



7,000 SF / 1.5 ACRES LAKEFRONT CLASS A OFFICE BUILDING IN SOUTH LAKELAND

1820 E Edgewood Dr, Lakeland, FL 33803

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,100,000
Zoning:	C-1 City of Lakeland
Property Tax ID:	24-28-29-250000-007060
Number of Units:	2-3
Lot Size:	1.56 Acres
Building Size:	6,832 SF
Overall Size:	7,316 SF
Tenant Status	VACANT
Proforma NOI:	\$156,156.00
Propforma Cap Rate:	7.48% Based on \$23.00 Triple Net Lease

PROPERTY OVERVIEW

We are delighted to present this stunning lakefront 6,832 SF building on busy E. Edgewood Drive in Lakeland. The property sits on 1.56 acres.

The building is ready for immediate occupancy. Perfect owner/user possibility, but also an investor dream with 3 possible spaces. Finishes are all high end, featuring wood floors, ceramic tile, high ceilings, and 8 foot solid doors. The office has incredible natural light and wonderful lake views.

Each space has a separate entrance with traditional reception area, staff kitchen areas and bathroom(s).

The property is very well located, close to US 98 South, and minutes from S Florida Ave and the Polk Parkway. Downtown Lakeland within 10 minutes, as well as Lakeside Village and Interstate 4.

Strong traffic count at almost 20,000 vehicles per day. Property is on city water and sewer.

Survey and floor plan available.

COMPLETE HIGHLIGHTS

[VIEW PROPERTY WEBSITE](#)



PROPERTY HIGHLIGHTS

- 6,832 SF high end, lakefront office space on 1.56 acres in South Lakeland. Incredible natural light, with high end finishes.
- Owner/user or investor opportunity.
- Zoned C-1, City of Lakeland. Uses include professional/medical use, personal service, retail, restaurant, daycare, and many others.
- Potential for three autonomous spaces with separate entrance and three separate meters. (Currently split into two spaces)
- Space # 1 consists of 3,158 SF with front waiting and reception area. Two large areas on either side of the building with permanent cubicle areas, plus a well finished conference room. The space continues with two more private offices, a bathroom and staff kitchen. There is also a large storage room with an additional entrance to outside parking.
- Space # 2 is currently combined with the first, but could be easily separated by one doorway enclosure. This space is approx. 2,253 SF , with three offices, 2 bathrooms, a conference room, second story loft office area with bathroom, and large windows overlooking Lake Bentley.
- Space # 3 is 1,401 SF and consists of a front foyer, 3 offices, a conference room, bathroom, and staff kitchen.
- Two outside patio areas overlook Lake Bentley.
- Four separate meters at the property. One for each unit, plus one overall meter for common areas and water.
- ADA friendly. Generac backup service, powered by propane, can run the entire facility. (third space will need to be hooked up)
- Within minutes from the Polk Parkway and US 98 South. 10 minutes to downtown Lakeland and Lakeside Village.

