

43,000 ±
Cars/Day

Florida Ave S

SUBJECT

S Lakeland Dr

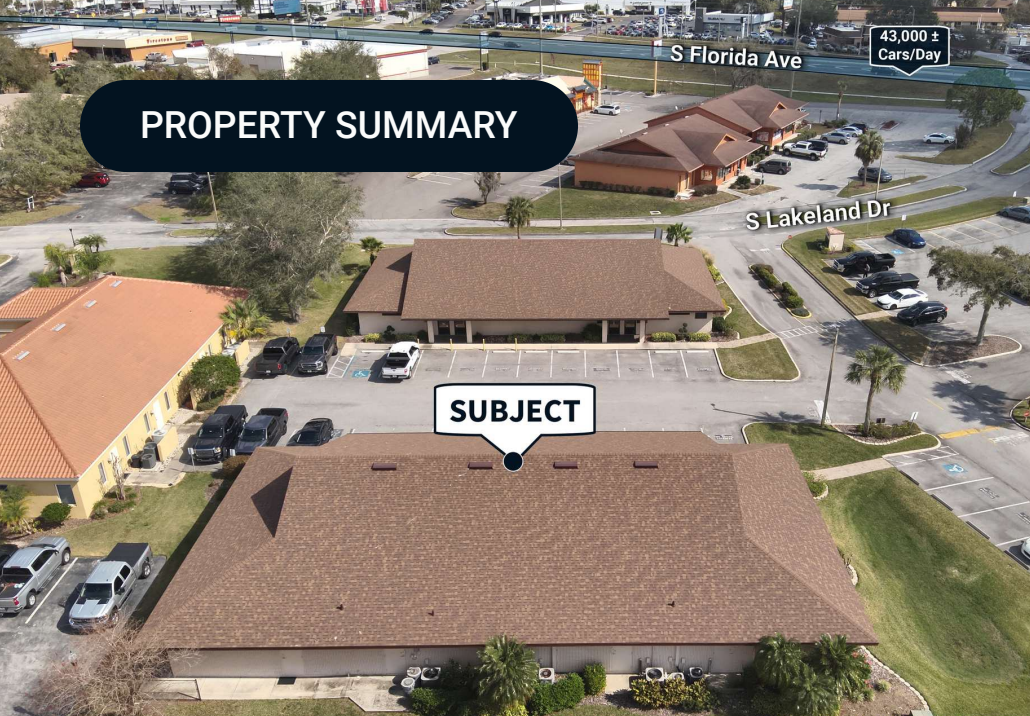
SOUTH LAKELAND PROFESSIONAL OFFICE

5151 South Lakeland Drive, Lakeland, FL 33813 (West Building)

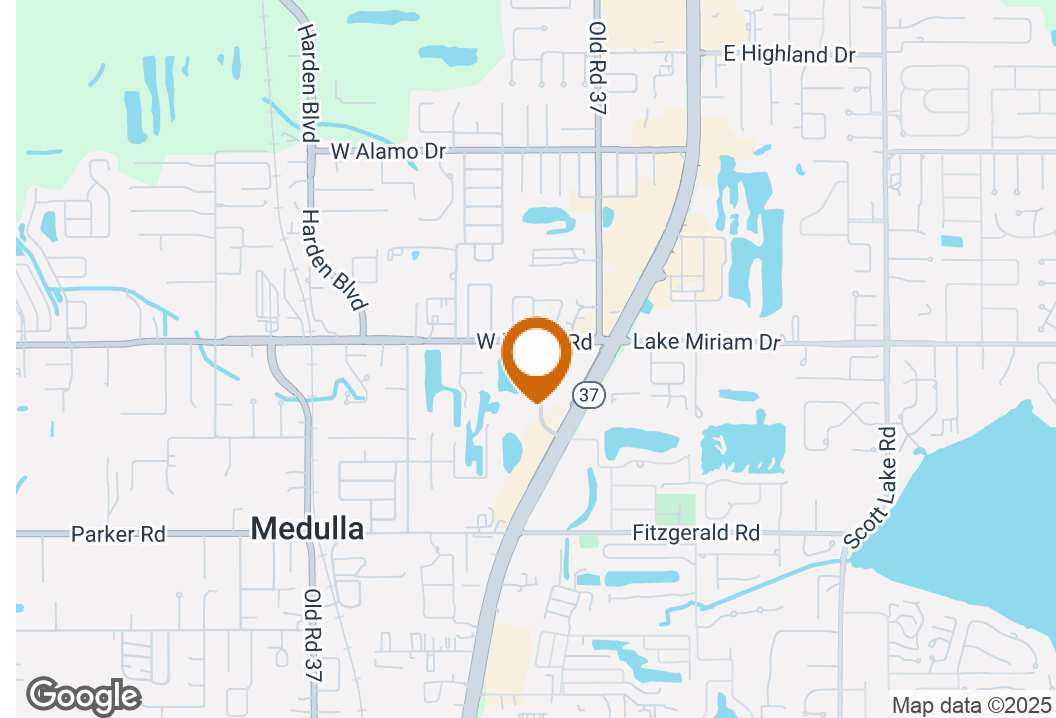
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$950,000
Lease Rate:	\$19 SF/yr (MG)
Building Size:	5,000 SF
Available SF:	3,750 SF
Lot Size:	0.03 Acres
Price / SF:	\$190.00
Year Built:	1989
APN:	232912140167000090,
	232912140167000100,
	232912140167000110,
	232912140167000120

PROPERTY OVERVIEW

This property presents a remarkable opportunity for sale or lease, offering four office suites, three of which are currently available for lease. Tailored for professional businesses, it provides both accessibility and visibility. Situated near South Florida Avenue, a major roadway traveled by approximately 43,000 ± vehicles daily, it guarantees excellent exposure to potential clients. Additionally, the property features convenient access and generous parking, including spaces directly in front of the building and an adjacent lot. Enhance your business or investment portfolio with this prime location.

PROPERTY HIGHLIGHTS

- Positioned near South Florida Avenue, a bustling corridor with high daily traffic, maximizing accessibility.
- Includes 4 office suites, with 3 available for lease, catering to both business owners and investors seeking a prime opportunity.
- Offers easy access and ample parking, with dedicated spaces in front of the building and an additional lot nearby for added convenience.

