

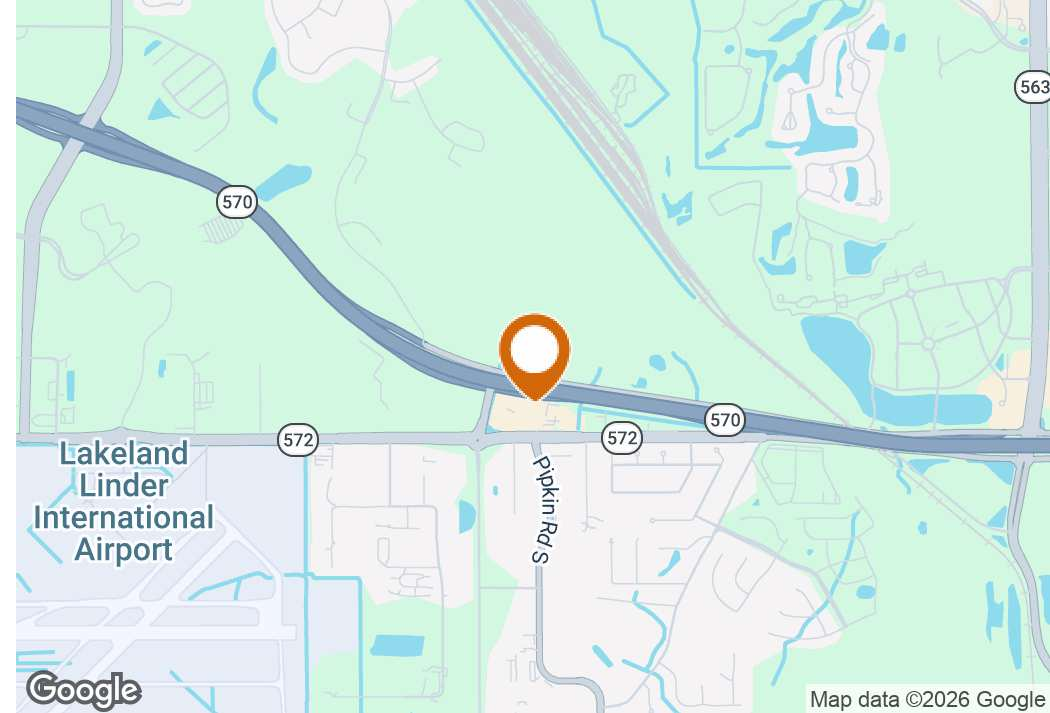
# 2525 Drane Field Road

2525 Drane Field Road, Lakeland, Florida 33811

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## PROPERTY SUMMARY



## Offering Summary

|                |                                    |
|----------------|------------------------------------|
| Lease Rate:    | <b>\$15.00 - 17.25 SF/yr (NNN)</b> |
| Building Size: | 42,000 SF                          |
| Available SF:  | 2,400 - 10,500 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 2 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

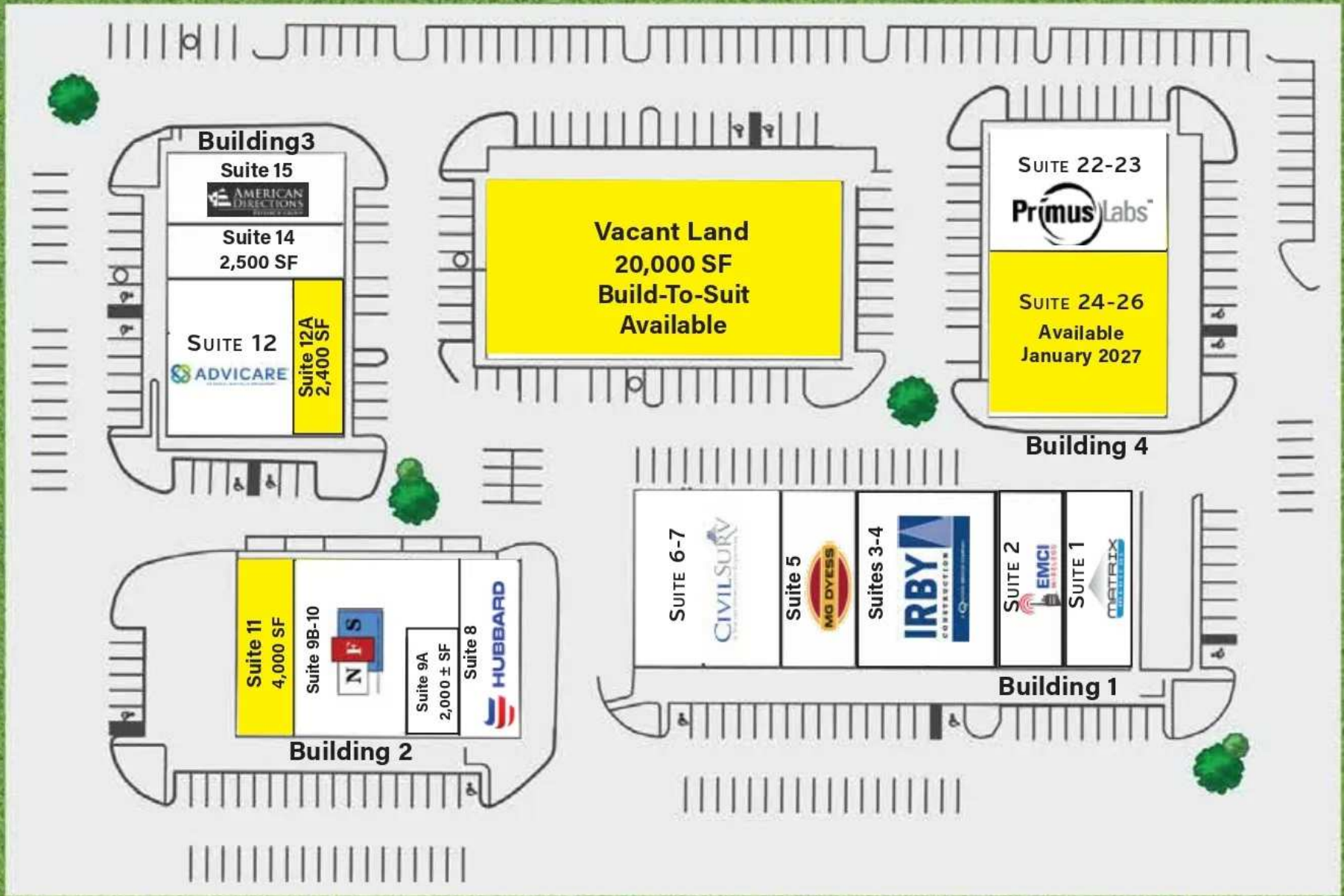
|              |                   |             |                       |
|--------------|-------------------|-------------|-----------------------|
| Lease Type:  | NNN               | Lease Term: | Negotiable            |
| Total Space: | 2,400 - 10,500 SF | Lease Rate: | \$15.00 - 17.25 SF/yr |

