

Bridgewater Commercial Park

FLEX SPACE - FOR LEASE / 2352 Old Combee Rd, Lakeland, FL 33805

Vinh Dawkins

863-315-4595

vinh@saundersrealestate.com

FL #SL3611309

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SECTION 1

Property Information

PROPERTY DESCRIPTION / AVAILABILITY



Offering Summary

Asking Lease Rate:	\$12 SF/yr (NNN)
Available SF:	5,100 SF
Est. Operating Expenses:	\$2.45/SF
Zoning:	I-2
Year Built:	'08-'19

Property Overview

Less than 5 minutes from Interstate 4, Bridgewater Commercial Park is just south of one of America's fastest growing Industrial Corridors (I-4 Corridor).

This park is exceptionally maintained and has strong proximity to Florida's major roadways. It consists of 13 steel and masonry warehouse buildings with up to 20' ceilings and grade-level roll-up doors—the commercial park features a shared dock-high ramp for tenant use.

Available Suite is 5,100 SF, 2x grade doors, and estimated \pm 20% air-conditioned office.

Contact Vinh to schedule a tour at 863-315-4595.

Available Space Overview

2352 Old Combee Road - Building 11 - Unit 101

Asking Lease Rate:

\$12.00 SF/yr

Space Size

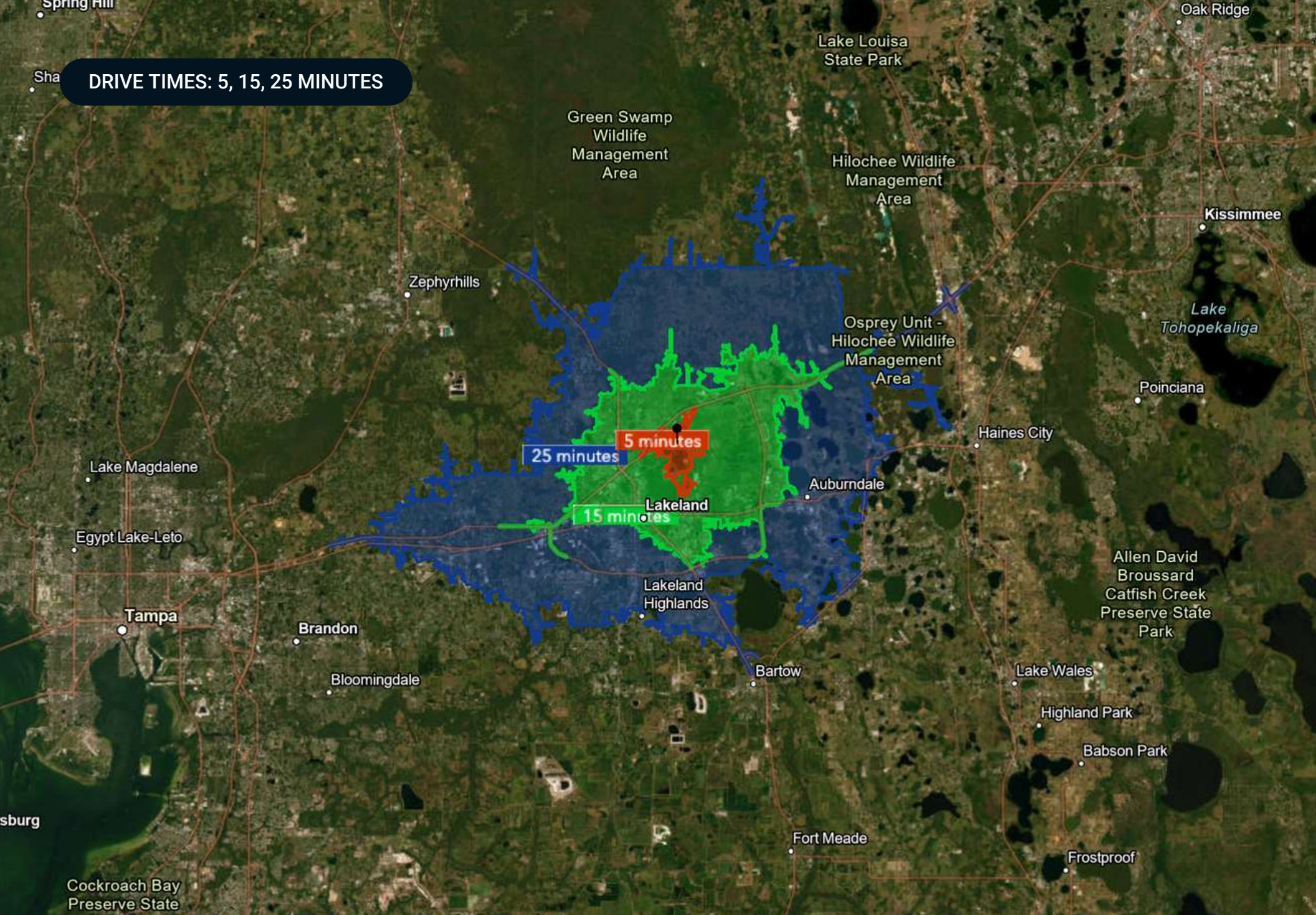
5,100 SF

PHOTOS

