

Industrial-Flex Office Space Near Polk Parkway

2915 Parkway St, Lakeland, Florida 33811

Carly Powell
863-698-3716
carly@saundersrealestate.com

Lauren Ralston Smith, CCIM, CPM
863-873-1970
lauren@saundersrealestate.com



Drane Field Rd

Parkway St



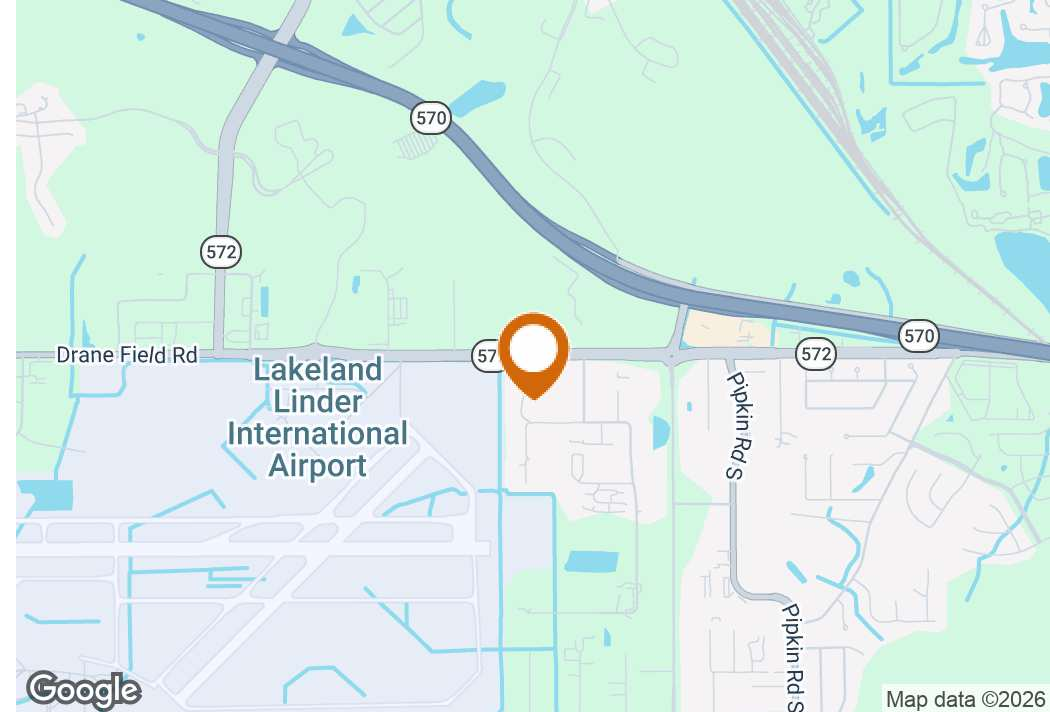
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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$15 SF/yr (NNN)
Building Size:	13,992 SF
Available SF:	13,992 SF
Lot Size:	2.98 Acres
Number of Units:	2
Year Built:	1988
Zoning:	BPC-2
City:	Lakeland
County:	Polk
State:	Florida

Property Overview

Introducing a prime leasing opportunity at 2915 Parkway St, Lakeland, FL, 33811! This exceptional property offers customizable spaces, ideal for businesses seeking a professional and dynamic environment. Located in an industrial hub with easy access to the Polk Parkway and I-4, the property features ample parking, well-appointed common areas, and flexible floor plans to accommodate various business needs. Tenants will appreciate the well-maintained facilities, professional management, and the strategic position within a thriving industrial area in close proximity to Lakeland Linder International Airport. Elevate your business presence at this premier property, designed to support success and productivity.

