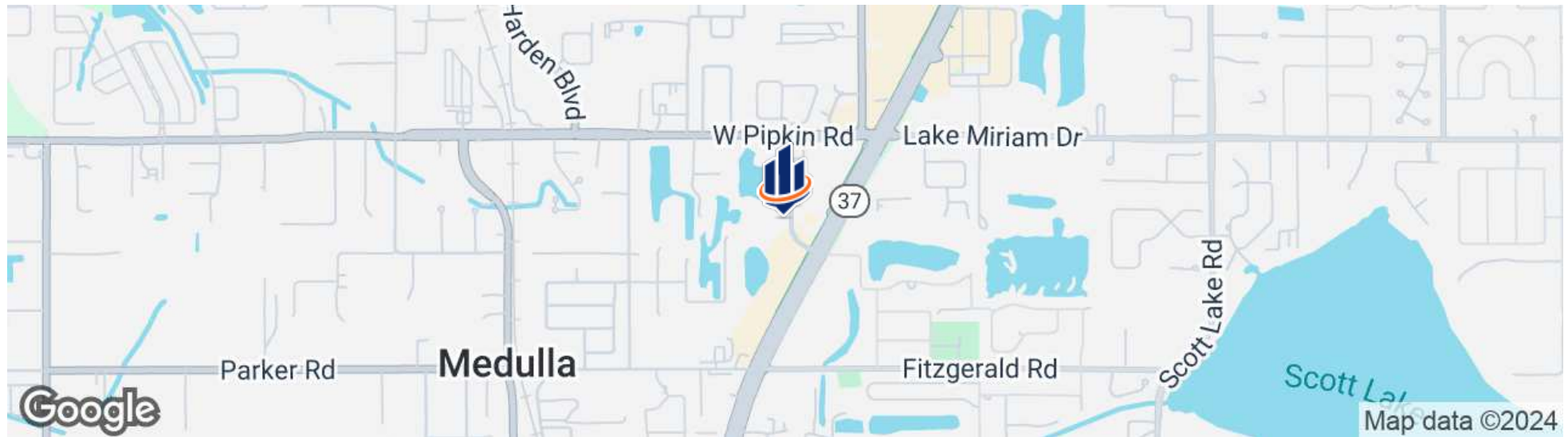
## LOCATION DESCRIPTION

The subject property is located right off South Lakeland Drive. It is situated near South Florida Avenue, a prominent thoroughfare, the area offers an array of dining options, retail destinations, and professional services. Enjoy easy access to nearby attractions such as the Lakeside Village Mall, and an abundance of restaurants, ensuring a plethora of options for entertaining clients or unwinding activities.

With its excellent location within Lakeland, this property provides an elegant blend of urban accessibility and suburban tranquility, making it an optimal choice for your business needs.



