

15,940 SF on 2.84 Acres
Retail & Warehouse
US 92 Lakeland

3440 US Highway 92 E, Lakeland, Florida 33801

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,311,300
Building Size:	15,940 SF
Price/SF:	\$145/SF
Lot Size:	2.84 Acres
Zoning:	LCC (Linear Commercial Corridor), Unincorporated Polk County
Parcel ID:	24-28-14-000000-034080
AADT:	35,500 ± Vehicles/Day
Utilities:	Lakeland Electric and 2 Septics

Property Overview

Excellent Owner-User or Investment Opportunity featuring a 15,940 SF building on 2.84 acres, zoned LCC (Linear Commercial Corridor), offering a broad range of potential uses including retail, office, light industrial, and warehouse.

The building features a wide-open warehouse/showroom configuration that provides exceptional flexibility and can be readily adapted to a variety of retail, showroom, or commercial concepts. The space includes three 10' x 10' roll-up doors, a private office, and restroom facilities. A new roof is scheduled for Fall 2026, adding further value for an owner-user or investor.

The property enjoys excellent visibility along US 92, with traffic counts of approximately 35,500 vehicles per day. Its strategic location provides convenient access to the surrounding Polk County market, with downtown Lakeland approximately 12 minutes away, while US 92 offers a direct connection to Auburndale and Winter Haven.

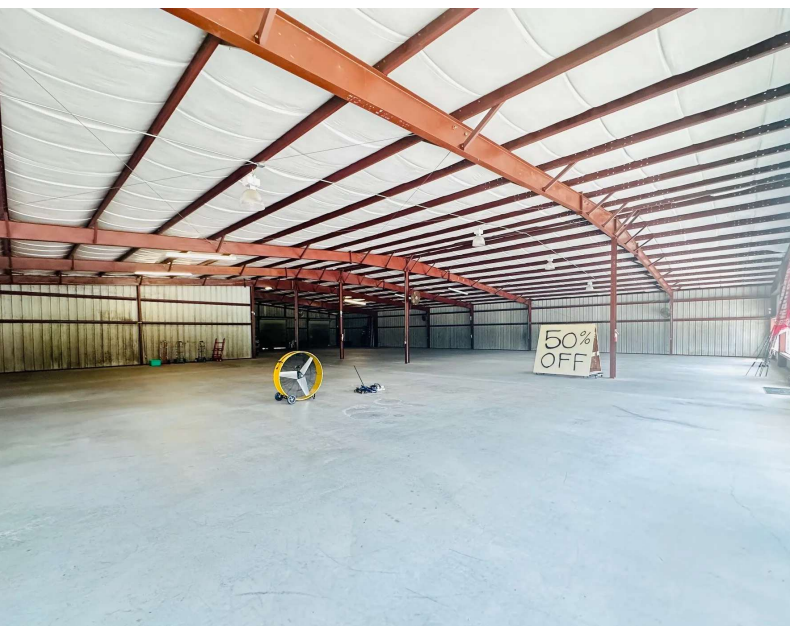
With its generous acreage, flexible zoning, highly adaptable building configuration, and strong US 92 exposure, this property presents a compelling opportunity for an owner-user, investor, or business seeking a prominent commercial location with room to grow.