Property Highlights

- Customizable office spaces
- Proximity to Polk Parkway and I-4
- Ample parking for tenants and visitors
- Well-appointed and maintained common areas
- Flexible floor plans to accommodate various business needs
- Professional management team
- High visibility location on Parkway St

LOCATION DESCRIPTION

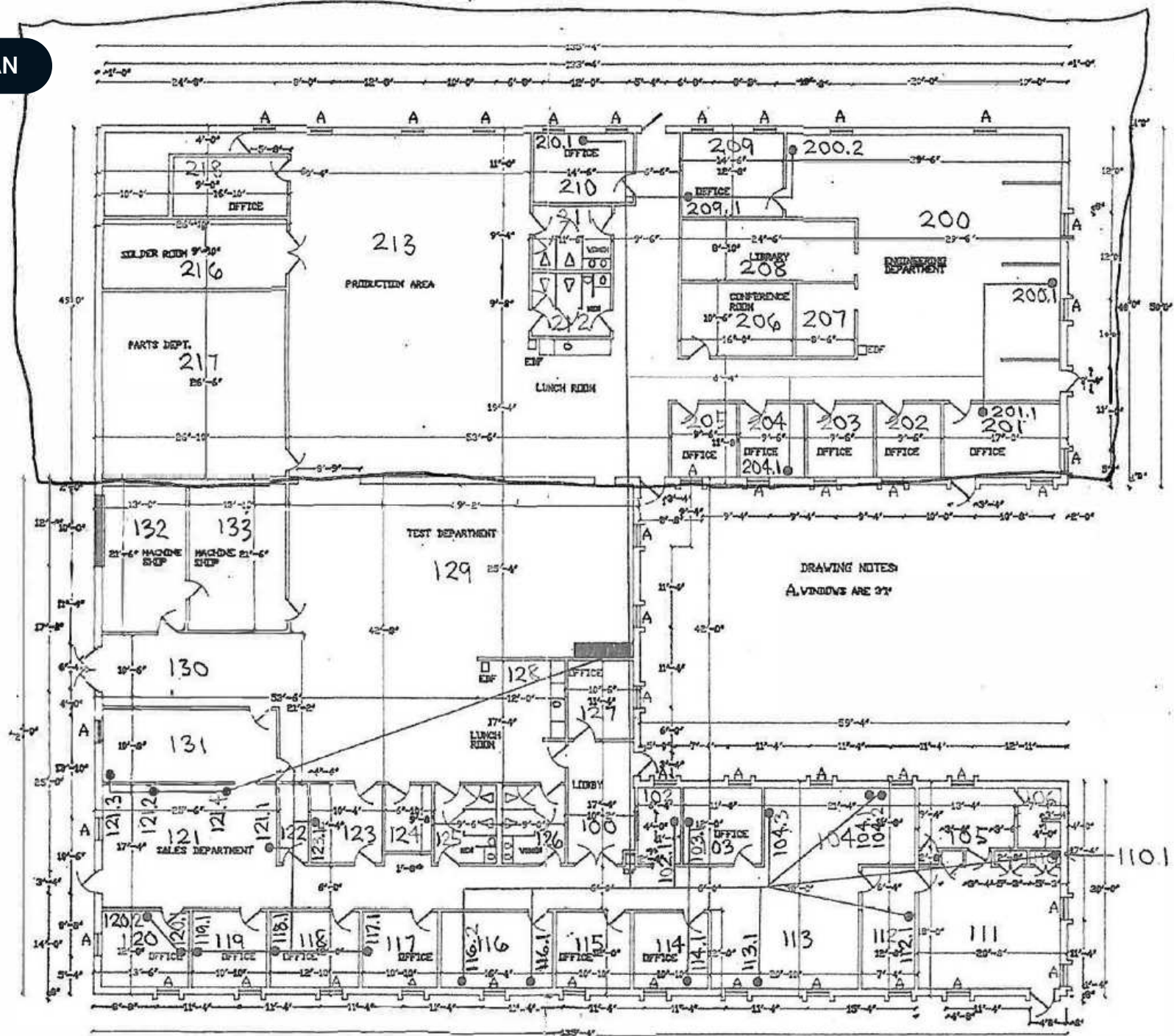


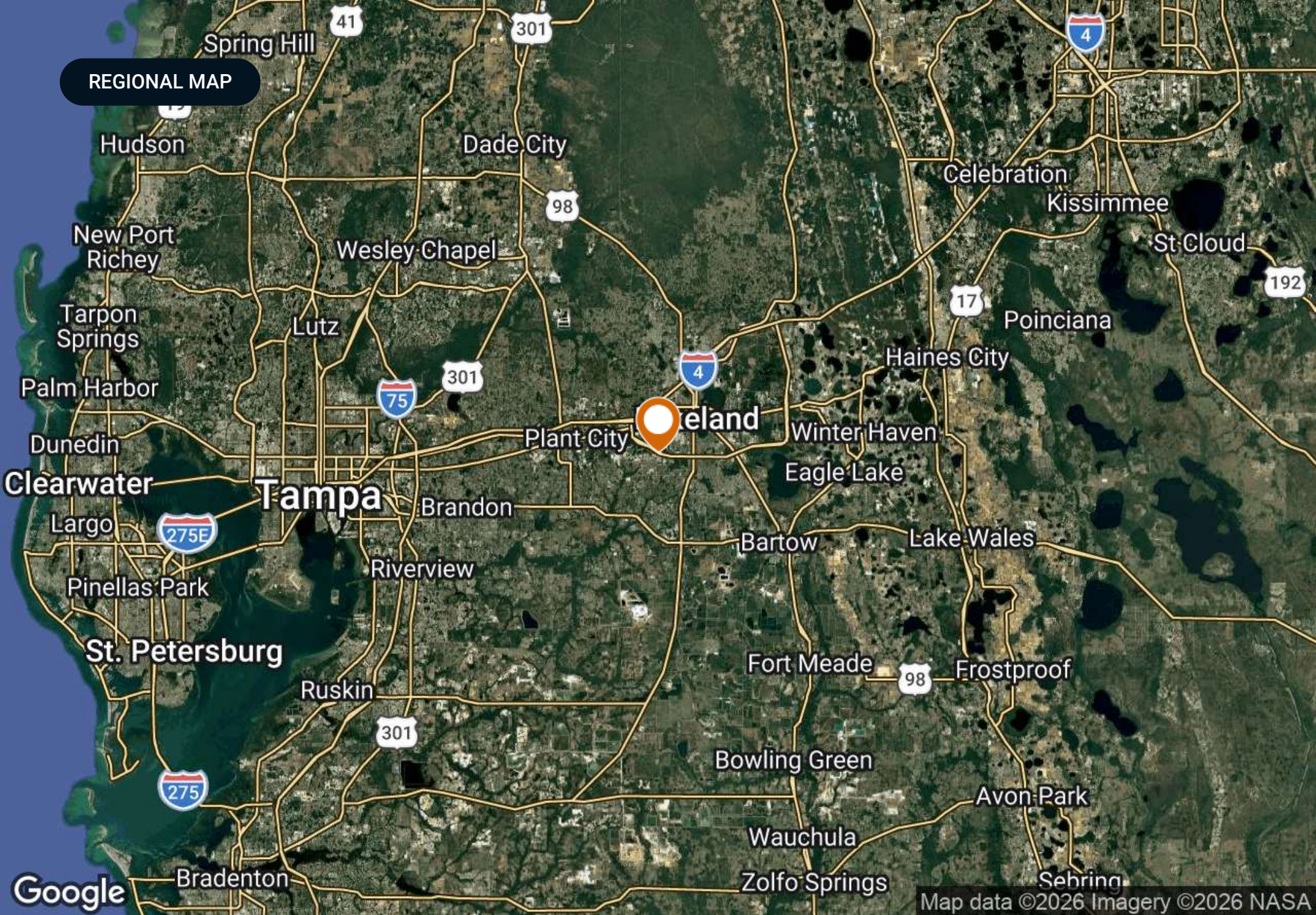
Location Description

The property is located in southwest Lakeland, directly east of Lakeland Linder International Airport and within one of the city's established industrial corridors. Its position near Drane Field Road and Airport Road provides convenient access to the Polk Parkway, which connects to Interstate 4 and other major routes serving Central Florida. The location offers efficient connectivity to Lakeland, Winter Haven, Tampa, and Orlando, making it well suited for businesses serving customers and operations throughout the region. Nearby industrial users, distribution facilities, and the airport further support the area's appeal for office, warehouse, light manufacturing, and logistics-related businesses.

