



1,800+ SF South Lakeland Professional Office Space

5115 South Lakeland Drive, Suite 1, Lakeland, Florida 33801

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

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

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$19.00 SF/yr (NNN)
Triple Net Estimate:	\$3.27 SF/yr includes property tax, POA's, and insurance.
Available SF:	1,819 - Main Floor + Loft
Parking Spaces:	5 Dedicated Plus Flex Spaces
Zoning:	LCC (Polk County)
Utilities	Lakeland Electric and Polk Co. Utilities

Property Overview

Desirable South Lakeland office suite featuring a ground-floor layout with a spacious loft. The main level offers approximately 1,358 SF of space, including a reception and waiting area, two large private offices (either suitable as a conference room), two additional flex/work areas, and a restroom.

The upstairs loft provides an additional 461 SF of flexible space, complete with a full bathroom, kitchenette/break area, and utility/tech room—ideal for storage, creative workspace, or executive use.

The current zoning classification, LCC (Linear Commercial Corridor, Unincorporated Polk County) allows for a multitude of uses, including professional office and personal service, which would be conducive to the Office Park.

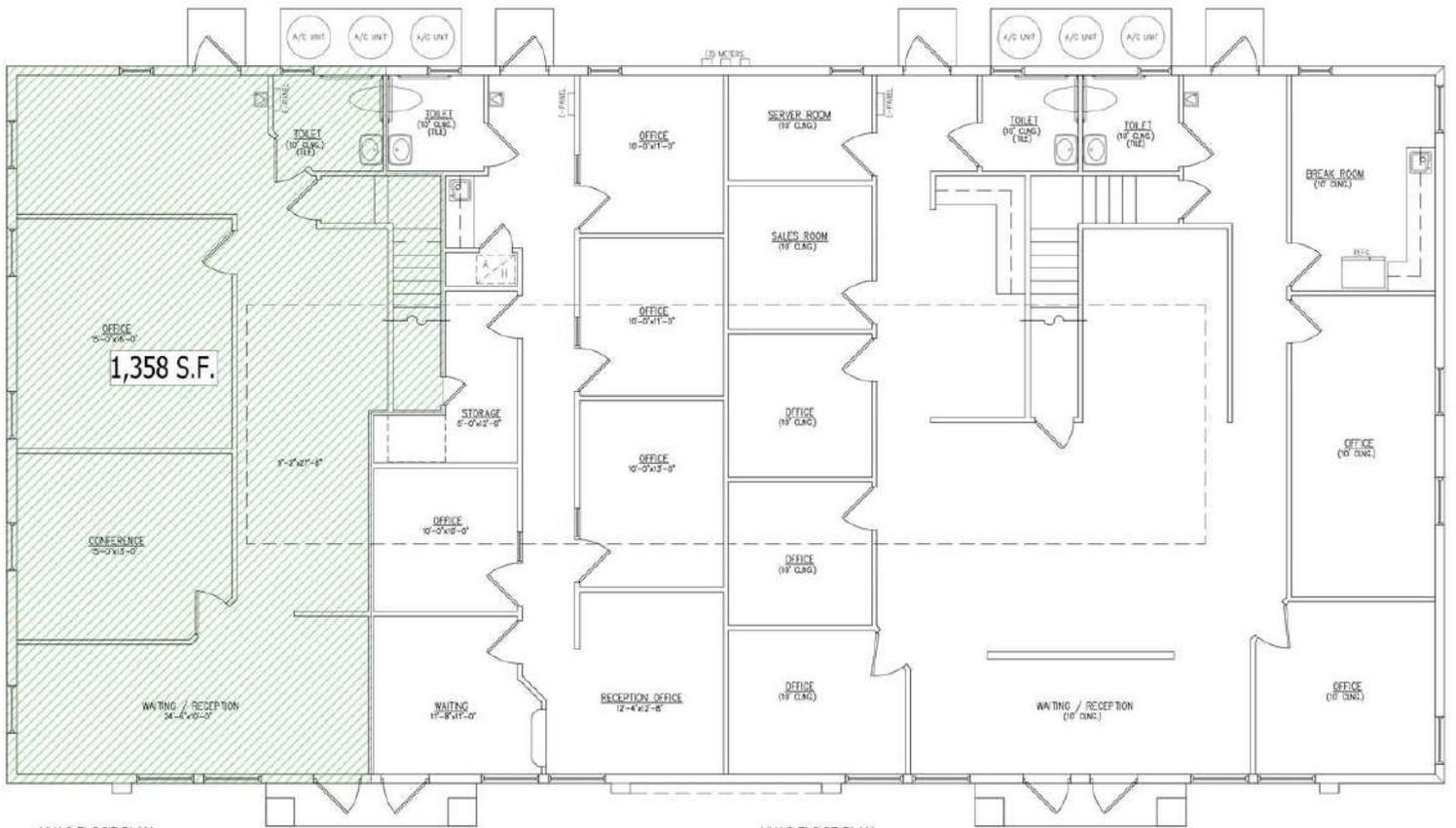
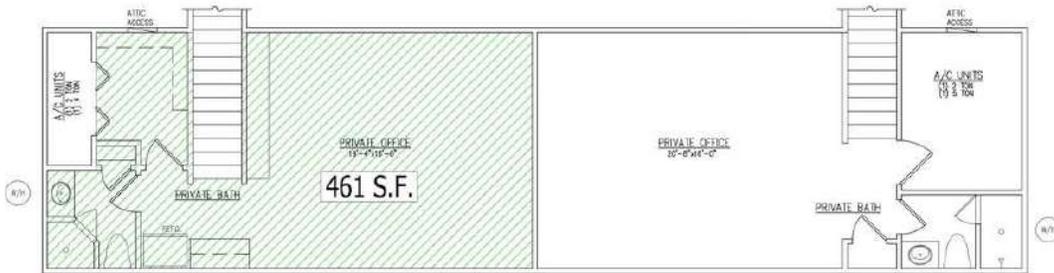
Excellent location just south of Lake Miriam Drive and close to major amenities, including shopping, dining, retail, hotels, and grocery stores. Approximately 12 minutes to downtown Lakeland and only minutes from Lakeside Village and the Polk Parkway.

