

# Downtown Lakeland Industrial Warehouse

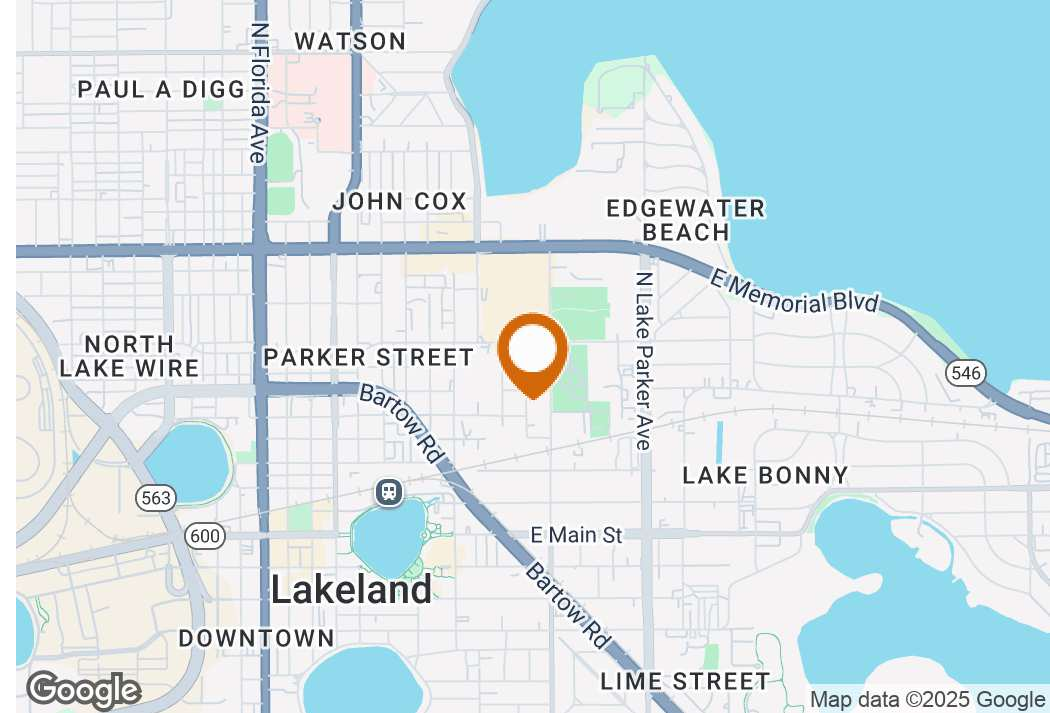
515 Mabel Ave, Lakeland, Florida 33801

Lauren Ralston Smith, CCIM, CPM  
863-873-1970  
lauren@saundersrealestate.com  
FL #BK3235233

Jill Howard  
813-777-8386  
jill@saundersrealestate.com



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	<b>\$14.60 SF/yr (MG)</b>
Building Size:	12,250 SF
Available SF:	12,243 SF
Lot Size:	0.41 Acres
Year Built:	1980
Zoning:	I1
APN:	242818196000002021

## Property Overview

Explore a wonderful leasing opportunity at 515 Mabel Ave. This industrial property offers a strategic location and versatile space tailored to meet a variety of business needs. Along with wide open storage space, the property contains office space along with two bathrooms.

