SAUNDERS COMMERCIAL

2.84 AC Vacant Land US 92/E Memorial Blvd

0 US 92 E, Lakeland , Florida 33801

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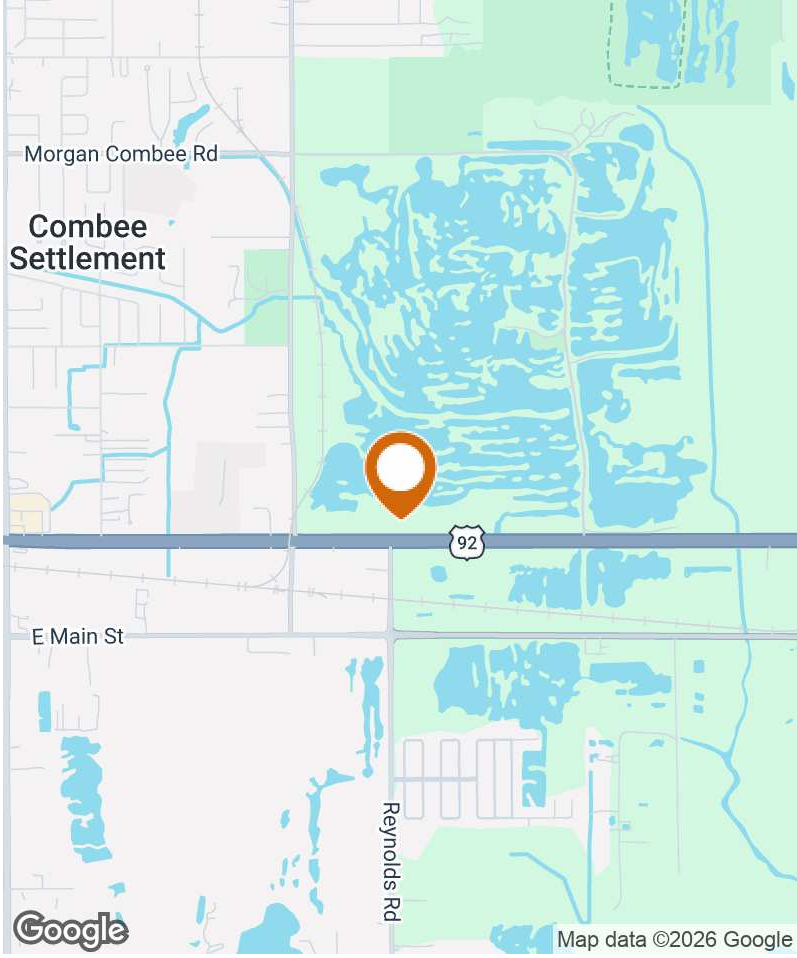


Offering Summary

Sale Price:	$425,000
Lot Size	2.84 Acres
Zoning	LCC, Linear Commercial Corridor, Unincorporated Polk County
Property ID	24-28-14-000000-034070, 034010
Utilities	Public Water & Electric - Will Require Septic

Property Overview

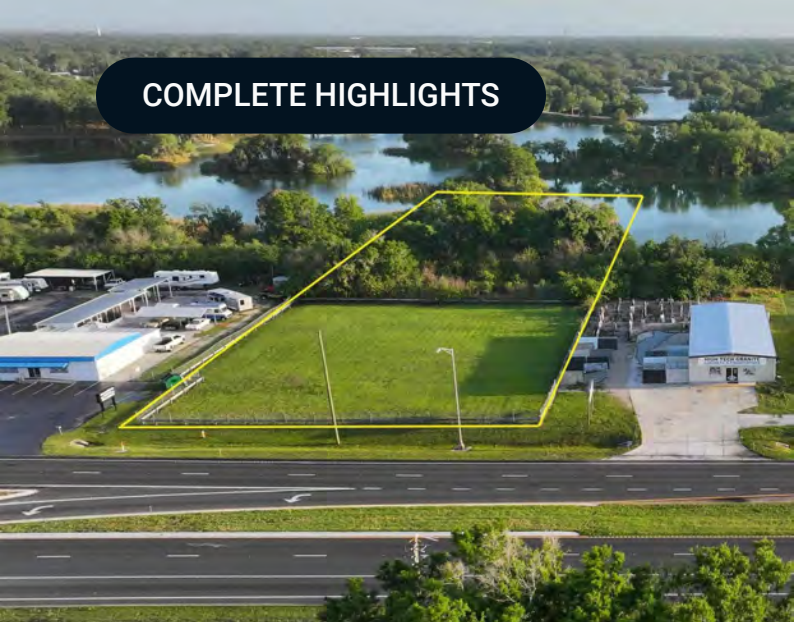
This 2.84-acre commercial property offers a highly visible location along US 92 East in Lakeland, close to Auburndale, FL. Approximately 1.4 ± acres are available for development, with the balance consisting of a rear lake.