**Photos include VIRTUAL STAGING for illustration purposes.*

Property Highlights

- 1,819 SF - South Lakeland professional office space
- Several office spaces, plus loft
- Reception area, private offices, flex space, and two full bathrooms
- Prime South Lakeland location near Lake Miriam Drive and Polk Parkway

FLOOR PLAN



HVAC FLOOR PLAN

1/4\"/>

MAIN FLOOR OFFICE:	2,500 SQ. FT.
PRIVATE OFFICE:	435 SQ. FT.
TOTAL:	2,938 SQ. FT.

HVAC FLOOR PLAN

1/4\"/>

MAIN FLOOR OFFICE:	2,500 SQ. FT.
PRIVATE OFFICE:	435 SQ. FT.
TOTAL:	2,935 SQ. FT.

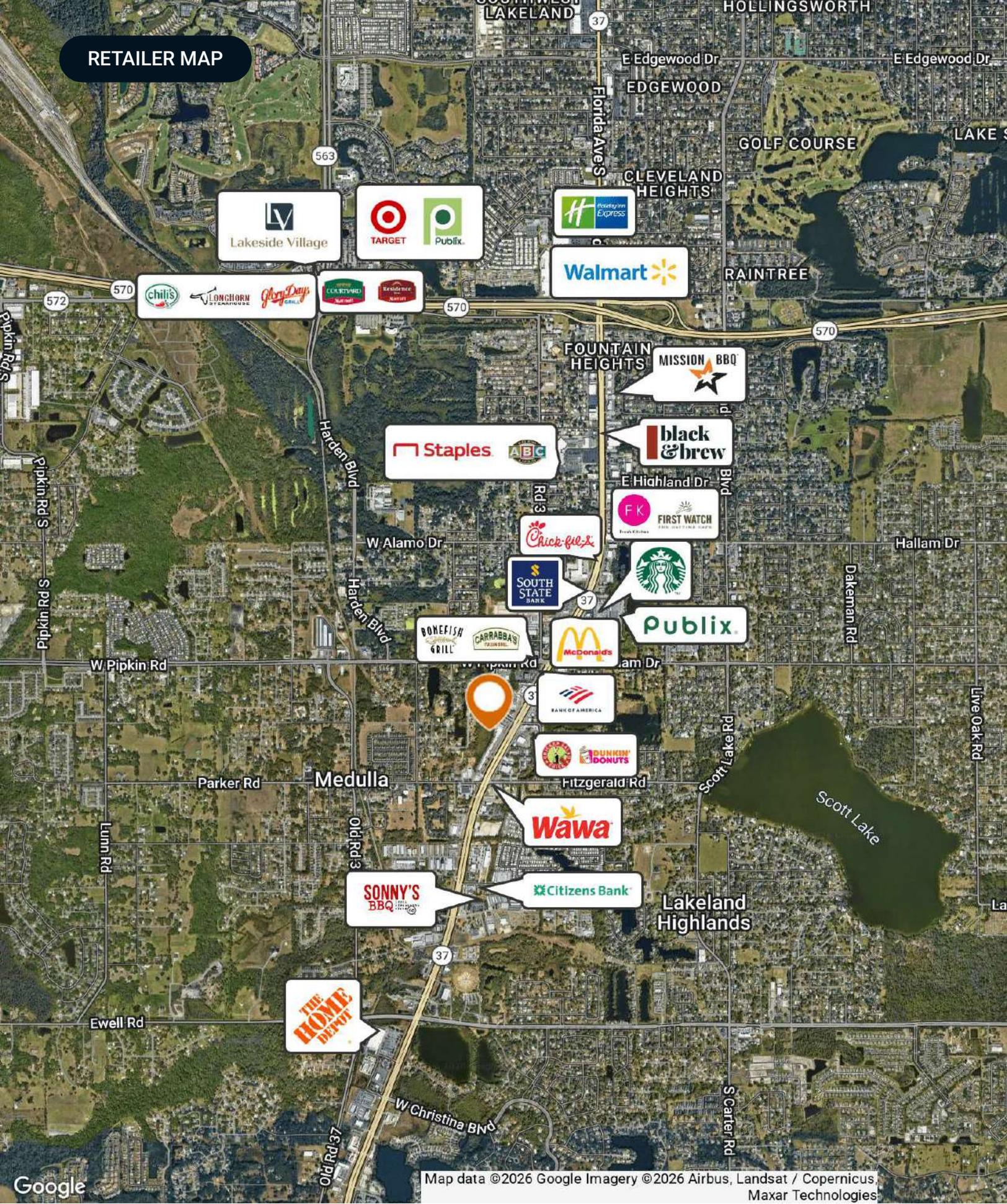
VIRTUALLY FURNISHED SPACES



ADDITIONAL PHOTOS

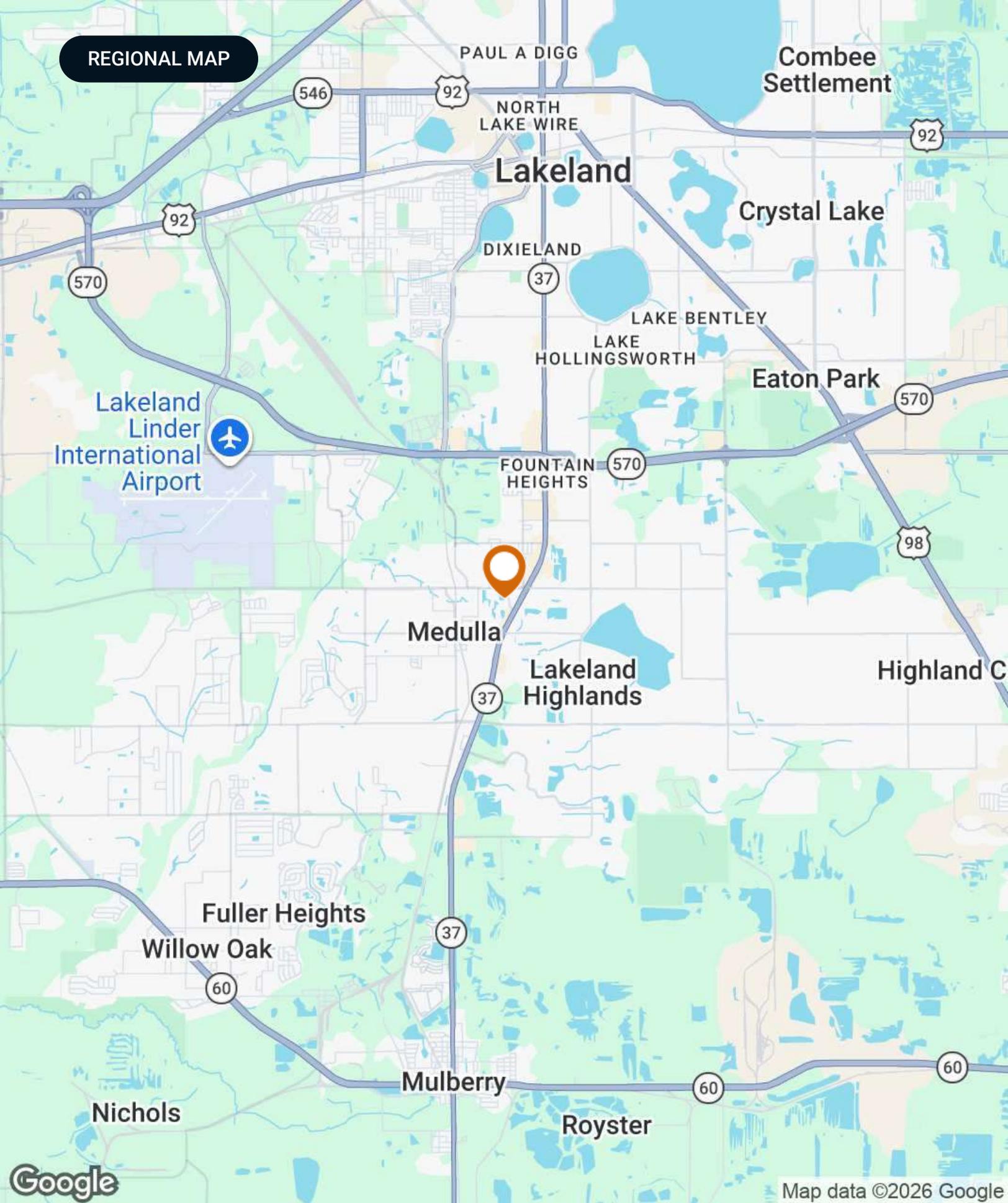


RETAILER MAP

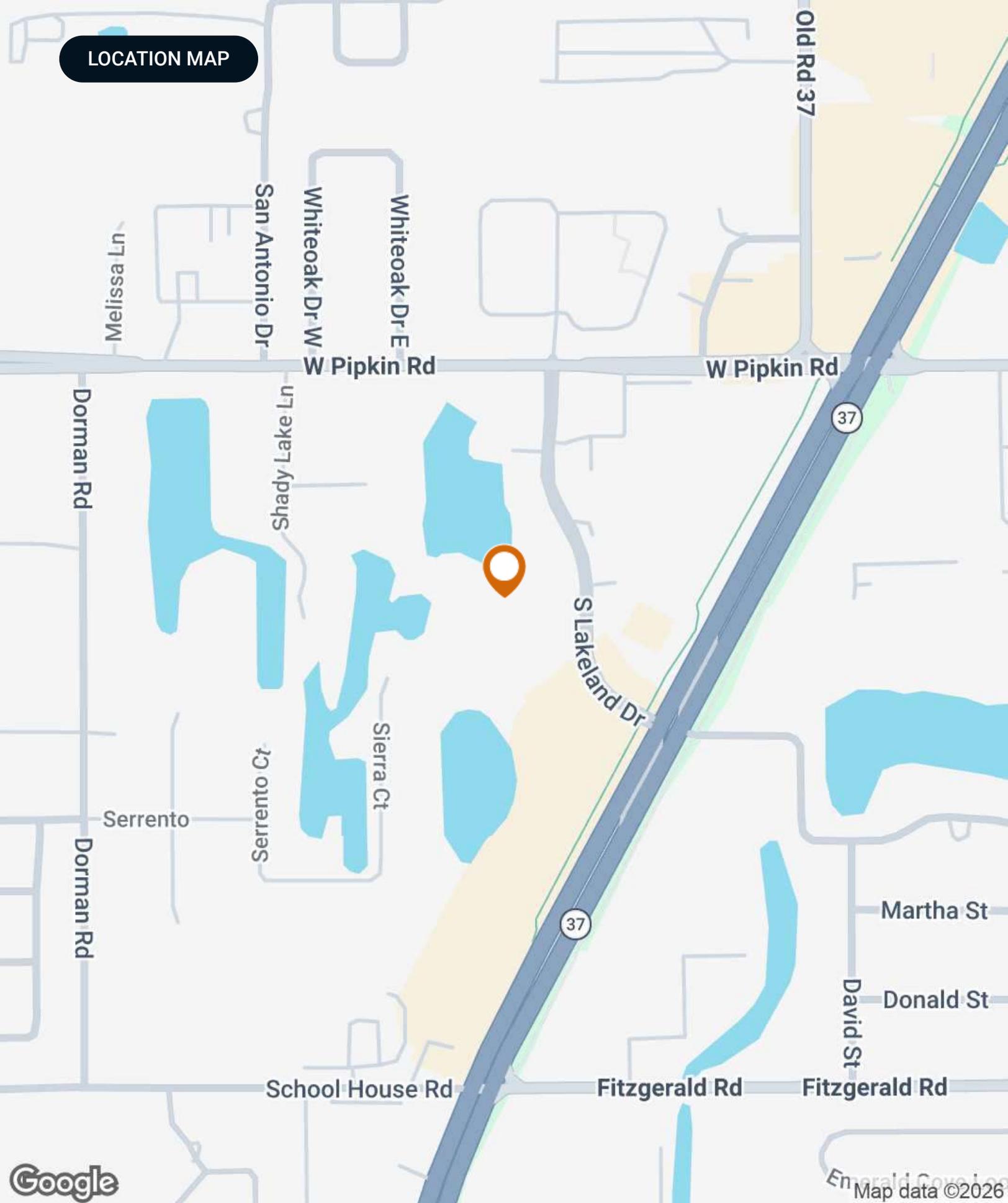


Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

REGIONAL MAP



LOCATION MAP

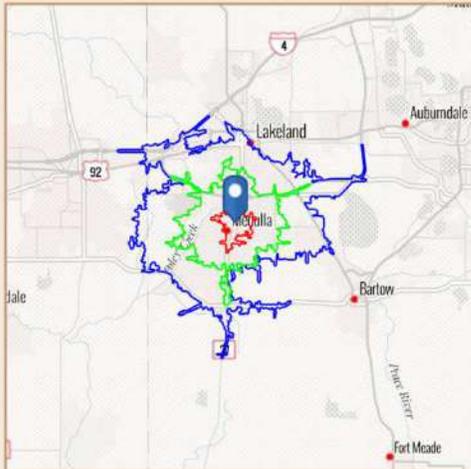


BENCHMARK DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

