



317
YOUR
LOGO
HERE

DOWNTOWN LAKELAND MODERN OFFICE SPACE

317 S Tennessee Ave, Lakeland, FL 33801

Lauren Ralston Smith, CCIM, CPM
863.873.1970
lauren@saundersrealestate.com
FL #BK3235233

Carly Powell
863.698.3716
carly@saundersrealestate.com
FL #SL3404321



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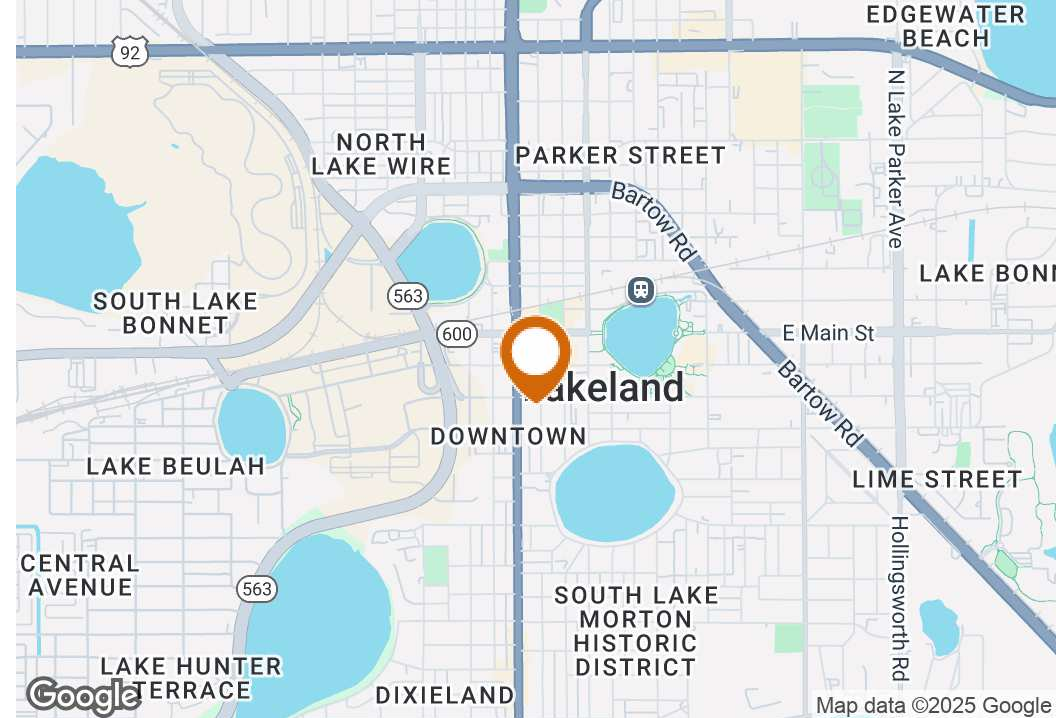
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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	3,730 SF
Available SF:	3,730 SF
Lot Size:	0.15 Acres
Year Built:	1962
Zoning:	C-6

PROPERTY OVERVIEW

Discover the ideal location for your business at 317 S Tennessee Ave in Lakeland, FL. This exceptional property for lease offers a prime opportunity for commercial tenants seeking a modern and versatile space. Boasting ample square footage, flexible floor plans, and state-of-the-art amenities, this property is designed to meet the diverse needs of businesses. On-site features include ample parking, high-speed internet access, and customizable office layouts to accommodate various business requirements. With its strategic location and modern conveniences, this property presents an exceptional opportunity for businesses looking to establish a prominent presence in the heart of Lakeland.

PROPERTY HIGHLIGHTS

- Prime downtown Lakeland location
- Flexible floor plans to suit various business types
- Customizable office layouts
- Ample on-site parking

