

# Parkway Corporate Center Flex Building

4030 S Pipkin Rd, Lakeland, Florida 33811

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## TABLE OF CONTENTS



## Table of Contents

|                                 |    |
|---------------------------------|----|
| Executive Summary               | 4  |
| Additional Property Information | 5  |
| Additional Photos               | 6  |
| Additional Photos               | 7  |
| Floorplan                       | 8  |
| Regional Map                    | 10 |
| Location Map                    | 11 |
| Demographics Map & Report       | 12 |
| Market Area Map                 | 13 |
| Trade Area Map                  | 14 |
| Neighborhood Aerial             | 15 |
| Site Aerial                     | 16 |
| Advisor Bio                     | 18 |
| Advisor Bio                     | 19 |



SECTION 1

# Property Information

## EXECUTIVE SUMMARY



## Offering Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Sale Price:</b>    | <b>\$2,500,000</b>     |
| <b>Building Size:</b> | 12,000 ± SF            |
| <b>Lot Size:</b>      | 2 ± Acres              |
| <b>Price / SF:</b>    | \$208.33               |
| <b>Year Built:</b>    | 2004                   |
| <b>Utilities:</b>     | Water and Sewer        |
| <b>Zoning:</b>        | PUD-5420-I             |
| <b>Taxes (Year):</b>  | \$22,644.12 (2025)     |
| <b>PIN:</b>           | 23-29-03-139563-000062 |

## Property Overview

Located in Lakeland's highly desirable Airport submarket, this 12,000 ± SF industrial flex property offers an excellent opportunity for an owner-user seeking a well-maintained facility with quality construction, flexibility, and future upside. Built in 2004, the property features approximately 26 offices, functional open areas, 84 parking spaces, one grade-level loading door, and high-quality office finishes.

The building's layout offers the potential to divide the space into two functional units, allowing an owner-user to occupy one portion while leasing the other to generate rental income and offset ownership costs. This configuration also provides a natural path for a growing business to expand into the adjacent space over time. A large section of the existing office area could also be reverted back to warehouse space, providing additional flexibility for a variety of users.

Situated on approximately 2 acres, the property includes a large rear open area that may provide potential for future building expansion, subject to engineering and site-plan approval. Off-site retention maximizes the usable site area, while an irrigation well and available personal property provide additional functionality.

## ADDITIONAL PROPERTY INFORMATION



## Building Highlights

- 26 ± Offices
- 84 ± Parking Spaces — select spaces could be removed to accommodate outdoor storage or future building expansion
- Ceiling Height: 12' eave, 17.5' apex, 11' office
- TPO Roof Membrane installed in 2021
- LED Lighting throughout
- Additional Overhead Storage accessible through attic access
- Loading: (1) grade-level door
- Off-Site Retention
- Irrigation Well
- Personal Property could be included in the sale
- Security System: Fully certified system featuring cameras, multiple door keypads, and more

