

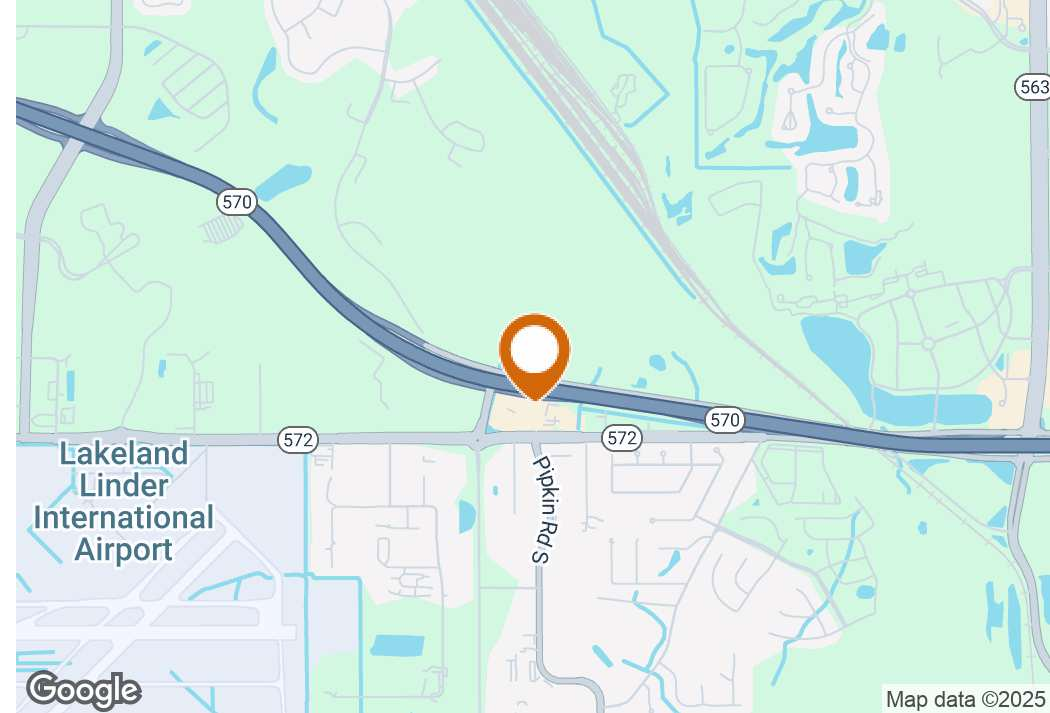
2525 Drane Field Road

2525 Drane Field Road, Lakeland, Florida 33811

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:	\$15.00 - \$17.25 SF/yr (NNN)
Building Size:	42,000 SF
Available SF:	2,000 - 4,000 SF
Year Built:	1988
APN:	232834000000024010

Property Overview

The property is a Commercial Business Park located in West Lakeland. The site is in close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4. There are 4 spaces available for lease of varying sizes, including an area of vacant land that is build-to-suit.