LOCATION DESCRIPTION



LOCATION DESCRIPTION

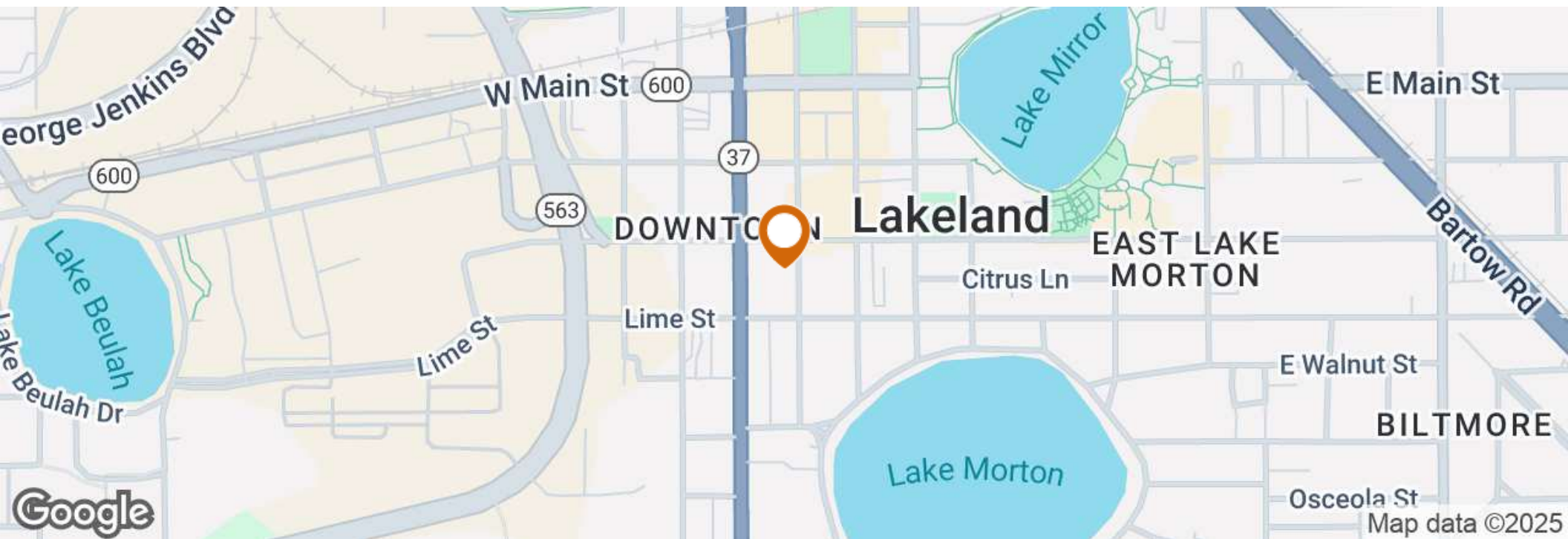
Located in the heart of downtown Lakeland, 317 S Tennessee Ave offers a premier office location surrounded by a vibrant mix of retail, dining, and entertainment options. This highly walkable area is ideal for businesses looking to benefit from a dynamic, urban setting that enhances both employee experience and client convenience. Just steps away, you'll find popular establishments such as Black & Brew Coffee House, Harry's Seafood Bar & Grille, and the Joinery food hall, along with banks, boutique shops, and professional services.

The property is easily accessible via major transportation routes, including Interstate 4, located approximately five miles to the north, offering direct connectivity to both Tampa and Orlando. U.S. Highway 98 and the Polk Parkway (SR 570) are also nearby, making regional travel convenient and efficient. With its strategic location, abundant nearby amenities, and excellent transportation access, this office space provides an ideal opportunity for businesses looking to establish a strong presence in one of Lakeland's most active commercial corridors.