## Available Spaces

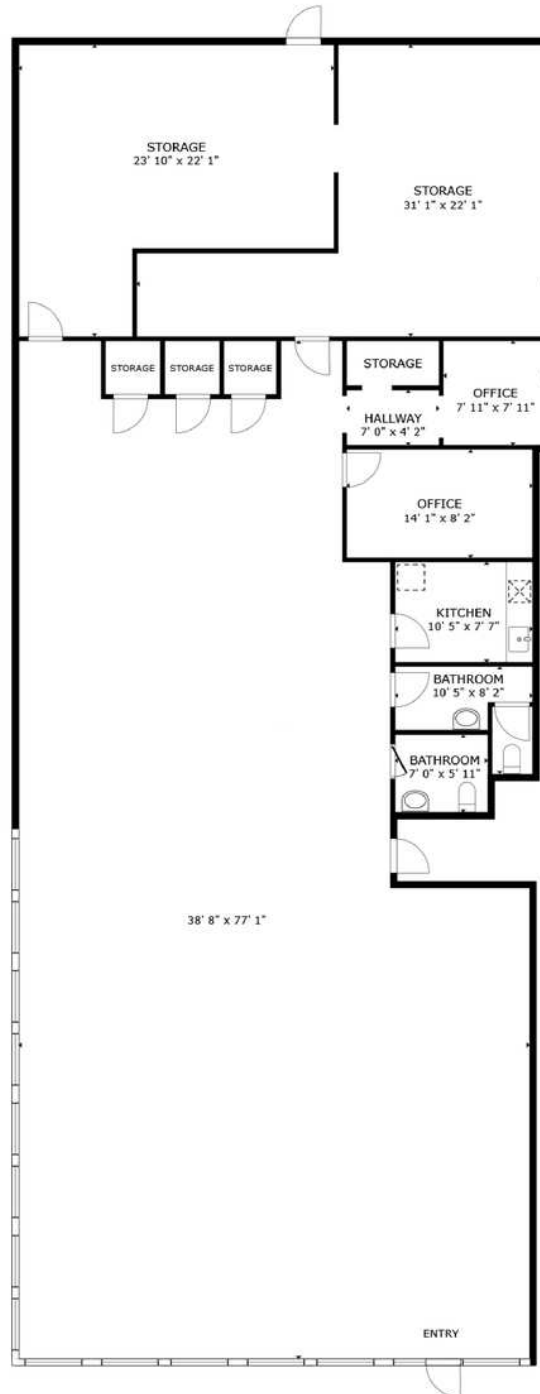
| Suite                                | Size (SF) | Lease Rate    | Matterport                |
|--------------------------------------|-----------|---------------|---------------------------|
| Suite 24-26 (Available January 2027) | 10,500 SF | \$17.25 SF/yr | <a href="#">View Here</a> |
| Suite 12A                            | 2,400 SF  | \$15.00 SF/yr | <a href="#">View Here</a> |
| Suite 11                             | 4,000 SF  | \$17.25 SF/yr | <a href="#">View Here</a> |