ADDITIONAL PHOTOS



Reception Area



Collaborative Office Space



Executive Office



Private Office

**ADDITIONAL PHOTOS**



**Kitchenette**



**One of Six Restrooms**

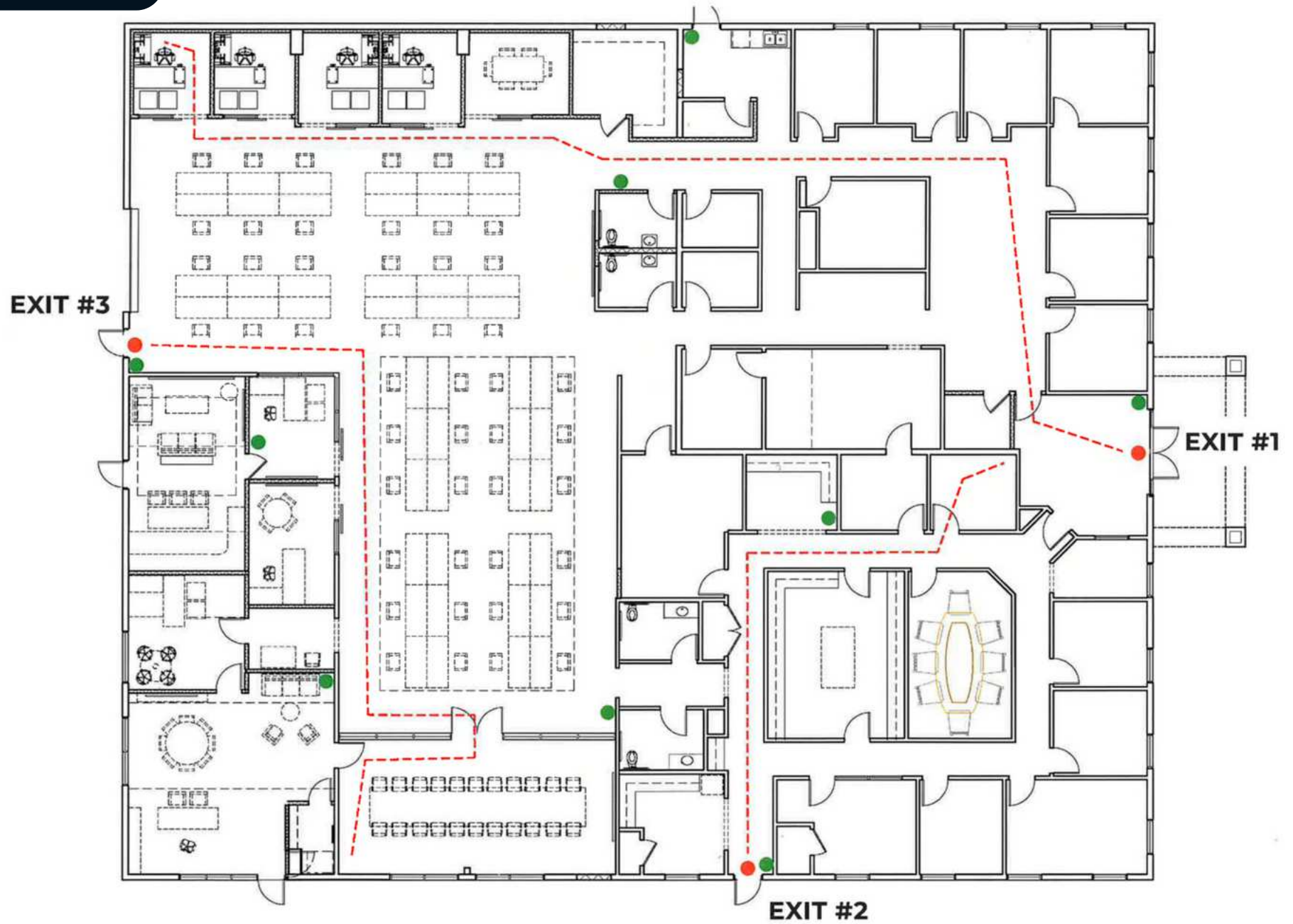


