

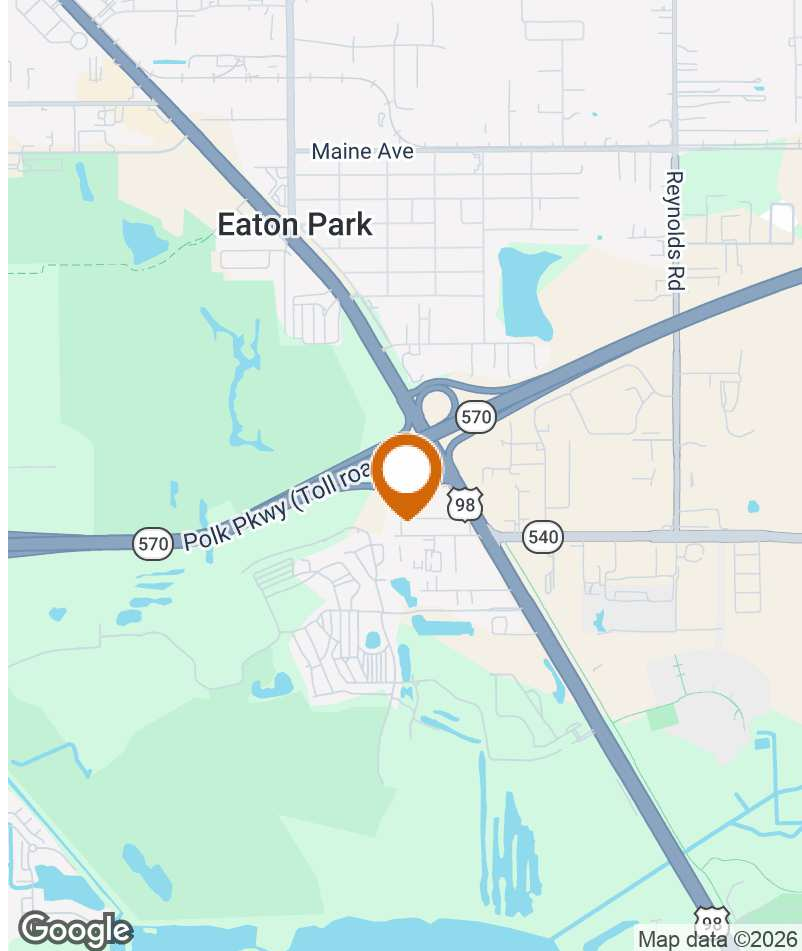
South Lakeland Professional Office Next to the Polk Parkway

2800 Winter Lake Rd, Lakeland, Florida 33803

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$405,000
Building SF:	1,760 SF
Price/SF:	\$230.11
Zoning:	BPC -1X
Lot Size:	0.18 Acres
Property ID:	24-28-34-267000-000106
Year Built:	1984
Utilities:	Public Water and Septic
City:	Lakeland
County:	Polk
State:	Florida

Property Overview

This 1,760 SF block-constructed office building offers a flexible layout with the potential to accommodate two separate tenants. The building features six offices arranged around a central area containing a bathroom and kitchen. The two sides of the building are nearly mirror images of one another, creating an efficient configuration for shared reception space with each tenant occupying its own side of the building.

The front entrance provides a traditional reception and waiting area, while the open configuration offers flexibility for an owner-user to customize the space to suit its specific needs.

Although the property does not currently have formal parking spaces, the front and side areas can accommodate approximately 6–8 vehicles. The addition of millings or stones could easily formalize the parking area and improve vehicle circulation.

The property is zoned BPC-1X under Polk County zoning. A continued office use represents a logical and desirable use for the property, while a variety of other uses may be permitted subject to County approval, including personal services and certain institutional uses such as a church. The property's most recent use was as a Homeowners Association office.