U.S Hwy 98
1 ± Mile

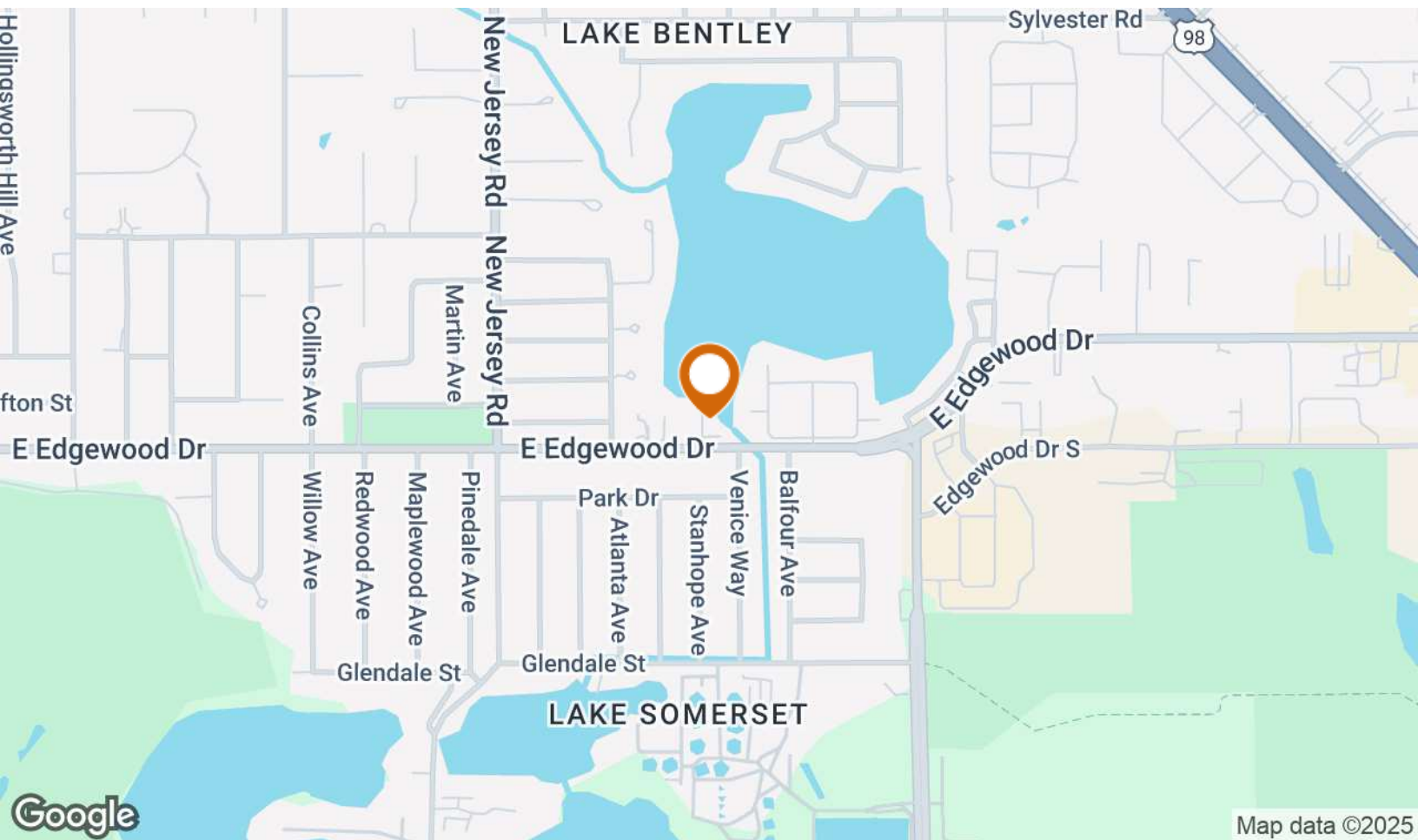