Property Highlights

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

LEASE SPACES



Lease Information

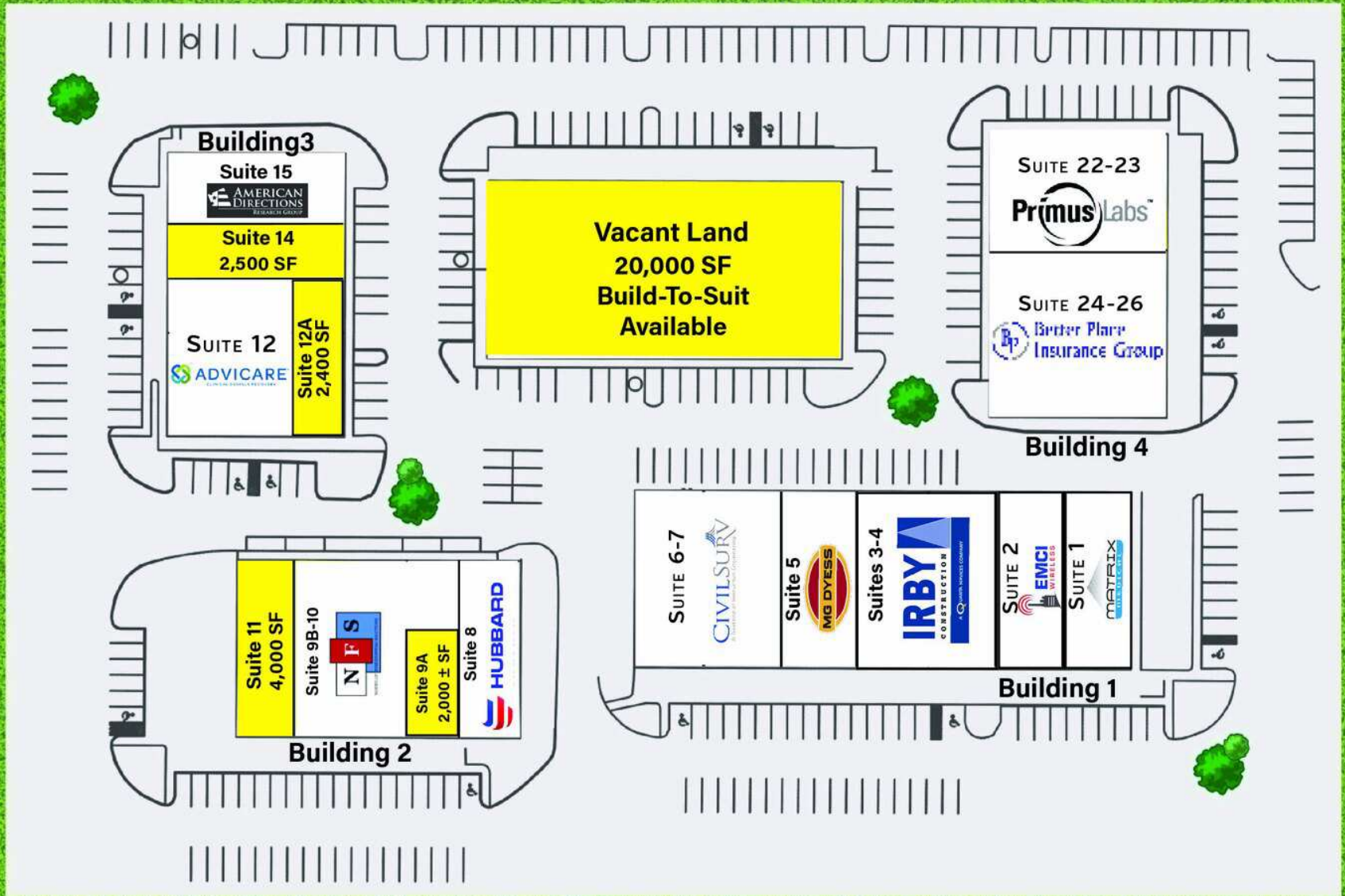
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,000 SF	Lease Rate:	\$15.00 - \$17.25 SF/yr