Just a short drive away, tenants can enjoy the renowned Lakeside Village, offering upscale shopping, dining, and entertainment options. Nearby, the historic downtown district boasts charming boutiques, art galleries, and local eateries for a unique cultural experience. Additionally, the property is in close proximity to beautiful parks and recreational areas, providing a perfect balance of work and leisure. With a variety of conveniences at your fingertips, the location is ideal for businesses seeking a thriving and dynamic environment.

FLOOR PLAN



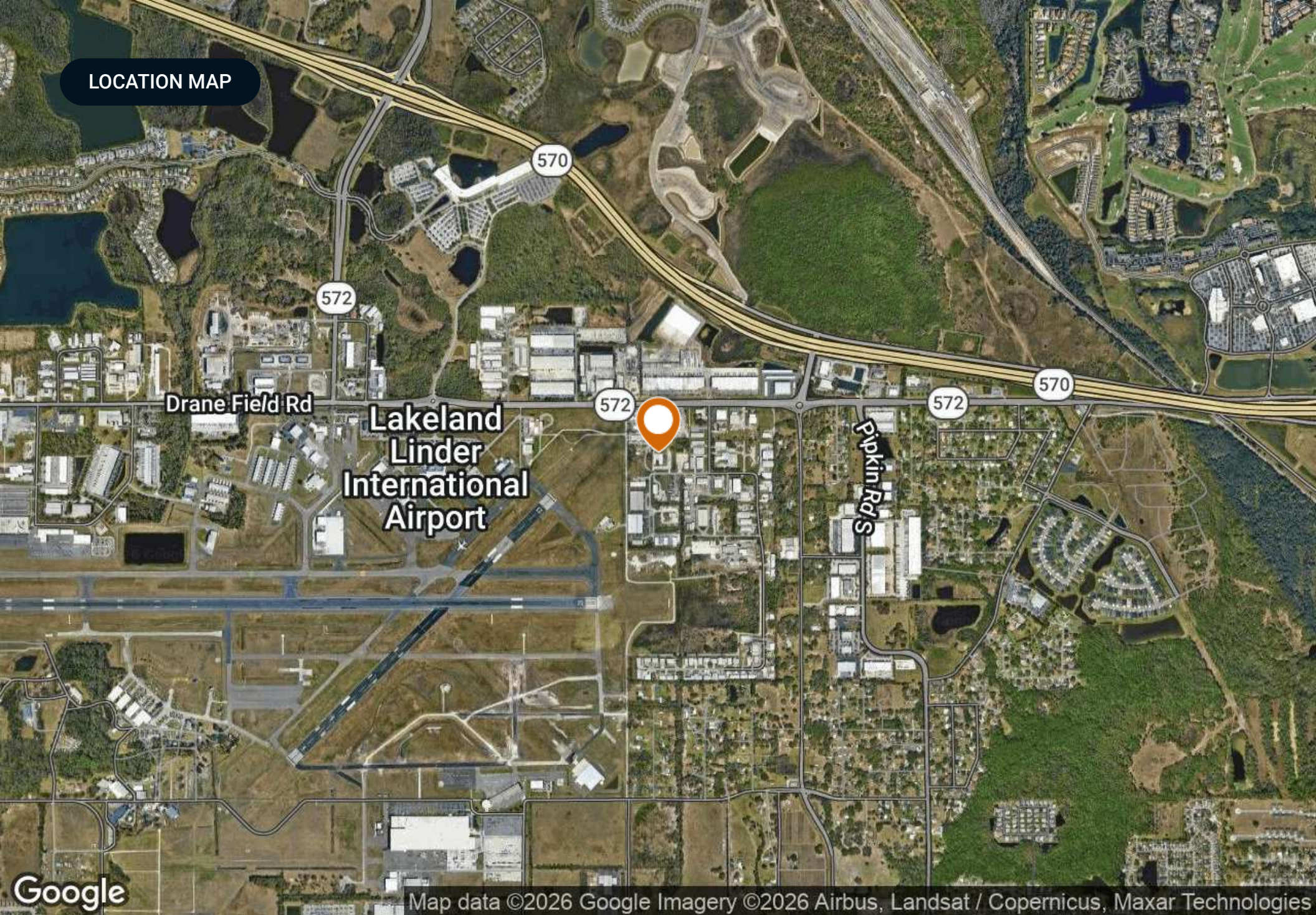


REGIONAL MAP

Google

Map data ©2026 Imagery ©2026 NASA

LOCATION MAP



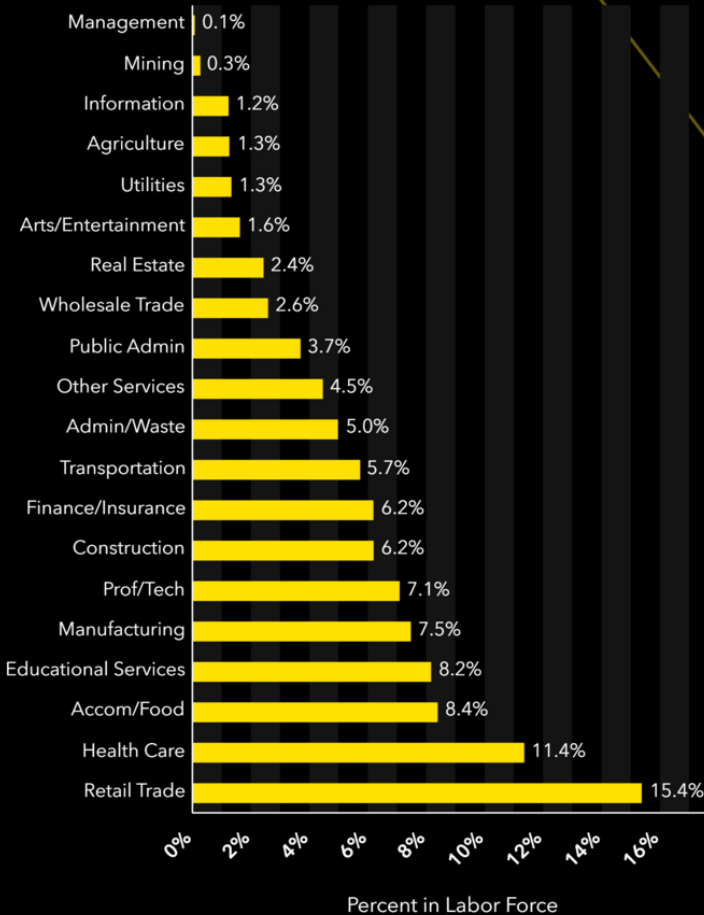
ECONOMIC PROFILE (5 MILE RADIUS)