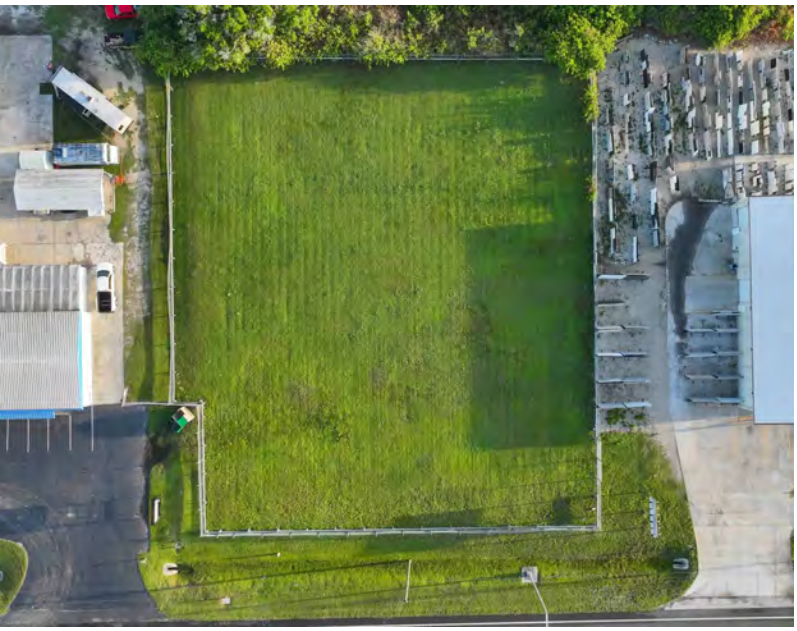
The property is zoned LCC — Linear Commercial Corridor within unincorporated Polk County. This versatile zoning classification permits a broad range of commercial uses, including retail, automobile dealerships, professional and medical offices, restaurants, daycare facilities, kennels and boarding facilities, and more. Special exception uses include commercial vehicle parking, automotive repair, and small-bay warehouse uses.

With approximately 35,500 vehicles passing daily, the property offers excellent exposure and is well suited for a storefront or service-oriented business seeking a prominent location on one of Lakeland's major east-west corridors.

US 92 is a continuation of Memorial Boulevard East, one of Lakeland's most established and heavily traveled roadways. The corridor historically served as a primary east-west connection across Central Florida before the development of Interstate 4 and continues to provide an important link between Tampa and Daytona Beach.

The location provides convenient access to the region's major employment, retail and population centers. Downtown Lakeland is approximately 18 minutes away, while Interstate 4 and the Polk Parkway are accessible within approximately 15 minutes.