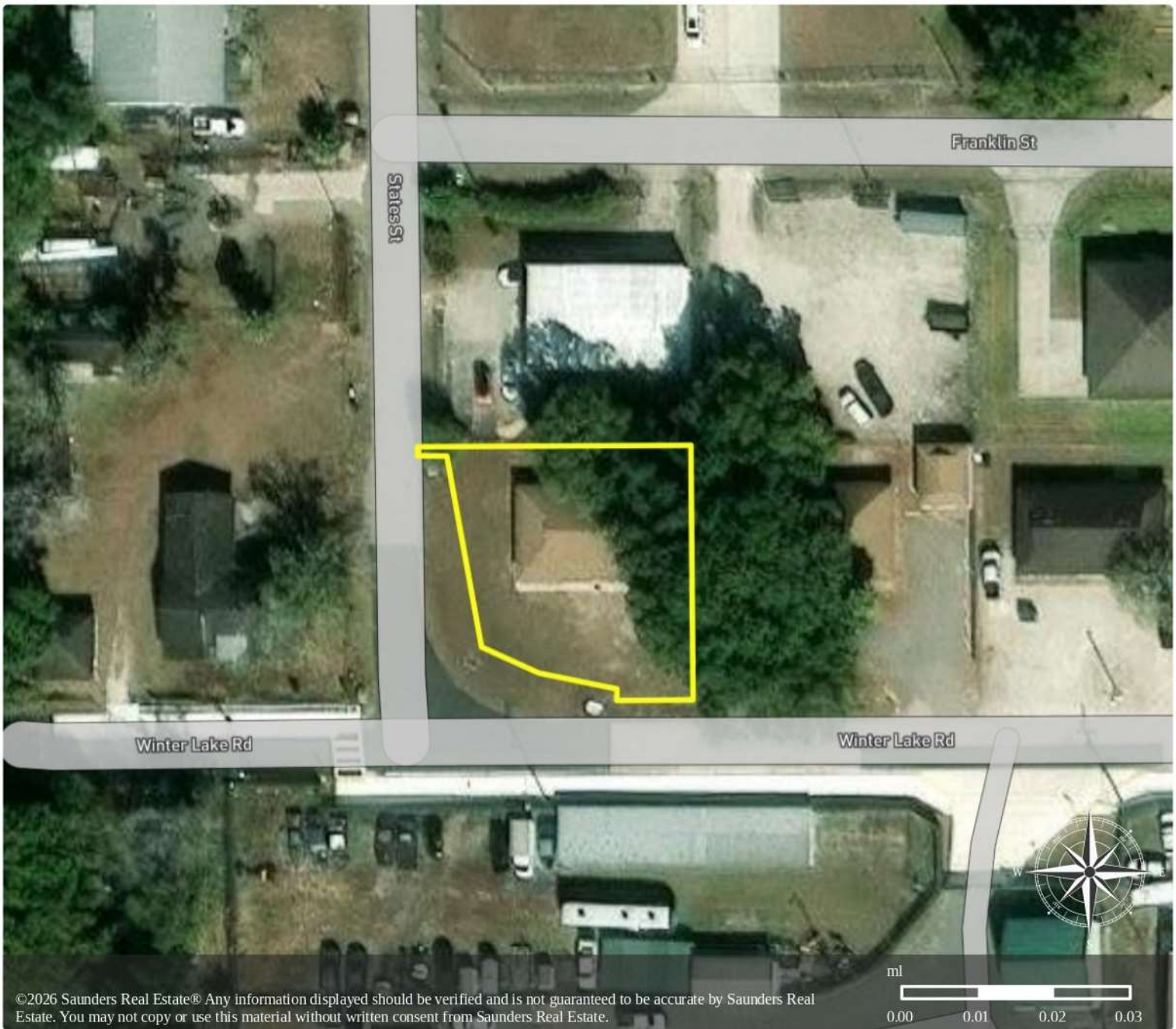
The property is served by public water and a septic system.

From a location standpoint, the property offers excellent connectivity to major roadways, including US 98 with convenient access both north and south. The Polk Parkway is just minutes away, providing efficient connectivity to Interstate 4 and the broader Central Florida transportation network.