LOCATION DESCRIPTION

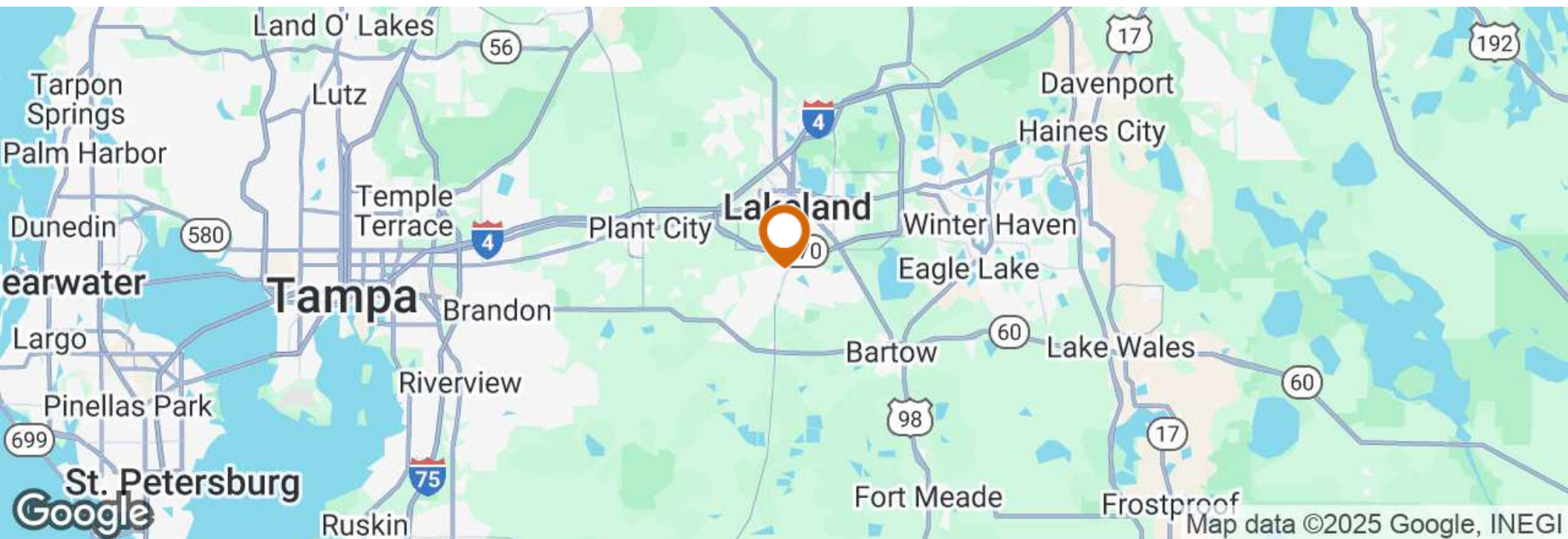


LOCATION DESCRIPTION

The subject property is located right off South Lakeland Drive. It is situated near South Florida Avenue, a prominent thoroughfare, the area offers an array of dining options, retail destinations, and professional services. Enjoy easy access to nearby attractions such as the Lakeside Village Mall, and an abundance of restaurants, ensuring a plethora of options for entertaining clients or unwinding activities.

With its excellent location within Lakeland, this property provides an elegant blend of urban accessibility and suburban tranquility, making it an optimal choice for your business needs.