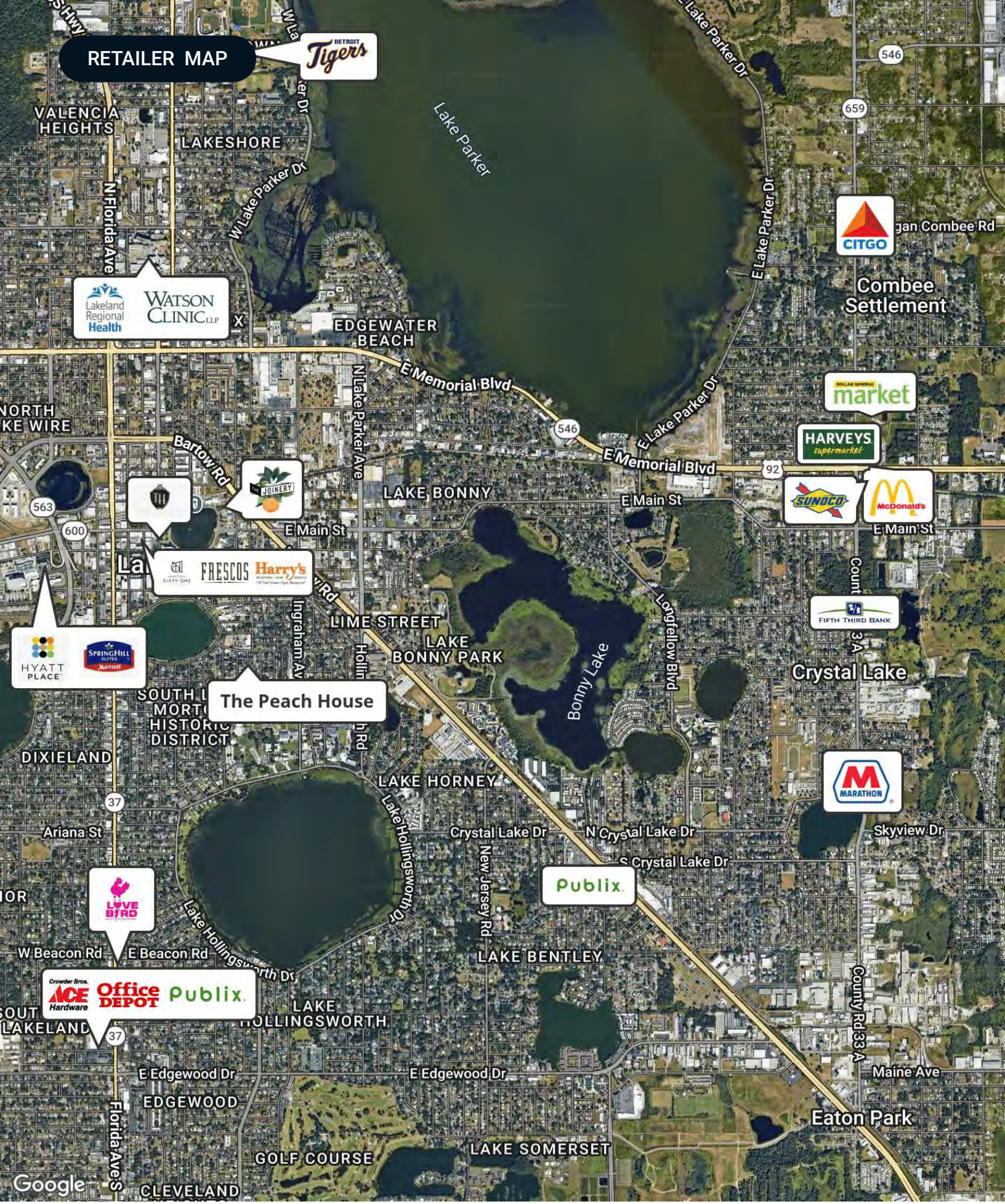




Property Highlights

- 2.84± total acres
- Approx. 1.4± acres available for development
- LCC — Linear Commercial Corridor zoning
- Wide range of permitted commercial uses.
- 35,500± vehicles per day
- 200" of frontage along US 92.
- Excellent US 92 frontage and visibility
- Approximately 12 minutes to Downtown Lakeland
- Approximately 15 minutes to Interstate 4 and the Polk Parkway
- Convenient Lakeland location, connecting other major stops in Polk County, including Auburndale and Winter Haven.

AERIAL PHOTOS


RETAILER MAP
Detroit Tigers
Lake Parker
VALENCIA HEIGHTS
LAKESHORE
N Florida Ave
W Lake Parker Dr
E Lake Parker Dr
546
659
CITGO
Combee Settlement
Lakeland Regional Health
WATSON CLINIC LLP
EDGEWATER BEACH
E Memorial Blvd
N Lake Parker Ave
Dollar General market
HARVEYS supermarket
SUNOCO
McDonald's
Bartow Rd
563
600
92
LAKE BONNY
E Main St
The Joinery
SIXTY-ONE
FRESCOS
Harry's
Ingraham Ave
LIME STREET
LAKE BONNY PARK
Bonny Lake
Longfellow Blvd
FIFTH THIRD BANK
Crystal Lake
HYATT PLACE
SPRINGHILL SUITES Marriott
The Peach House
DIXIELAND
LAKE HORNEY
MARATHON
37
Ariana St
Crystal Lake Dr
N Crystal Lake Dr
S Crystal Lake Dr
Skyview Dr
Lake Hollingsworth Dr
New Jersey Rd
Publix
LOVE BIRD
W Beacon Rd
E Beacon Rd
LAKE BENTLEY
Crowder Bros. ACE Hardware
Office DEPOT
Publix
LAKE HOLLINGSWORTH
LAKELAND
E Edgewood Dr
EDGEWOOD
Maine Ave
Eaton Park
LAKE SOMERSET
GOLF COURSE
CLEVELAND
Florida Ave S
County Rd 33A
Google

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.