Available Spaces

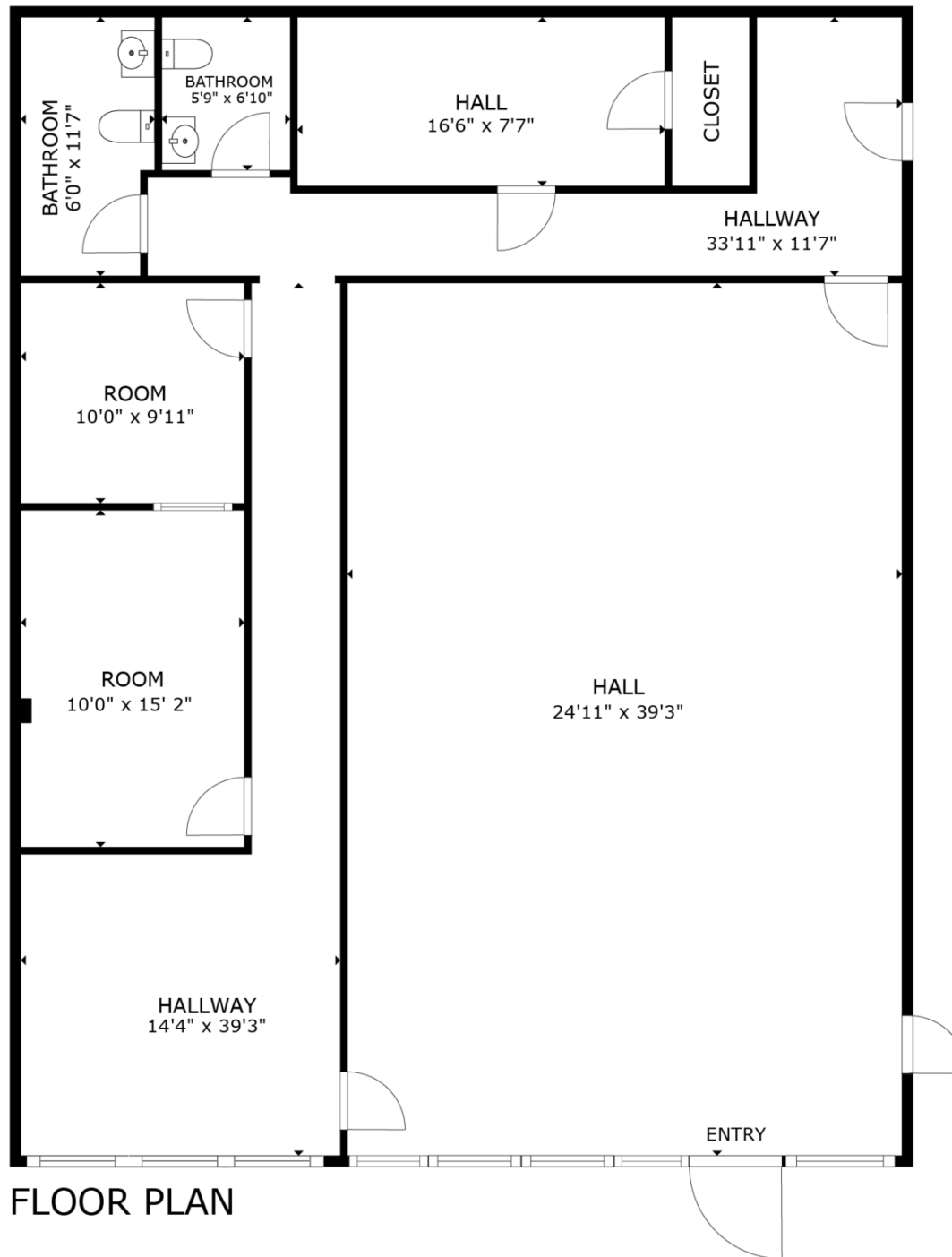
Suite	Size (SF)	Lease Rate	Matterport
Suite 9A	2,000 SF	\$15.00 SF/yr	View Here
Suite 12A	2,400 SF	\$15.00 SF/yr	View Here
Suite 14	2,500 SF	\$17.25 SF/yr	View Here
Suite 11	4,000 SF	\$17.25 SF/yr	View Here