COMPLETE HIGHLIGHTS



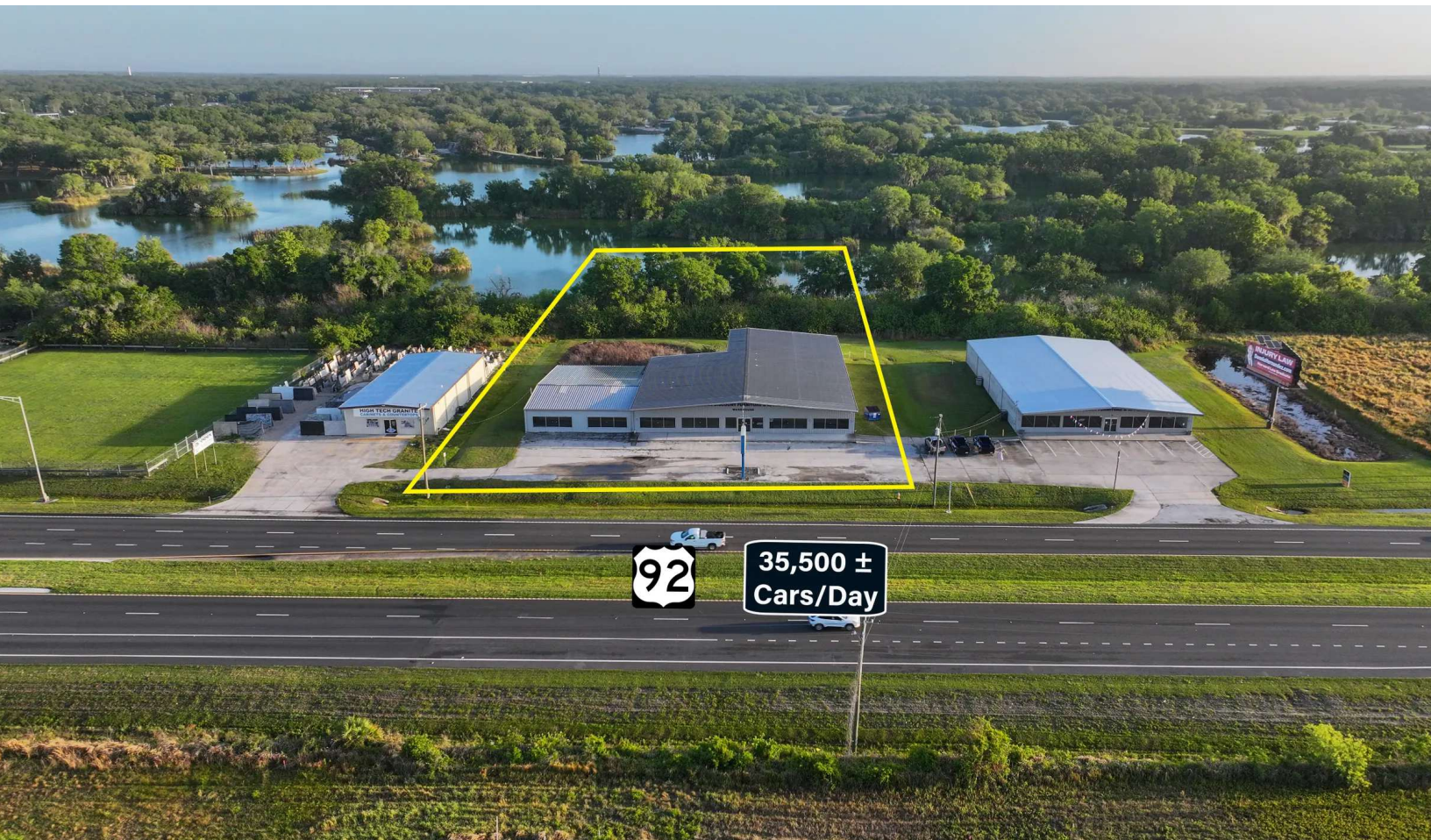
Property Highlights

- Superb opportunity to own a 15,940 SF building on 2.84 acres, zoned LCC, Linear Commercial Corridor. Uses include retail, office and light warehouse/industrial and small bay warehouse
- The building is comprised of two combined structures, the original structure at 4,000 SF and an addition of 11,940 SF. This is very clean, wide open space, with (3) 10 x 10 roll up doors in the rear. The space also has a small built it office with window A/C and a bathroom. Clear height is 13'
- A new roof will be added to this building Fall 2026
- Property is on Lakeland Electric for electricity and water. It has a septic tank
- Daily vehicle traffic - 35,500
- No survey or environmental study for the property at the current time