# SITE PLAN

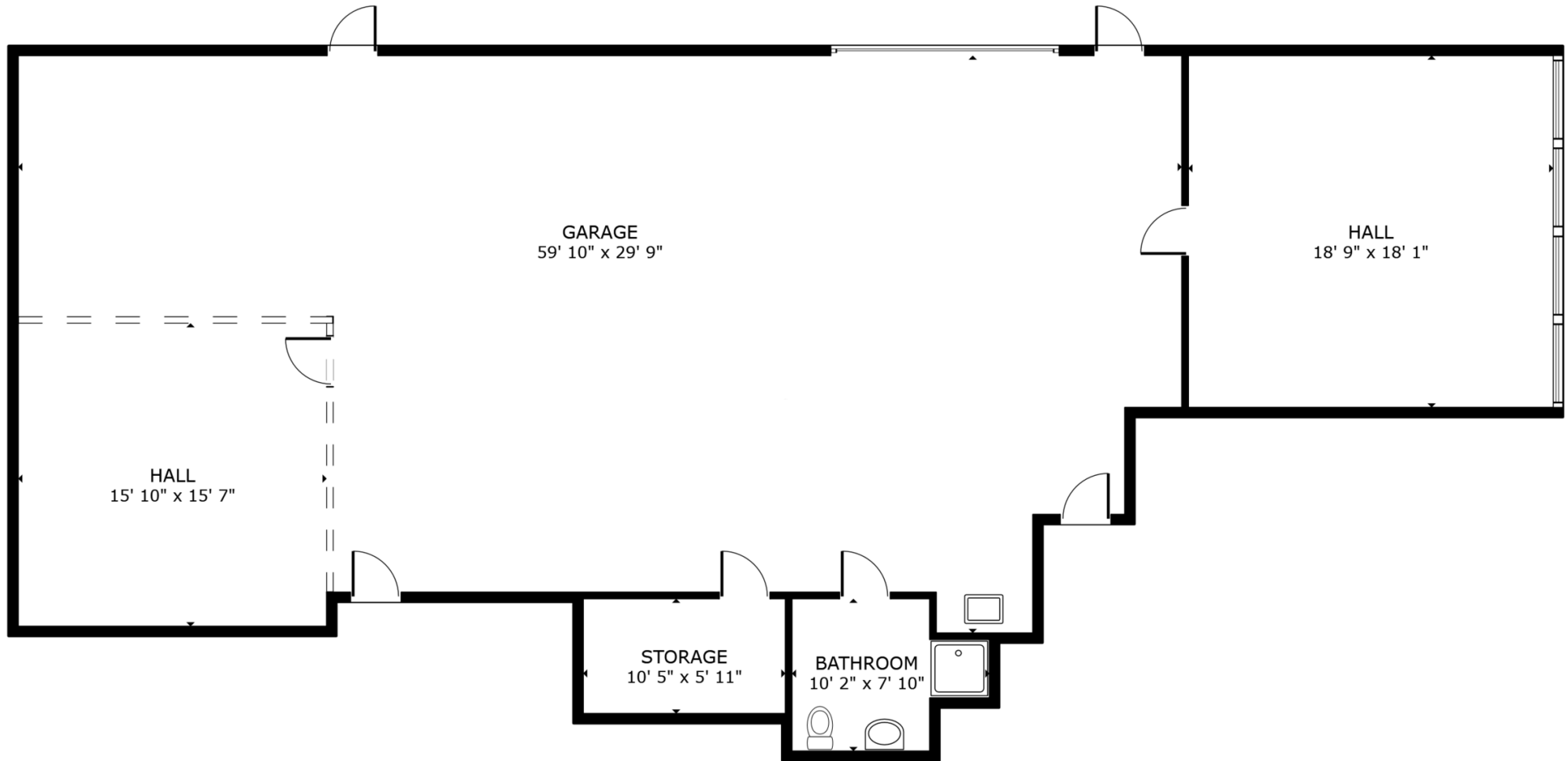
Waring Road



## SUITE 11 