SITE PLAN

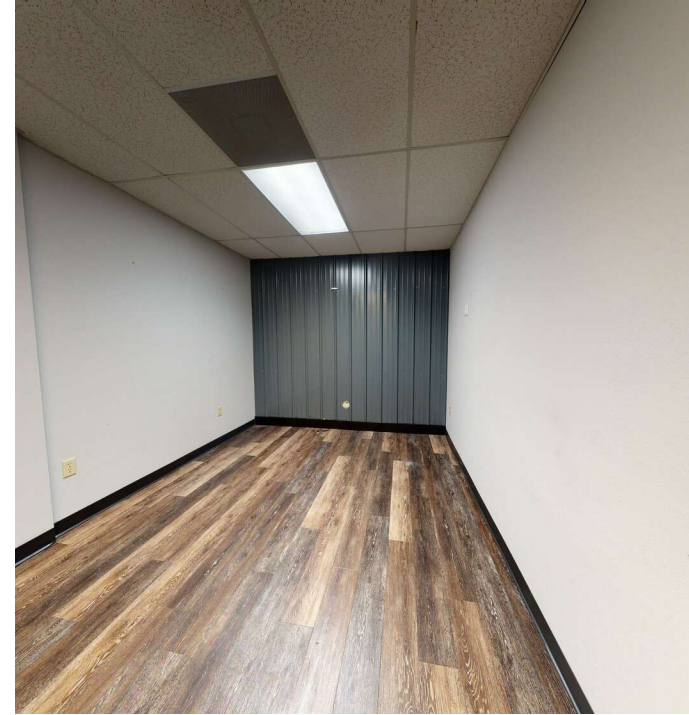
Waring Road



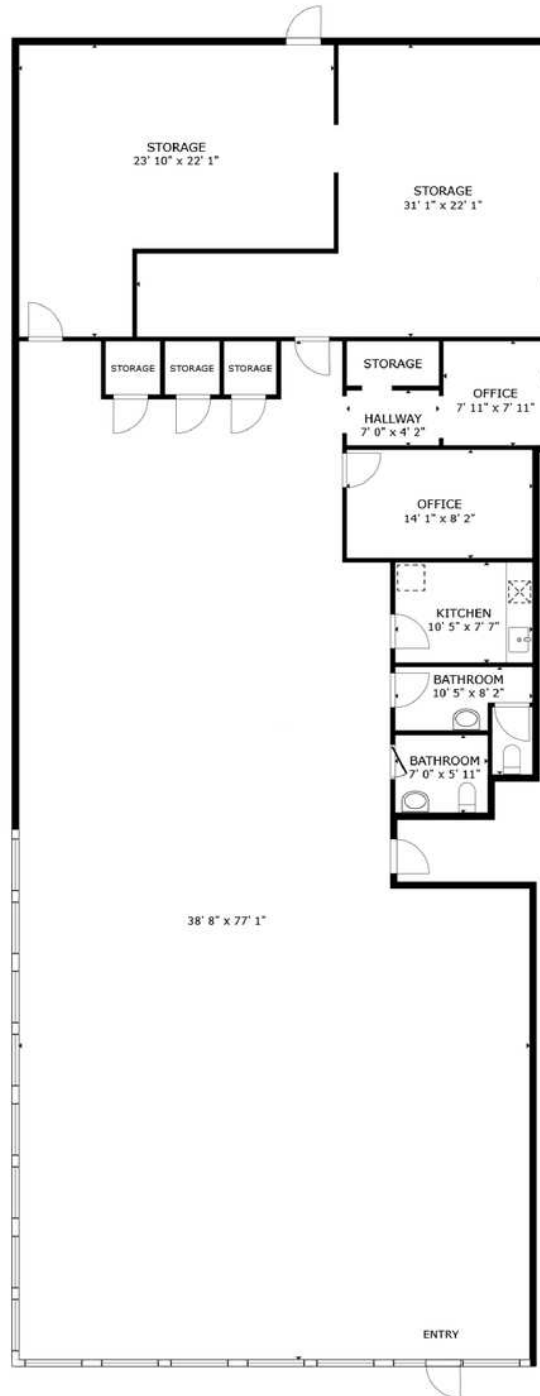
SUITE 9A FLOOR PLAN



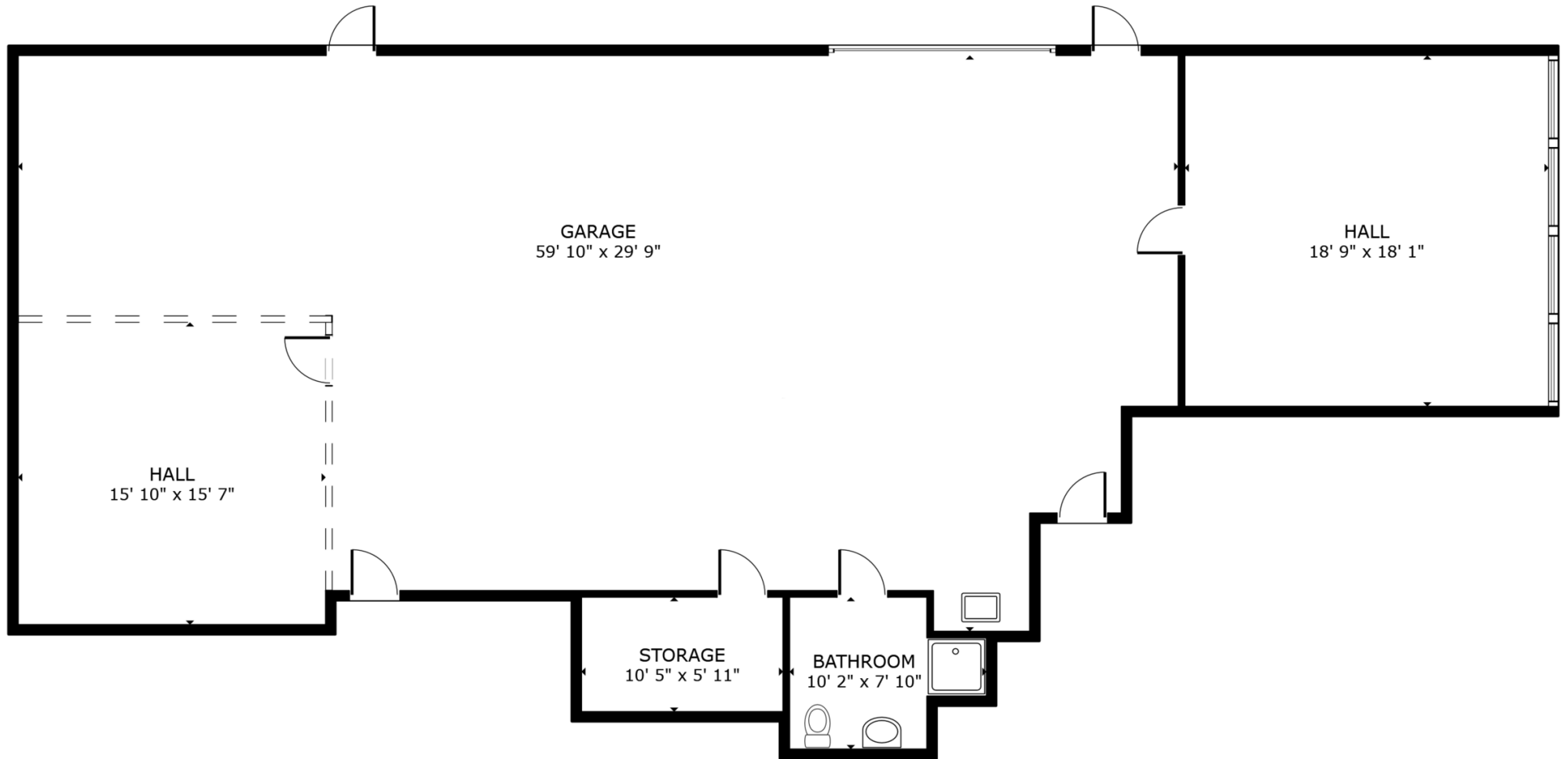