# Regional & Location Map



# Lease Spaces



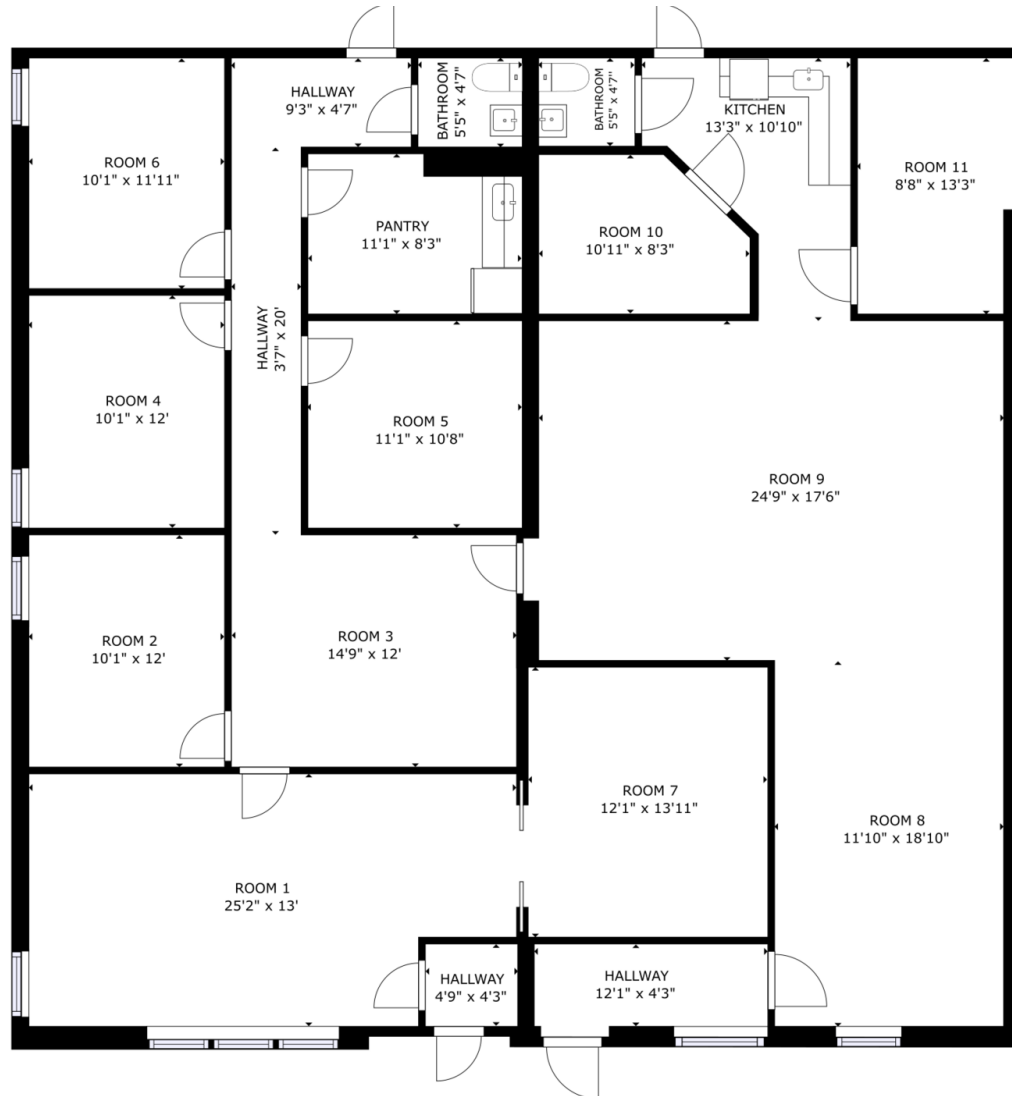
## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 2	-	1,250 SF	Modified Gross	\$17.00 SF/yr
Suite 3-4	Available	2,500 SF	Modified Gross	\$19.00 SF/yr

360° VIRTUAL TOUR





# Suite 3 Photos





# Suite 4 Photos





# Retailer Map







## LAKELAND

### POLK COUNTY

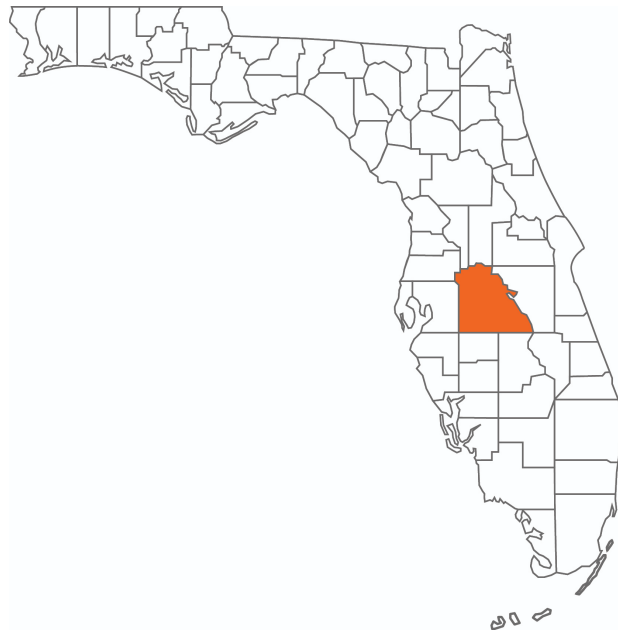
Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go Welldyne

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.