**Potential Expansion Area**



**Rear of Building**

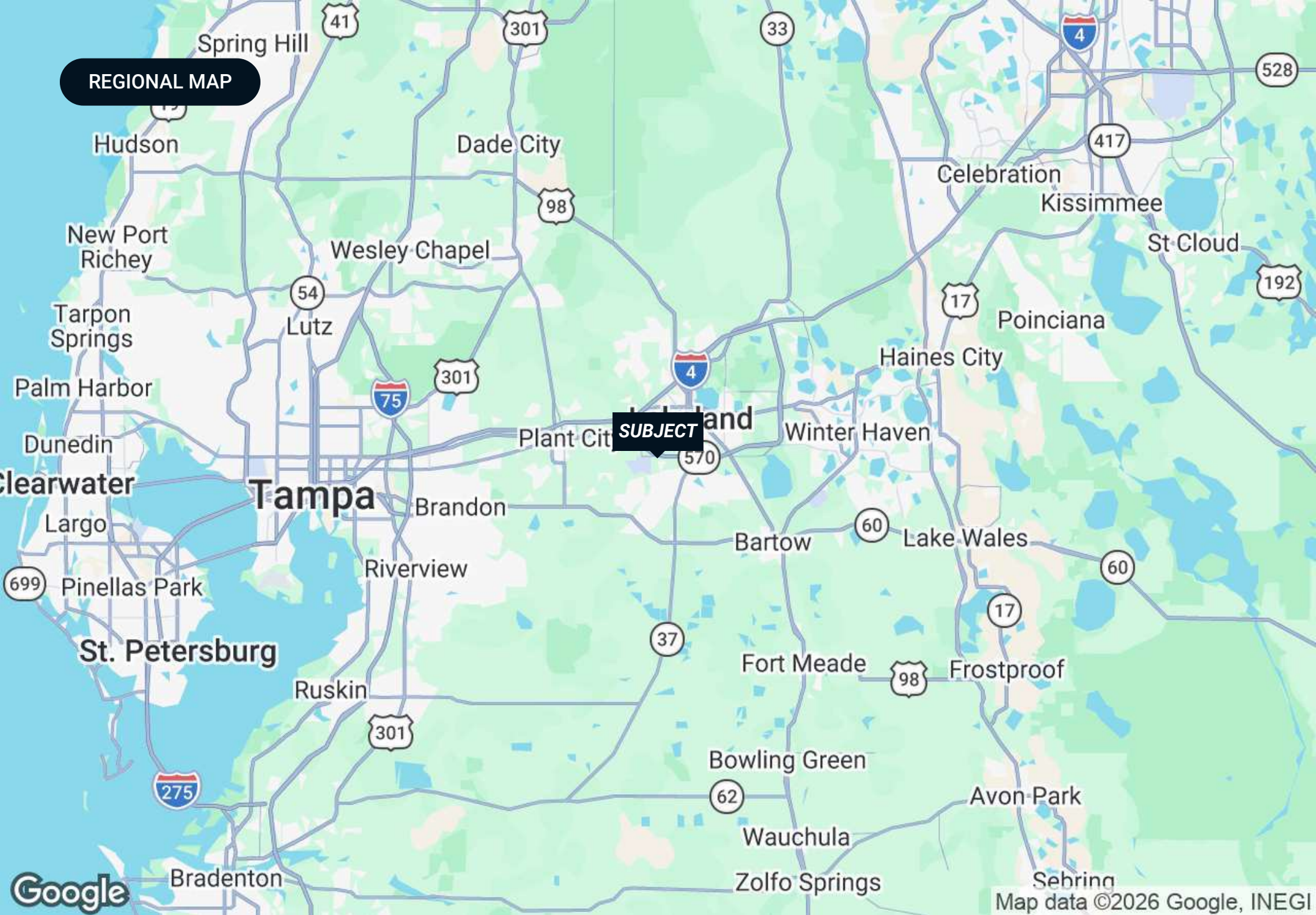
## FLOORPLAN



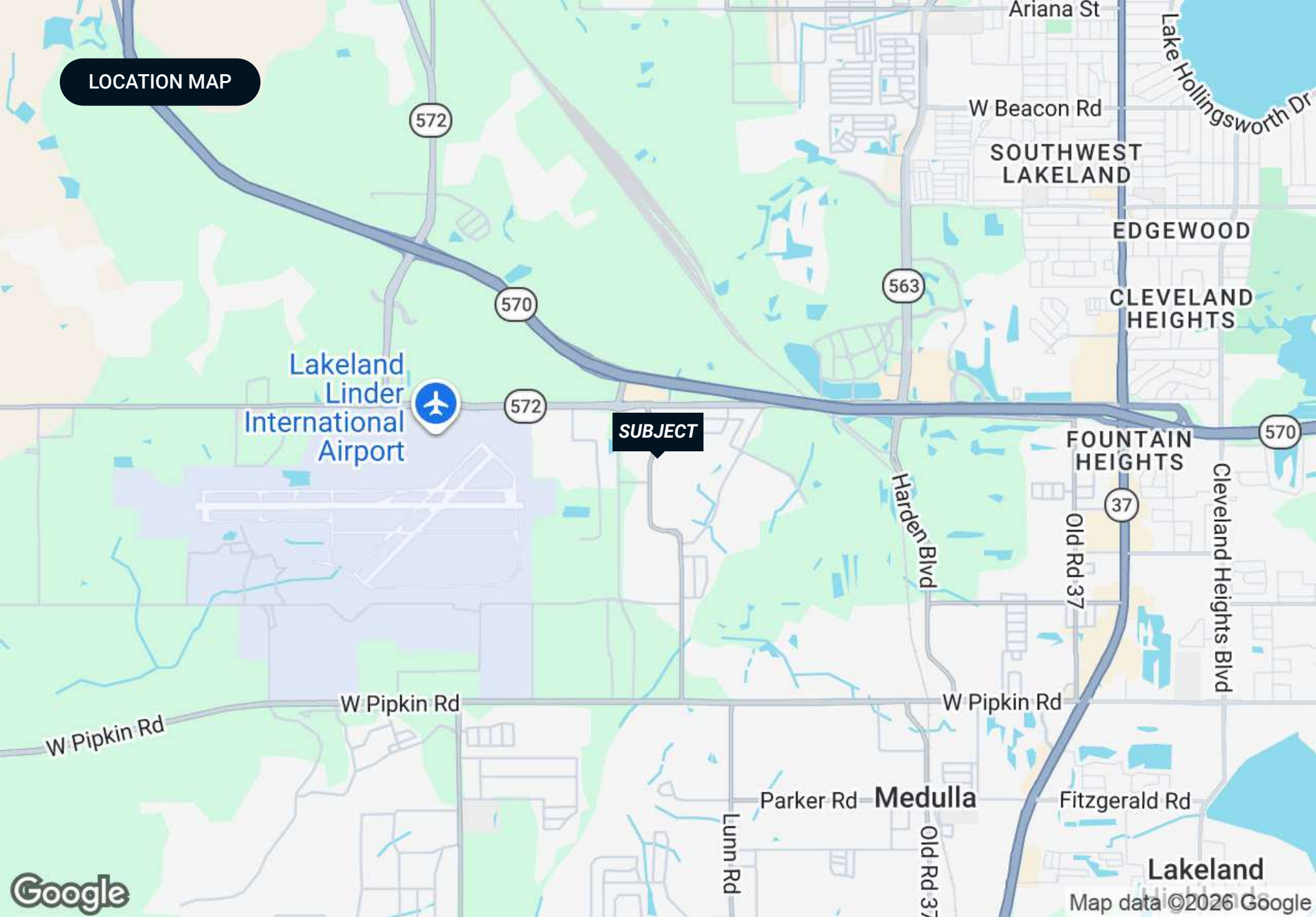


SECTION 2

Location Information



LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