Economic Development Profile

2915 Parkway St, Lakeland, Florida, 33811

Ring of 5 miles

Labor Force by Industry



16.5%
Services



21.8%
Blue Collar



61.7%
White Collar

Employment

Workforce Overview

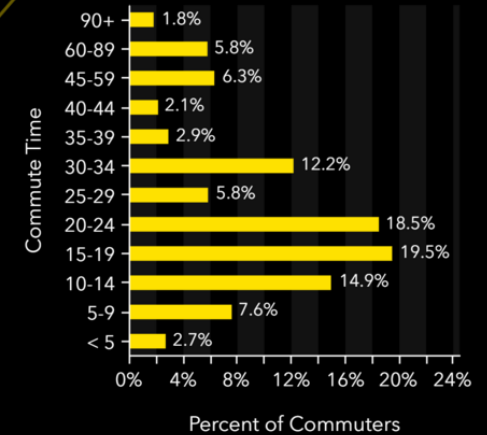
Businesses



4,771

Total Businesses

Commute Time: Minutes



Transportation to Work



0.5%

Took Public
Transportation



8.5%

Carpooled



1.8%

Walked to
Work



0.8%

Bike to Work



73%

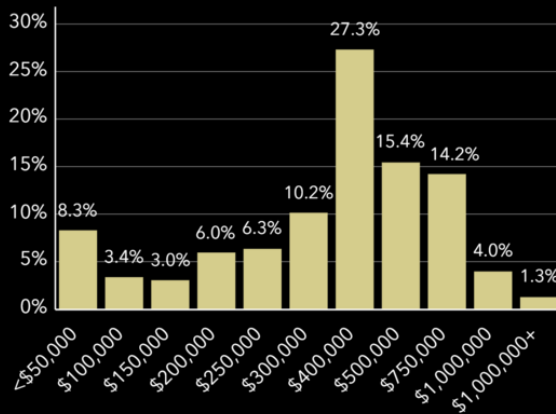
Drove Alone
to Work

Source: This infographic contains data provided by ACS (2020-2024), Esri (2026), Esri-Data Axle (2026), Esri-U.S. BLS (2026), AGS (2026).

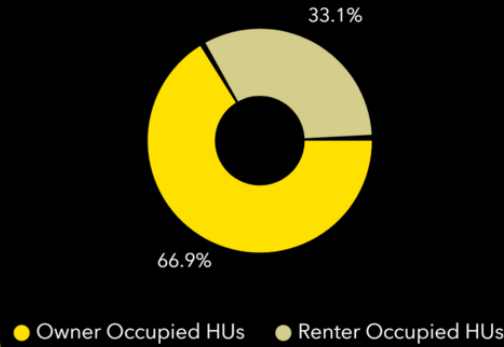
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ECONOMIC PROFILE CONT.

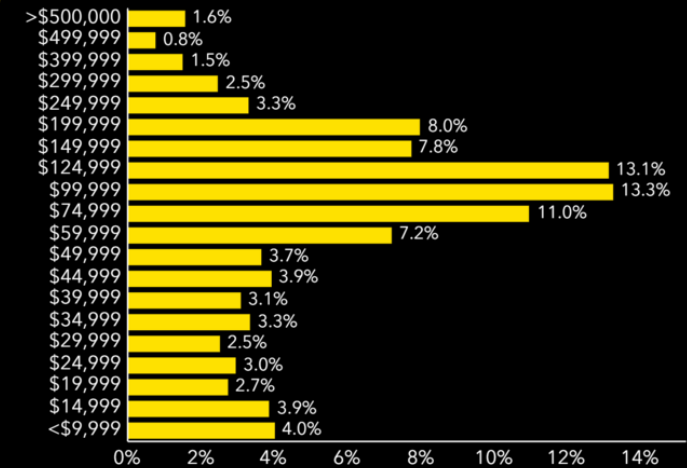
Home Value



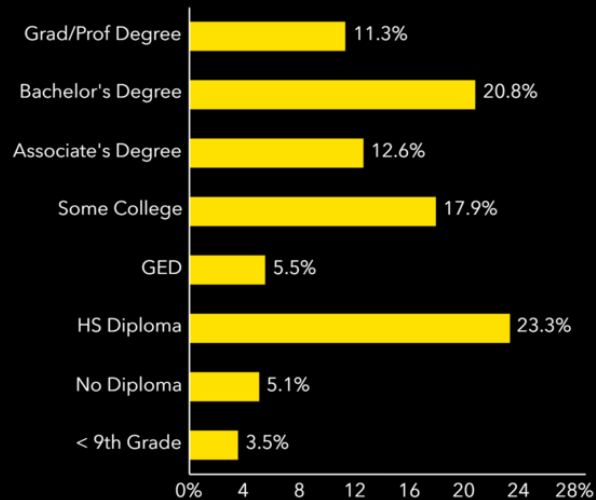
Home Ownership



Household Income



Educational Attainment



Community Overview

Key Facts

55,079

Total Housing Units

85

Housing Affordability Index

5,949

Households Below the Poverty Level (ACS)