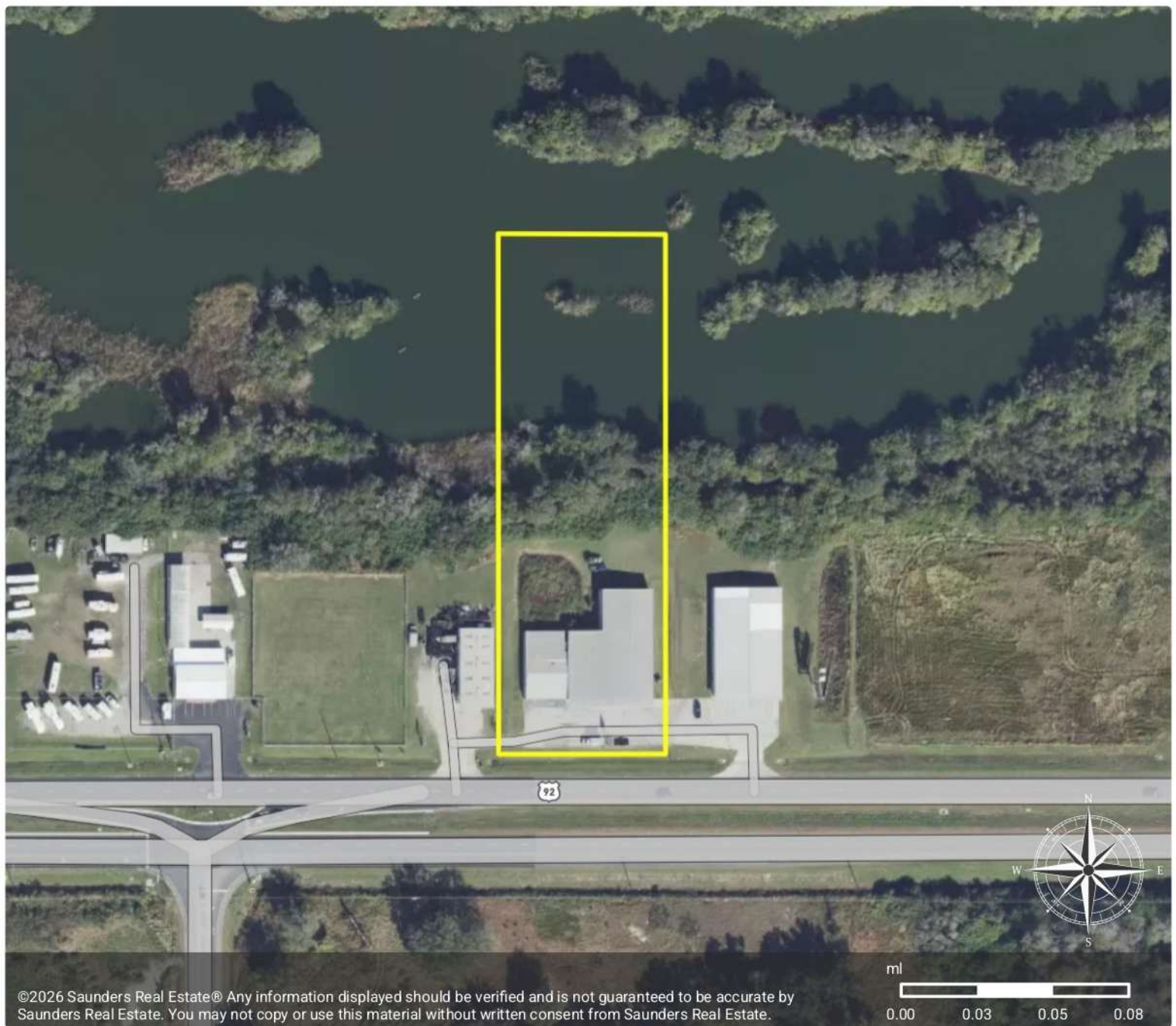


AERIAL PHOTOS

Downtown Lakeland
(18 ± Minutes) ↗