FLOOR PLAN

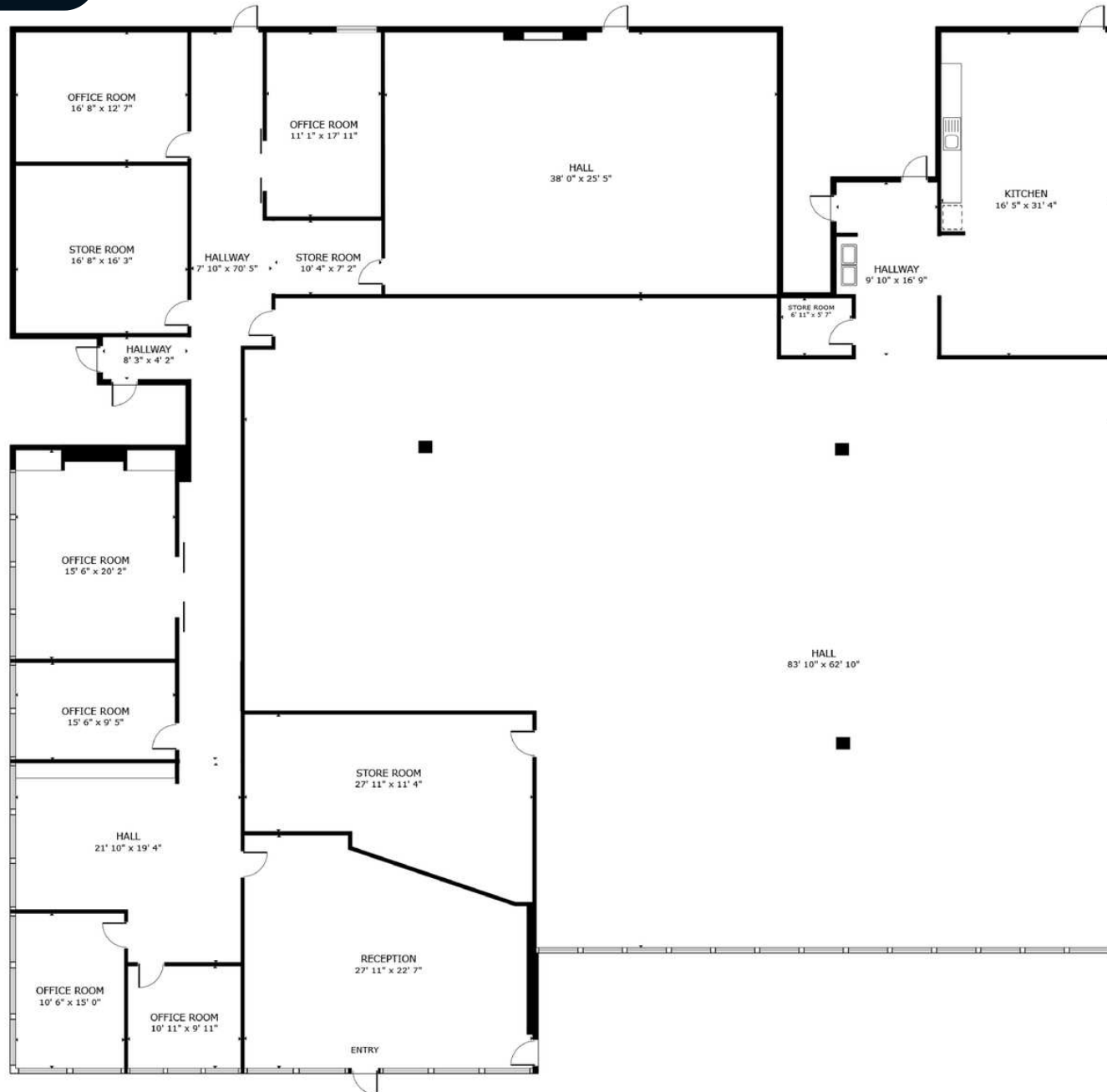


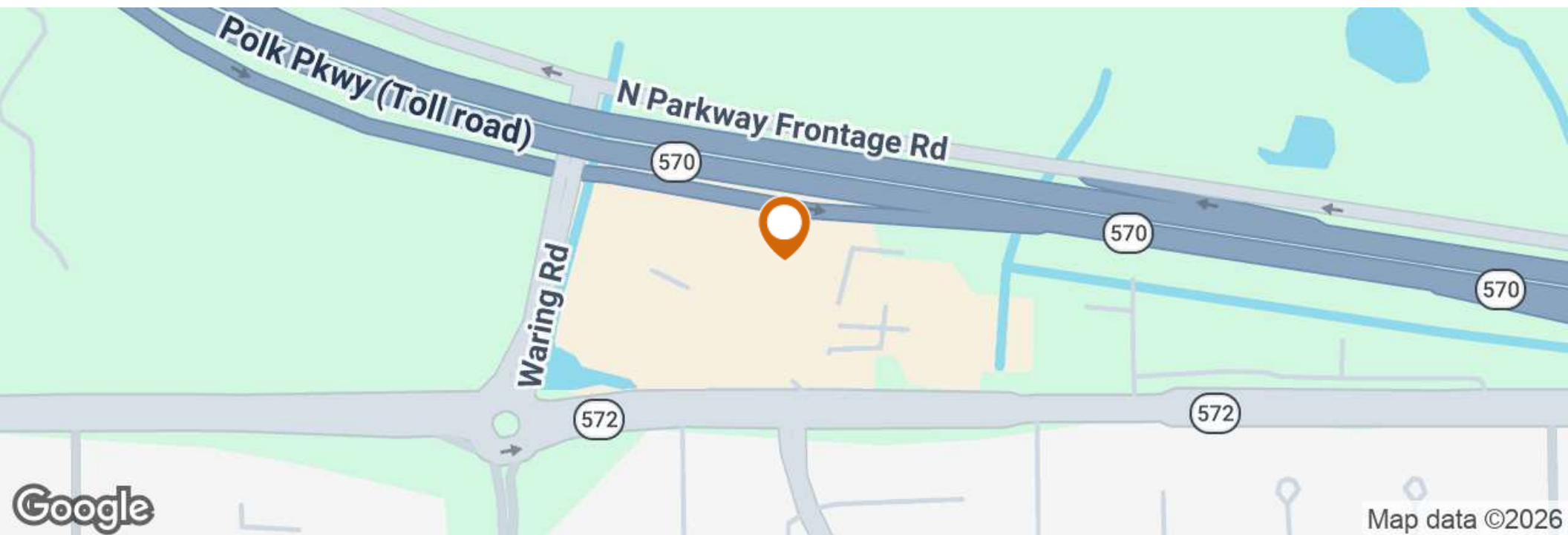