REGIONAL & LOCATION MAP





LEASE SPACES

SUBJECT

LEASE INFORMATION

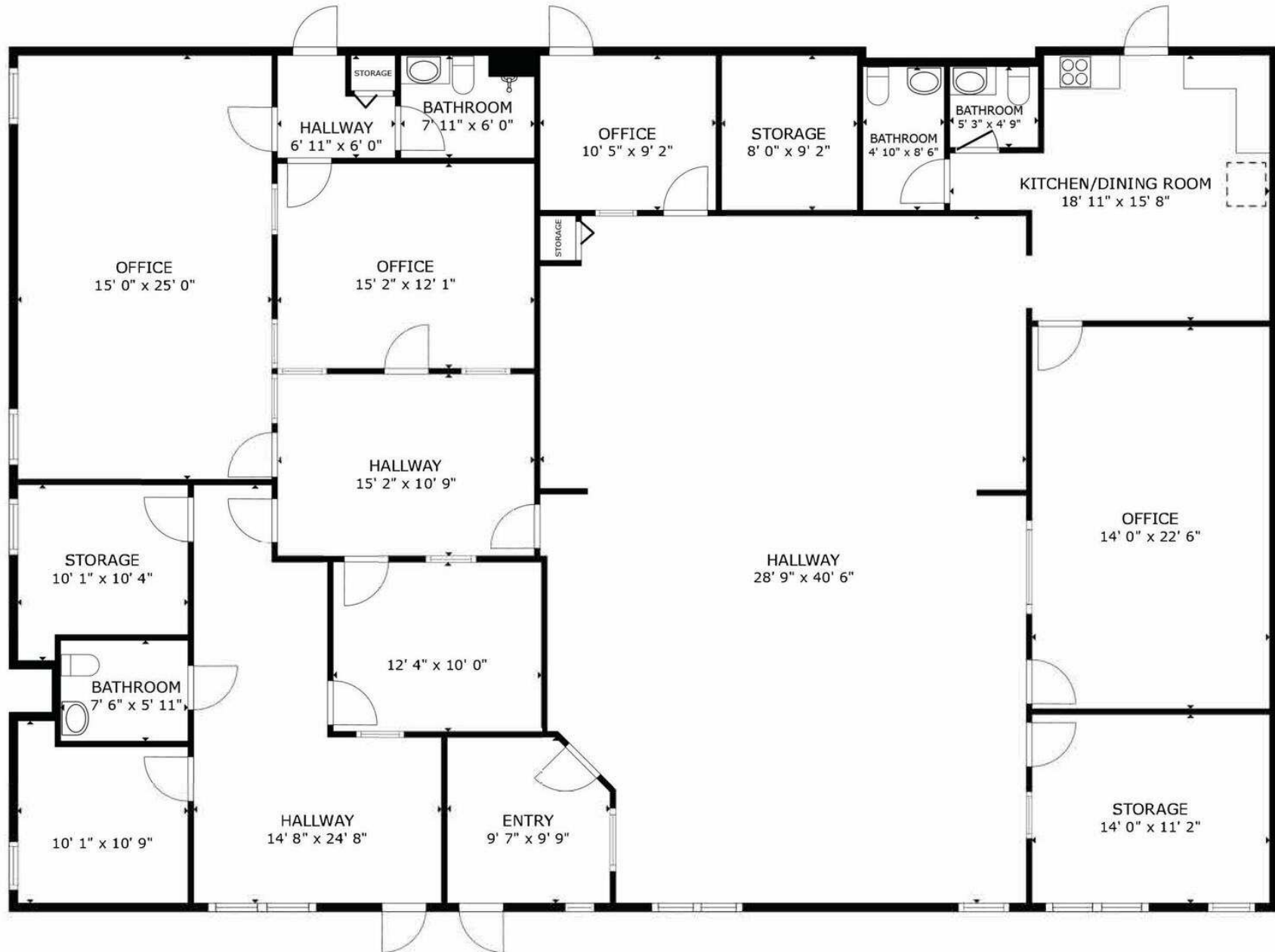
Lease Type:	MG
Total Space:	3,750 SF

Lease Term:	Negotiable
Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIRTUAL TOUR
Suite 10-11-12	Available	3,750 SF	Modified Gross	\$19.00 SF/yr	View Here