AERIAL PHOTOS



OUTLINE MAP



South Lakeland Professional Office Next to the Polk Parkway

Polygon



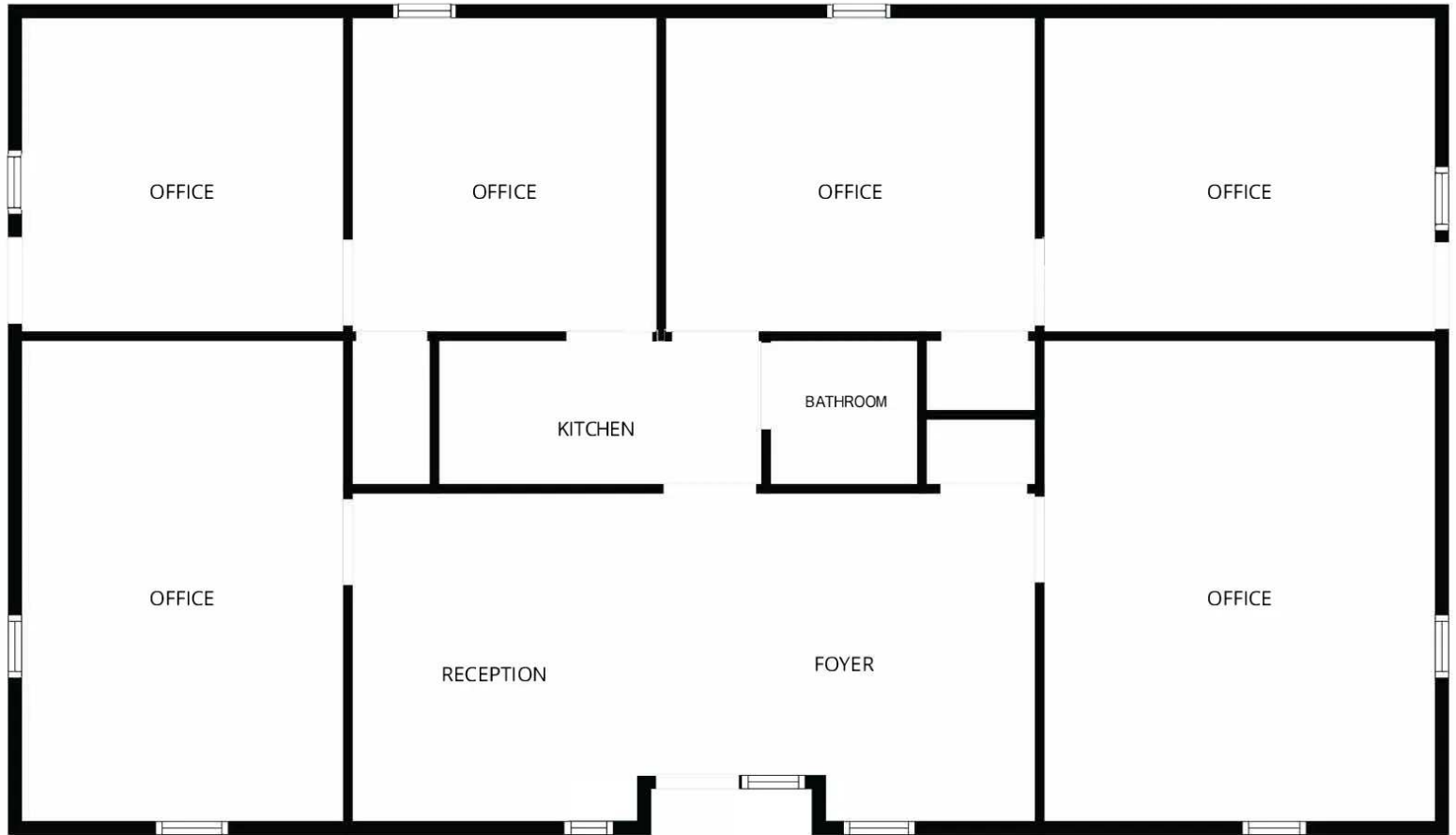
OFFICE PHOTOS



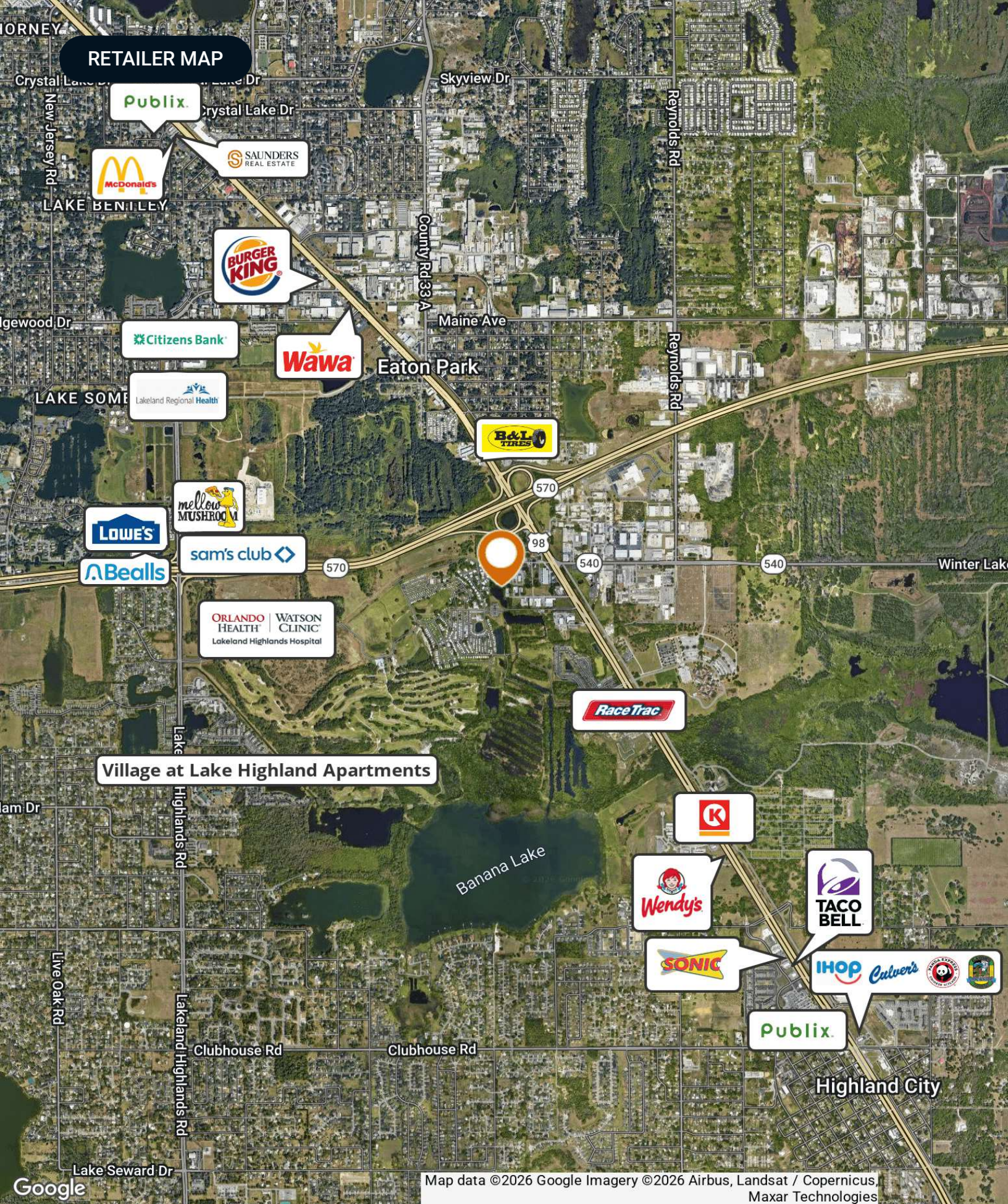
OFFICE PHOTOS



FLOOR PLAN

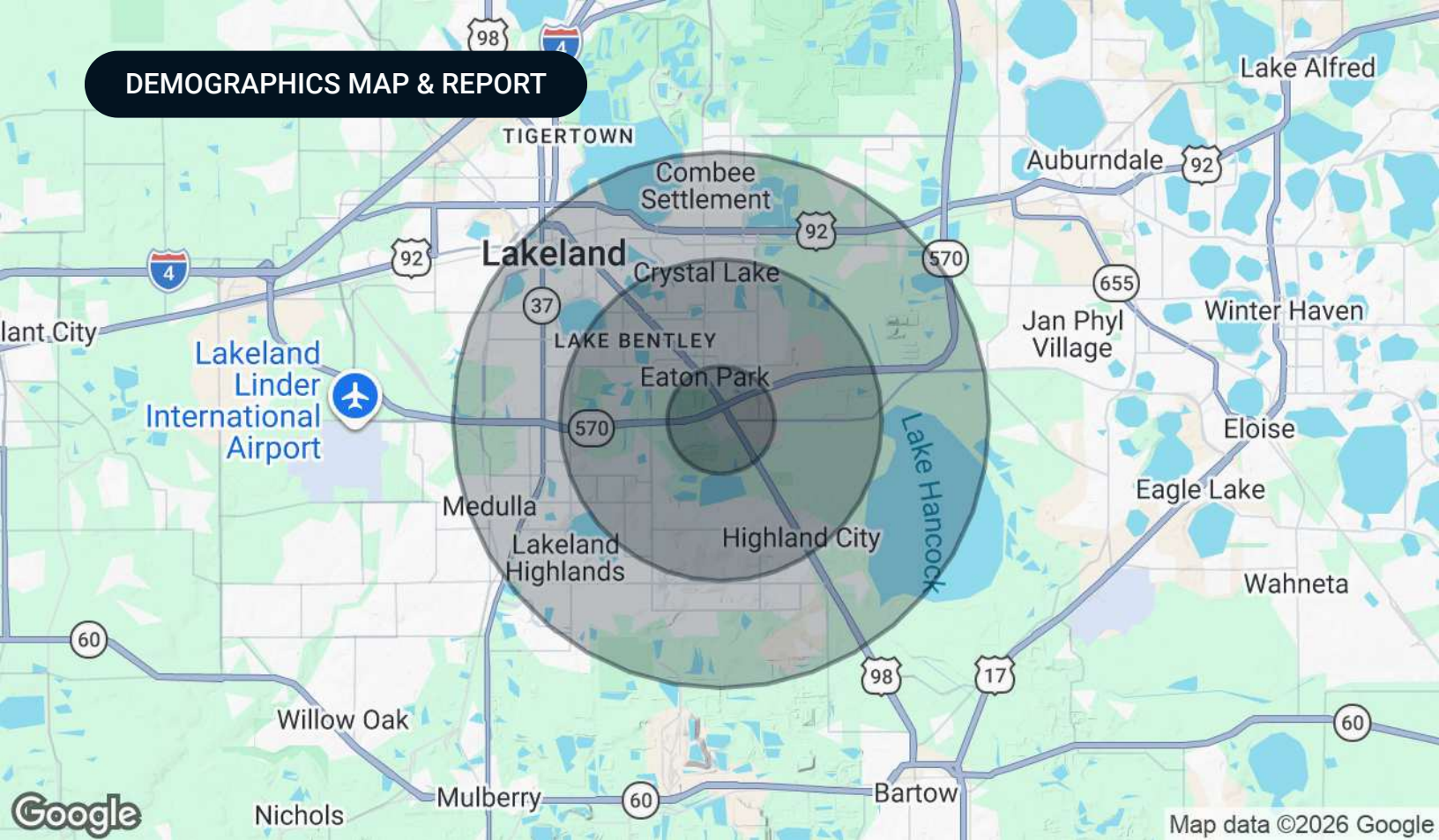


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	2,665	45,713	114,274
Average Age	37.8	38.9	39.2
Average Age (Male)	38.1	37.6	38.2
Average Age (Female)	37.7	39.5	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,087	16,518	42,409
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$64,087	\$101,411	\$96,220
Average House Value	\$149,815	\$275,219	\$278,586

2023 American Community Survey (ACS)



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

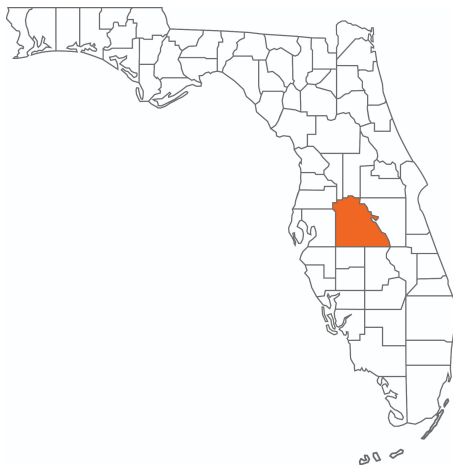
- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

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.