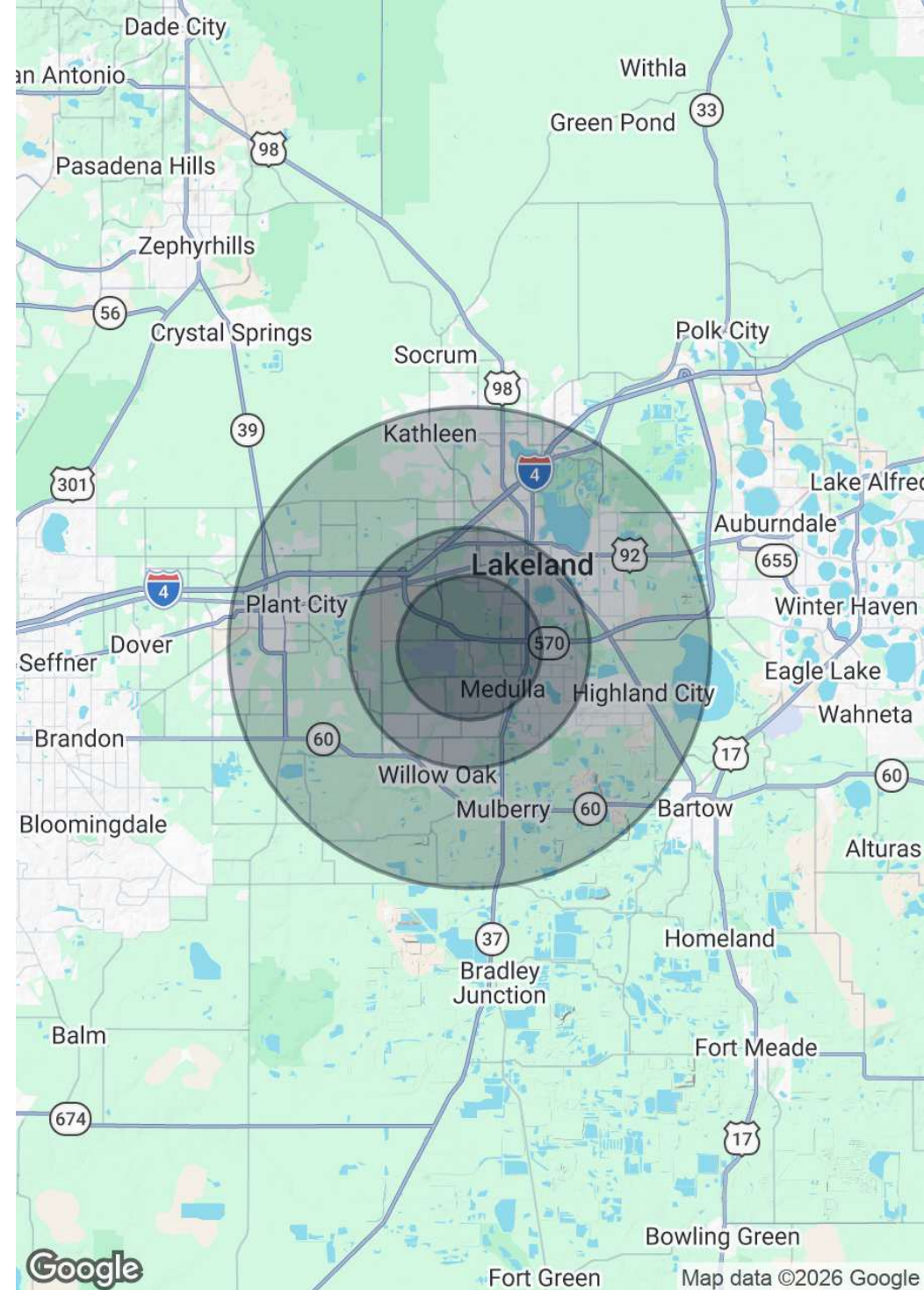
### Population

|                      | 3 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| Total Population     | 41,562  | 126,013 | 312,784  |
| Average Age          | 41.1    | 39.2    | 39.8     |