SUITE 9A PHOTOS



SUITE 11 FLOOR PLAN



SUITE 12A FLOOR PLAN



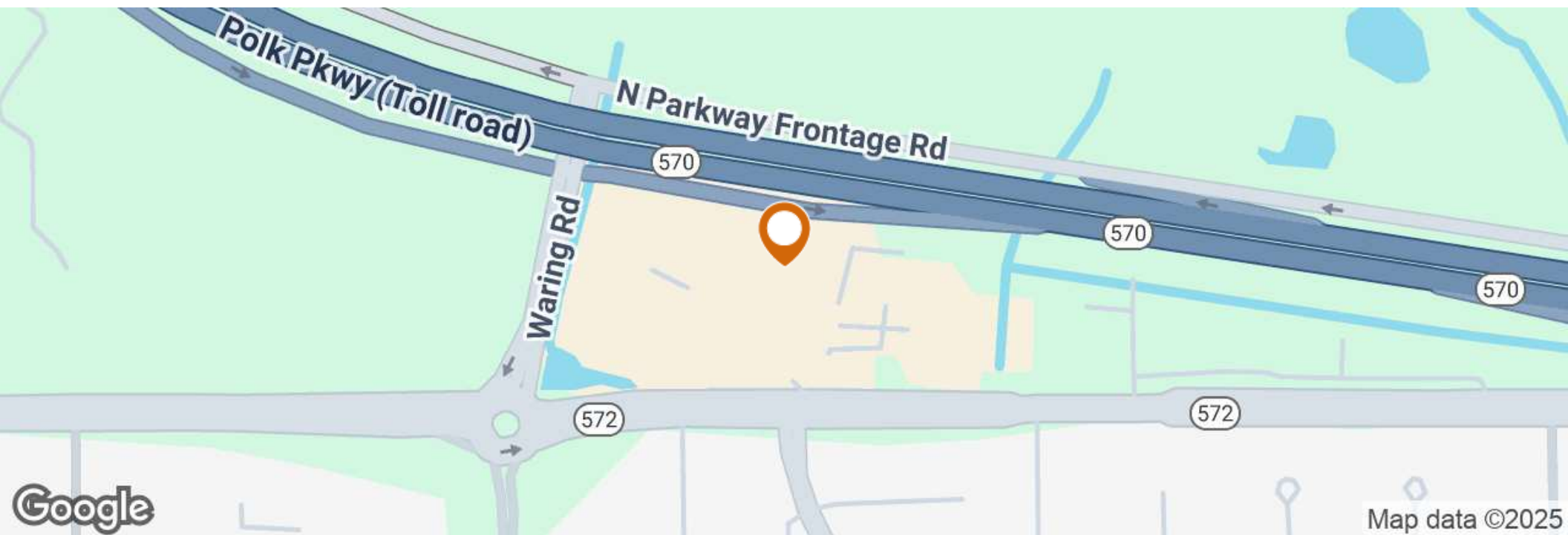
FLOOR PLAN

SUITE 14 FLOOR PLAN

