

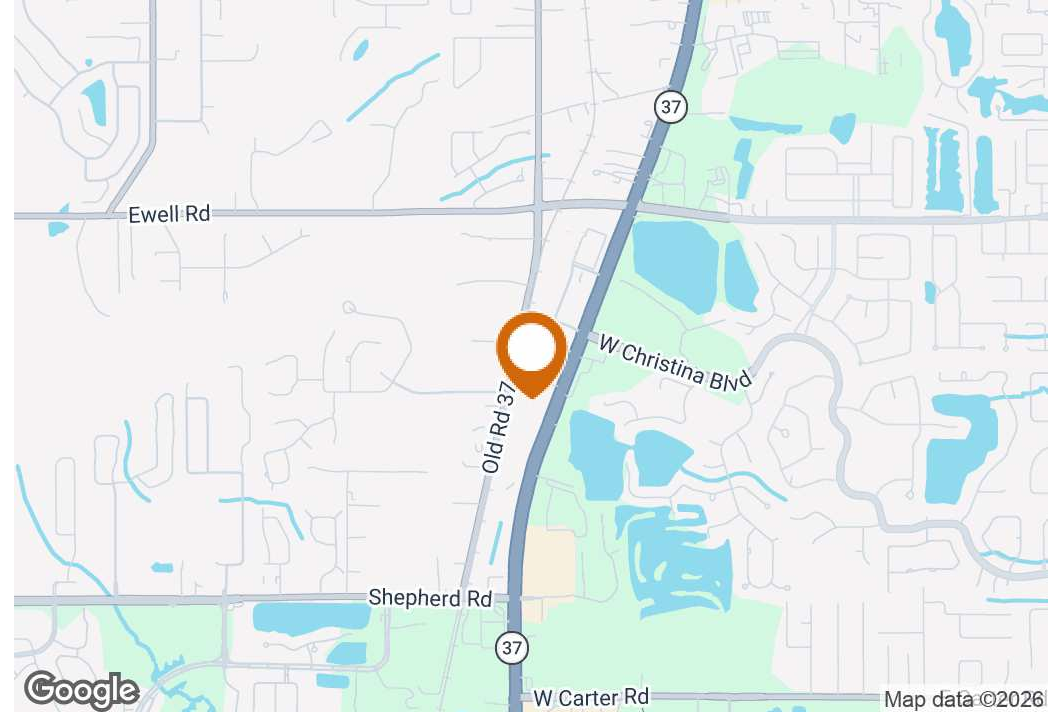
Christina Commons Retail Center

6595 S Florida Ave, Lakeland, Florida 33813

Lauren Ralston Smith, CCIM, CPM
877-518-5263 x428
863-873-1970
lauren@saundersrealestate.com
FL #BK3235233

Jill Howard
877-518-5263 x477
813-777-8386
jill@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$22.00 SF/yr (\$5.70/SF NNN)
Building Size:	9,967 SF
Available SF:	1,273 SF
Lot Size:	2.37 Acres
Zoning:	LLC
APN:	232923141799000030
Traffic Count:	36,000 Cars/Day
Road Frontage:	330 ± FT
Year Built:	2008
Utilities:	Water & Sewer (Polk Co) Electric (Lakeland)

Property Overview

This shopping center is located in affluent South Lakeland directly across from Christina, along Lakeland's premier commercial corridor, South Florida Ave (SR 37), and is surrounded by a very active trade area. The center has excellent access and ample parking. Each individual unit is appointed with its own restroom, and most uses will be accepted into the center upon credit approval.

Property Highlights

- Affluent area
- Excellent access
- Ample parking
- Most Users Accepted

LEASE SPACES



Unit	Tenant	± SF
1	State Farm	1,273
2	AVAILABLE	1,273
3	Vision First	1,319
4	Not Available	1,273
5	NYC Nails	1,284
6	Smoke Shop Unlimited	1,273
7	Lendmark	1,265
8	Pending	1,257
9	Cuban Pizza	1,273
10-11	Johnnie's Image Republic LLC	2,451
12-14	New City Chiropractic	4,012
15-17	Premier Solutions	3,600

Lease Information

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,273 SF

Lease Rate:

22.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 2	Available	1,273 SF	NNN	\$22.00 SF/yr