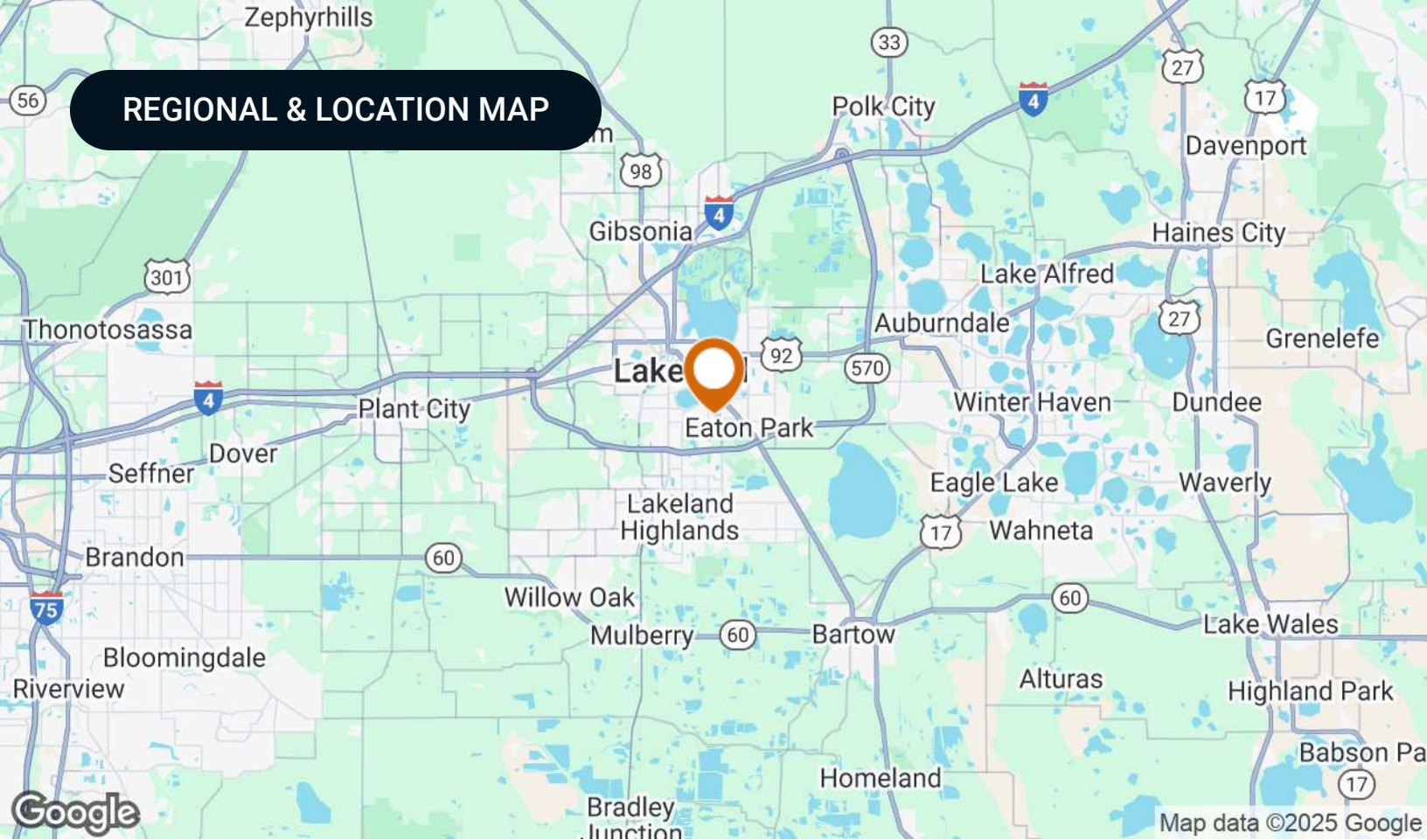
Lake Bentley