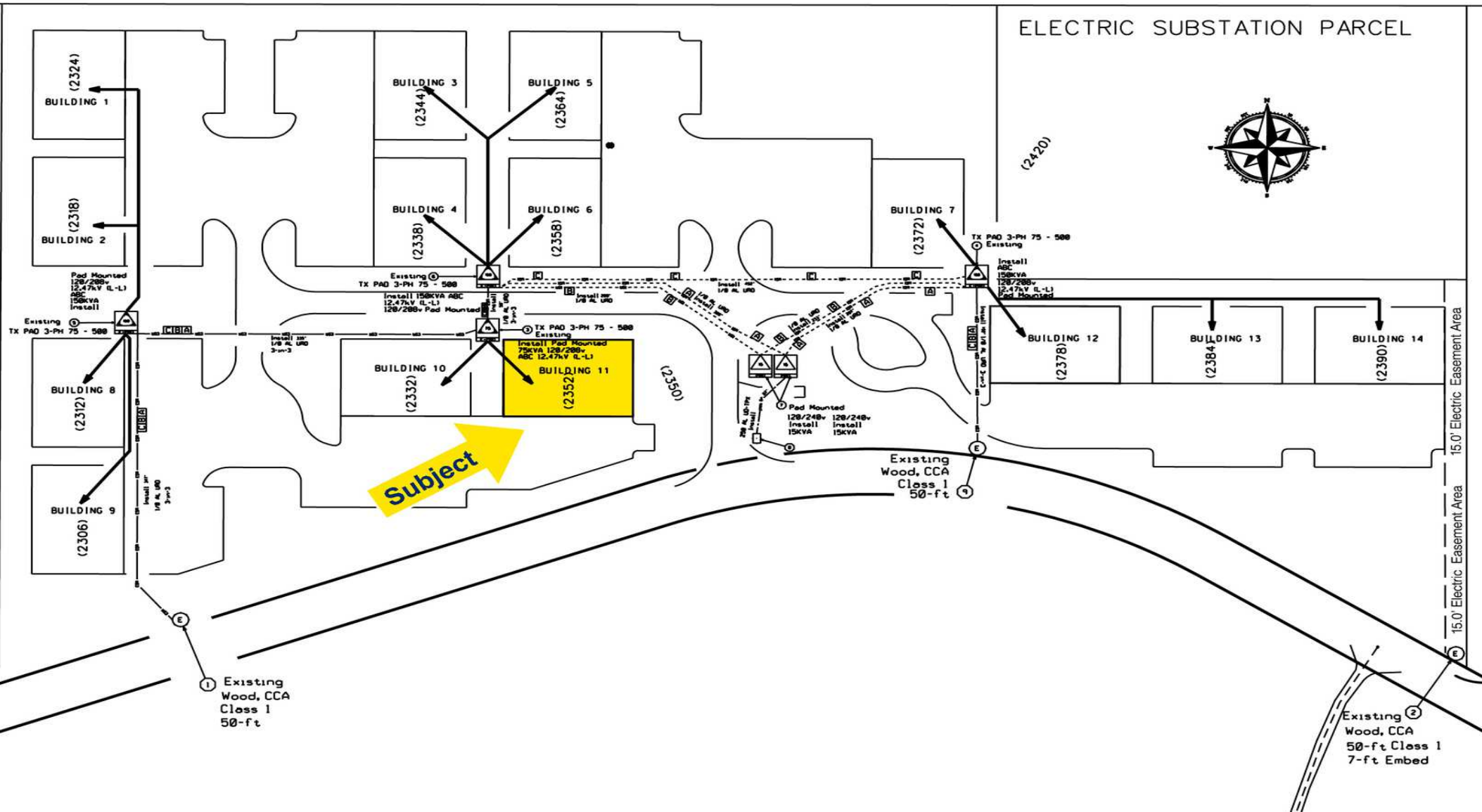




DRIVE TIMES: 5, 15, 25 MINUTES



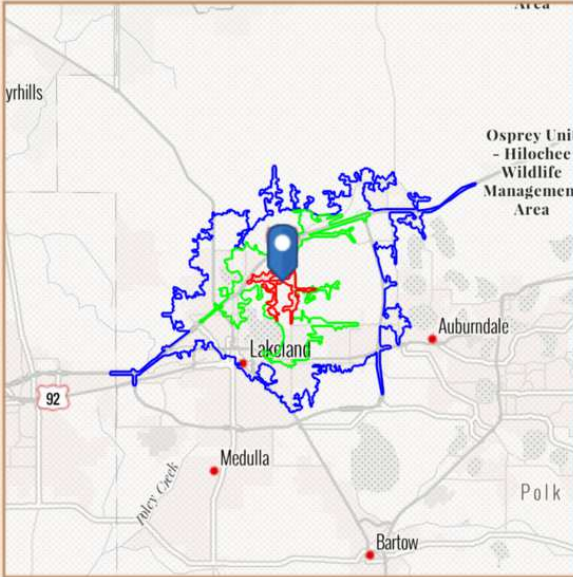
PARK LAYOUT



BENCHMARK DEMOGRAPHICS

2352 Old Combee Rd, Lakeland, Florida, 33805

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



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

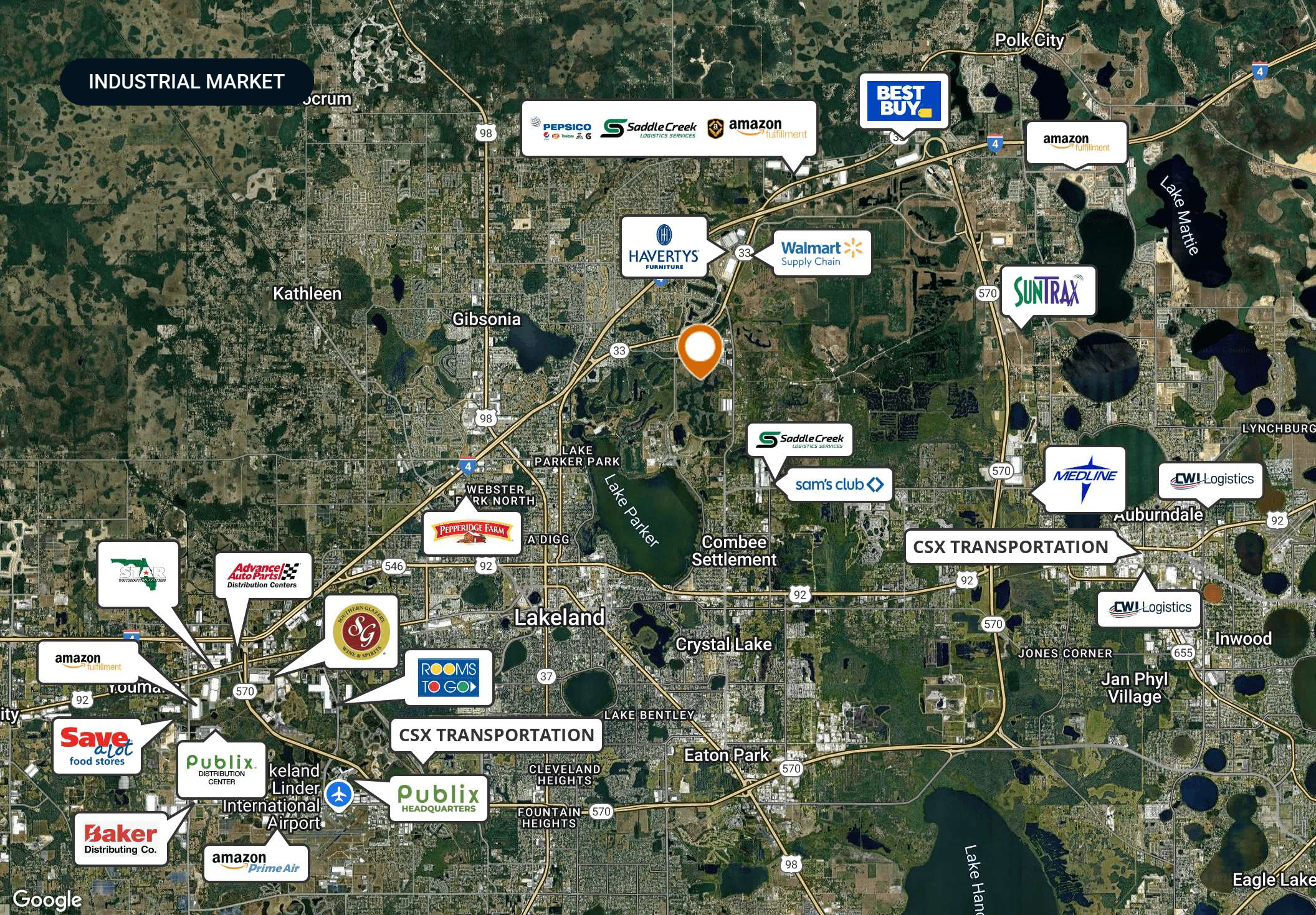
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