SITE DIMENSIONS



Old Rd 37

18,600
cars/day

326 +/- FT

310 +/- FT

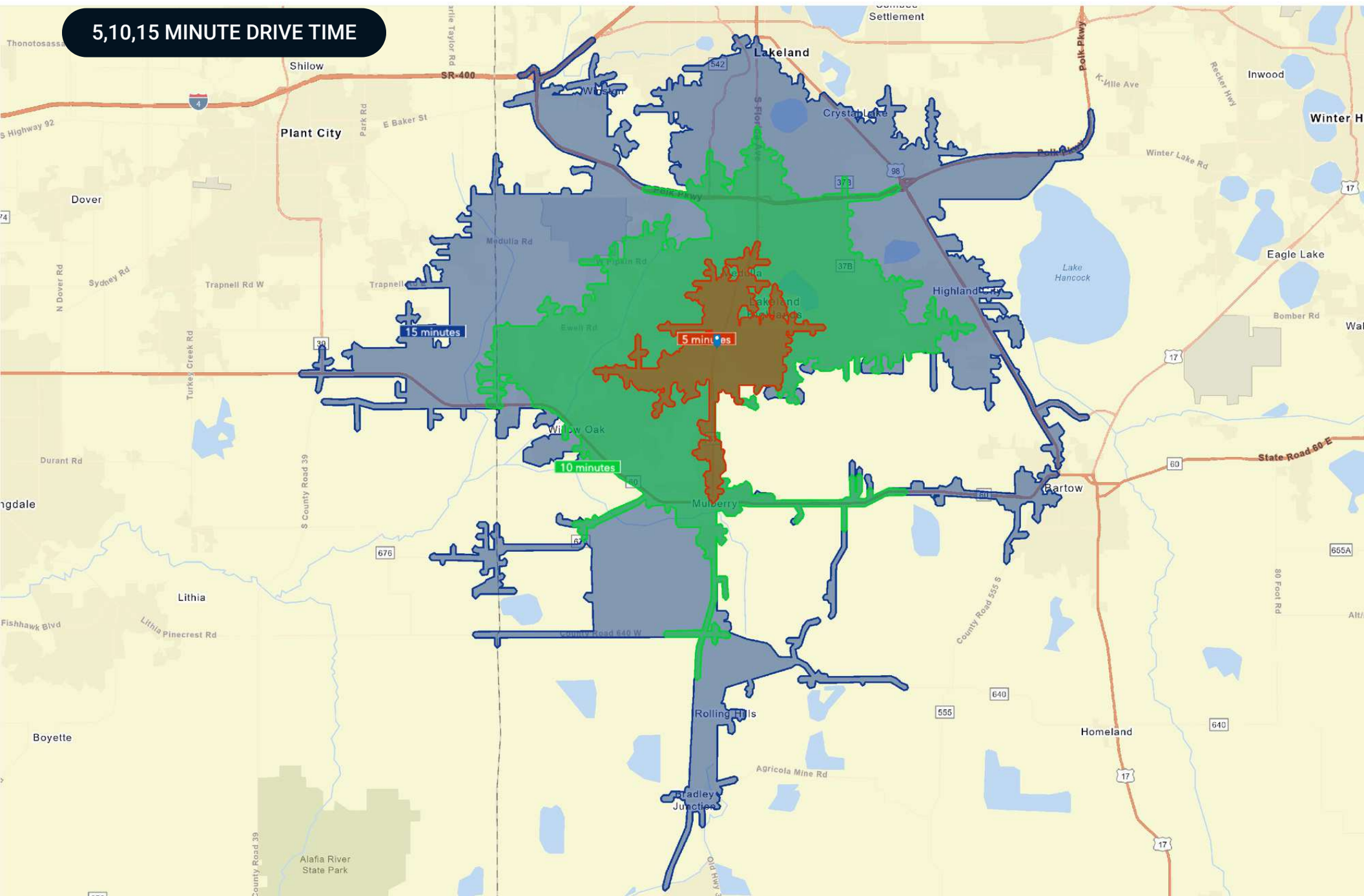
331 +/- FT

340 +/- FT

S Florida Ave

34,500
cars/day

5,10,15 MINUTE DRIVE TIME

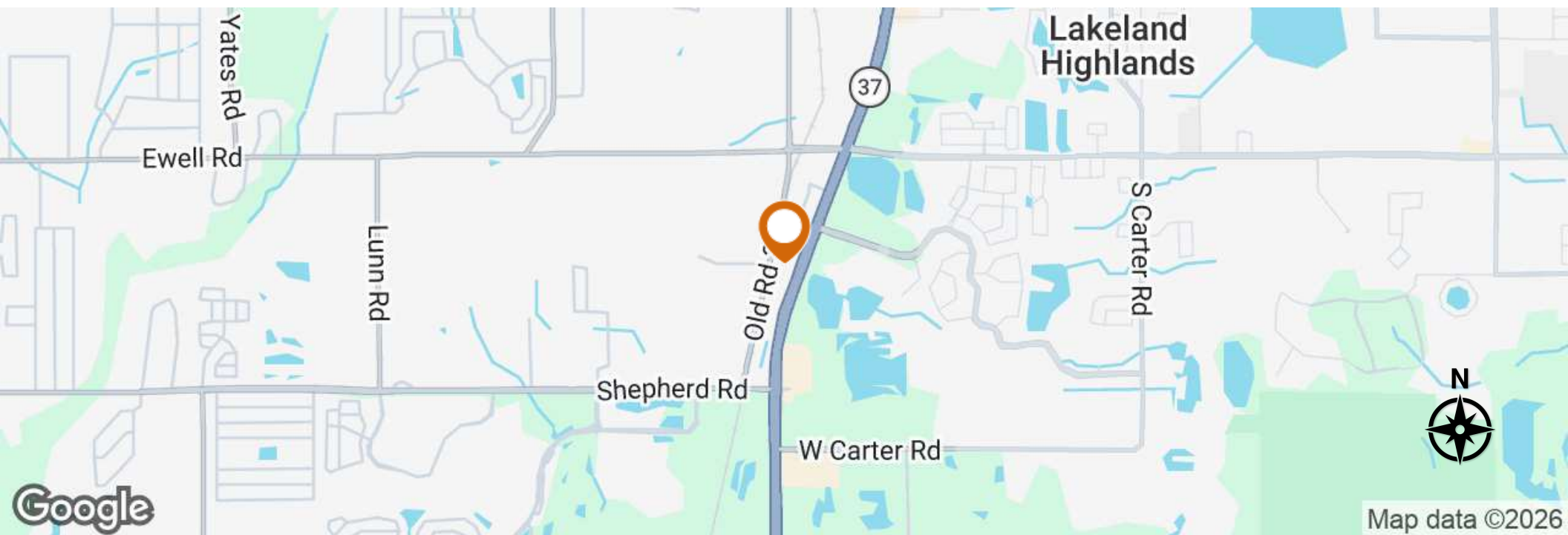