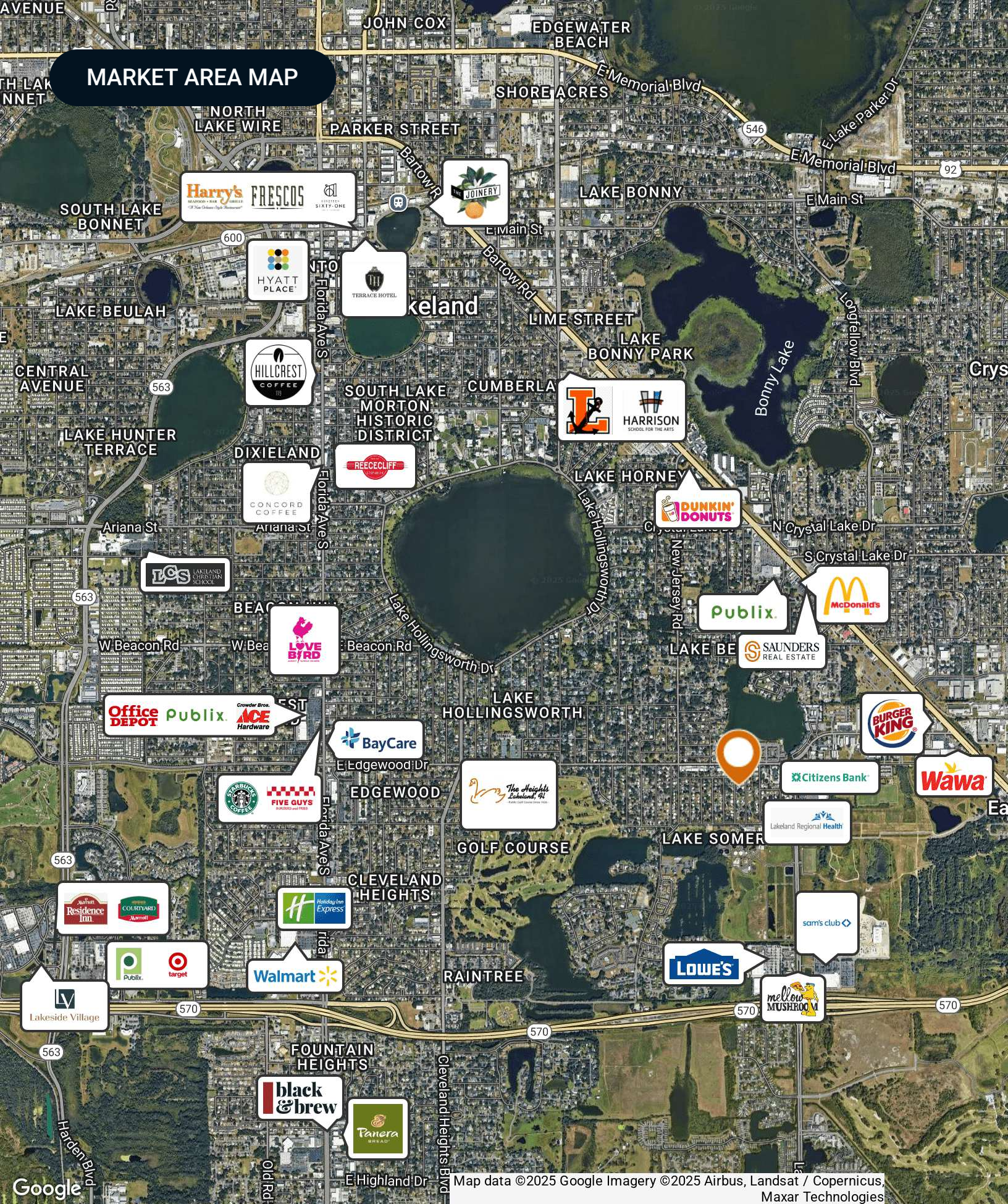


**Polk Parkway
3 ± Minutes**

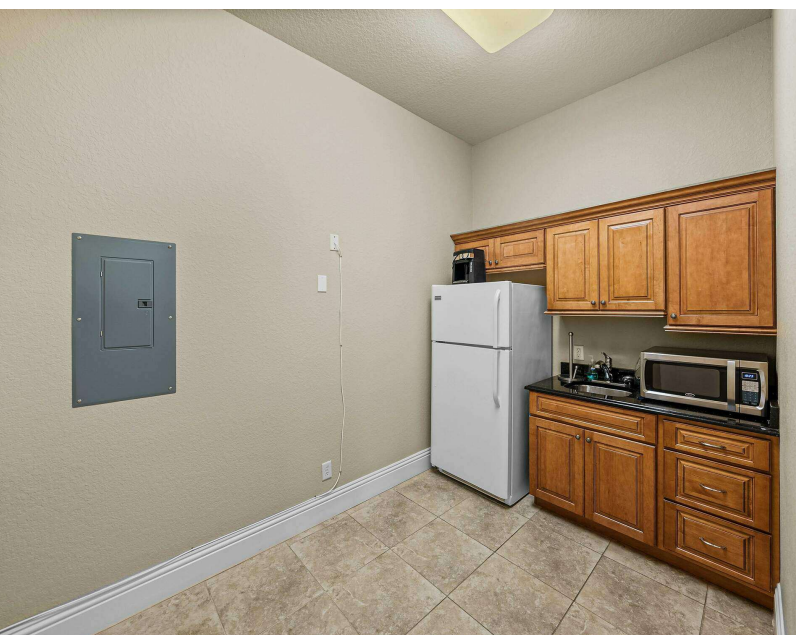
Edgewood Drive E