PROPERTY OUTLINE MAP



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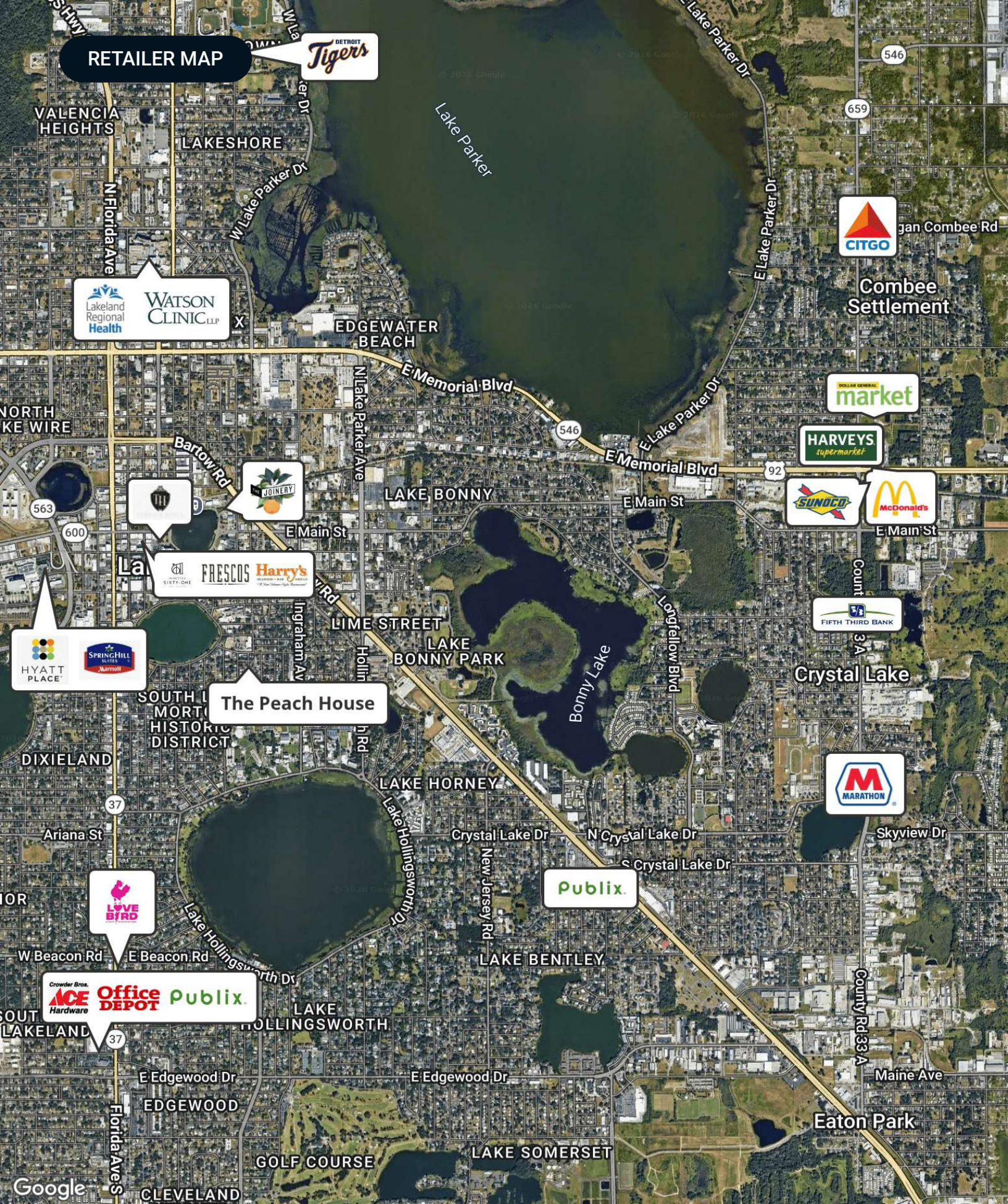