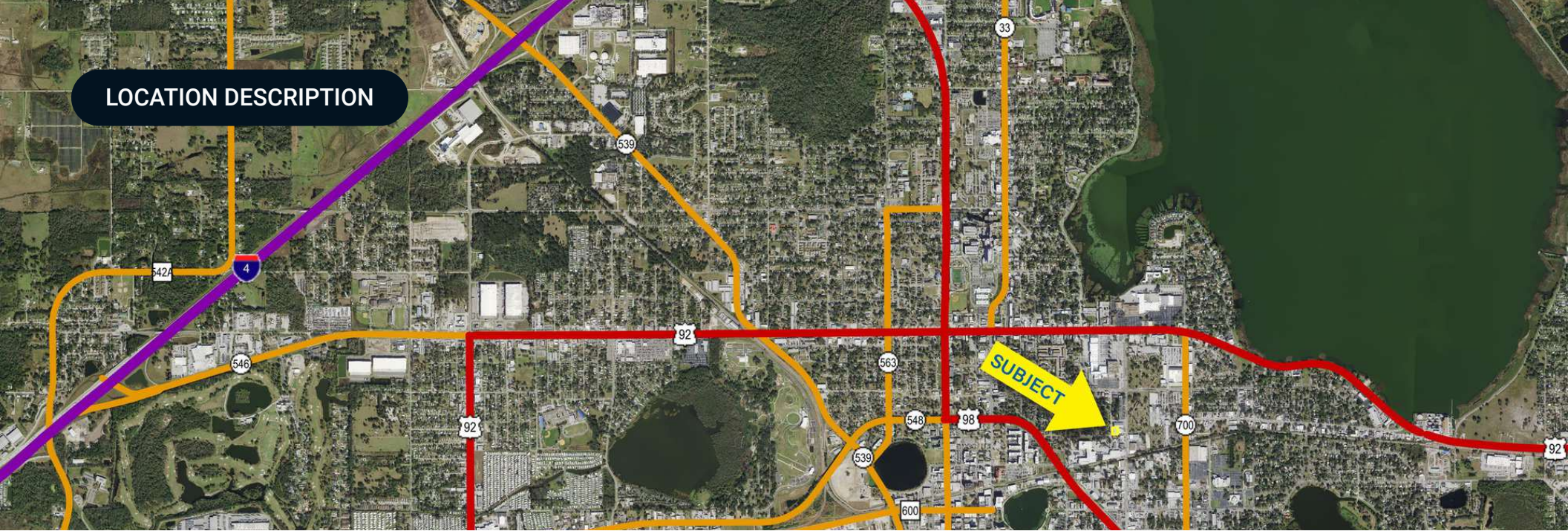
The property enjoys having easy access to several transportation routes such as U.S Hwy 98, U.S Hwy 92, and I-4.

## Property Highlights

- Prime location by downtown Lakeland
- Ample parking for tenants and visitors
- Easy access to major transportation routes



## LOCATION DESCRIPTION



## Location Description

This property is situated in the downtown Lakeland area, allowing for a diverse range of transportation needs and accessibility routes throughout the city and central Florida. Just to the west of the property, you can find U.S Hwy 98, which sits approximately 0.3 ± miles from the subject. Past this sits I-4, which is only 10 ± minutes away (3.5 ± miles). The property's prime location ensures easy access to major roadways, facilitating efficient distribution and logistics operations. Additionally, it benefits from proximity to local amenities, including dining, shopping, and business services, making it an ideal location for industrial and commercial activities.