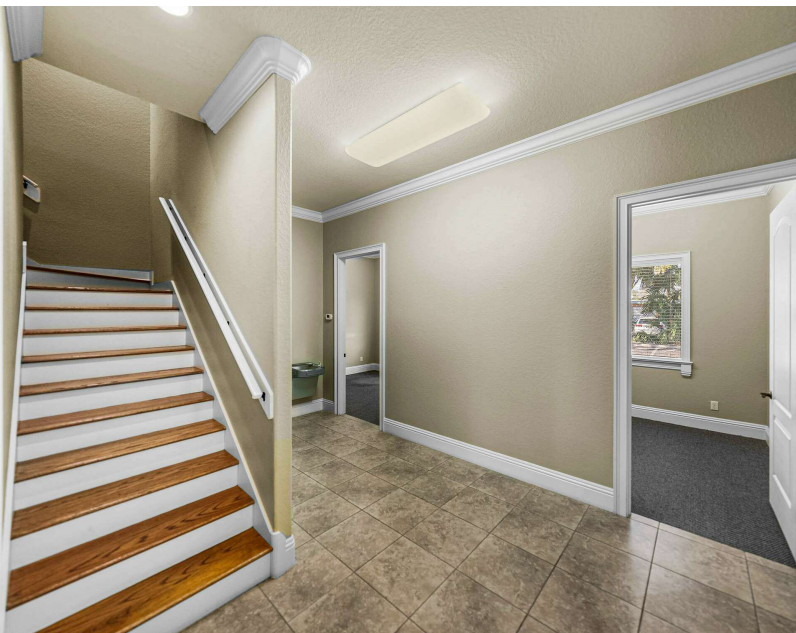




SPACE 1 PHOTOS

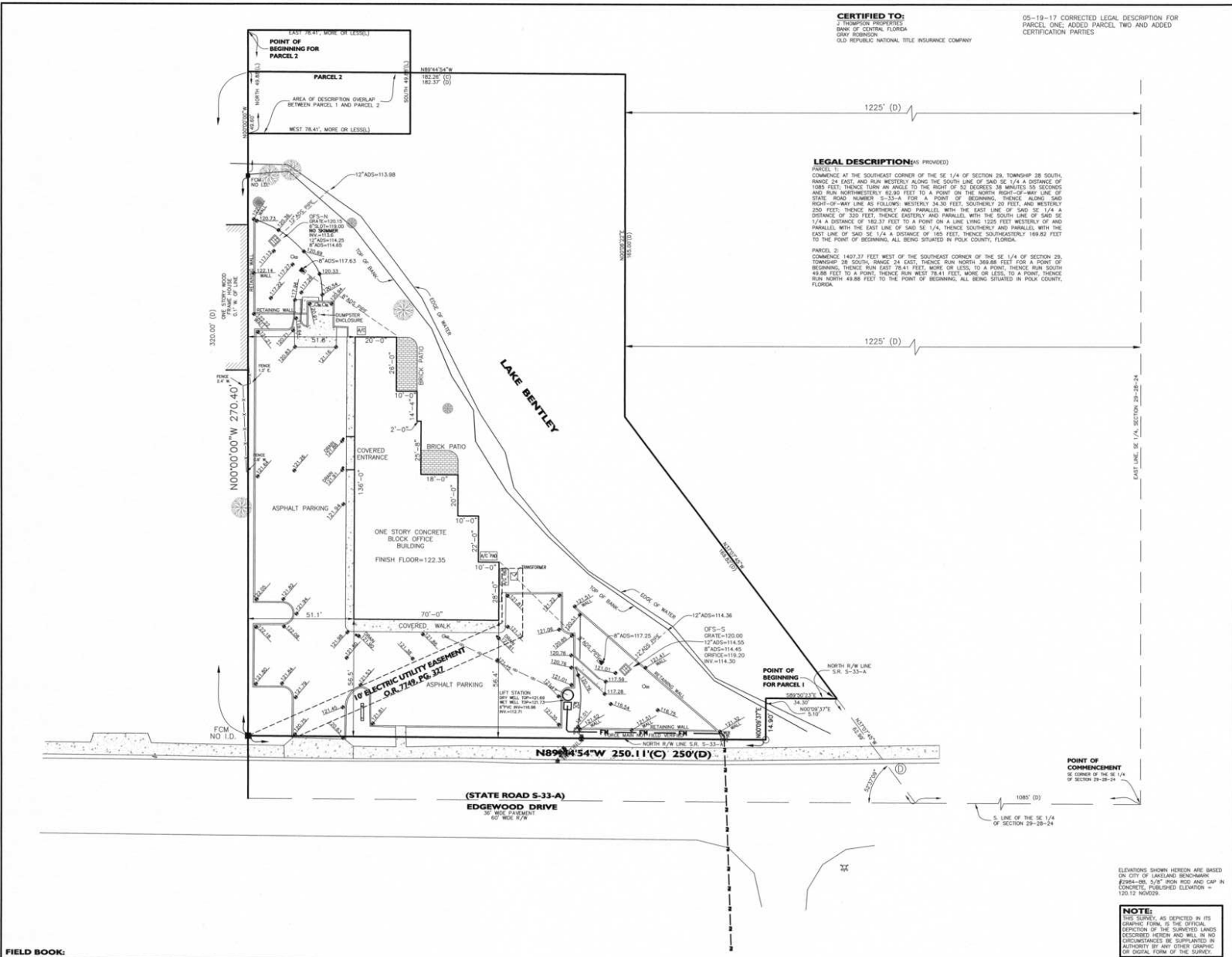


SPACE 2 PHOTOS