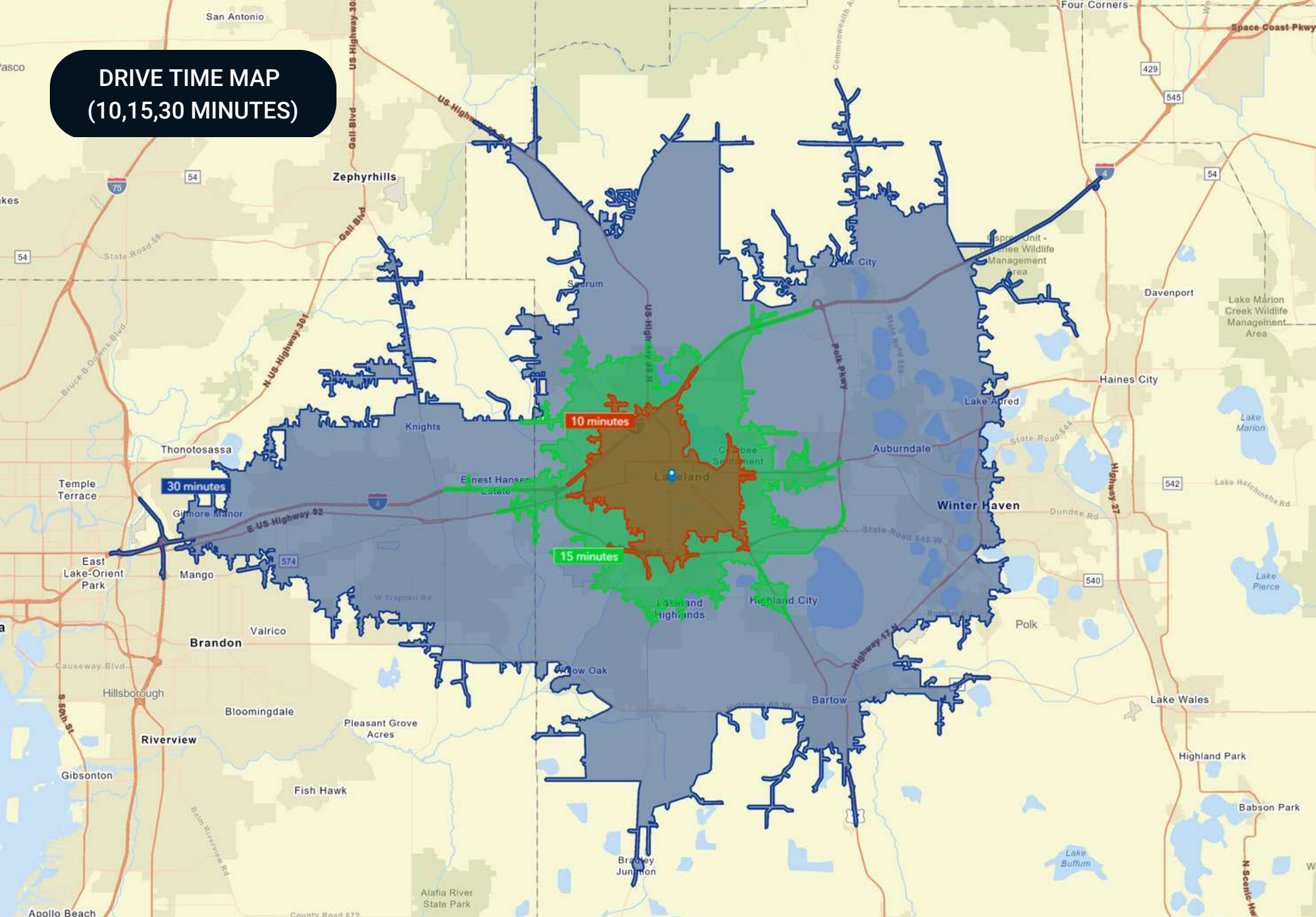


FLOOR PLAN

REGIONAL & LOCATION MAP



DRIVE TIME MAP (10,15,30 MINUTES)



