



Nearly 2 AC Commercial Site- Hotel, Retail, Restaurant

701 Union Drive, Lakeland, Florida 33809

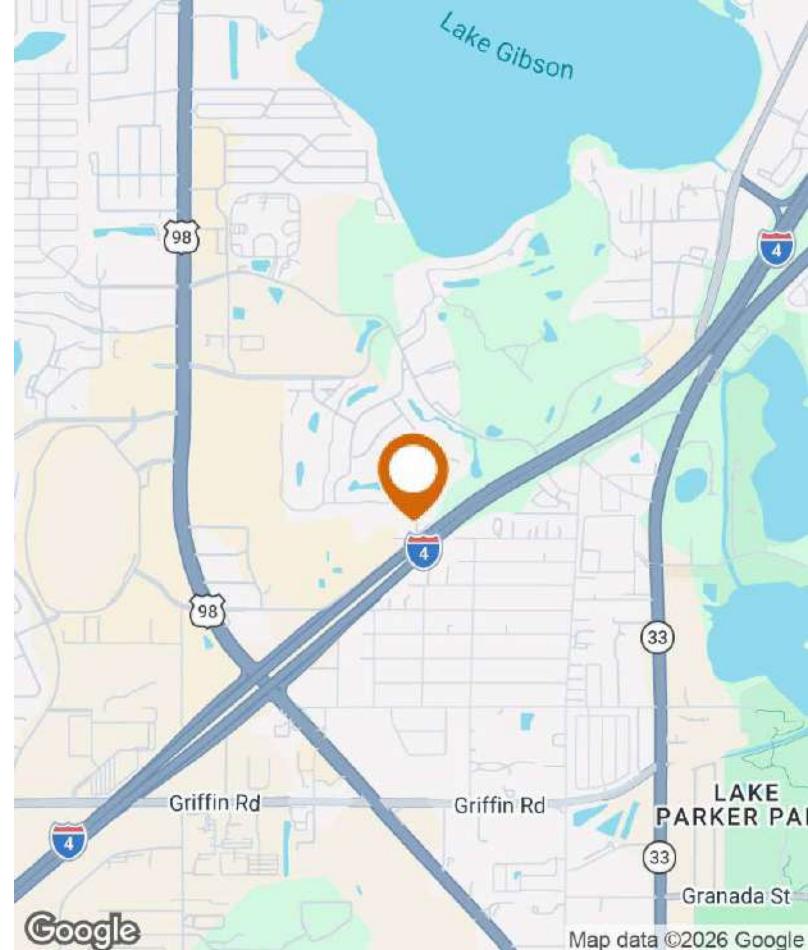
105,500 ±
Cars/Day



Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$4,000.00 per month (MG)
Lot Size:	1.94 Acres
Building Size:	1,817 SF
Zoning:	C-5, City of Lakeland
Property Taxes:	\$6,563
Utilities:	Well Water & Septic
Traffic Count:	105,000 Vehicles Per Day I-4, 64,000 Per Day on US 98.

Property Overview

We are thrilled to present this nearly 2-acre property in North Lakeland, just north of Interstate 4 at Exit 32. This exit serves as a major Lakeland viaduct, providing easy access to Florida Avenue, the main thoroughfare connecting north and south within the city.

What makes this location truly special is that it's one of the last remaining development sites in the area. It's conveniently situated near Lakeland Park Center, which features major retailers like Dick's Sporting Goods, Ulta, Ross, Floor and Decor, as well as the Ford Garage restaurant and several hotels. Plus, Lakeland Square Mall is just across US 98.

Zoned C-5 by the City of Lakeland, this property offers a wide variety of potential uses, including: hotels, retail spaces, low and high-turnover restaurants, professional offices, personal service providers, veterinary clinics and daycare facilities.

The property is visible from Interstate 4, which averages traffic counts of 105,500 vehicles per day.

This is a fantastic opportunity to capitalize on a prime location in a thriving area.