## POLK COUNTY FLORIDA

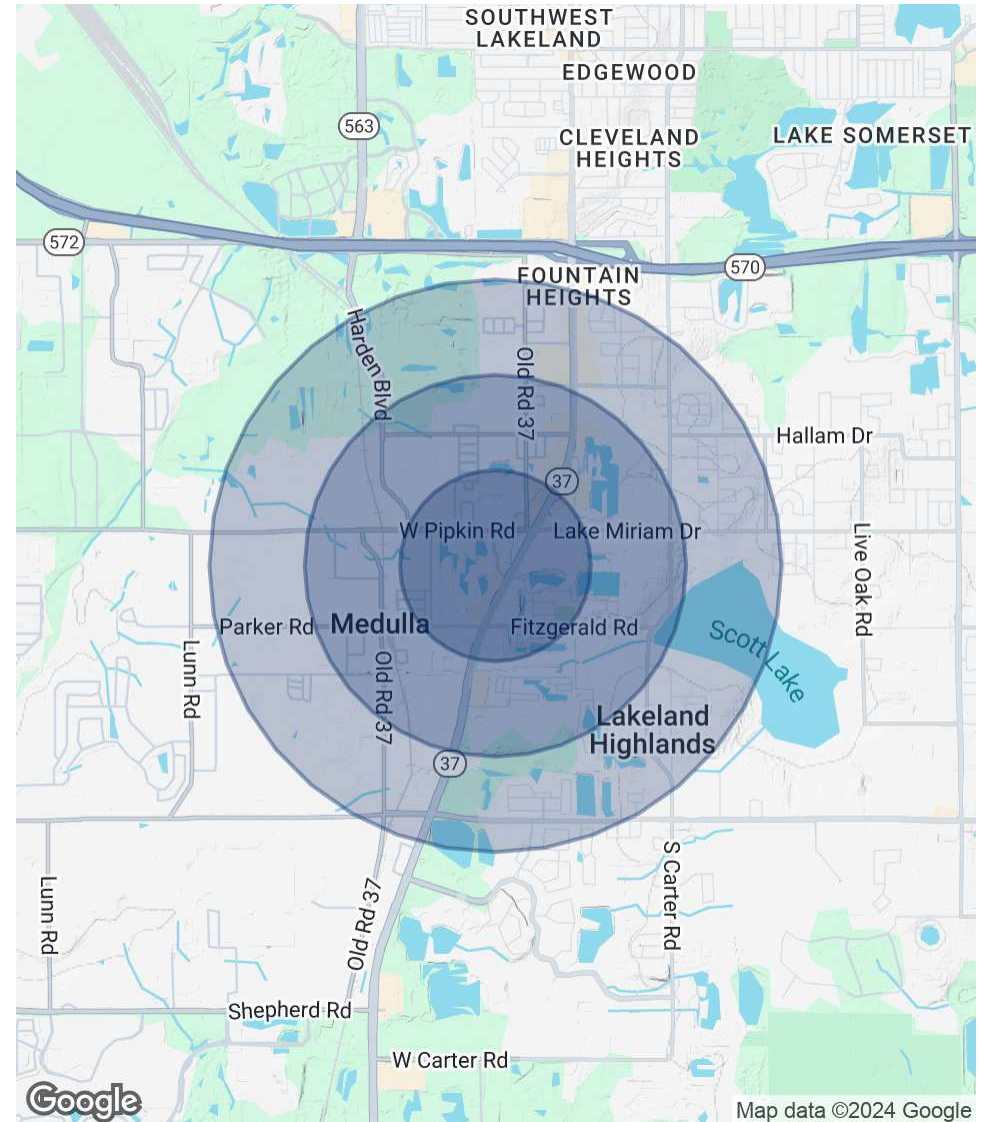
Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

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.

# Demographics Map & Report

	0.5 MILES	1 MILE	1.5 MILES
<b>POPULATION</b>			
Total Population	1,810	6,339	14,129
Average Age	39.8	41.3	41.3
Average Age (Male)	38.6	41.0	41.3
Average Age (Female)	40.2	41.3	41.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	733	2,605	5,671
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$56,579	\$61,801	\$77,400
Average House Value	\$172,739	\$169,255	\$185,959

2020 American Community Survey (ACS)





# Advisor Biography



## ANGIE WORKMAN

Property Manager/ Advisor

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## PROFESSIONAL BACKGROUND

Angie Workman is a Property Manager and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a real estate license maintained since 2005, Angie is well-versed in the intricacies of the industry. Her customer service orientation, coupled with her adept conflict resolution and problem-solving skills, ensures that she approaches each interaction with a positive attitude.

Before her real estate career, Angie worked hard to expand her education. Not only did she achieve a Bachelor of Science in Business Management from the University of South Florida, but Angie later went on her also earn a Master of Business Administration from Florida State University.

Angie's proficiency in property management has been honed over years of experience. Her expertise extends to and beyond vendor management, effective negotiation, and professional marketing. Prior to joining SVN | Saunders Ralston Dantzler, Angie served as a realtor which has helped shaped her comprehensive approach to property management.

Angie's multifaceted experience, as well as her dedication to professionalism, communication, and customer service, serves as an invaluable asset to her clients. As Property Manager, Angie's commitment to excellence in commercial real estate allows her to service clients throughout much of Florida.

SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, FL 33801

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**HEADQUARTERS**

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Orlando, Florida 32801  
386.438.5896

**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**

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Fayetteville, Arkansas 72701  
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