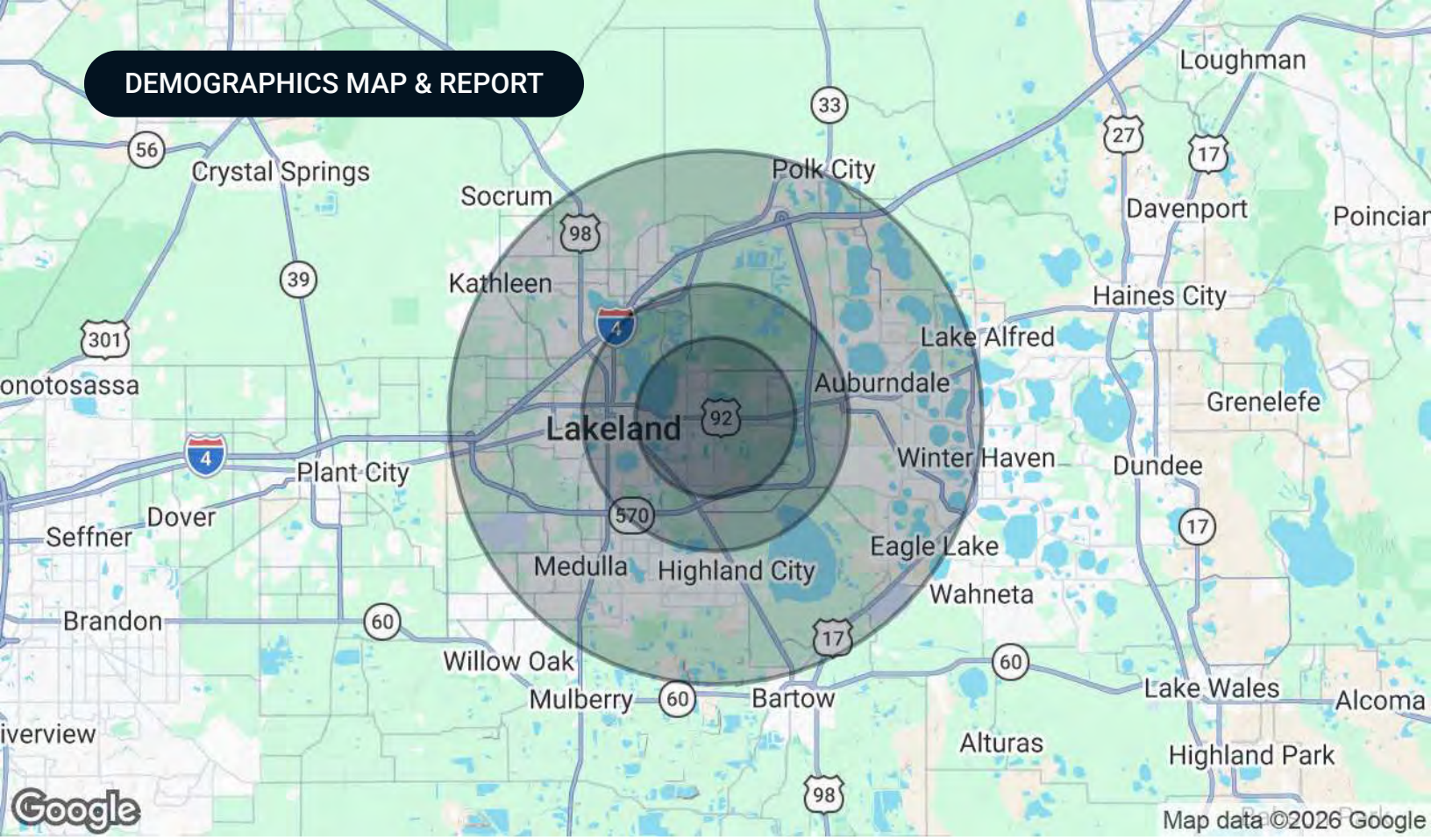
Polk County

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.