5115 S Lakeland Dr, Lakeland, Florida, 33813

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	5.56%	4.89%	5.29%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.65%	5.29%	5.60%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.62%	6.00%	6.05%	6.00%	6.00%	5.34%	5.98%
15 - 19	7.02%	5.93%	6.39%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.79%	17.43%	19.95%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.51%	25.18%	24.73%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.00%	24.76%	22.99%	23.96%	23.96%	25.55%	22.82%
75+	8.94%	10.52%	9.00%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.4%	5.4%	6.8%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	6.7%	4.2%	5.0%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	7.8%	4.6%	5.8%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	10.0%	9.6%	9.8%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	19.6%	18.8%	18.1%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	14.3%	13.8%	14.2%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	17.9%	21.5%	21.1%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	9.2%	11.1%	9.8%	8.1%	8.1%	8.7%	9.8%
\$200,000+	7.0%	10.9%	9.3%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	6,451	59,981	153,413	822,142	822,142	23,027,836	339,887,819
Daytime Population	9,159	61,527	153,389	782,956	782,956	22,846,618	338,218,372
Employees	2,937	27,696	68,405	334,740	334,740	10,832,721	167,630,539
Households	2,535	24,662	59,430	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.54	2.43	2.50	2.57	2.57	2.43	2.50
Median Age	40.2	43.0	40.1	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	331,418	365,597	352,301	319,676	319,676	416,969	370,578
Owner Occupied %	66.5%	75.5%	71.0%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	33.5%	24.4%	29.0%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	2,657	26,045	64,349	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$72,862	\$86,533	\$81,374	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$38,260	\$47,083	\$41,538	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$177,982	\$332,420	\$268,389	\$224,923	\$224,923	\$253,219	\$228,144



Polk County FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	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

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 over 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.

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

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.

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

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.



Craig Morby

Senior Advisor

craig@saundersrealestate.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.



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.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



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