| Average Age (Male)   | 39.2    | 37.8    | 38.1     |
| Average Age (Female) | 43.7    | 40.7    | 41.4     |

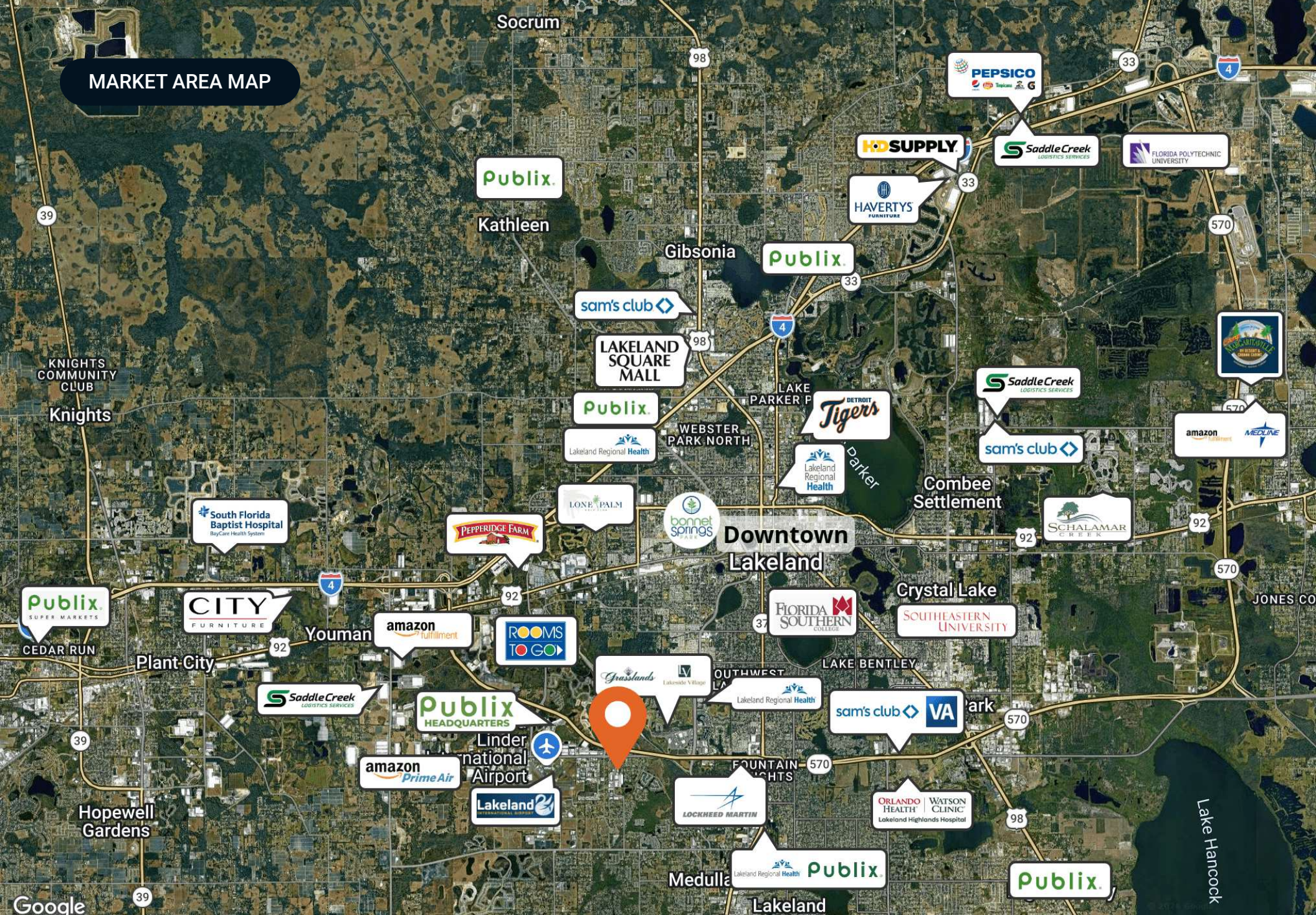
### Households & Income 3 Miles 5 Miles 10 Miles