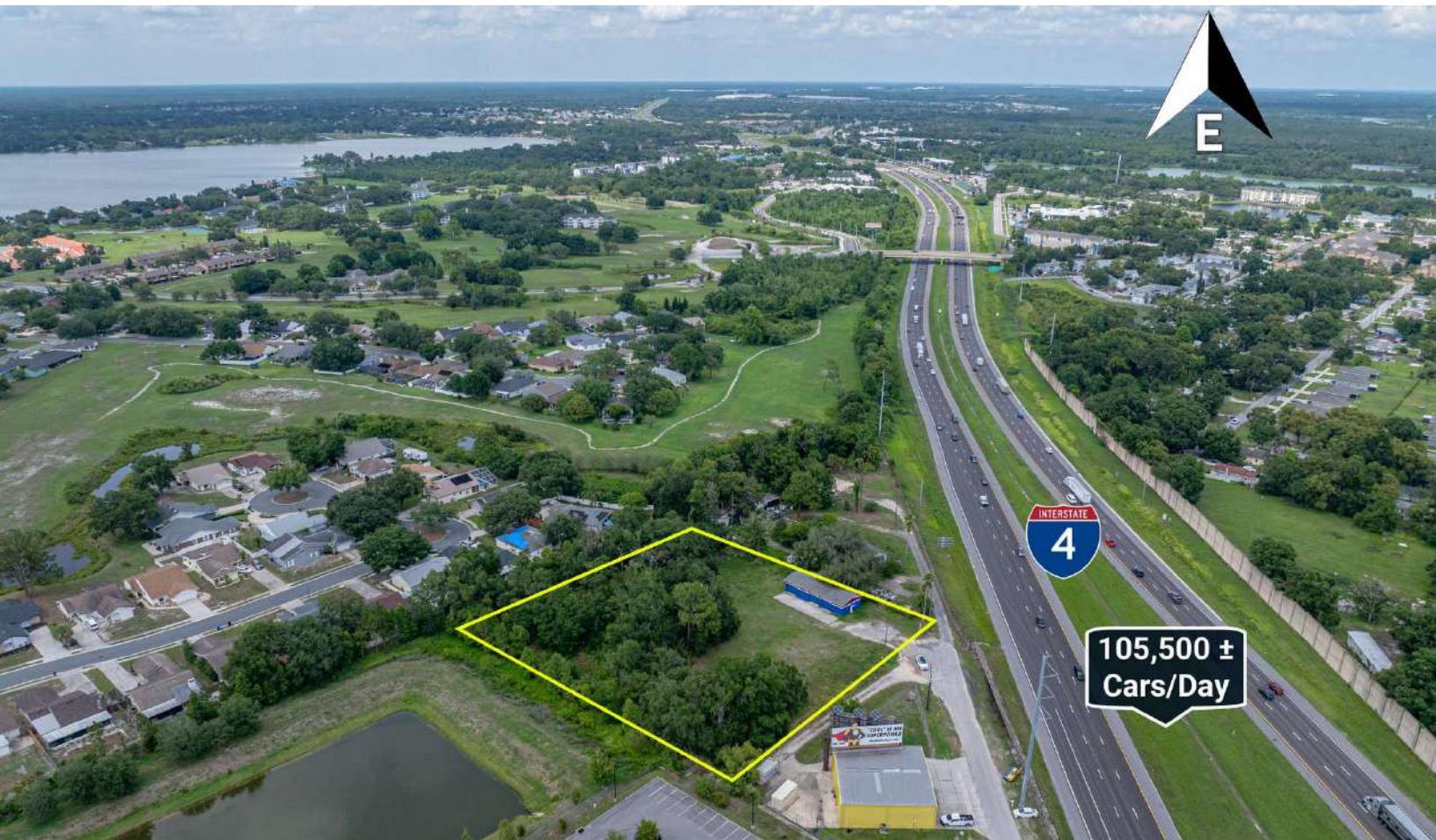
COMPLETE HIGHLIGHTS



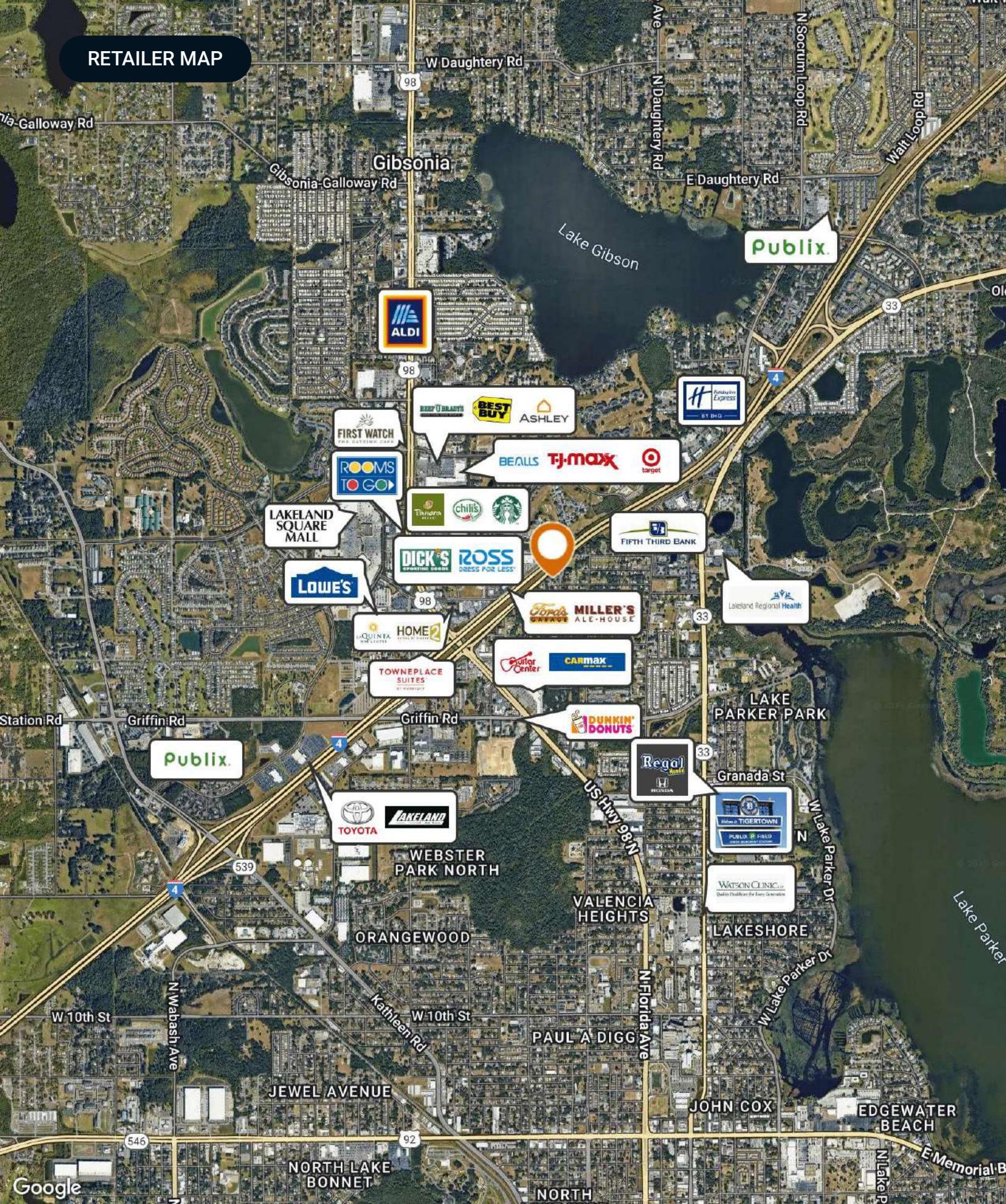
Property Highlights

- 1.94 Acres in North Lakeland close to I-4 at Exit 32.
- Zoned C-5, City of Lakeland. Several uses are applicable within this zoning classification including hotels, retail spaces, low and high-turnover restaurants, professional offices, personal service providers, veterinary clinics and daycare facilities.
- There is one freestanding block structure on the site with three roll up doors. This can be used for storage, and many other flex uses.
- Incredible location next to the Lakeland Park Center retail area with several large big box stores, including Dick's Sporting Goods, Old Navy, Floor and Decor, Target, TJ Maxx and other. Lakeland Square Mall, large chain restaurants, and hotels are all nearby.
- The previous Wedgewood Golf Course is being redeveloped and plans are in place for a combination of 1,400 additional single family, townhomes and apartments. The master plan rendering is below for reference, and contains the development breakdown.
- The neighboring properties at 623 & 625 Union Drive were recently purchased by the City of Lakeland to provide general access and utility access for the new development.
- The property is currently on City water and septic. Future sewer access may be possible in a couple of different scenarios, as Ford's Garage, a nearby restaurant is on City water and sewer, per the City. Additionally, as the Wedgewood development abuts the subject property, water and sewer access may also exist here in the future.
- Survey available.
- Clean 2020 Phase 1 available.