## LEASE SPACES

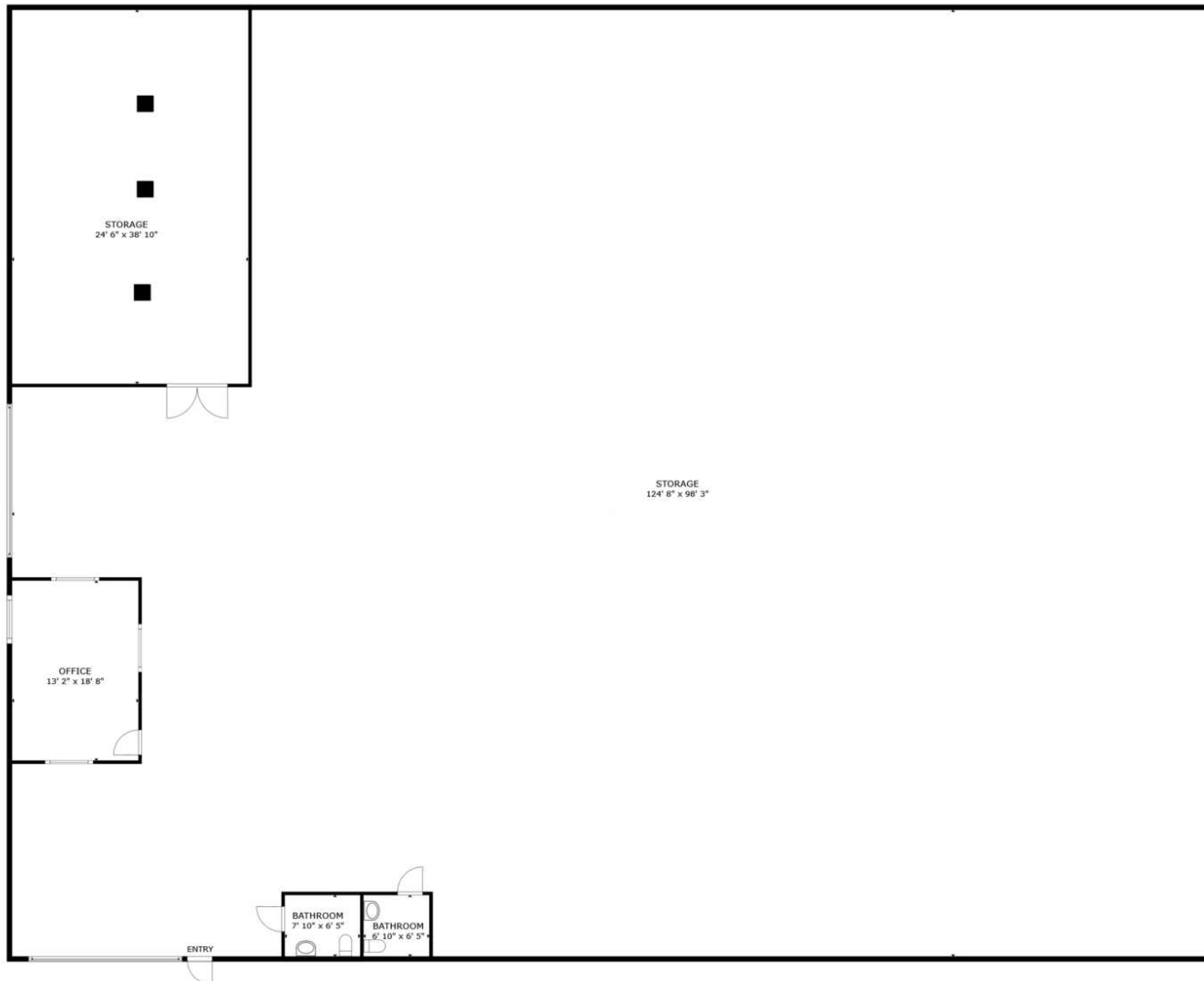
### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	12,243 SF	Lease Rate:	\$14.60 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
515 Mabel Ave	Available	12,243 SF	Modified Gross	\$14.60 SF/yr

