

Shoppes of Christina

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SECTION 1

Property Information

PROPERTY SUMMARY

Additional Parking



**Lease Rate
(Retail Suites):** **\$20.00 SF/yr**

Property Overview

- The property consists of three buildings which create a commercial center
- Currently one space available
- Located on South Florida Avenue in Lakeland, a major north/south road and has a traffic count of 38,000 cars per day
- Located within the city's most affluent zip code, and across from new multi-family development (Century Avenue)
- Ample parking: 311 ± spaces

Offering Summary

Building Size: 40,395 SF
Available SF: 1,000 SF
Lot Size: 6.573 ± Acres
Year Built: 2006
Traffic Count: 38,000 ± Cars/Day
APN: 232923000000021090,
232923000000021140

SITE PLAN



LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Virtual Tour
Suite C-4	Available	1,000 SF	NNN	\$20.00 SF/yr	View Here

AERIAL VIEW



Loyce E Harpe Park

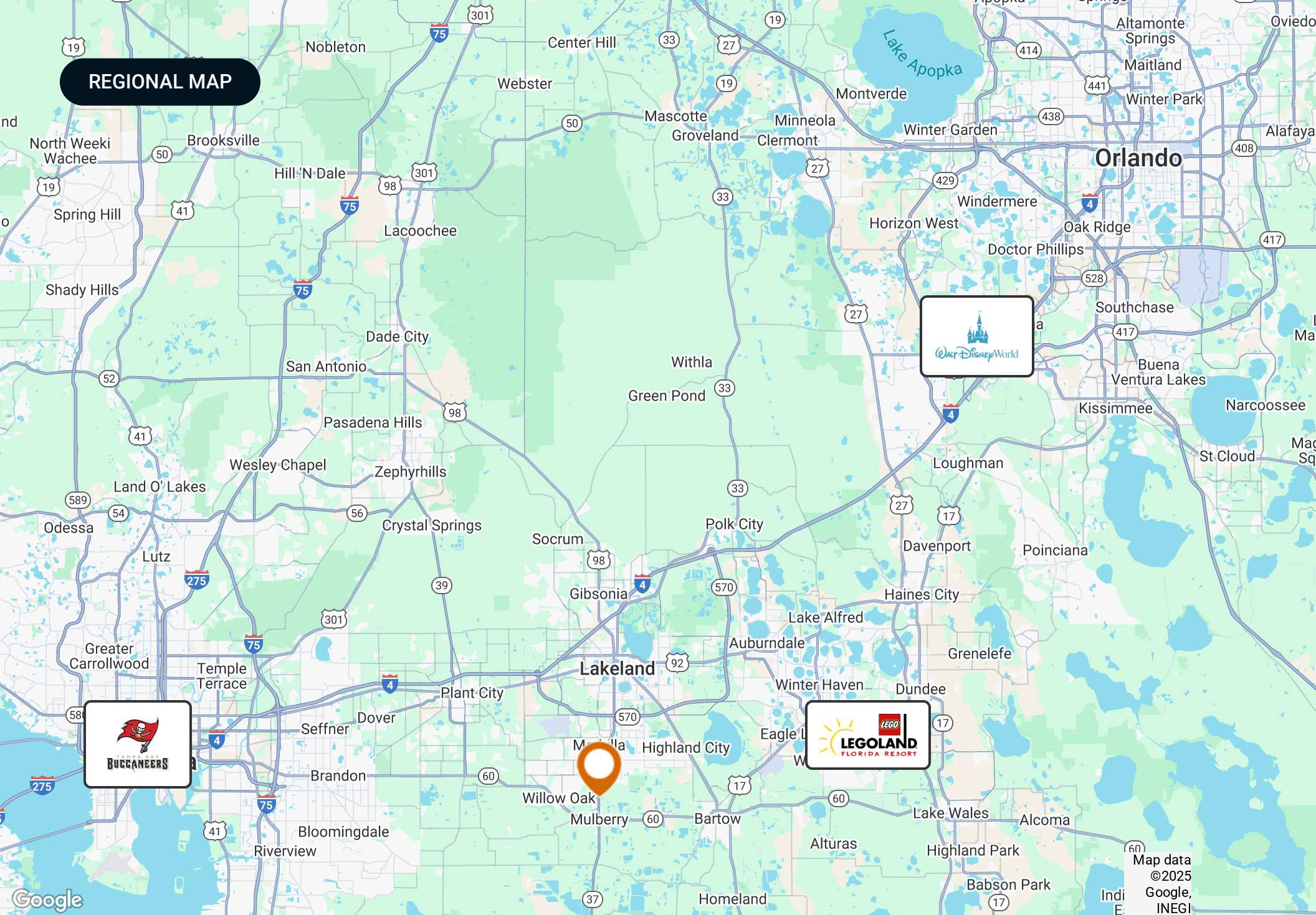
39,000 ±
Cars/Day

Florida Ave S



SECTION 2

Location Information

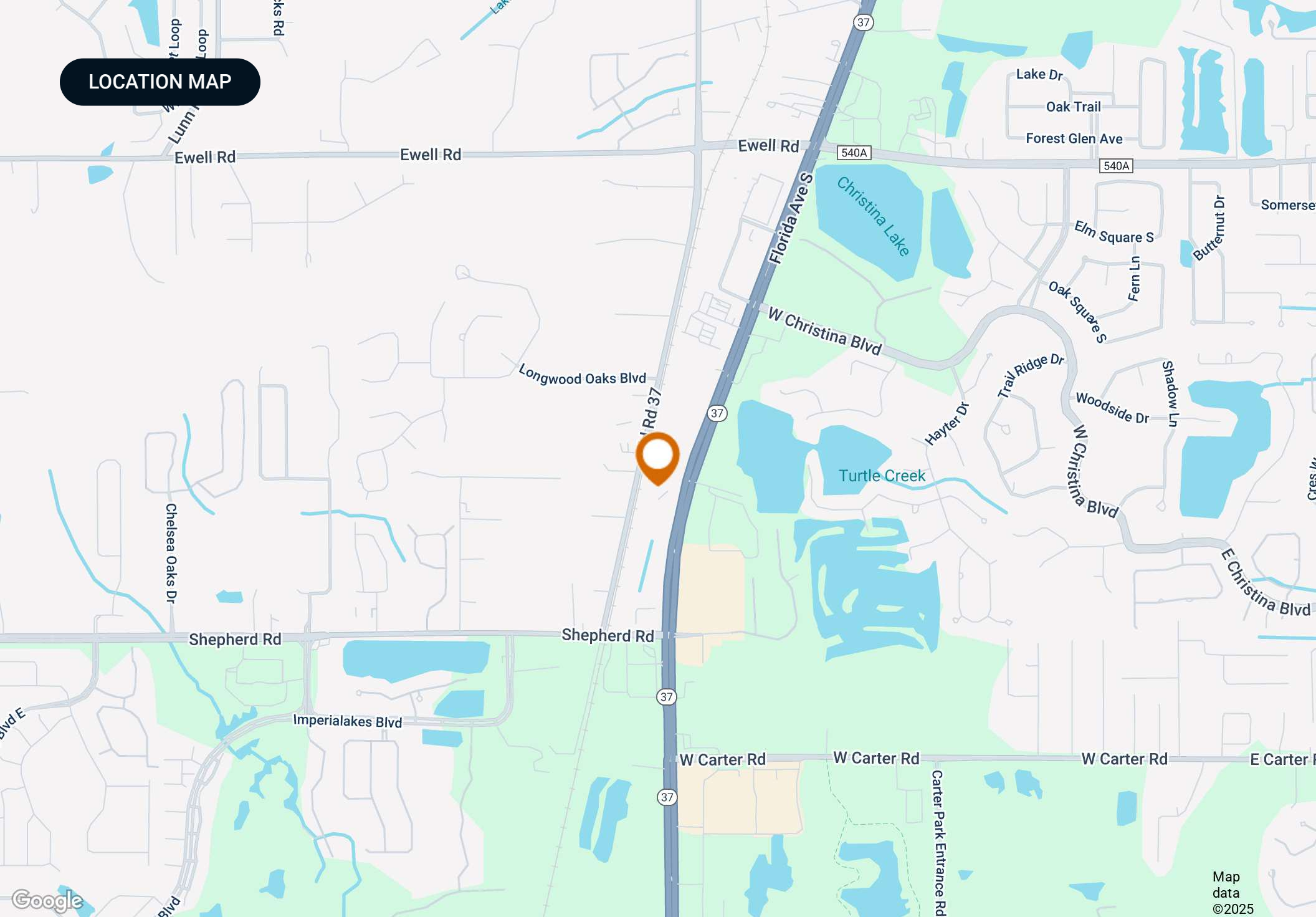


REGIONAL MAP



Map data
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Google,
INEGI

LOCATION MAP



DEMOGRAPHICS MAP

**1, 2, 3 MILE RADIUS
5, 10, 15 MINUTE DRIVE-TIME**

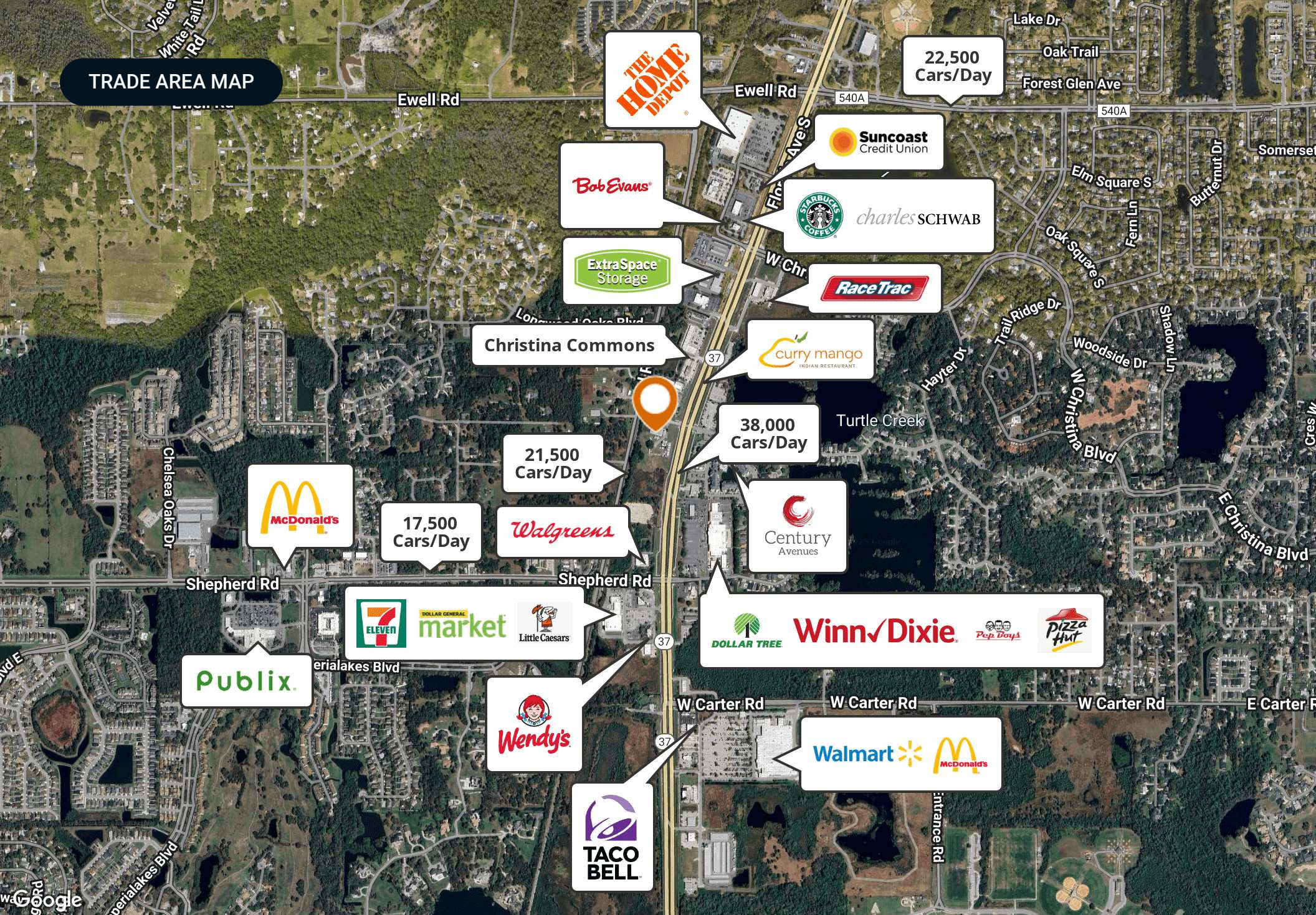
BENCHMARK DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
Population	5,272	22,332	46,970	13,494	69,137	133,990	121,710	812,640	22,779,514	338,440,954
Households	2,224	8,810	18,471	5,610	26,457	51,871	48,929	303,601	9,084,882	130,716,571
Families	1,539	6,255	13,186	3,726	19,056	36,374	28,708	207,373	5,826,884	83,629,781
Average Household Size	2	3	3	2.41	2.61	2.57	2.33	2.62	2.45	2.53
Owner Occupied Housing Units	1,626	6,420	14,218	4,124	20,515	38,629	27,969	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	598	2,390	4,253	1,486	5,942	13,242	20,960	87,510	3,054,947	46,583,487