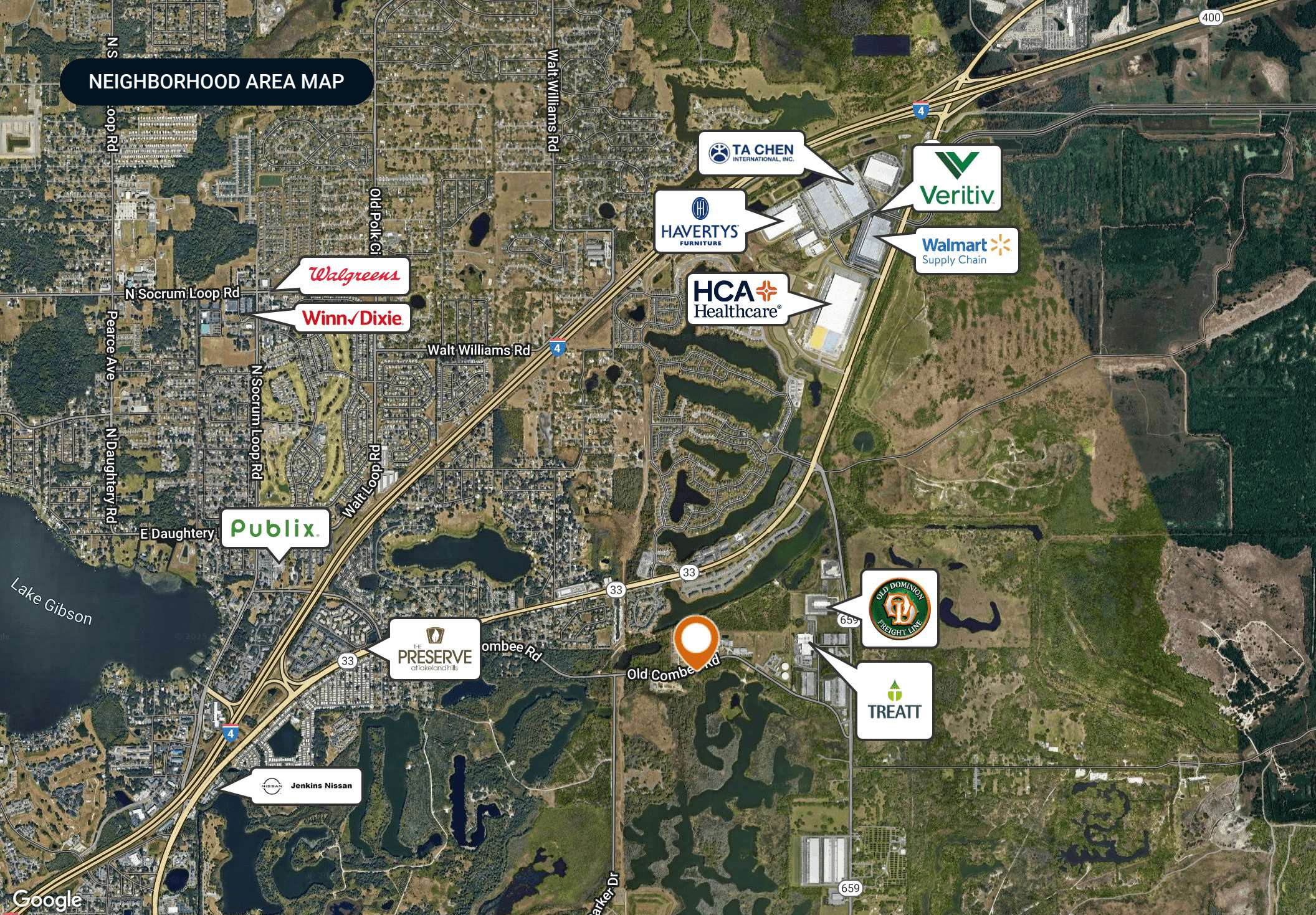


	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.29%	5.24%	5.29%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.14%	5.42%	5.41%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.22%	5.47%	5.72%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.13%	5.91%	6.62%	6.26%	6.26%	5.84%	6.47%
20 - 34	28.69%	20.38%	20.13%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.58%	23.31%	22.88%	24.12%	24.12%	24.41%	25.20%
55 - 74	17.94%	23.79%	23.68%	23.96%	23.96%	25.55%	22.82%
75+	5.98%	10.47%	10.30%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	1.3%	6.5%	9.1%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	2.1%	5.4%	6.8%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	9.9%	8.9%	8.0%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	16.8%	15.9%	13.9%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	18.5%	21.9%	21.1%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	17.9%	13.7%	13.2%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	24.2%	17.2%	16.9%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.3%	6.7%	6.3%	8.1%	8.1%	8.7%	9.8%
\$200,000+	2.7%	3.9%	4.7%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	1,306	28,413	109,631	822,142	822,142	23,027,836	339,887,819
Daytime Population	868	24,244	117,638	782,956	782,956	22,846,618	338,218,372
Employees	556	11,749	44,245	334,740	334,740	10,832,721	167,630,539
Households	525	11,547	43,324	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.43	2.42	2.44	2.57	2.57	2.43	2.50
Median Age	34.7	40.9	40.6	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	290,625	254,994	255,781	319,676	319,676	416,969	370,578
Owner Occupied %	32.0%	58.0%	59.6%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	68.0%	42.0%	40.4%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	608	12,682	47,411	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$76,238	\$64,405	\$62,819	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$37,396	\$33,608	\$32,069	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$67,363	\$144,466	\$144,500	\$224,923	\$224,923	\$253,219	\$228,144