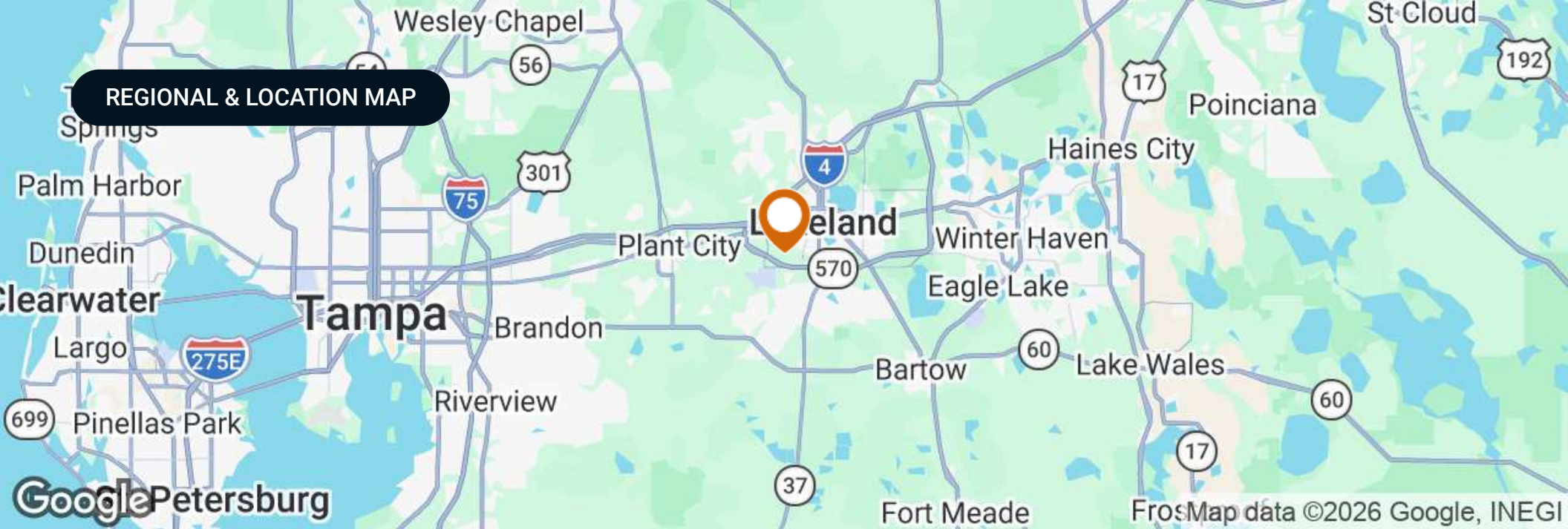
## SUITE 12A FLOOR PLAN