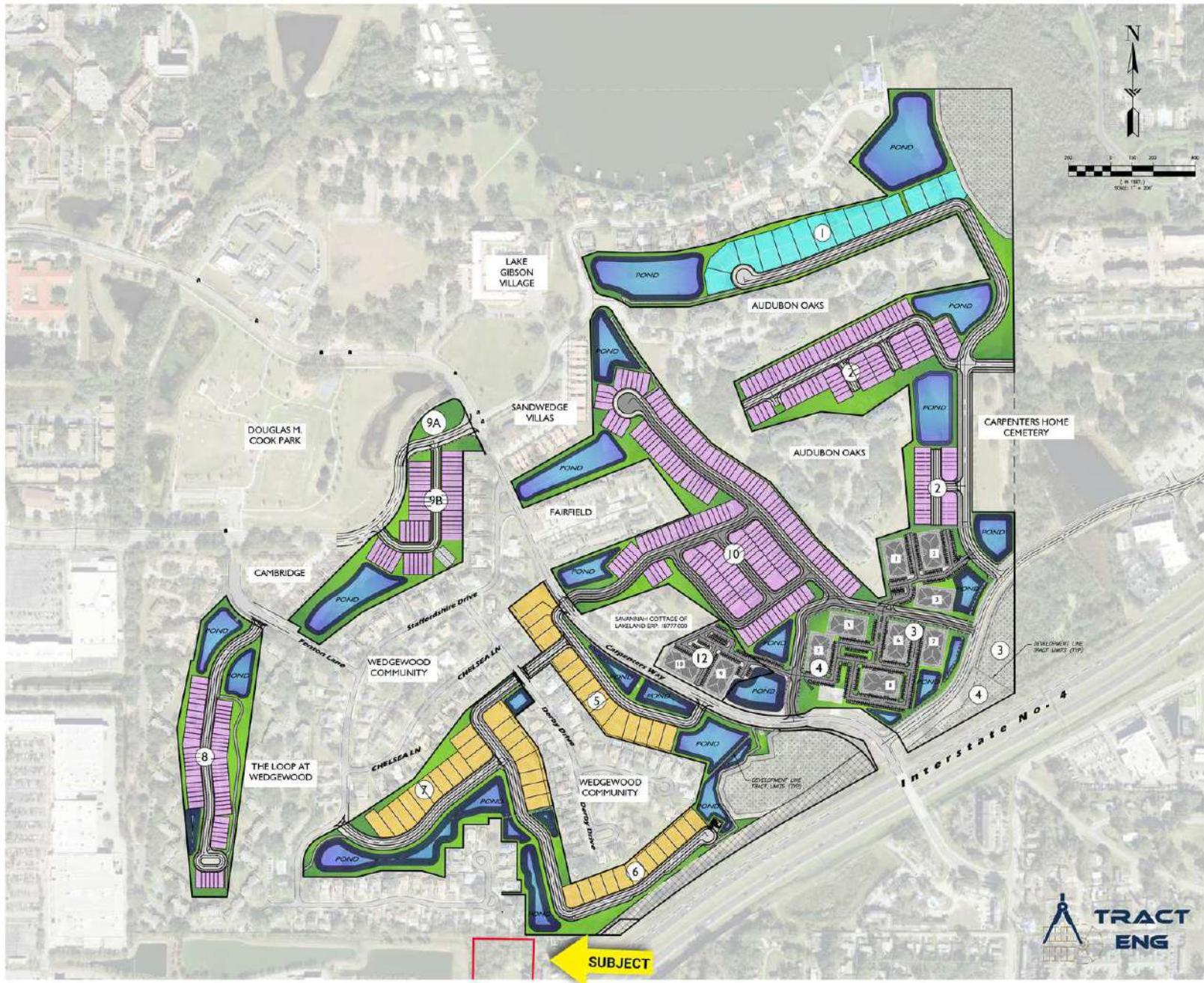
AERIAL PHOTOS