## FLOOR PLAN



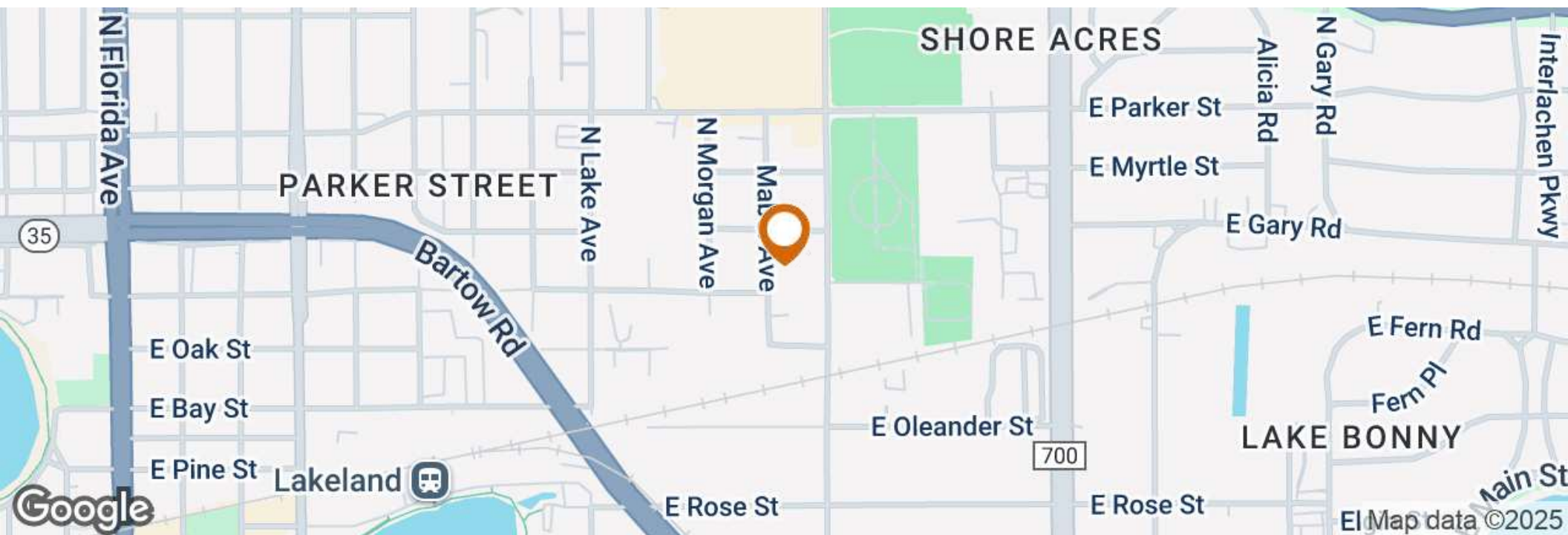
FLOOR PLAN



# PARKING MAP







## DEMOGRAPHICS MAP & REPORT

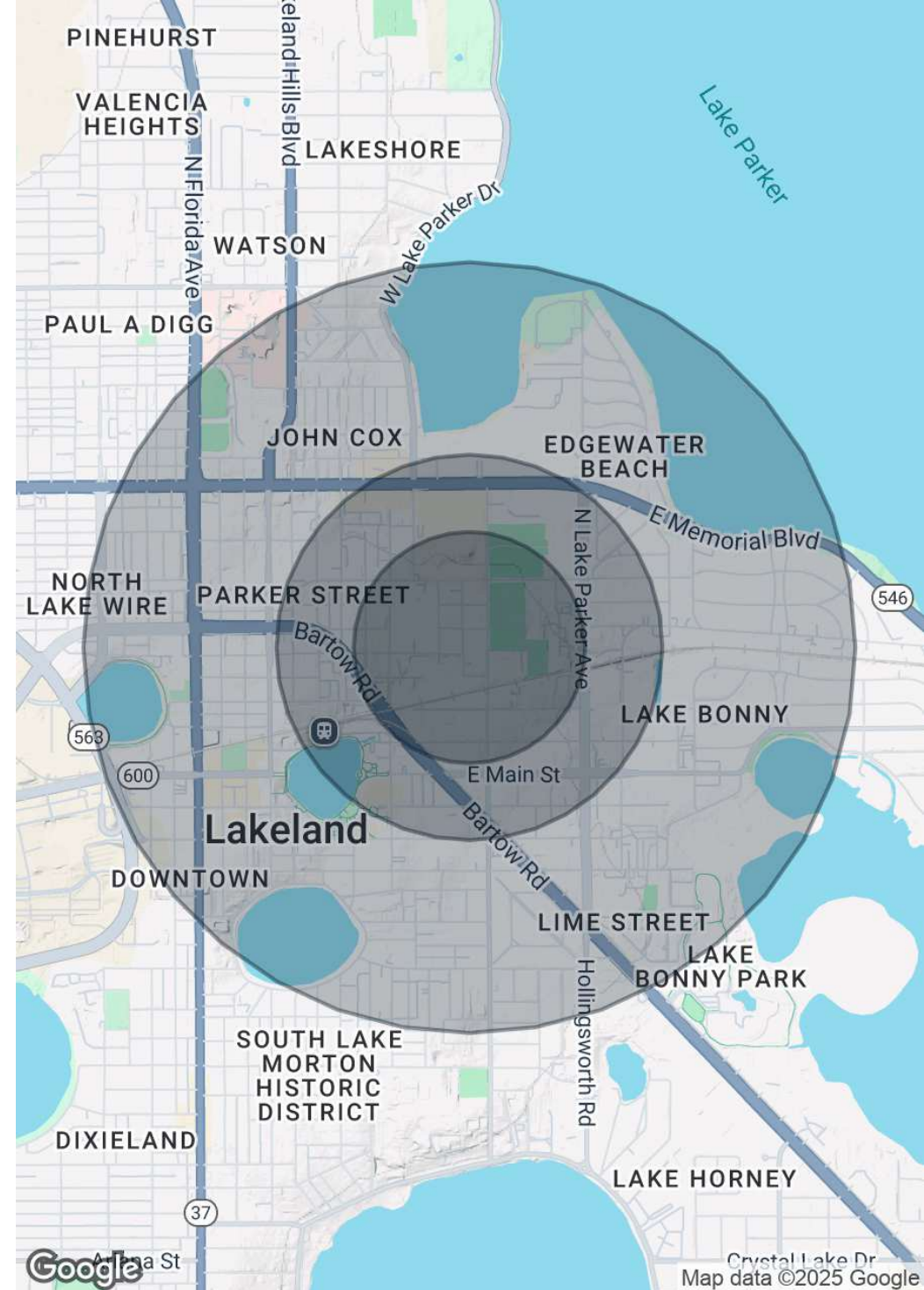
### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	459	1,697	8,866
Average Age	41	39	39
Average Age (Male)	40	38	39
Average Age (Female)	42	39	40