15,940 SF US Hwy 92



 Polygon

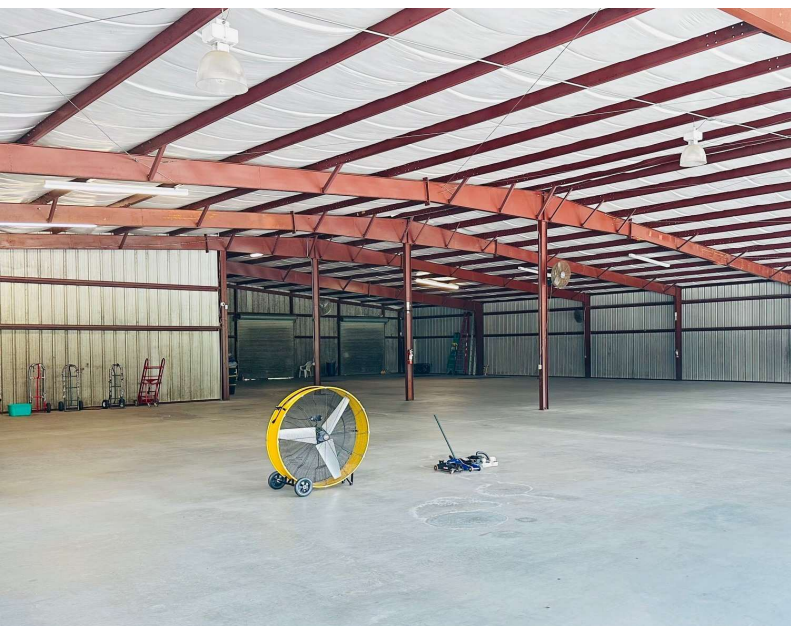
RETAILER MAP



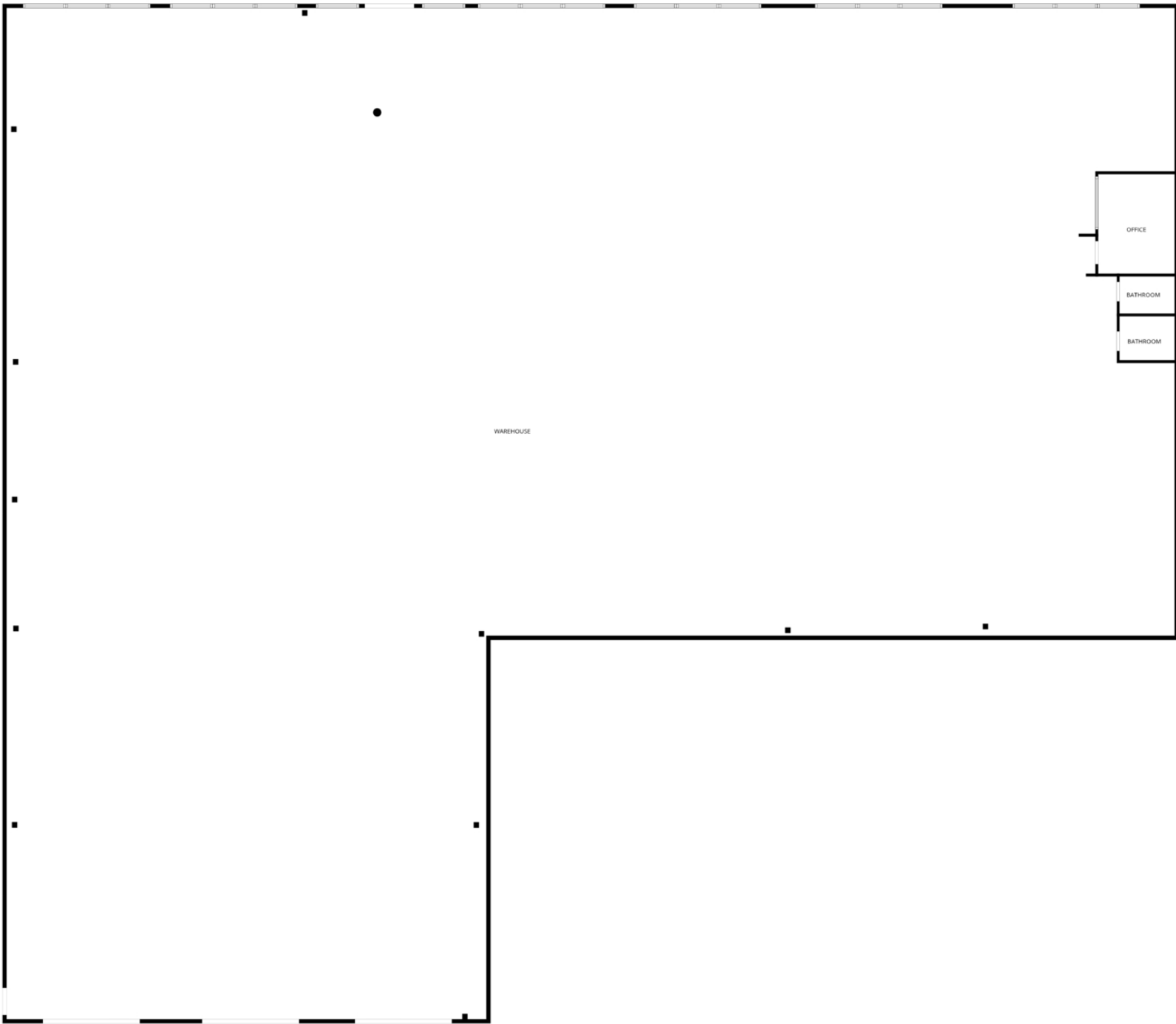
BUILDING EXTERIOR



BUILDING INTERIOR

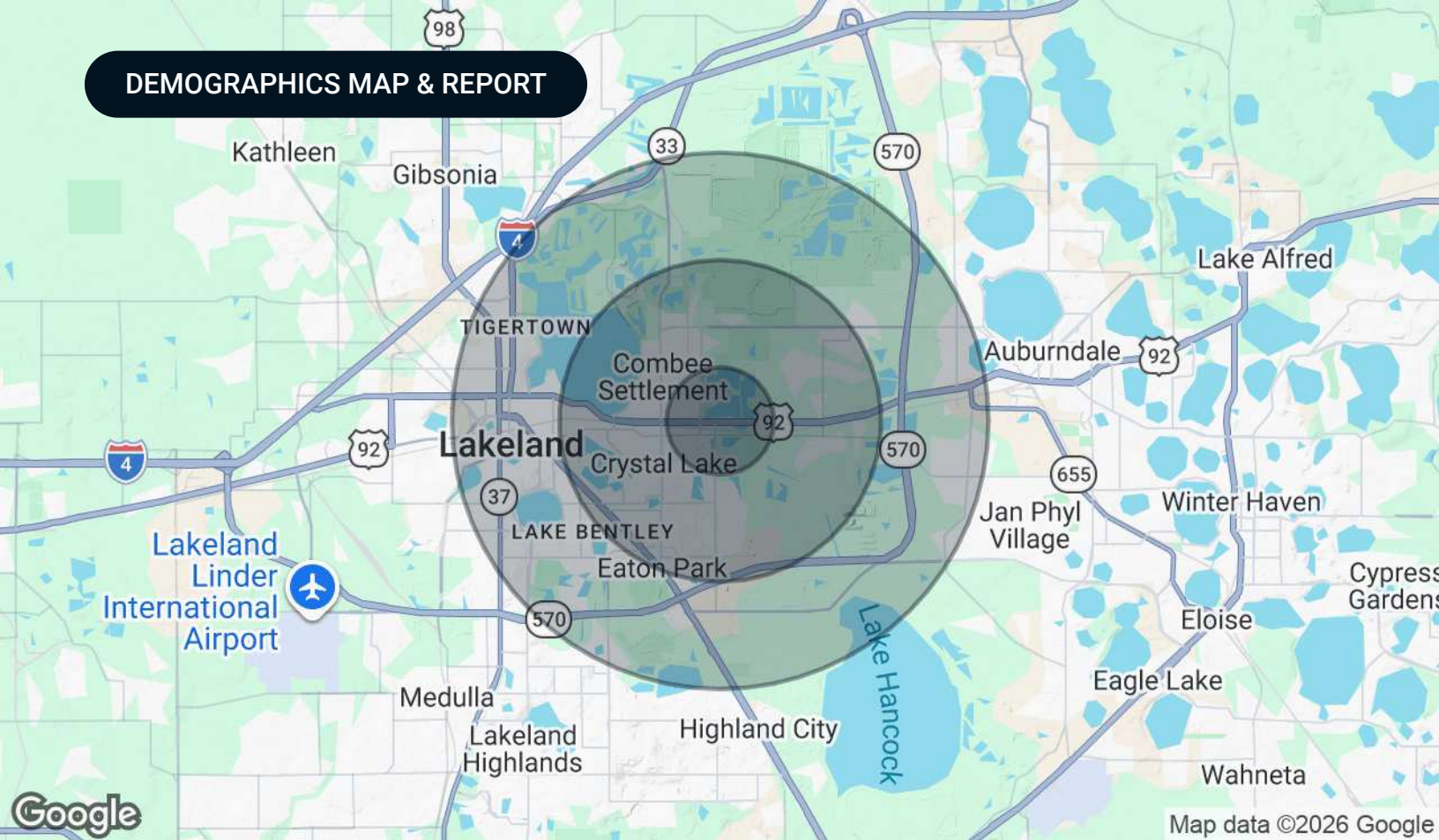


BUILDING FLOOR PLAN - 15,940 SF



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

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,991	29,370	84,631
Average Age	41.7	38	38.7
Average Age (Male)	44.1	37	36.8
Average Age (Female)	38.8	37.9	39.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	765	10,638	31,582
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$57,751	\$63,637	\$77,841
Average House Value	\$192,972	\$150,693	\$209,321

2023 American Community Survey (ACS)



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 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.