INDUSTRIAL MARKET



NEIGHBORHOOD AREA MAP





SECTION 2

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh has closed over \$28 million in sales volume since entering brokerage, including more than \$18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

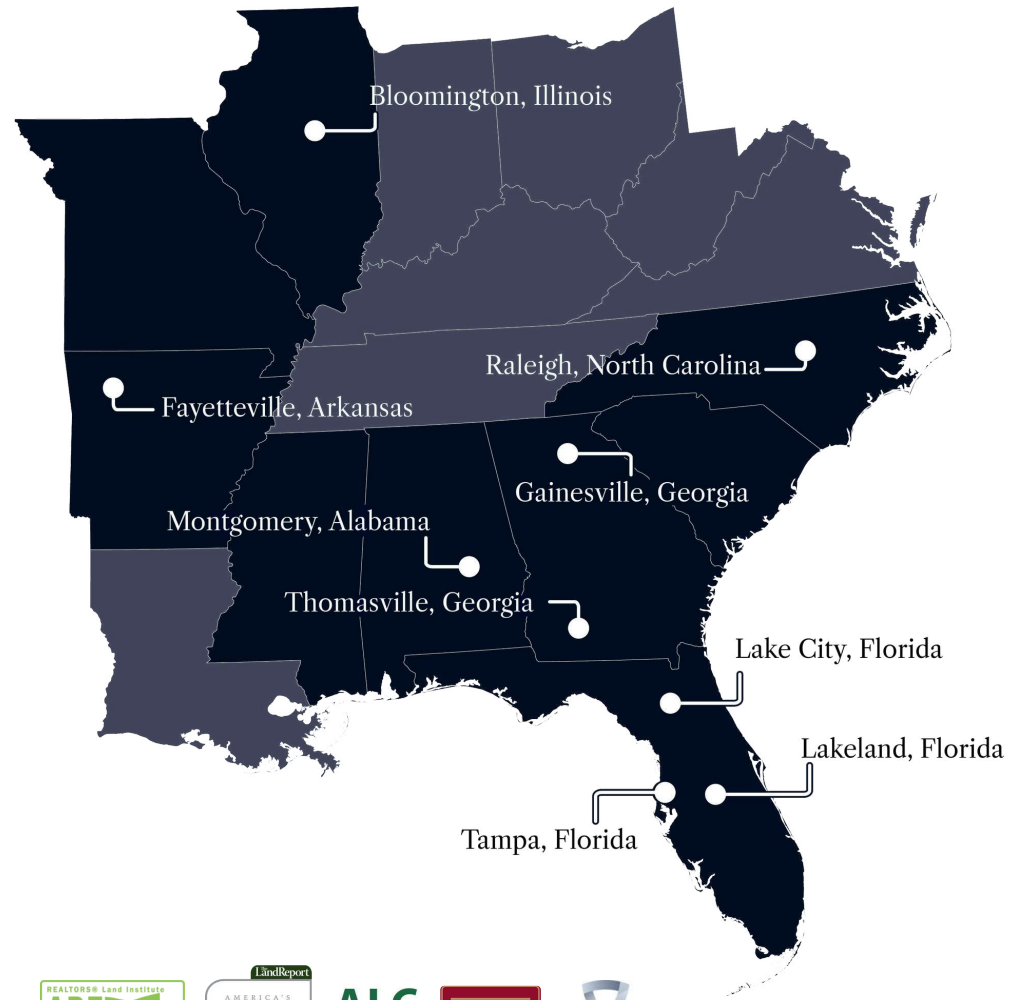
- Industrial
- Retail

Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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