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 16,819    | 47,824    | 116,299   |
| # of Persons per HH | 2.5       | 2.6       | 2.7       |
| Average HH Income   | \$85,550  | \$93,904  | \$87,384  |
| Average House Value | \$251,692 | \$264,987 | \$247,806 |

2023 American Community Survey (ACS)

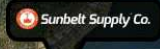


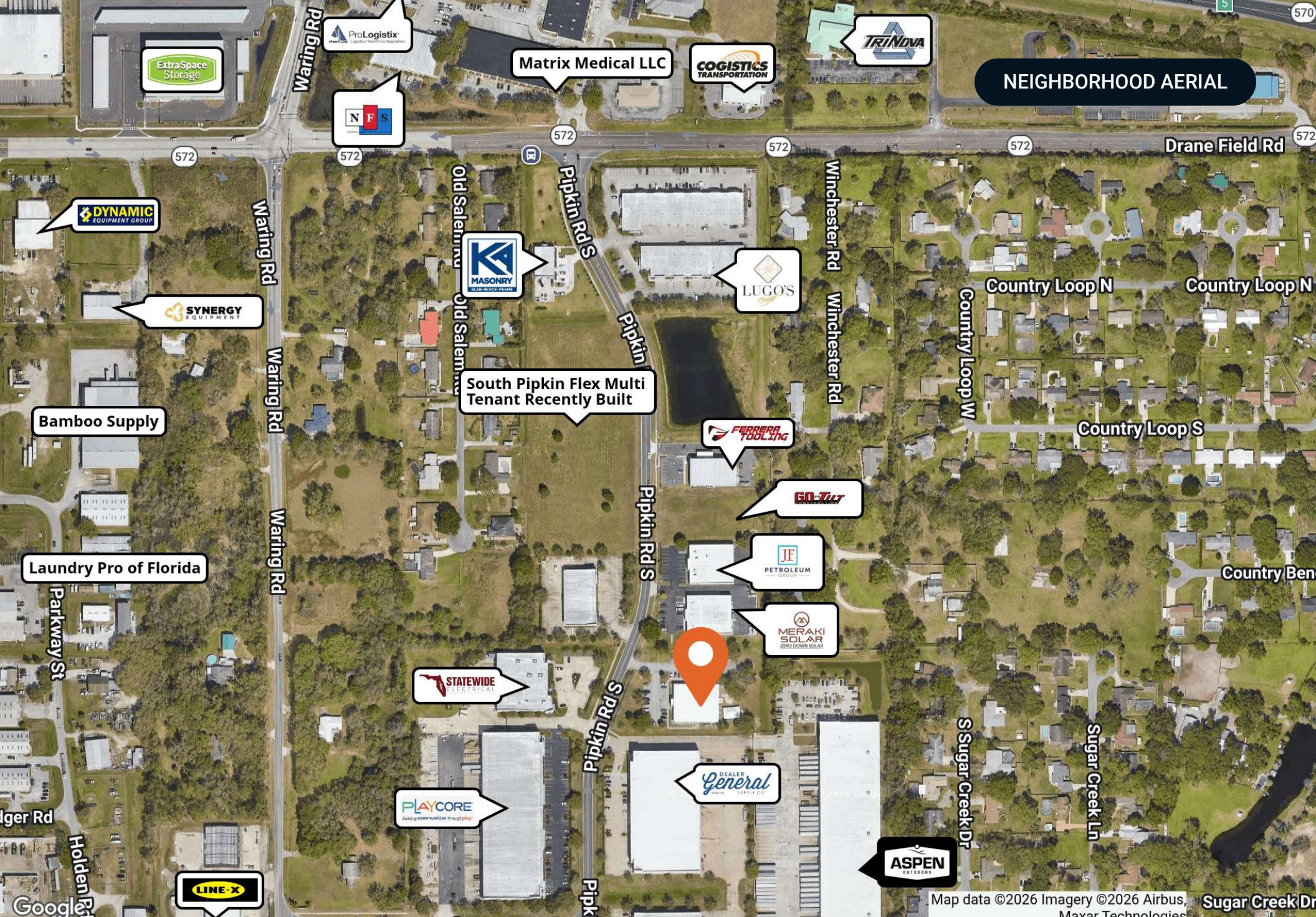
## MARKET AREA MAP





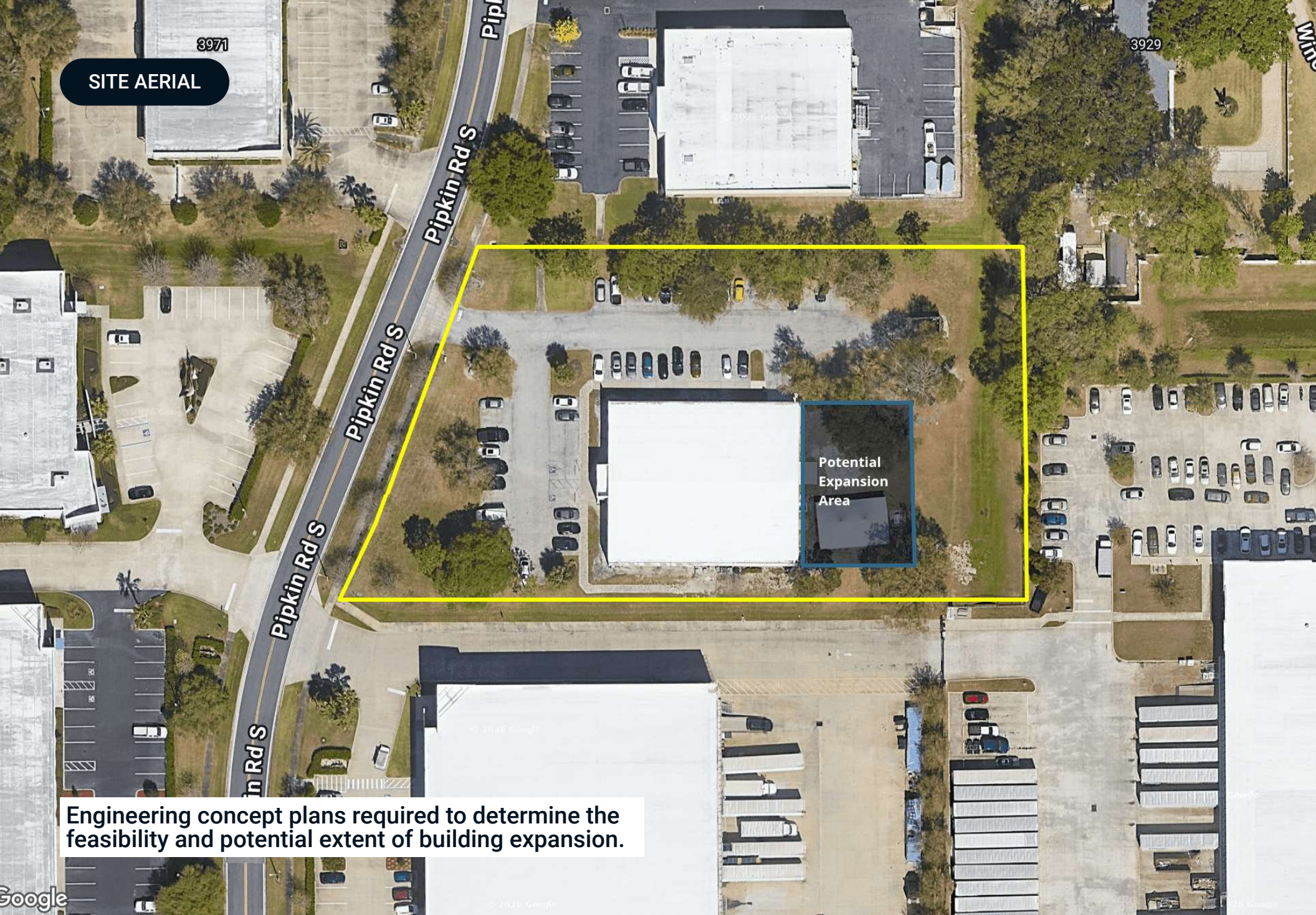
TRADE AREA MAP





Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Sugar Creek Dr

**SITE AERIAL**



Engineering concept plans required to determine the feasibility and potential extent of building expansion.