BENCHMARK DEMOGRAPHICS

	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%





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.

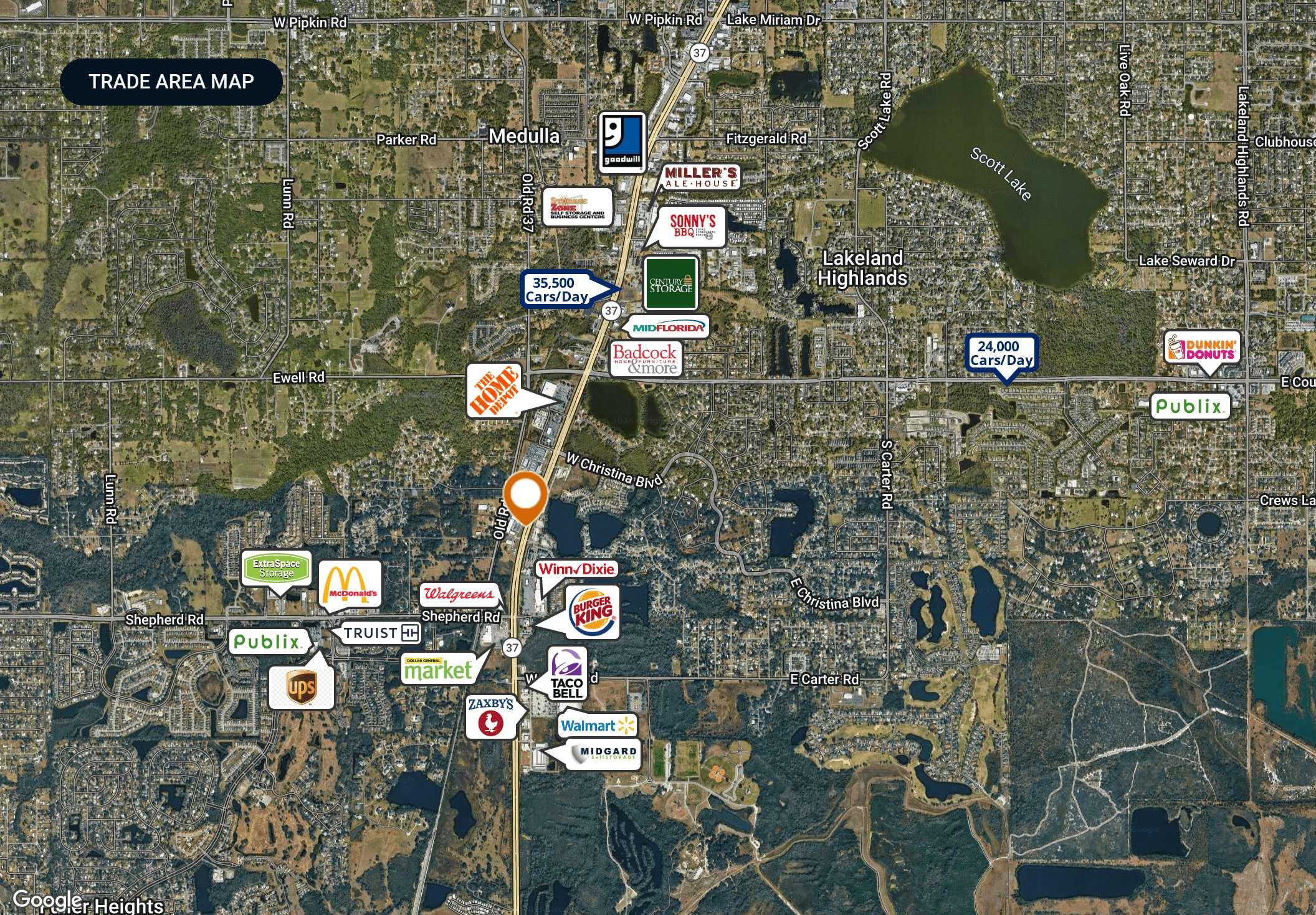
Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.