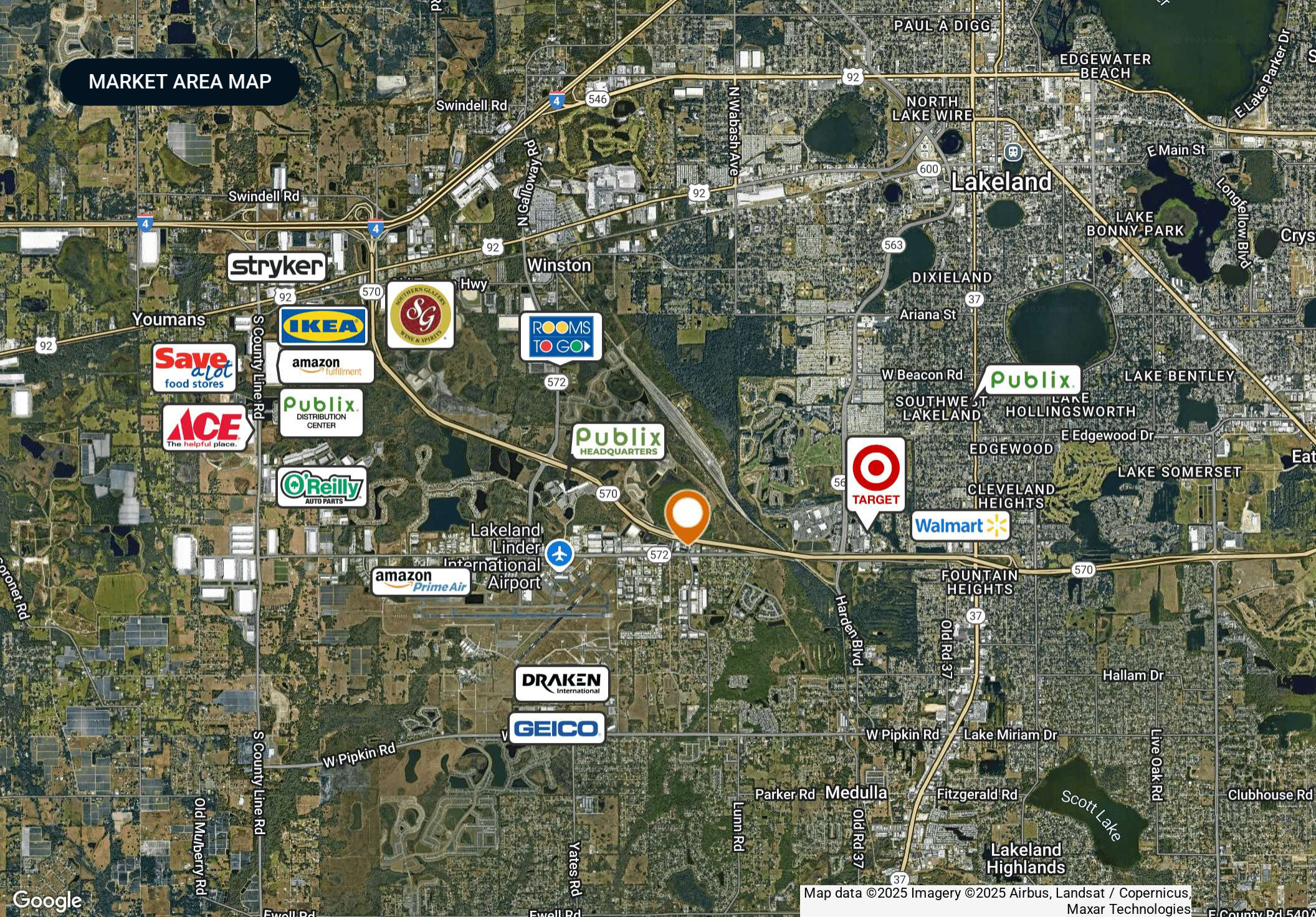


SUITE 14 PHOTOS



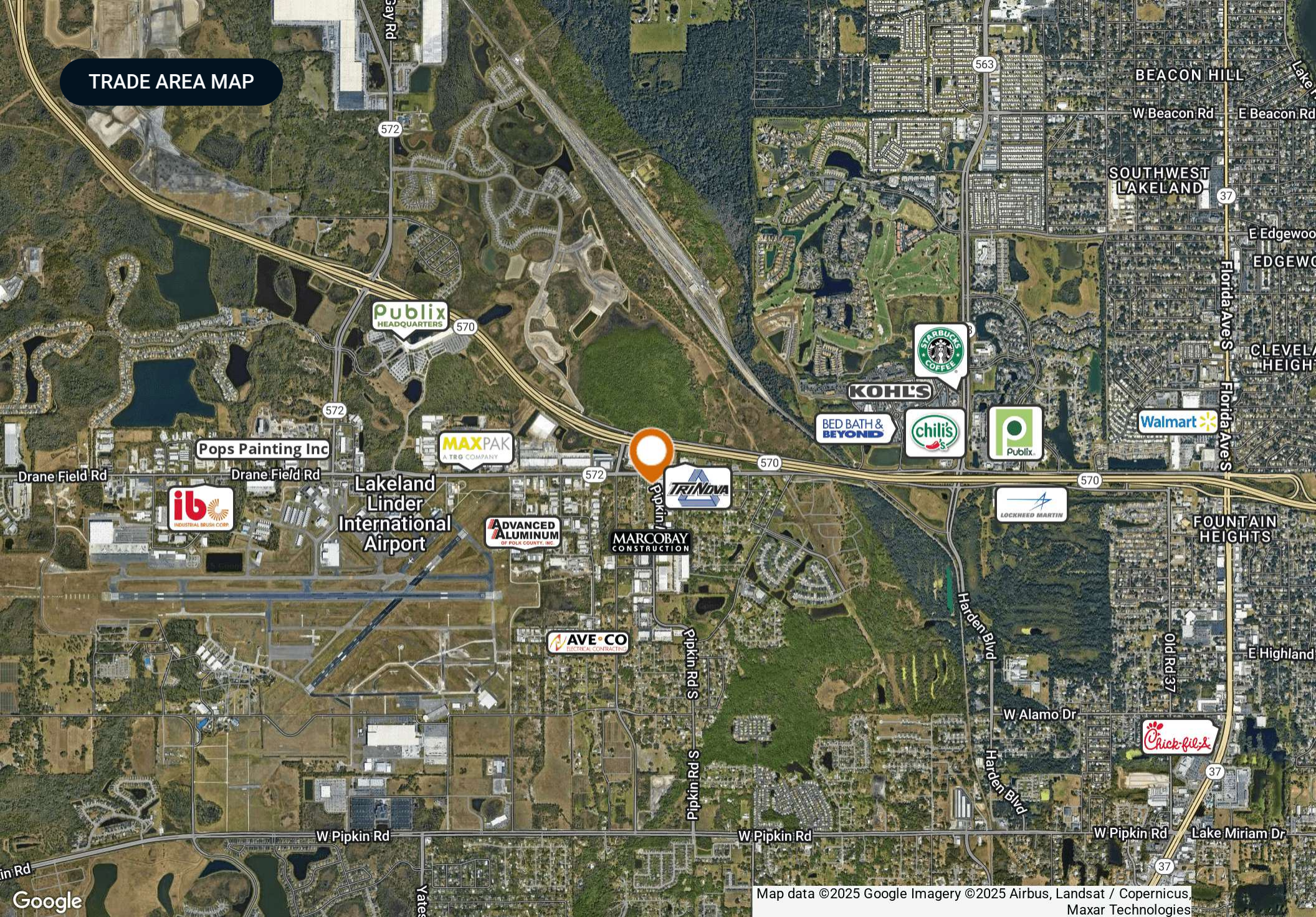


MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

TRADE AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



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 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.