SECTION 3

# Agent And Company Info

## ADVISOR BIO



### David Hungerford, CCIM, SIOR

Senior Advisor

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## Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

## ADVISOR BIO



### Joey Hungerford, MiCP

Advisor

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Direct: **877-518-5263 x348** | Cell: **863-660-3511**

## Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions that advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

Outside of real estate, Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a Connect Group for young fathers.

Joey specializes in:

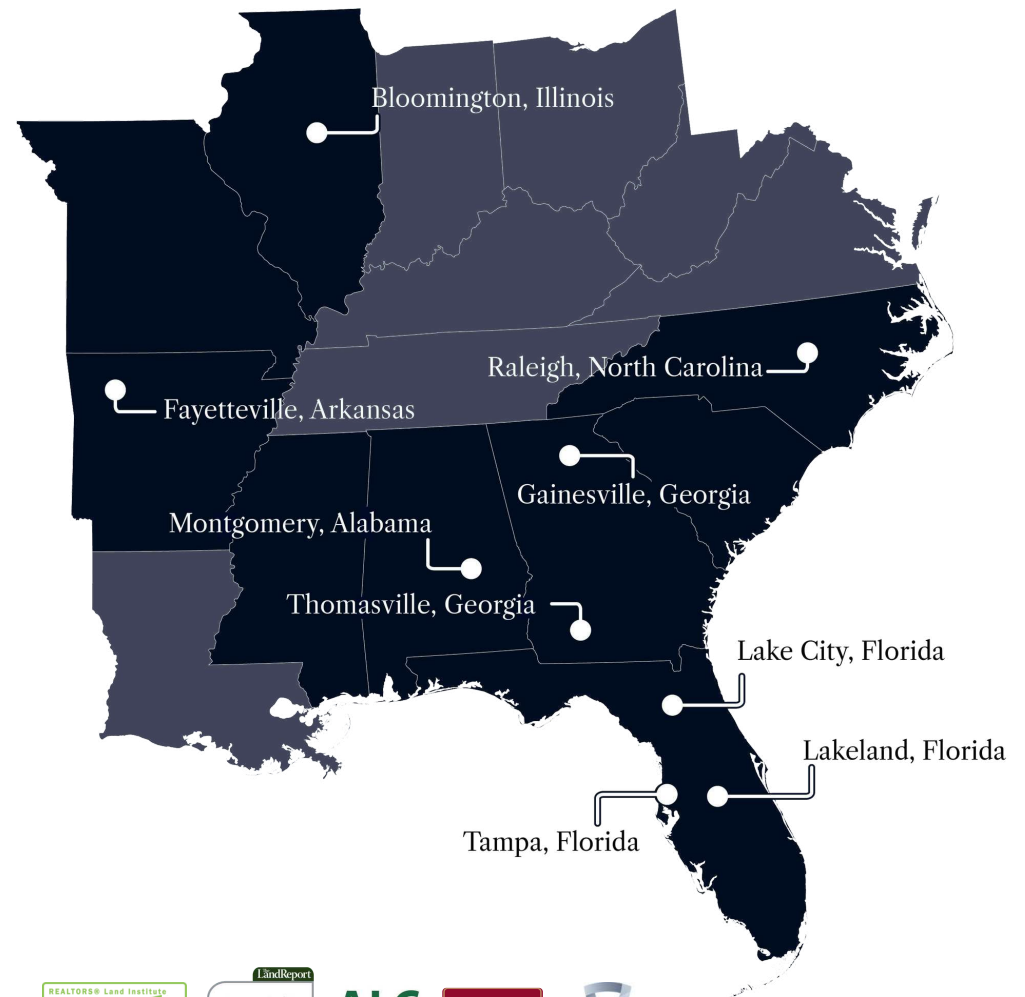
- Industrial



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