40.1

Median Age

\$64,138

Median Disposable Income

127,683

Total Population

85

Wealth Index

74

Diversity Index

82

Total Crime Index

Tapestry

Top 3 segments by household count



[View comparison table](#)

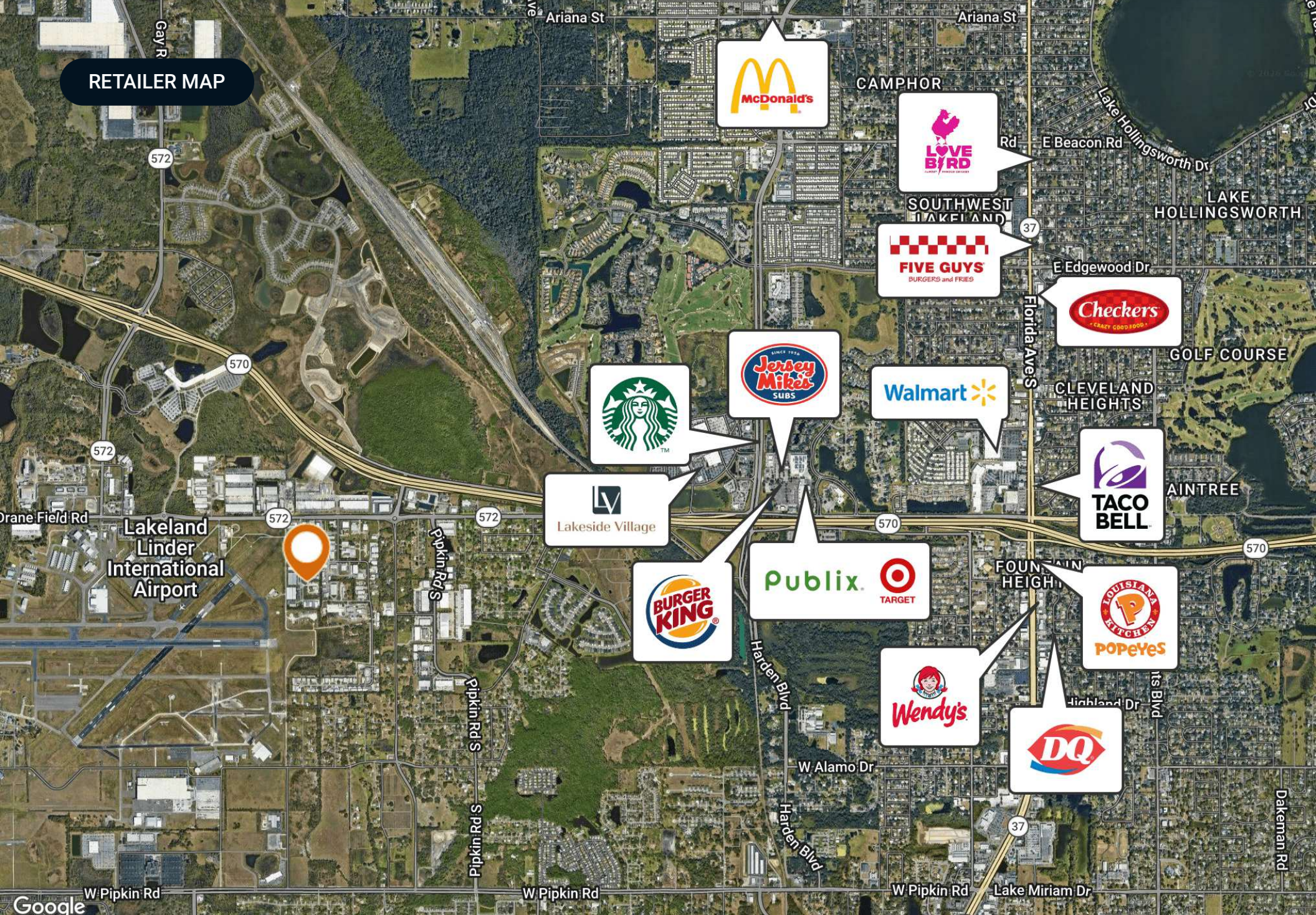
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NEIGHBORHOOD MAP