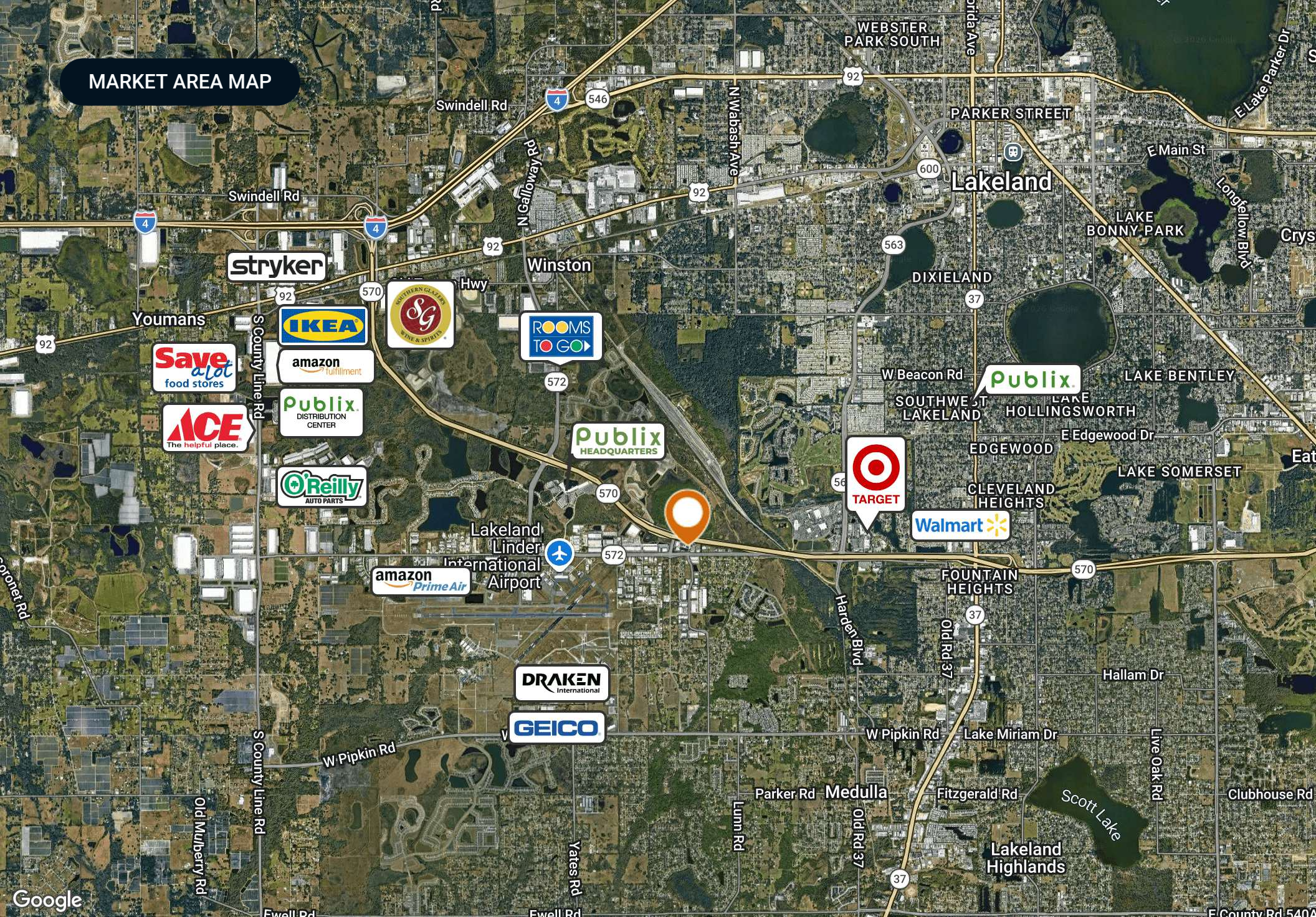
FLOOR PLAN

## SUITE 24-26 FLOOR PLAN

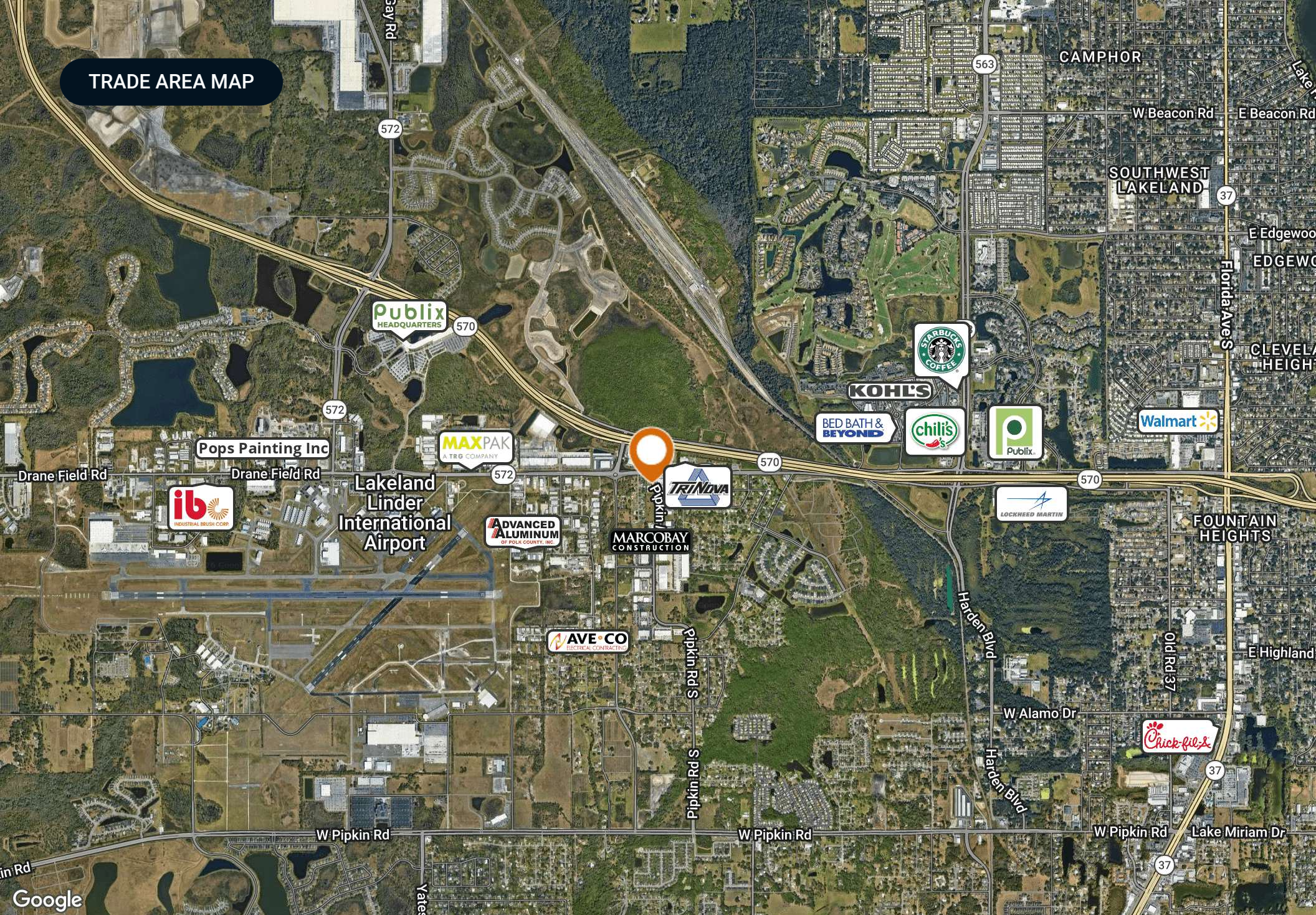




## MARKET AREA MAP



## TRADE AREA MAP





# Lakeland

## POLK COUNTY

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Founded         | 1885                                                 |
| Population      | 117,606 (2023)                                       |
| Area            | 74.4 sq mi                                           |
| Website         | <a href="http://lakelandgov.net">lakelandgov.net</a> |
| 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.