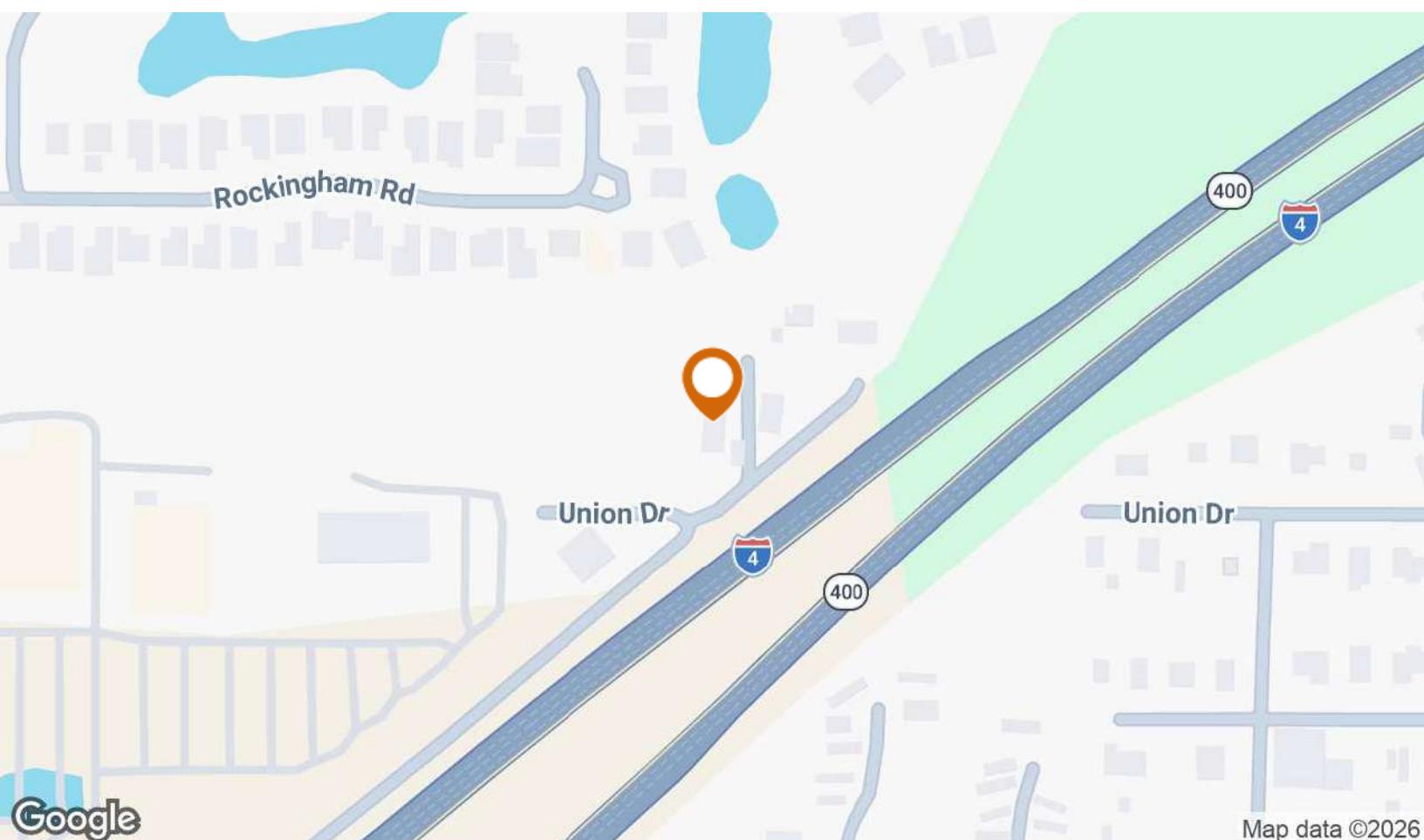