RETAILER MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Carly Powell

Advisor

carly@saundersrealestate.com

Direct: **877-518-5263 x489** | Cell: **863-698-3716**

FL #SL3404321

Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development

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:

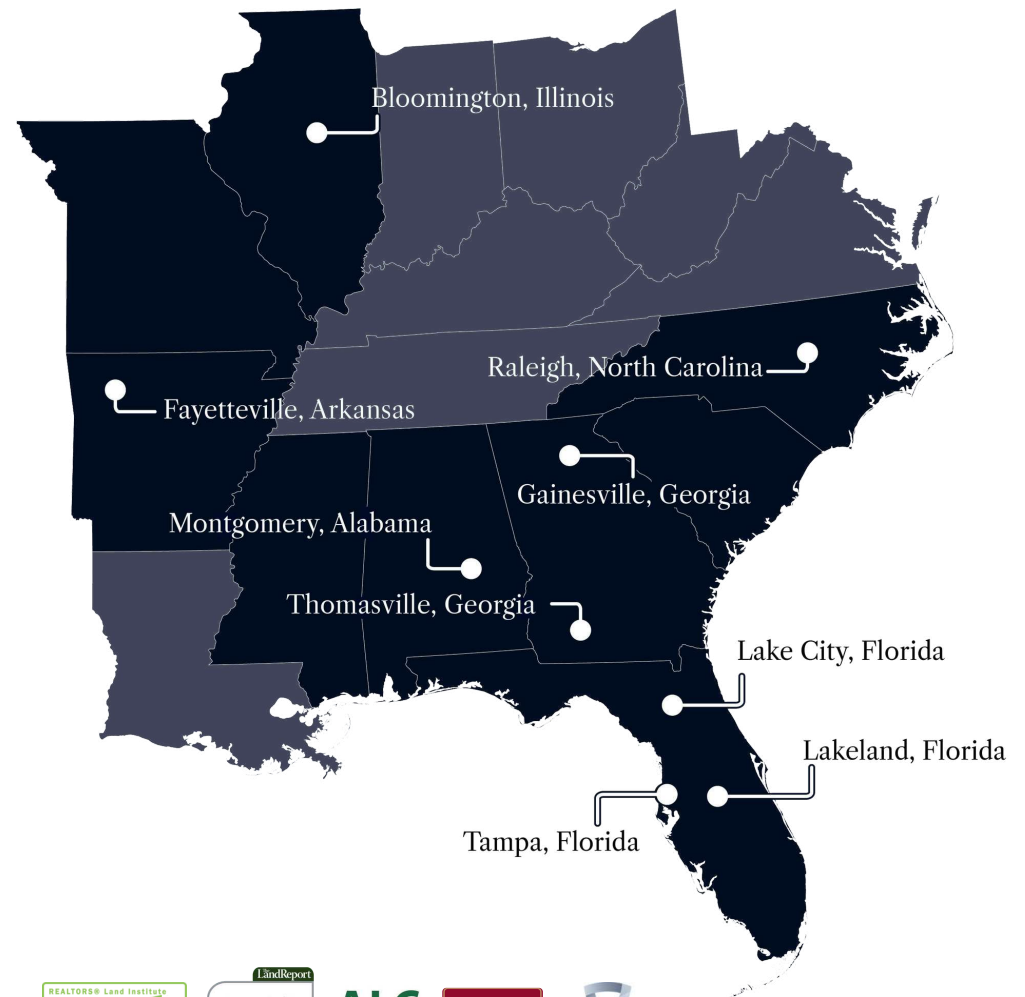
- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development



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