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	1,288	43,401	130,650	4,793	85,773	244,855	775,084	22,381,338	337,470,185
Households	522	18,201	51,108	2,020	34,755	93,109	290,783	8,909,543	129,917,449
Families	384	11,478	33,026	1,319	22,068	61,500	201,187	5,732,103	83,890,180
Average Household Size	2.46	2.38	2.47	2.36	2.45	2.55	2.61	2.46	2.53
Owner Occupied Housing Units	441	12,375	33,701	1,457	23,038	59,960	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	81	5,826	17,407	563	11,717	33,149	85,323	2,991,741	45,630,951
Median Age	43.8	43.1	40.5	42.5	42.1	39.60	42.0	42.9	39.1
Income									
Median Household Income	\$76,001	\$58,706	\$61,426	\$66,716	\$59,042	\$59,138	\$57,572	\$65,081	\$72,603
Average Household Income	\$94,465	\$85,359	\$89,393	\$92,909	\$86,522	\$85,067	\$81,989	\$97,191	\$107,008
Per Capita Income	\$39,074	\$35,655	\$35,182	\$37,720	\$35,284	\$32,560	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate									
Population	7.46%	0.61%	0.45%	2.36%	0.34%	0.44%	0.85%	0.63%	0.30%
Households	7.32%	0.50%	0.43%	2.19%	0.28%	0.44%	0.81%	0.77%	0.49%
Families	7.02%	0.48%	0.35%	2.25%	0.17%	0.36%	0.76%	0.74%	0.44%
Owner HHs	8.53%	1.11%	0.78%	3.22%	0.72%	0.89%	1.02%	0.93%	0.66%
Median Household Income	0.57%	2.78%	2.94%	2.22%	2.76%	2.84%	2.77%	3.34%	2.57%

Over 130,000 people with a median age of 40.5 within a 5-mile radius from the property.

The 5-mile radius indicates a favorable population density with 130,650 people. The median household income is also higher in comparison to Polk County, \$76,001 and \$57,572 respectively.

BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	12.10%	9.60%	10.40%	10.00%	10.70%	11.40%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	5.20%	8.80%	8.10%	6.30%	8.50%	8.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	4.00%	9.00%	9.10%	4.80%	9.30%	9.50%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	5.40%	13.40%	12.10%	12.10%	12.80%	12.20%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	21.60%	20.50%	18.60%	22.20%	18.90%	18.50%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	25.90%	12.90%	13.40%	15.30%	13.20%	12.80%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	13.20%	15.50%	15.80%	17.80%	15.00%	15.90%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	5.90%	4.00%	5.70%	4.10%	5.20%	5.50%	5.20%	7.00%	8.60%
\$200,000+	6.50%	6.20%	6.80%	7.20%	6.40%	5.90%	5.00%	8.40%	10.60%

Population by Age

0 - 4	5.00%	5.60%	5.50%	5.60%	5.60%	5.80%	5.60%	5.00%	5.70%
5 - 9	5.50%	5.80%	5.80%	5.90%	5.90%	6.10%	5.90%	5.30%	6.10%
10 - 14	5.50%	5.80%	5.90%	6.00%	5.90%	6.10%	5.90%	5.50%	6.30%
15 - 19	4.90%	5.40%	7.10%	5.30%	5.70%	6.80%	6.00%	5.60%	6.30%
20 - 24	4.70%	5.30%	6.50%	4.90%	5.50%	6.40%	5.60%	5.90%	6.40%
25 - 34	12.50%	12.30%	12.40%	12.50%	12.80%	13.00%	12.60%	13.10%	13.70%
35 - 44	13.30%	12.10%	12.00%	12.80%	12.00%	12.10%	11.90%	12.10%	13.10%
45 - 54	11.90%	11.00%	11.10%	11.70%	11.00%	11.10%	11.10%	11.70%	11.90%
55 - 64	12.70%	12.80%	12.90%	12.90%	13.00%	12.40%	12.70%	13.30%	12.70%
65 - 74	12.30%	13.00%	11.80%	12.00%	12.50%	11.20%	12.90%	12.60%	10.60%
75 - 84	8.00%	8.00%	6.60%	7.60%	7.40%	6.40%	7.40%	7.30%	5.30%
85+	3.80%	3.00%	2.30%	2.90%	2.70%	2.50%	2.30%	2.70%	1.90%

Race and Ethnicity

White Alone	72.50%	65.80%	64.60%	65.70%	64.30%	61.60%	59.60%	57.10%	60.60%
Black Alone	6.20%	10.70%	13.70%	8.10%	13.10%	14.80%	14.60%	15.00%	12.50%
American Indian Alone	1.20%	0.50%	0.50%	0.80%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.90%	1.70%	1.70%	1.90%	1.70%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.60%	7.60%	7.40%	8.50%	7.40%	8.10%	9.90%	7.60%	8.70%
Two or More Races	13.50%	13.70%	12.10%	14.80%	12.90%	12.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	17.60%	23.00%	20.90%	24.50%	22.00%	22.80%	26.80%	27.00%	19.40%

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 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

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.



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