Polk County

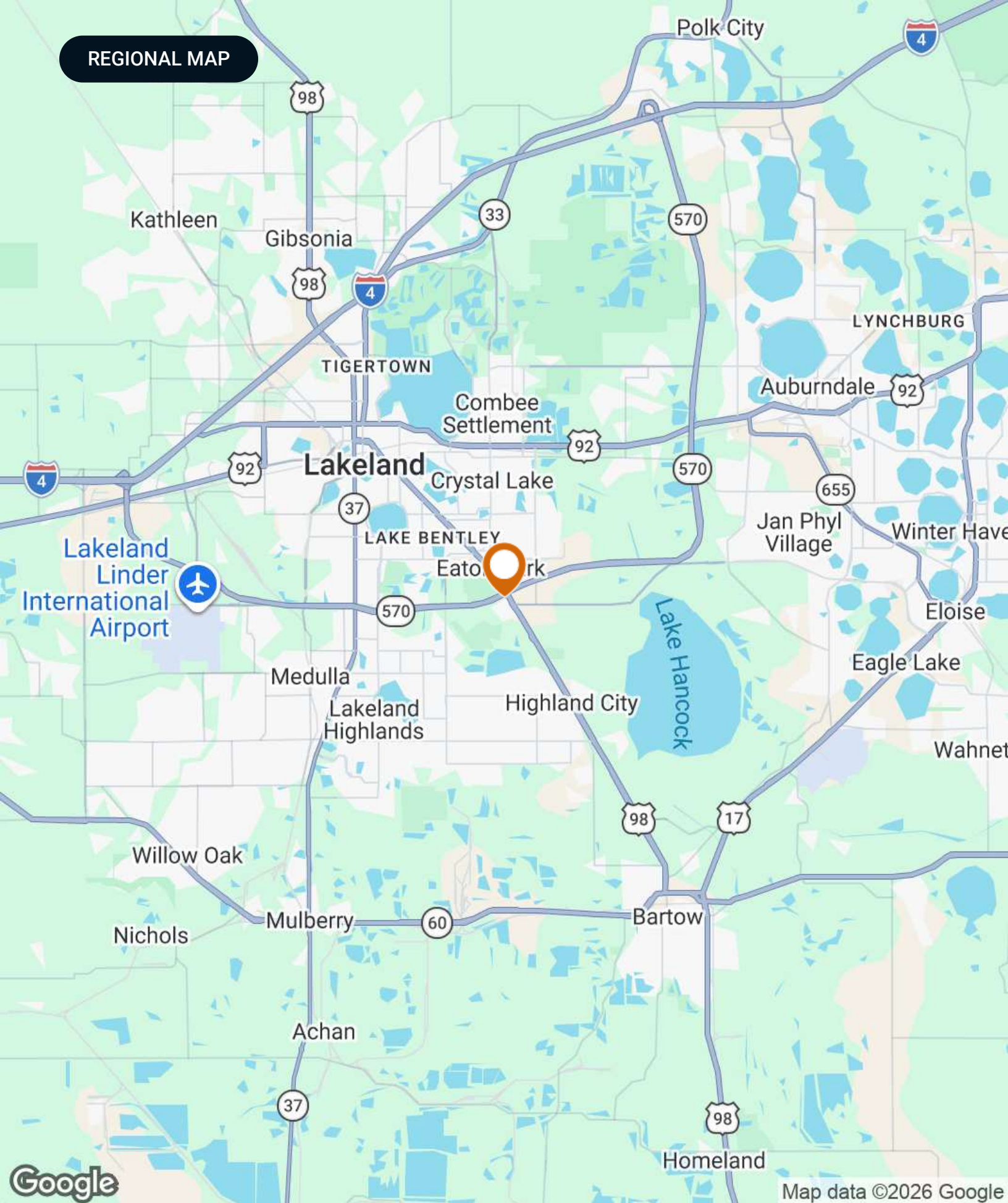
FLORIDA



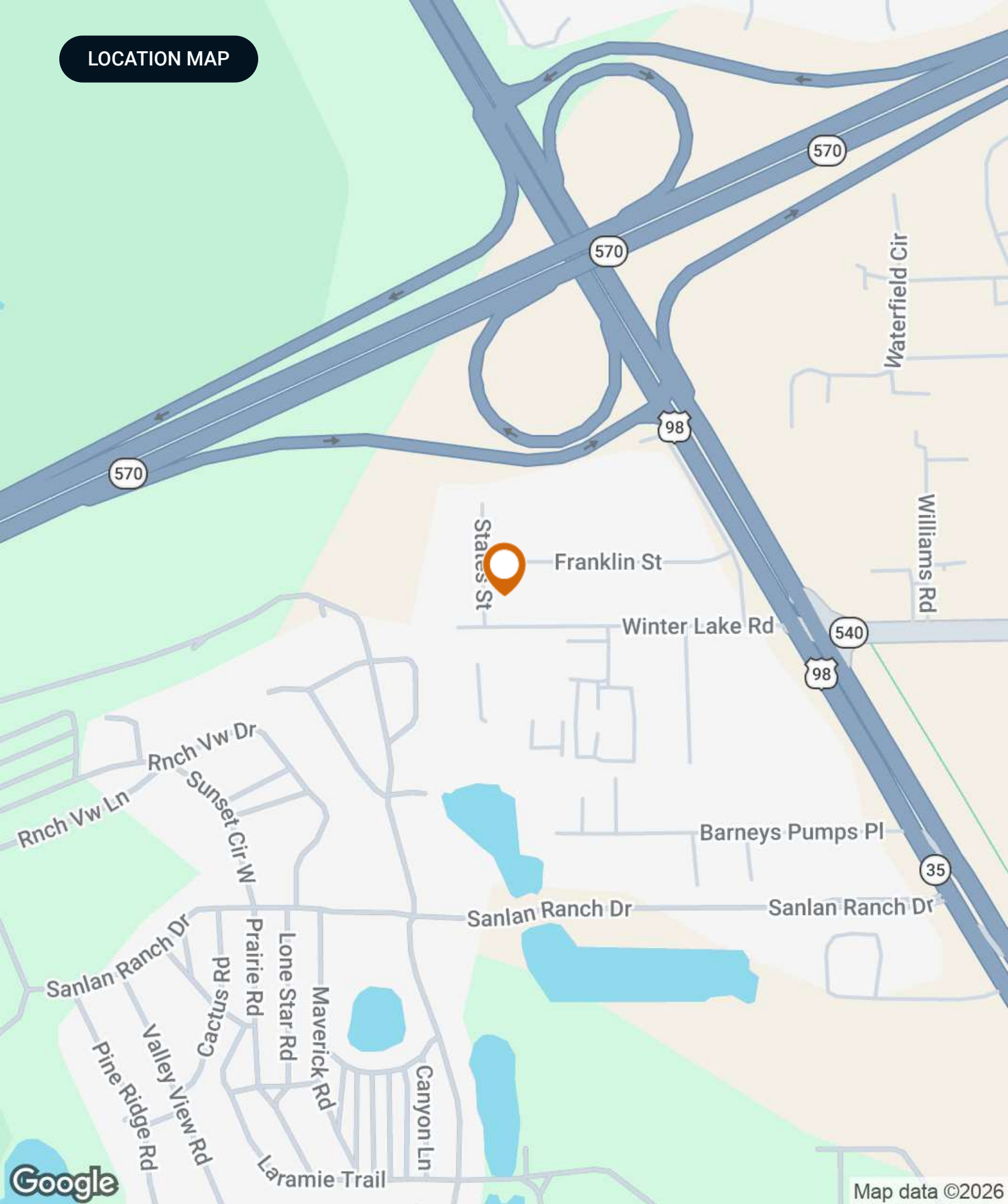
Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

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.

REGIONAL MAP



LOCATION MAP





Craig Morby

Senior Advisor

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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

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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



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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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