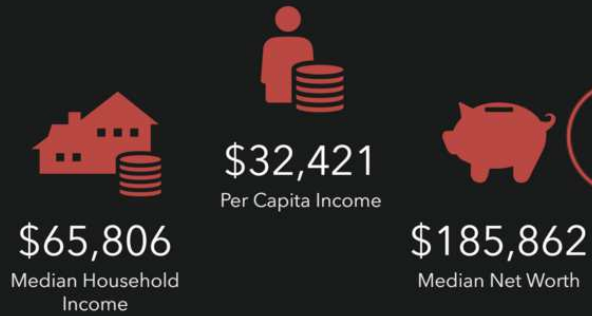
EMPLOYMENT OVERVIEW

Employment Overview

301-349 S Tennessee Ave, Lakeland, Florida, 33801

Drive time of 30 minutes

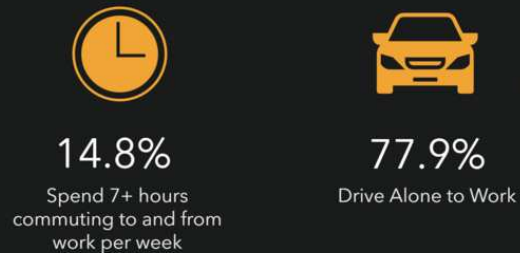
INCOME



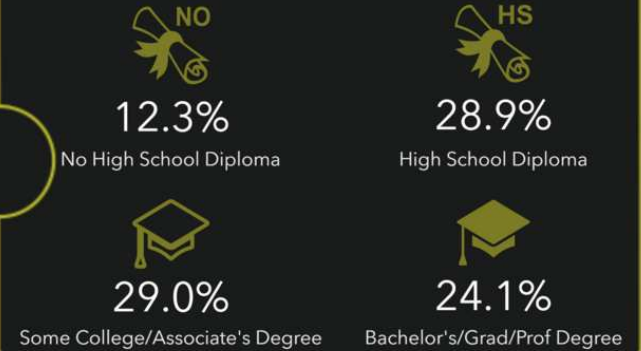
BUSINESS



COMMUTERS



EDUCATION



KEY FACTS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

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ECONOMIC DEVELOPMENT

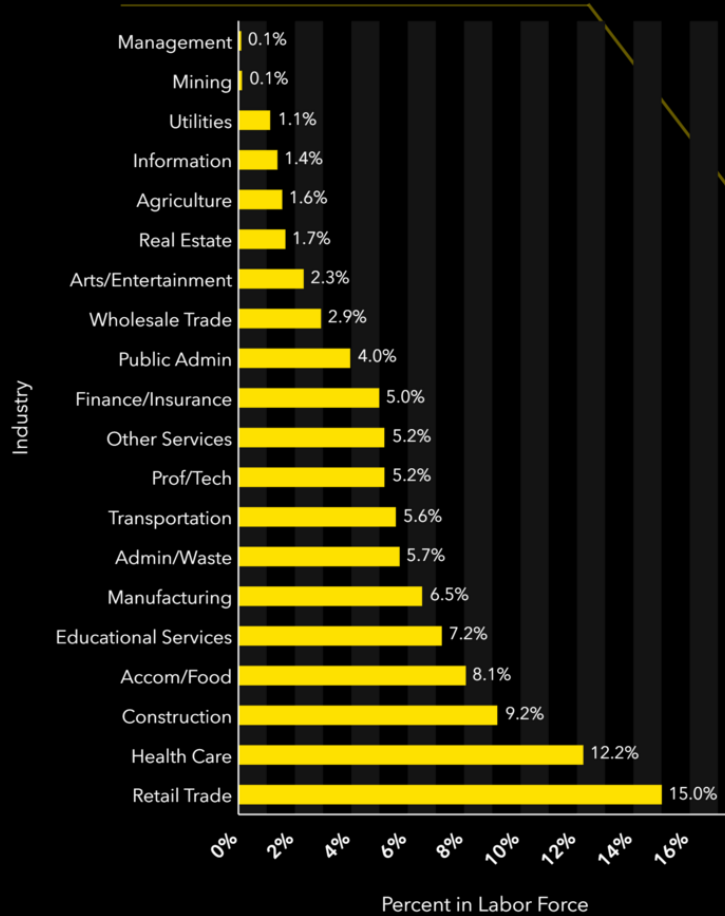
Economic Development Profile

301-349 S Tennessee Ave, Lakeland, Florida, 33801

Drive time of 30 minutes



Labor Force by Industry



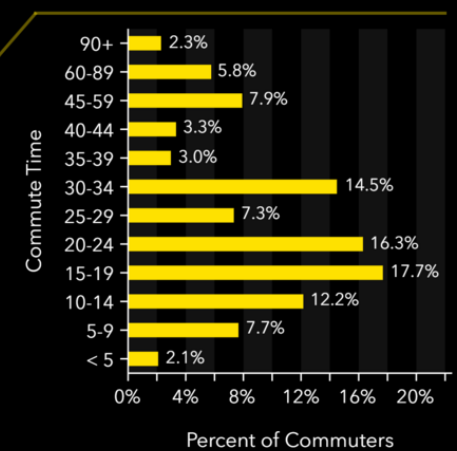
Employment

Workforce Overview