NEIGHBORHOOD AREA MAP



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

TRADE AREA MAP



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.

Jill specializes in:

- Retail Properties
- Office Space

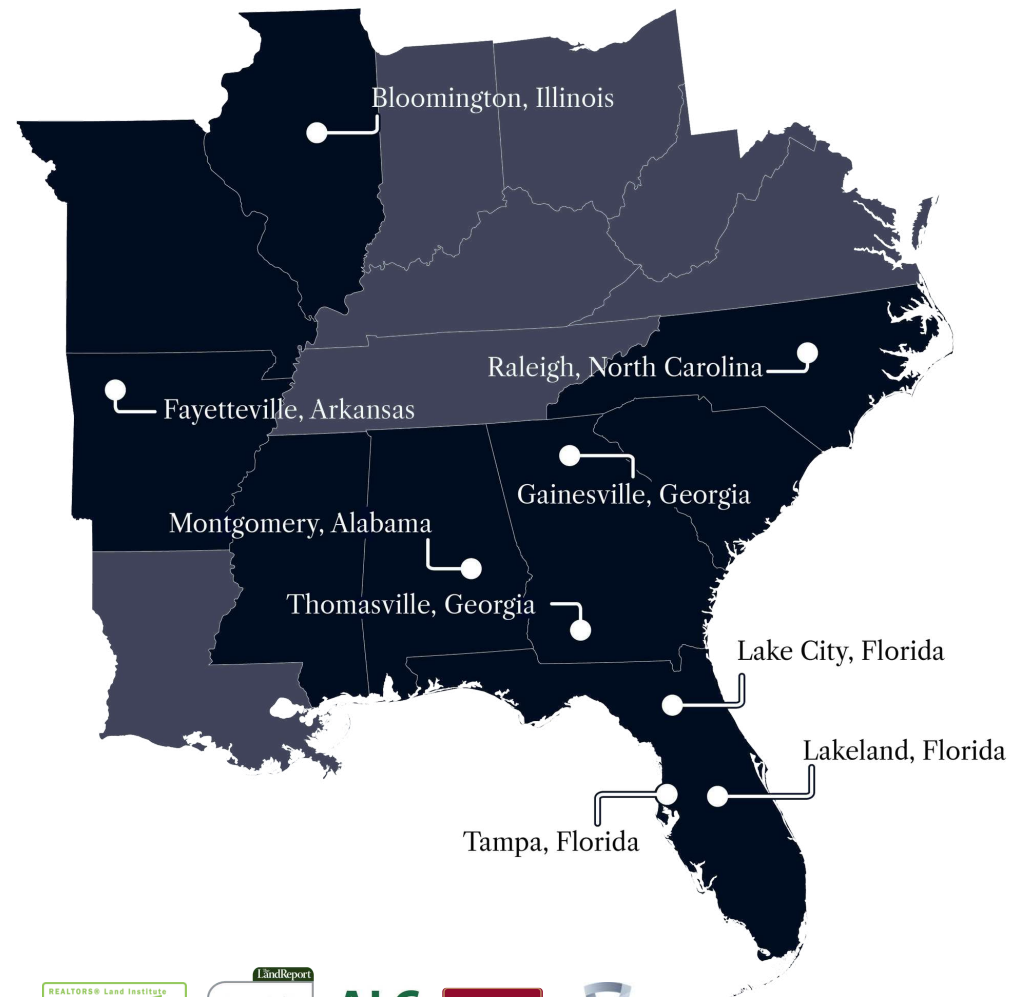
As a CPM Candidate, Jill's attention to detail, strategic mindset, and commitment to excellence enable her to create value for real estate investors by optimizing property operations and achieving financial objectives.



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A LEGACY OF EXCELLENCE

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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