Median Age	42	40	41	43.1	41.1	40.6	40.0	41.2	43.5	39.3
INCOME										
Median Household Income	\$108,153	\$93,657	\$89,983	\$86,773	\$88,437	\$85,674	\$59,505	\$63,515	\$74,715	\$79,068
Average Household Income	\$131,084	\$118,840	\$117,627	\$111,907	\$115,390	\$111,029	\$80,863	\$83,346	\$105,305	\$113,185
Per Capita Income	\$54,762	\$46,311	\$46,006	\$46,525	\$44,095	\$42,866	\$32,709	\$31,188	\$42,078	\$43,829
TRENDS: 2024 - 2029 ANNUAL GROWTH RATE										
Population	1.04%	1.22%	1.68%	1.36%	1.86%	2.03%	1.32%	1.93%	0.93%	0.38%
Households	1.37%	1.49%	1.88%	1.61%	2.05%	2.23%	1.33%	1.84%	1.15%	0.64%
Families	1.38%	1.47%	1.83%	1.57%	1.99%	2.23%	1.27%	1.80%	1.12%	0.56%
Owner HHs	2.18%	2.39%	2.55%	2.52%	2.48%	2.80%	2.24%	2.37%	1.66%	0.97%
Median Household Income	1.81%	2.22%	2.53%	2.89%	2.56%	2.68%	4.15%	4.27%	3.25%	2.95%