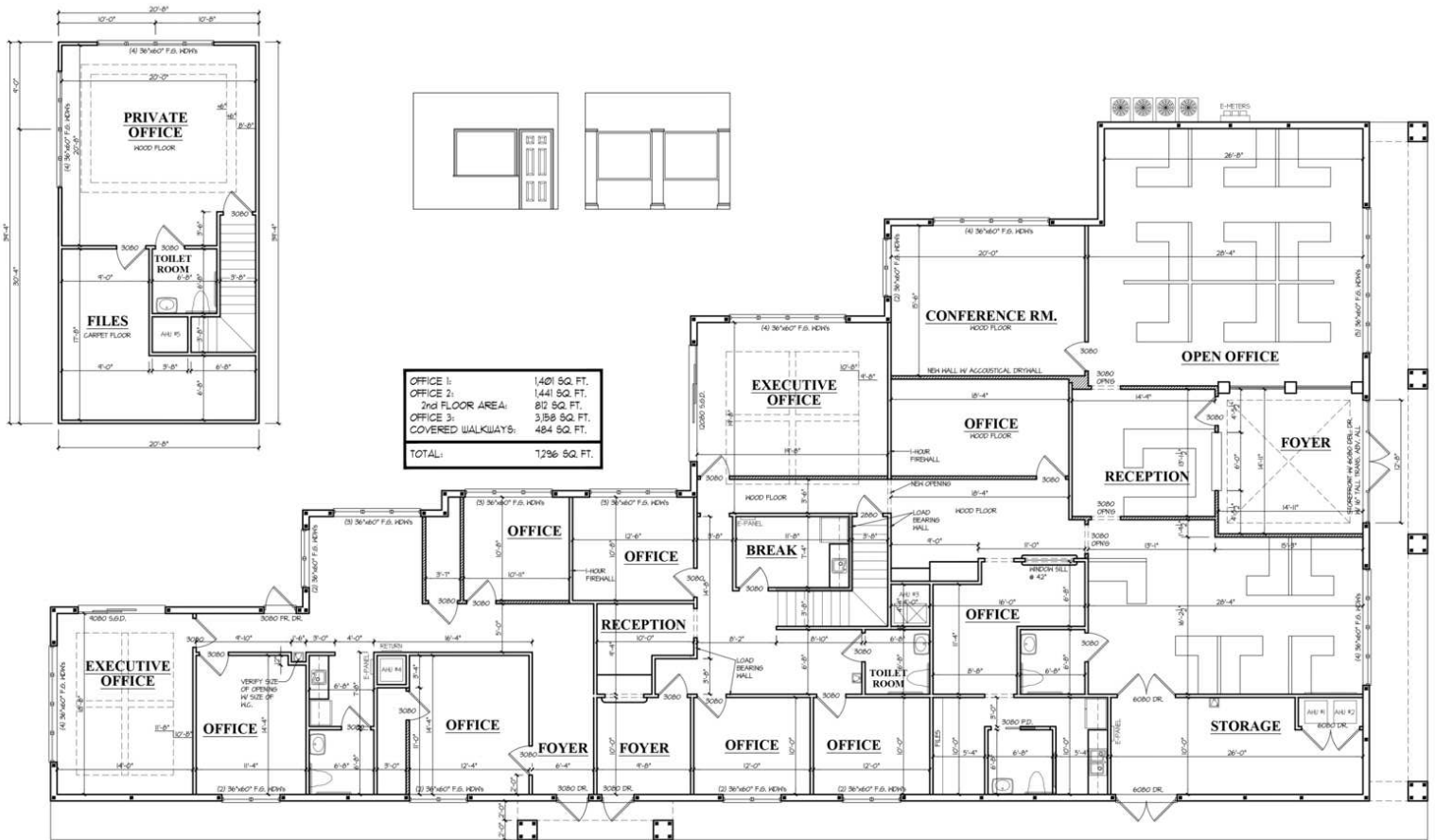


SPACE PHOTOS 3





FLOOR PLAN

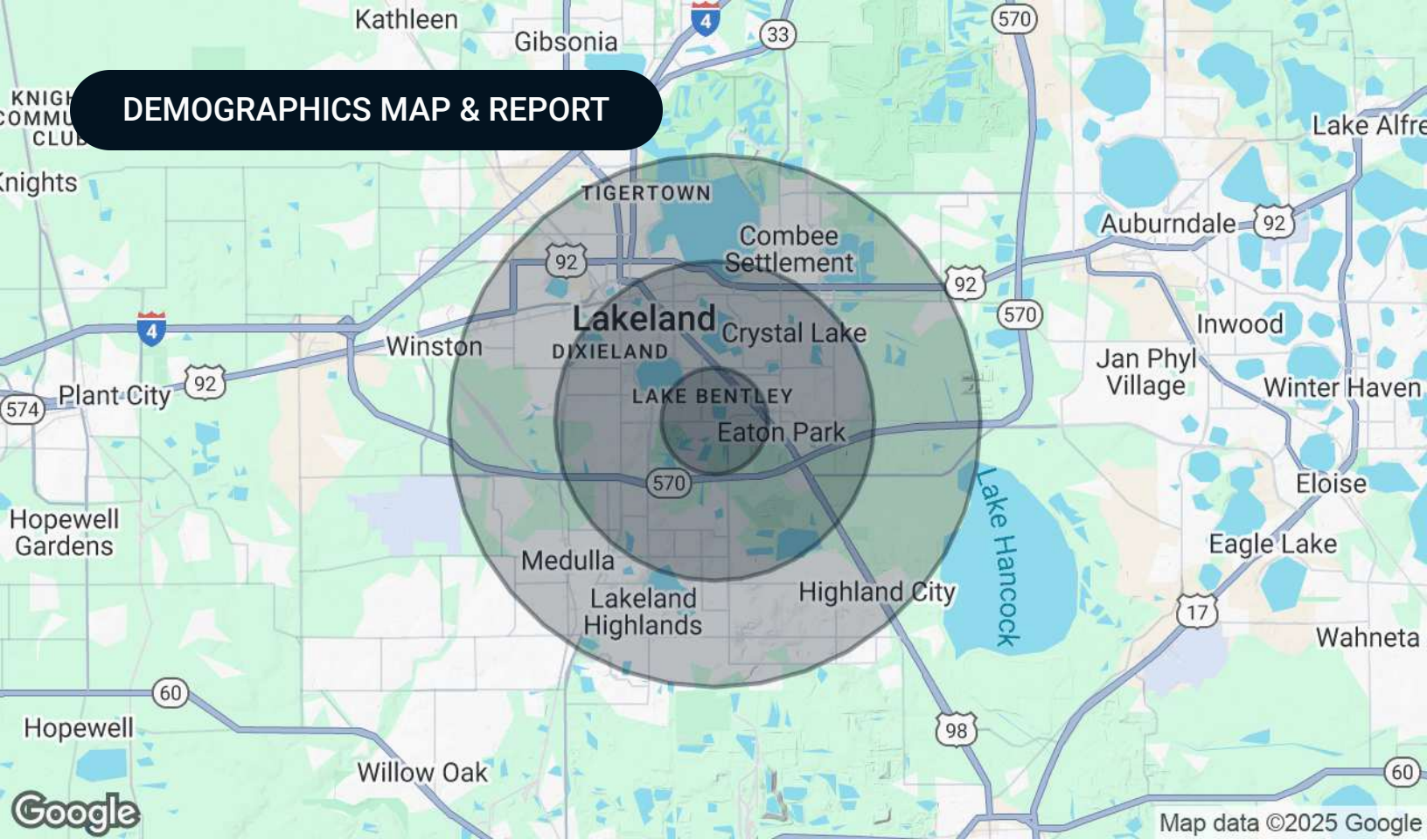


OPEN OFFICE 1
3/16" = 1'-0" Print Pg. 1,401 S.P.

OPEN OFFICE 2
3/16" = 1'-0" Print Pg. 1,441 S.P.

OPEN OFFICE 3
3/16" = 1'-0" Print Pg. 3,558 S.P.