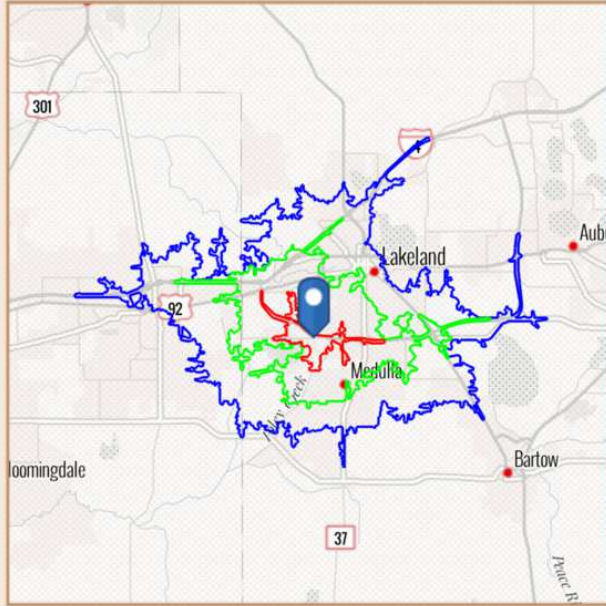
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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

2525 Drane Field Rd, Lakeland, Florida, 33811

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<br>Polk County | CBSAs<br>Lakeland-Winter Haven, FL<br>Metropolitan Statistical Area | States<br>Florida | USA         |
| AGE SEGMENTS        |            |           |           |                         |                                                                     |                   |             |
| 0 - 4               | 6.48%      | 5.32%     | 5.45%     | 5.30%                   | 5.30%                                                               | 4.69%             | 5.39%       |
| 5 - 9               | 6.81%      | 5.52%     | 5.71%     | 5.61%                   | 5.61%                                                               | 5.03%             | 5.75%       |
| 10 - 14             | 6.54%      | 5.87%     | 6.09%     | 6.00%                   | 6.00%                                                               | 5.34%             | 5.98%       |
| 15 - 19             | 6.95%      | 5.80%     | 6.64%     | 6.26%                   | 6.26%                                                               | 5.84%             | 6.47%       |
| 20 - 34             | 19.80%     | 18.13%    | 20.47%    | 18.85%                  | 18.85%                                                              | 18.43%            | 20.33%      |
| 35 - 54             | 25.19%     | 23.95%    | 24.07%    | 24.12%                  | 24.12%                                                              | 24.41%            | 25.20%      |
| 55 - 74             | 21.42%     | 24.21%    | 22.61%    | 23.96%                  | 23.96%                                                              | 25.55%            | 22.82%      |
| 75+                 | 7.15%      | 11.19%    | 8.94%     | 9.91%                   | 9.91%                                                               | 10.74%            | 8.05%       |
| HOUSEHOLD INCOME    |            |           |           |                         |                                                                     |                   |             |
| <\$15,000           | 5.7%       | 7.3%      | 8.2%      | 7.4%                    | 7.4%                                                                | 8.0%              | 8.3%        |
| \$15,000-\$24,999   | 7.9%       | 6.0%      | 6.2%      | 6.1%                    | 6.1%                                                                | 5.8%              | 5.9%        |
| \$25,000-\$34,999   | 3.0%       | 6.9%      | 6.8%      | 7.2%                    | 7.2%                                                                | 6.7%              | 6.3%        |
| \$35,000-\$49,999   | 5.2%       | 11.3%     | 11.1%     | 12.0%                   | 12.0%                                                               | 10.5%             | 9.8%        |
| \$50,000-\$74,999   | 19.3%      | 20.0%     | 18.8%     | 19.8%                   | 19.8%                                                               | 16.9%             | 15.6%       |
| \$75,000-\$99,999   | 18.1%      | 13.8%     | 13.7%     | 14.6%                   | 14.6%                                                               | 12.9%             | 12.5%       |
| \$100,000-\$149,999 | 21.8%      | 19.3%     | 19.7%     | 18.1%                   | 18.1%                                                               | 18.4%             | 17.8%       |
| \$150,000-\$199,999 | 9.6%       | 7.9%      | 8.2%      | 8.1%                    | 8.1%                                                                | 8.7%              | 9.8%        |
| \$200,000+          | 9.4%       | 7.5%      | 7.4%      | 6.6%                    | 6.6%                                                                | 12.1%             | 14.0%       |
| KEY FACTS           |            |           |           |                         |                                                                     |                   |             |
| Population          | 1,773      | 62,822    | 202,609   | 822,142                 | 822,142                                                             | 23,027,836        | 339,887,819 |
| Daytime Population  | 3,897      | 74,243    | 219,125   | 782,956                 | 782,956                                                             | 22,846,618        | 338,218,372 |
| Employees           | 870        | 27,395    | 87,460    | 334,740                 | 334,740                                                             | 10,832,721        | 167,630,539 |
| Households          | 670        | 26,435    | 78,615    | 313,012                 | 313,012                                                             | 9,263,074         | 132,422,916 |
| Average HH Size     | 2.64       | 2.36      | 2.49      | 2.57                    | 2.57                                                                | 2.43              | 2.50        |
| Median Age          | 37.5       | 42.3      | 39.3      | 41.3                    | 41.3                                                                | 43.6              | 39.6        |
| HOUSING FACTS       |            |           |           |                         |                                                                     |                   |             |
| Median Home Value   | 402,158    | 327,309   | 327,450   | 319,676                 | 319,676                                                             | 416,969           | 370,578     |
| Owner Occupied %    | 80.8%      | 68.4%     | 65.4%     | 71.8%                   | 71.8%                                                               | 67.2%             | 64.2%       |
| Renter Occupied %   | 19.3%      | 31.6%     | 34.6%     | 28.2%                   | 28.2%                                                               | 32.8%             | 35.8%       |
| Total Housing Units | 699        | 29,197    | 85,561    | 361,112                 | 361,112                                                             | 10,635,372        | 146,800,552 |
| INCOME FACTS        |            |           |           |                         |                                                                     |                   |             |
| Median HH Income    | \$85,581   | \$72,751  | \$73,270  | \$70,958                | \$70,958                                                            | \$78,205          | \$81,624    |
| Per Capita Income   | \$42,377   | \$40,669  | \$37,344  | \$34,967                | \$34,967                                                            | \$44,891          | \$45,360    |
| Median Net Worth    | \$326,755  | \$222,974 | \$193,687 | \$224,923               | \$224,923                                                           | \$253,219         | \$228,144   |