BENCHMARK DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME										
<\$15,000	4.50%	4.40%	5.10%	5.80%	5.10%	5.60%	10.80%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	3.50%	3.80%	4.10%	4.40%	4.40%	4.30%	8.40%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	2.90%	3.80%	4.40%	4.70%	4.40%	5.10%	11.40%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	7.70%	8.90%	9.10%	9.90%	9.30%	9.70%	12.40%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	12.60%	17.70%	17.90%	18.30%	18.10%	18.00%	15.20%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	11.00%	14.30%	14.20%	13.00%	14.50%	14.50%	13.50%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	28.90%	22.70%	22.10%	22.20%	22.30%	22.40%	18.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	15.10%	12.60%	11.70%	11.50%	11.10%	10.50%	5.70%	6.70%	8.60%	9.50%
\$200,000+	13.80%	11.70%	11.50%	10.30%	10.90%	9.90%	4.70%	4.60%	10.40%	12.60%
POPULATION BY AGE										
0 - 4	4.70%	5.30%	5.30%	4.90%	5.40%	5.40%	5.10%	5.40%	4.70%	5.50%
5 - 9	5.30%	5.80%	5.70%	5.30%	5.80%	5.80%	5.20%	5.70%	5.10%	5.80%
10 - 14	6.10%	6.60%	6.40%	6.10%	6.50%	6.30%	5.50%	6.20%	5.40%	6.00%
15 - 19	6.30%	6.60%	6.30%	6.00%	6.50%	6.40%	6.10%	6.30%	5.80%	6.40%
20 - 24	4.70%	5.40%	5.50%	5.00%	5.70%	5.90%	8.50%	6.30%	6.10%	6.80%
25 - 34	13.30%	12.50%	12.00%	12.10%	11.90%	12.60%	13.50%	12.40%	12.30%	13.50%
35 - 44	14.00%	14.30%	13.70%	13.10%	13.40%	13.30%	11.60%	12.40%	12.50%	13.30%
45 - 54	12.30%	12.50%	12.50%	11.90%	12.50%	12.30%	10.60%	11.60%	12.10%	12.10%
55 - 64	13.10%	12.40%	12.40%	13.00%	12.40%	12.30%	11.70%	12.30%	13.30%	12.30%
65 - 74	11.90%	10.60%	11.40%	12.70%	11.10%	10.80%	11.50%	11.90%	12.30%	10.40%
75 - 84	6.80%	6.30%	7.00%	7.80%	6.80%	6.70%	7.70%	7.40%	7.70%	5.70%
85+	1.60%	1.60%	1.80%	2.10%	1.80%	2.00%	3.00%	2.20%	2.70%	2.00%
RACE AND ETHNICITY										
White Alone	71.00%	65.20%	67.50%	68.90%	66.60%	65.30%	57.00%	57.00%	56.50%	60.30%
Black Alone	8.00%	11.00%	9.50%	9.00%	9.00%	9.70%	19.10%	15.00%	15.00%	12.50%
American Indian Alone	0.20%	0.30%	0.40%	0.40%	0.50%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	3.40%	2.90%	2.70%	2.40%	2.90%	3.00%	2.20%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.70%	6.40%	6.10%	5.70%	6.90%	7.10%	8.20%	10.70%	7.60%	8.80%
Two or More Races	12.70%	14.20%	13.80%	13.50%	14.20%	14.30%	12.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	18.00%	22.30%	21.40%	20.40%	22.90%	23.30%	23.20%	29.80%	27.60%	19.60%

TRADE AREA MAP





SITE AERIAL

Christina Commons

ADDITIONAL PARKING

curry mango
INDIAN RESTAURANT

38,000
Cars/Day

21,500
Cars/Day

Jenkins Auto Mart

Christina Cove
Office Condominiums

pop
shelf

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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)



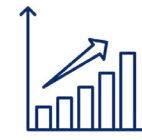
#7 BEST PLACE TO MOVE IN THE US

[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.



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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FL #BK3235233

Professional Background

Lauren Ralston Smith, CCIM, CPM 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



Jill Howard

Property Manager, Associate Advisor

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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.



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LAND



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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.



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