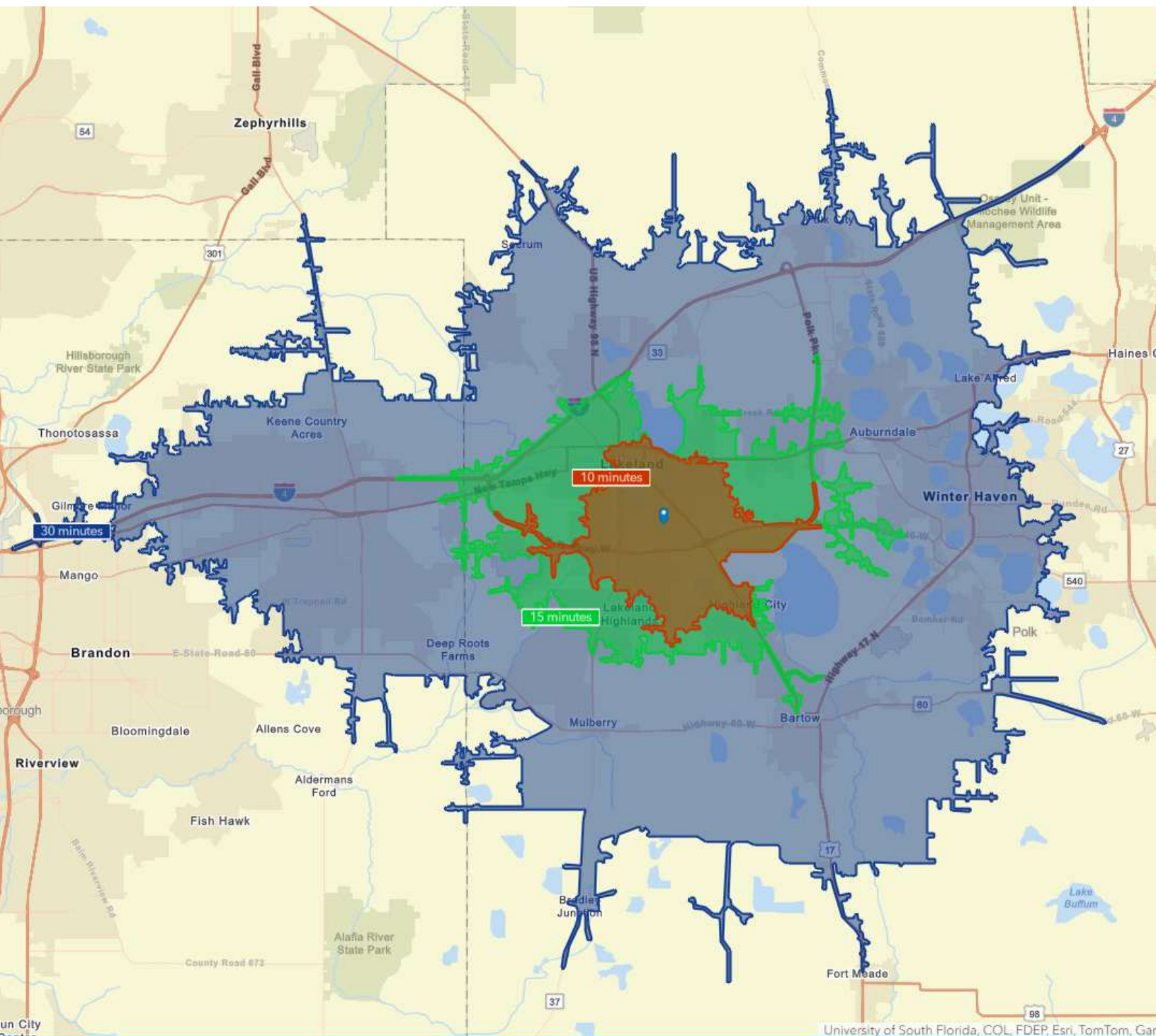
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,656	70,521	147,458
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,181	27,339	56,794
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$96,850	\$84,914	\$85,880
Average House Value	\$341,015	\$276,843	\$271,555

Demographics data derived from AlphaMap

DRIVE TIME MAP (10,15,30 MINUTES)





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

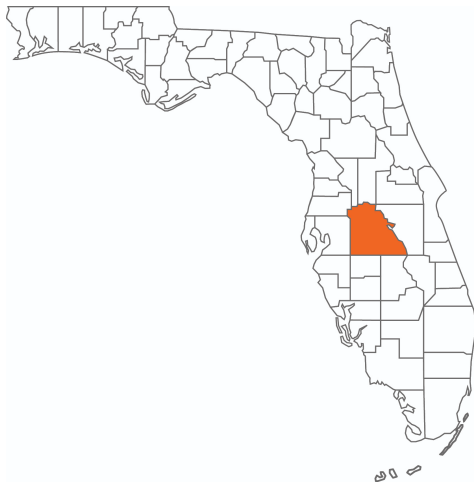
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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.

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 15 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 is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. 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.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

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



For more information visit www.saundersrealestate.com

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