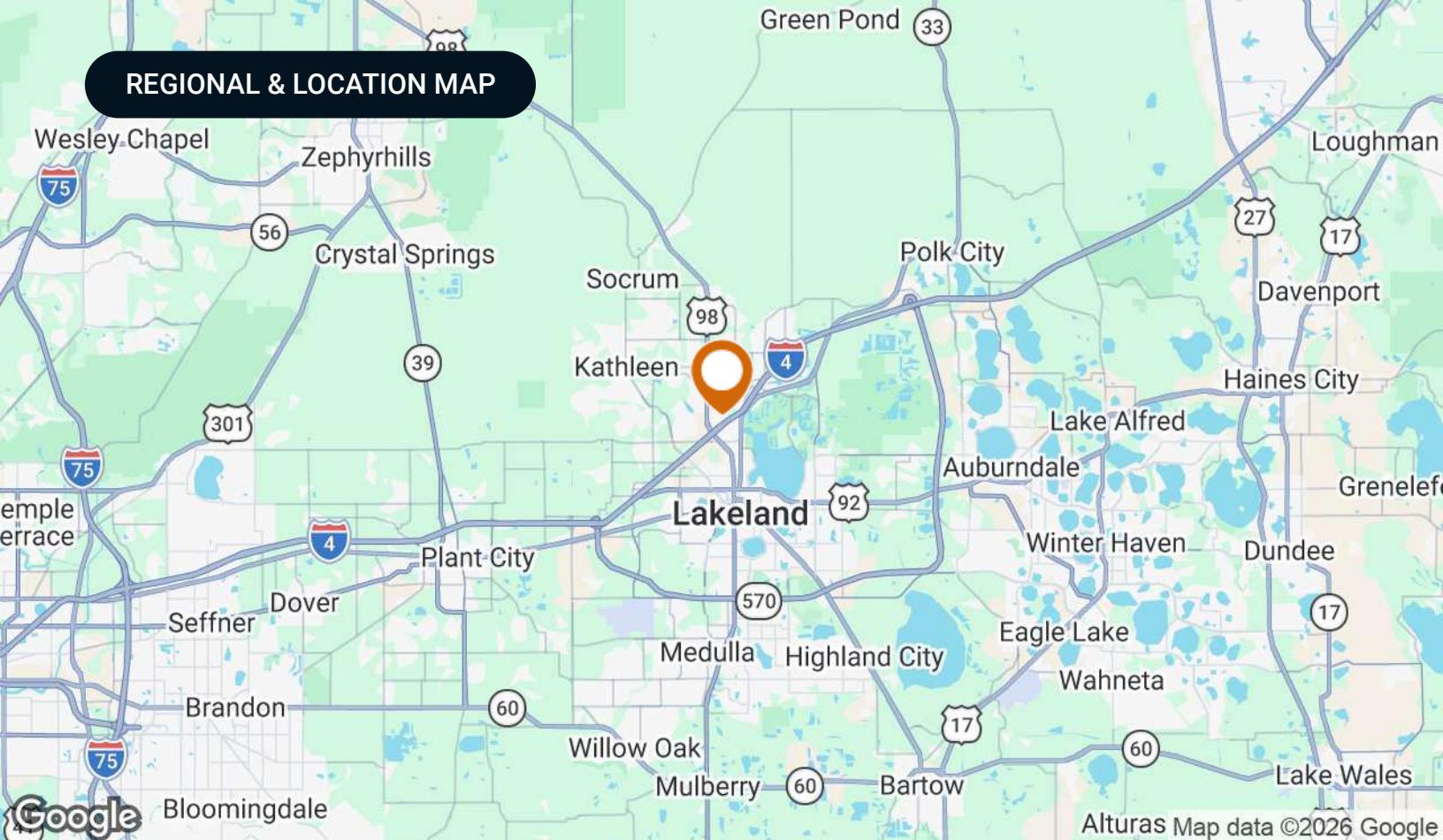
RETAILER MAP