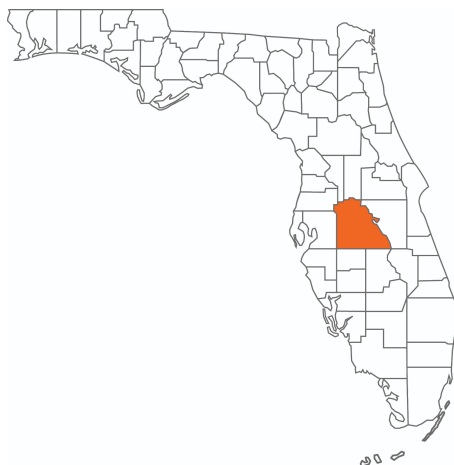
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and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



Polk County

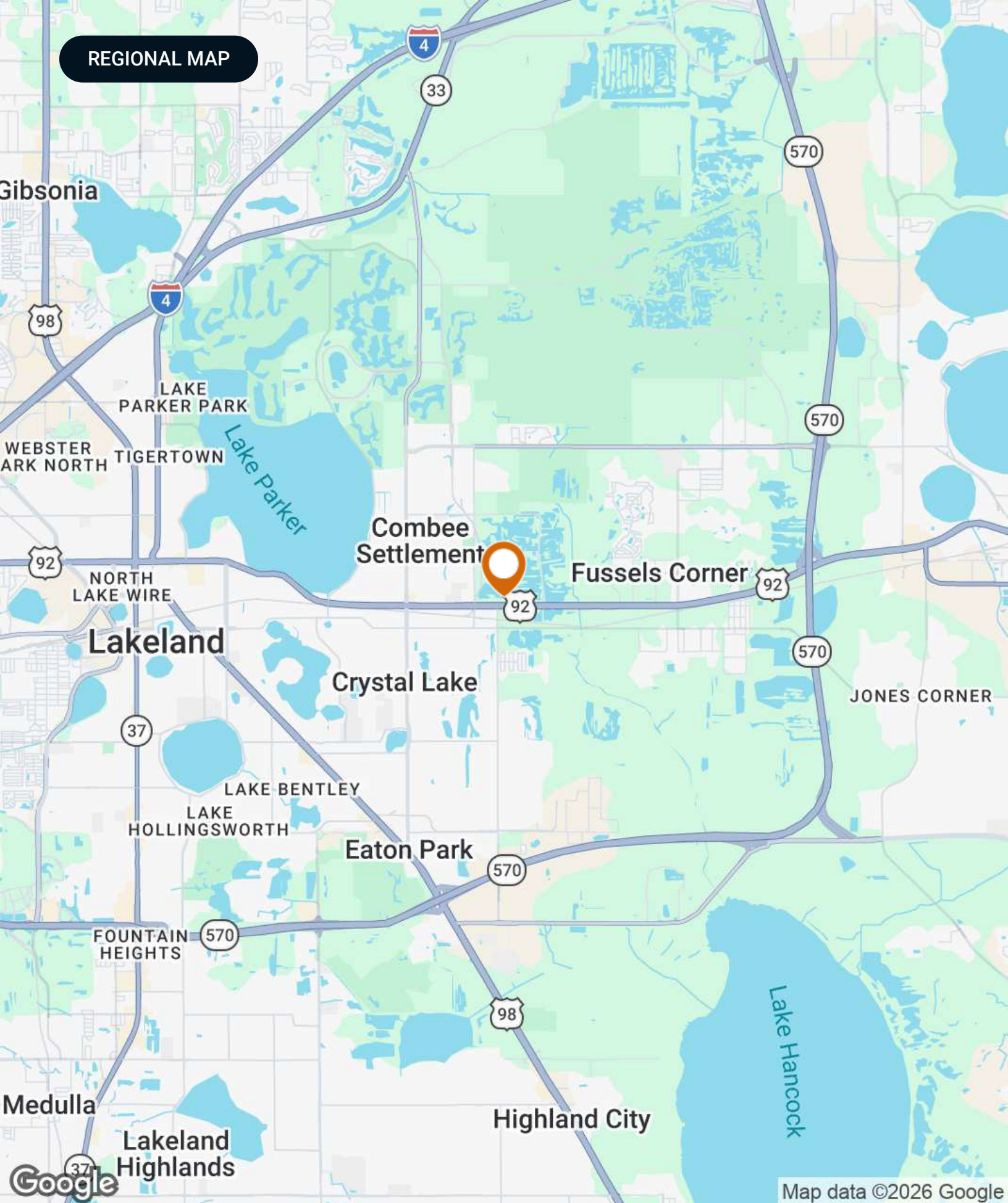
FLORIDA



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

Fish Hatchery Rd

92

92

E Main St

E Main St

Google

Pelican Lake

Map data ©2026



Craig Morby

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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.

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

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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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