## 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

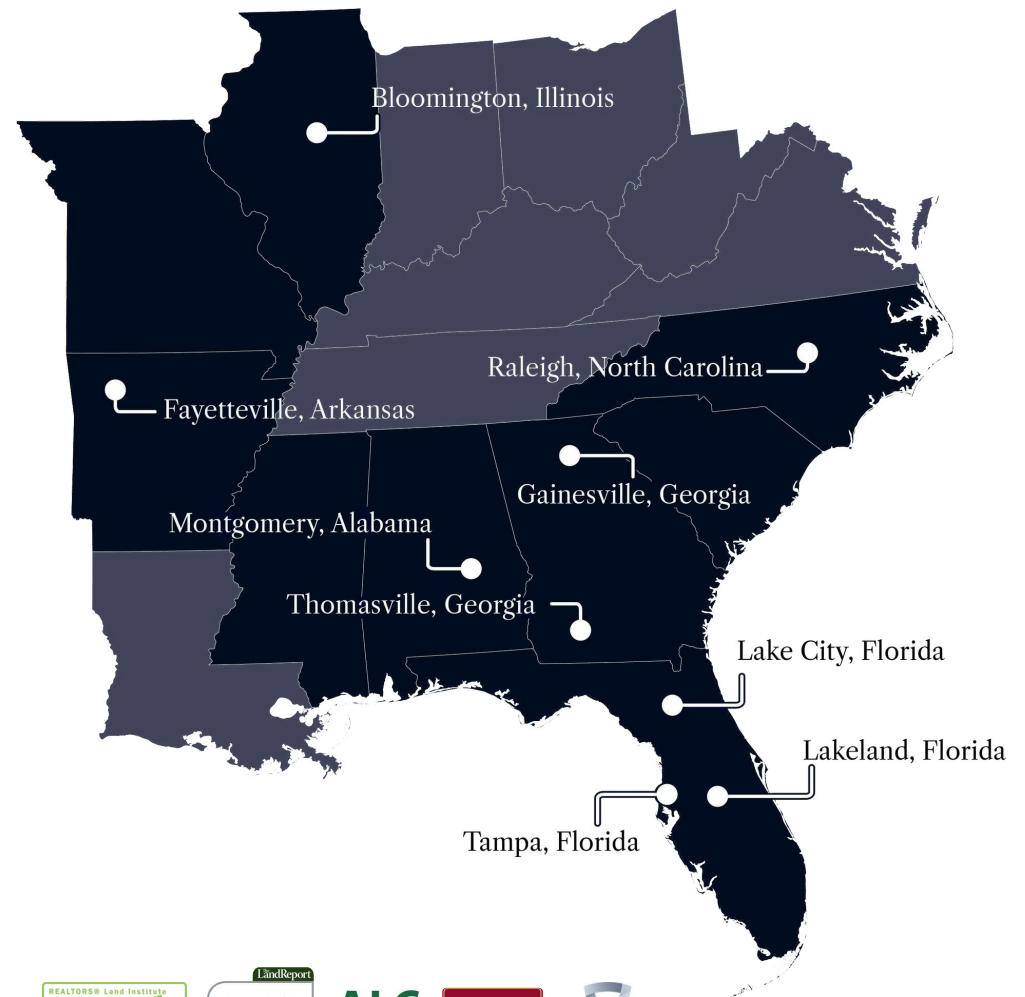
As a CPM Candidate, Jill's attention to detail, strategic mindset, and commitment to excellence enable her to create value for real estate investors by optimizing property operations and achieving financial objectives.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)

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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