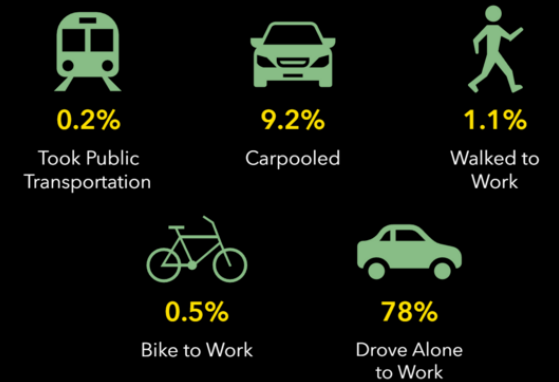
Businesses



Commute Time: Minutes



Transportation to Work



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NEIGHBORHOOD MAP





MARKET AREA MAP

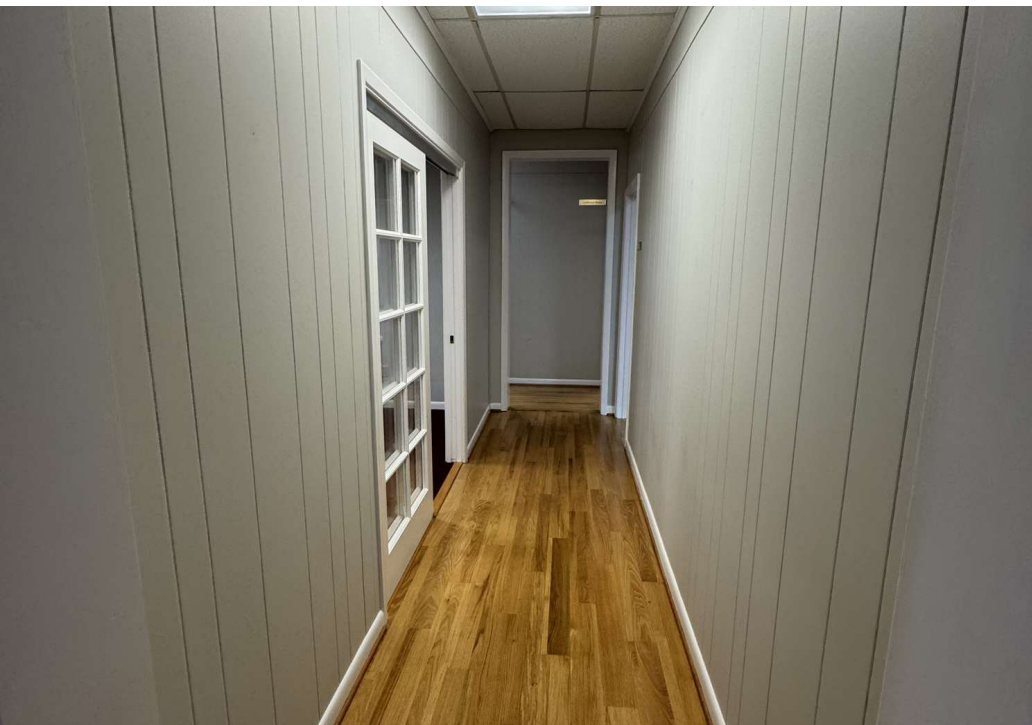
Google

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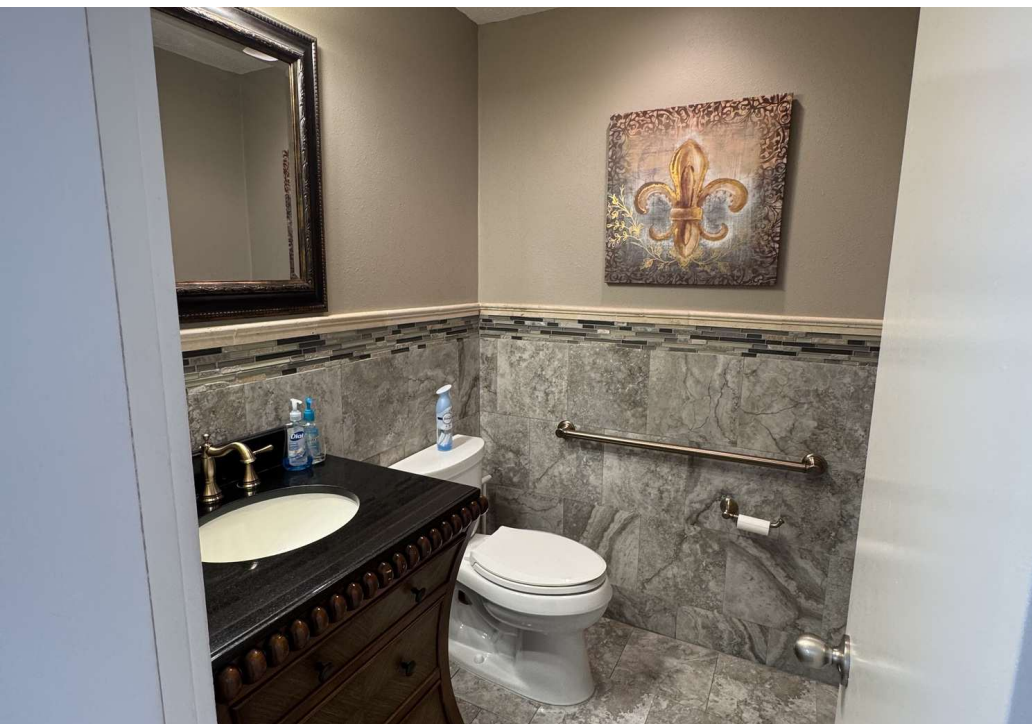
EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: 877.518.5263 x428 | Cell: 863.873.1970

FL #BK3235233

PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



CARLY POWELL

Advisor

carly@saundersrealestate.com

Direct: **877.518.5263 x489** | Cell: **863.698.3716**

FL #SL3404321

PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