ADJACENT DEVELOPMENT



REGIONAL & LOCATION MAP



BENCHMARK DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MINS	10 MINS	15 MINS	LAKELAND	POLK COUNTY	FL	US
Population	8,428	34,426	59,439	640	47,459	129,718	121,710	812,640	22,779,514	338,440,954
Households	3,613	13,834	23,798	161	18,571	50,381	48,929	303,601	9,084,882	130,716,571
Families	1,956	8,225	14,532	98	11,374	31,511	28,708	207,373	5,826,884	83,629,781
Average Household Size	2.24	2.41	2.44	3.87	2.49	2.49	2.33	2.62	2.45	2.53
Owner Occupied Housing Units	1,319	6,416	12,391	70	9,127	29,880	27,969	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	2,294	7,418	11,407	91	9,444	20,501	20,960	87,510	3,054,947	46,583,487
Median Age	38.5	39.3	40.6	35.9	39.2	40.0	40.0	41.2	43.5	39.3
Housing Unit/Household Ratio	1.11	1.08	1.17	1.10	1.18	1.15	1.18	1.21	1.19	1.12
Adjusted Population	8,354	33,302	62,055	626	49,775	132,806	127,925	878,319	24,122,879	
INCOME										
Median Household Income	\$48,180	\$55,516	\$53,944	\$50,000	\$55,139	\$56,690	\$59,505	\$63,515	\$74,715	\$79,068
Average Household Income	\$69,577	\$73,861	\$72,113	\$70,982	\$72,784	\$75,685	\$80,863	\$83,346	\$105,305	\$113,185
Per Capita Income	\$30,136	\$29,706	\$28,909	\$28,957	\$28,613	\$29,418	\$32,709	\$31,188	\$42,078	\$43,829
TRENDS: 2024 - 2029 ANNUAL GROWTH RATE										
Population	1.48%	1.44%	1.81%	1.69%	1.64%	1.80%	1.32%	1.93%	0.93%	0.38%
Households	1.43%	1.39%	1.76%	1.68%	1.55%	1.77%	1.33%	1.84%	1.15%	0.64%
Owner HHs	2.71%	2.62%	2.56%	2.96%	2.62%	2.61%	2.24%	2.37%	1.66%	0.97%
Median Household Income	2.73%	3.13%	3.26%	4.00%	3.42%	4.17%	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	12.00%	11.20%	11.60%	11.80%	12.30%	11.00%	10.80%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	8.00%	8.60%	8.90%	8.70%	8.70%	9.10%	8.40%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	14.00%	11.60%	12.60%	13.70%	11.60%	11.90%	11.40%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	17.50%	13.60%	13.40%	16.10%	13.00%	12.70%	12.40%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	14.90%	17.20%	16.10%	14.90%	16.20%	15.40%	15.20%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	11.20%	12.70%	12.80%	13.00%	12.80%	12.90%	13.50%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	15.30%	17.80%	17.40%	14.30%	18.10%	17.60%	18.00%	18.70%	17.20%	17.50%
\$150,000 - \$199,999	4.10%	4.10%	4.40%	5.00%	4.40%	6.30%	5.70%	6.70%	8.60%	9.50%
\$200,000+	2.90%	3.20%	2.80%	3.10%	2.80%	3.10%	4.70%	4.60%	10.40%	12.60%
POPULATION BY AGE										
0 - 4	5.90%	5.90%	5.70%	6.20%	5.90%	5.60%	5.10%	5.40%	4.70%	5.50%
5 - 9	5.70%	5.70%	5.70%	6.20%	5.90%	5.70%	5.20%	5.70%	5.10%	5.80%
10 - 14	5.50%	5.90%	6.00%	6.70%	6.20%	6.00%	5.50%	6.20%	5.40%	6.00%
15 - 19	5.10%	5.70%	5.90%	5.80%	6.10%	6.10%	6.10%	6.30%	5.80%	6.40%
20 - 24	6.50%	6.40%	6.10%	6.10%	6.30%	7.00%	8.50%	6.30%	6.10%	6.80%
25 - 34	17.10%	15.20%	13.90%	17.80%	14.40%	13.20%	13.50%	12.40%	12.30%	13.50%
35 - 44	11.00%	11.50%	11.70%	13.20%	11.90%	12.00%	11.60%	12.40%	12.50%	13.30%
45 - 54	10.00%	10.60%	10.90%	11.80%	11.00%	11.00%	10.60%	11.60%	12.10%	12.10%
55 - 64	10.80%	10.80%	11.50%	10.30%	11.10%	11.90%	11.70%	12.30%	13.30%	12.30%
65 - 74	10.30%	10.80%	11.50%	8.90%	10.80%	11.40%	11.50%	11.90%	12.30%	10.40%
75 - 84	7.70%	7.70%	7.80%	4.80%	7.20%	7.20%	7.70%	7.40%	7.70%	5.70%
85+	4.70%	3.70%	3.20%	2.20%	3.10%	2.70%	3.00%	2.20%	2.70%	2.00%
RACE AND ETHNICITY										
White Alone	51.40%	46.80%	47.20%	47.30%	44.70%	53.80%	57.00%	57.00%	56.50%	60.30%
Black Alone	22.00%	27.00%	27.70%	18.30%	29.80%	20.30%	19.10%	15.00%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.50%	0.50%	0.50%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	2.50%	3.30%	2.70%	5.20%	2.80%	2.00%	2.20%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.10%	8.40%	8.50%	12.20%	8.60%	9.30%	8.20%	10.70%	7.50%	8.80%
Two or More Races	14.60%	14.00%	13.30%	16.60%	13.60%	13.80%	12.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	28.00%	25.70%	25.30%	34.40%	25.60%	26.60%	23.20%	29.80%	27.60%	19.60%

ADDITIONAL PHOTOS





Eric Ammon, CCIM

Senior Advisor

eric@saundersestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Craig Morby

Senior Advisor

craig@saundersestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



Serving the Southeast

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