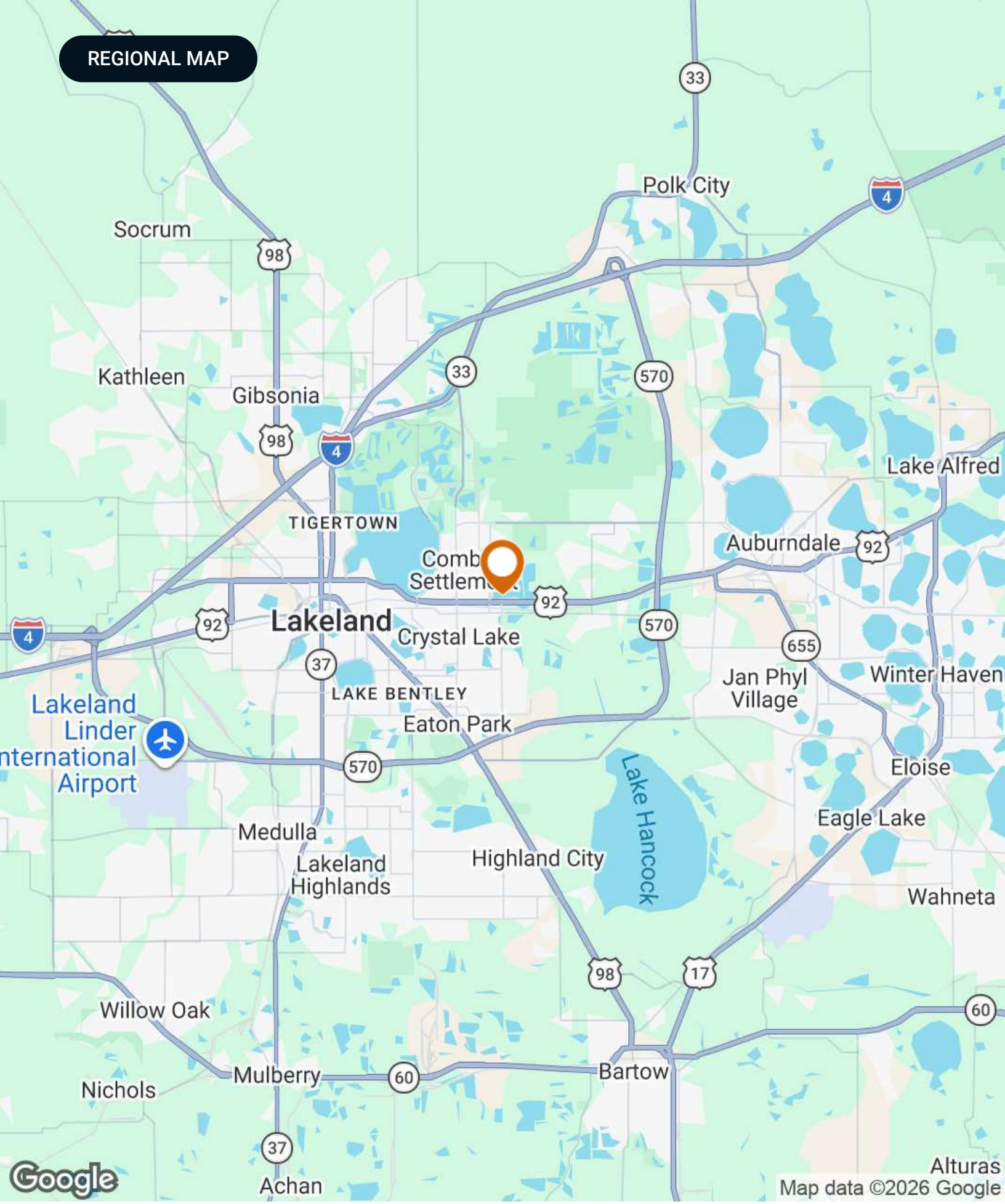
DEMOGRAPHICS MAP & REPORT



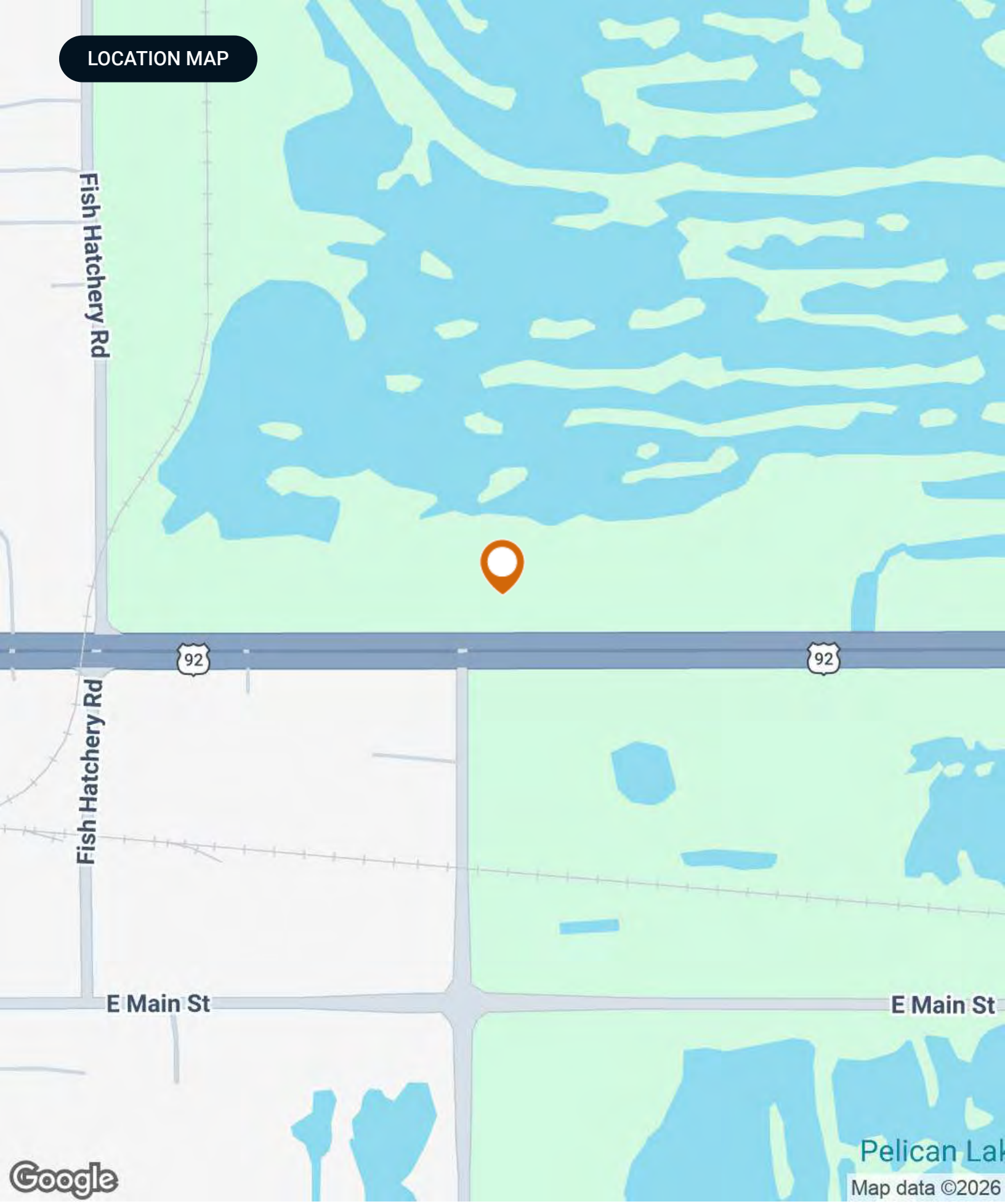
Population	3 Miles	5 Miles	10 Miles
Total Population	20,379	63,028	245,189
Average Age	49	43.9	41
Average Age (Male)	49.7	43.6	40.2
Average Age (Female)	48.5	43.9	41.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	8,359	23,509	87,636
# of Persons per HH	2.4	2.7	2.8
Average HH Income	$74,017	$74,990	$81,153
Average House Value	$182,032	$211,211	$245,649

2023 American Community Survey (ACS)


REGIONAL MAP
Polk City
Socrum
Kathleen
Gibsonia
TIGERTOWN
Lake Alfred
Auburndale
Lakeland
Crystal Lake
LAKE BENTLEY
Jan Phyl Village
Winter Haven
Lakeland Linder International Airport
Eaton Park
Eloise
Eagle Lake
Lake Hancock
Medulla
Lakeland Highlands
Highland City
Wahneta
Willow Oak
Mulberry
Nichols
Bartow
Alturas
Achan
Google
Map data ©2026 Google

LOCATION MAP



ADVISOR BIOGRAPHY

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.

ADVISOR BIOGRAPHY

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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SAUNDERS VALUATIONS

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.

APEX AWARDS · LandReport's BEST BROKERAGES · ALC · CCIM · SIOR

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