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	210	764	3,604
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$58,879	\$54,872	\$58,317
Average House Value	\$249,962	\$244,710	\$231,576

Demographics data derived from AlphaMap

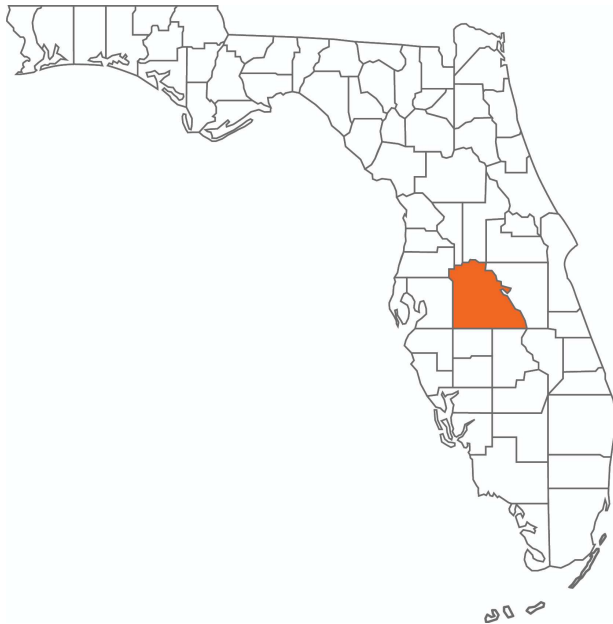






COUNTY

## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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	<a href="http://lakelandgov.net">lakelandgov.net</a>

Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

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.





## SURROUNDING BUSINESSES

City of Lakeland Water Distribution

Lakeland Solid Waste Management



White Cap

FIS Outdoor

Wilson Electric Company





## ADDITIONAL PHOTOS





ADDITIONAL 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.

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



## ADVISOR BIOGRAPHY



### Jill Howard

Property Manager, Associate Advisor

jill@saundersrealestate.com

Direct: 877-518-5263 x477 | Cell: 813-777-8386

## Professional Background

Jill Howard is a Property Manager and Associate Advisor at Saunders Real Estate, bringing a wealth of expertise and a proven track record in property management to every client partnership. With a dedicated focus on optimizing commercial properties and fostering strong tenant relationships, Jill consistently delivers exceptional results.

Throughout her career, Jill has held various roles in commercial property management, refining her skills in:

- Enhancing operational procedures
- Streamlining information flow
- Improving business processes

Jill has also overseen the financial operations and rental requirements for single-family homes, achieving success both domestically and internationally. In her current role at Saunders Real Estate, Jill plays a pivotal part in managing the seamless operation, maintenance, and financial performance of commercial properties.

#### Core Responsibilities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Coordination
- Vendor Management
- Property Inspections
- Onboarding & Property Closeout

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 Properties
- Office Space

As a CPM Candidate, Jill's attention to detail, strategic mindset, and commitment to excellence enable her to create value for real estate investors by optimizing property operations and achieving financial objectives.





**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)