SUITES 10-11-12 FLOOR PLAN



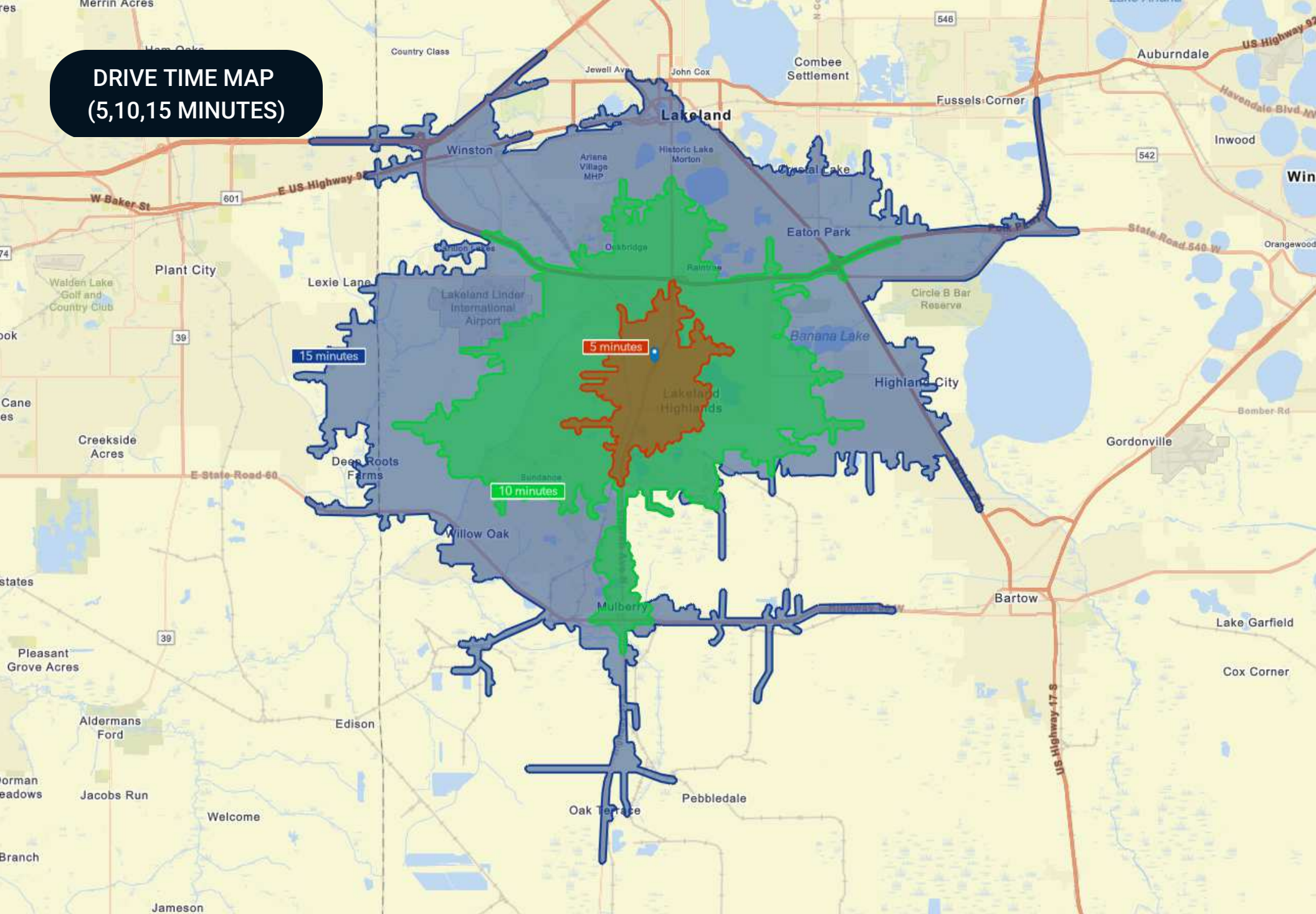
INTERIOR PHOTOS



INTERIOR PHOTOS



DRIVE TIME MAP (5,10,15 MINUTES)



RETAILER MAP





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

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 under 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.

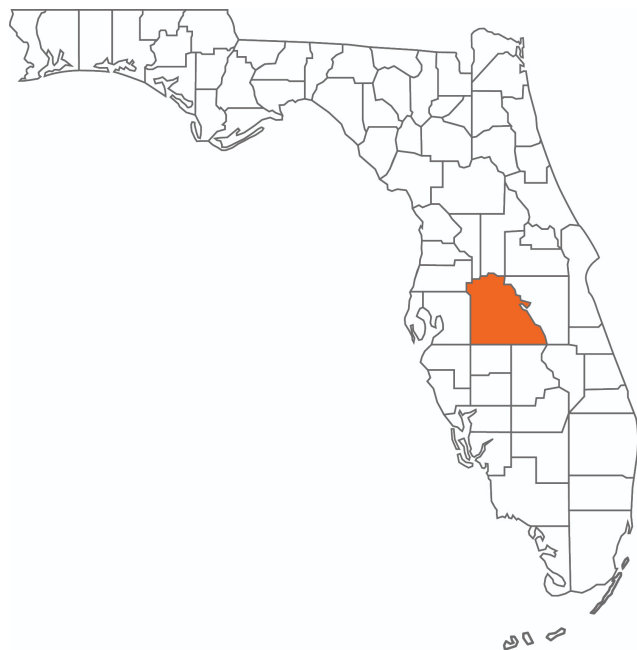
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and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

COUNTY



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

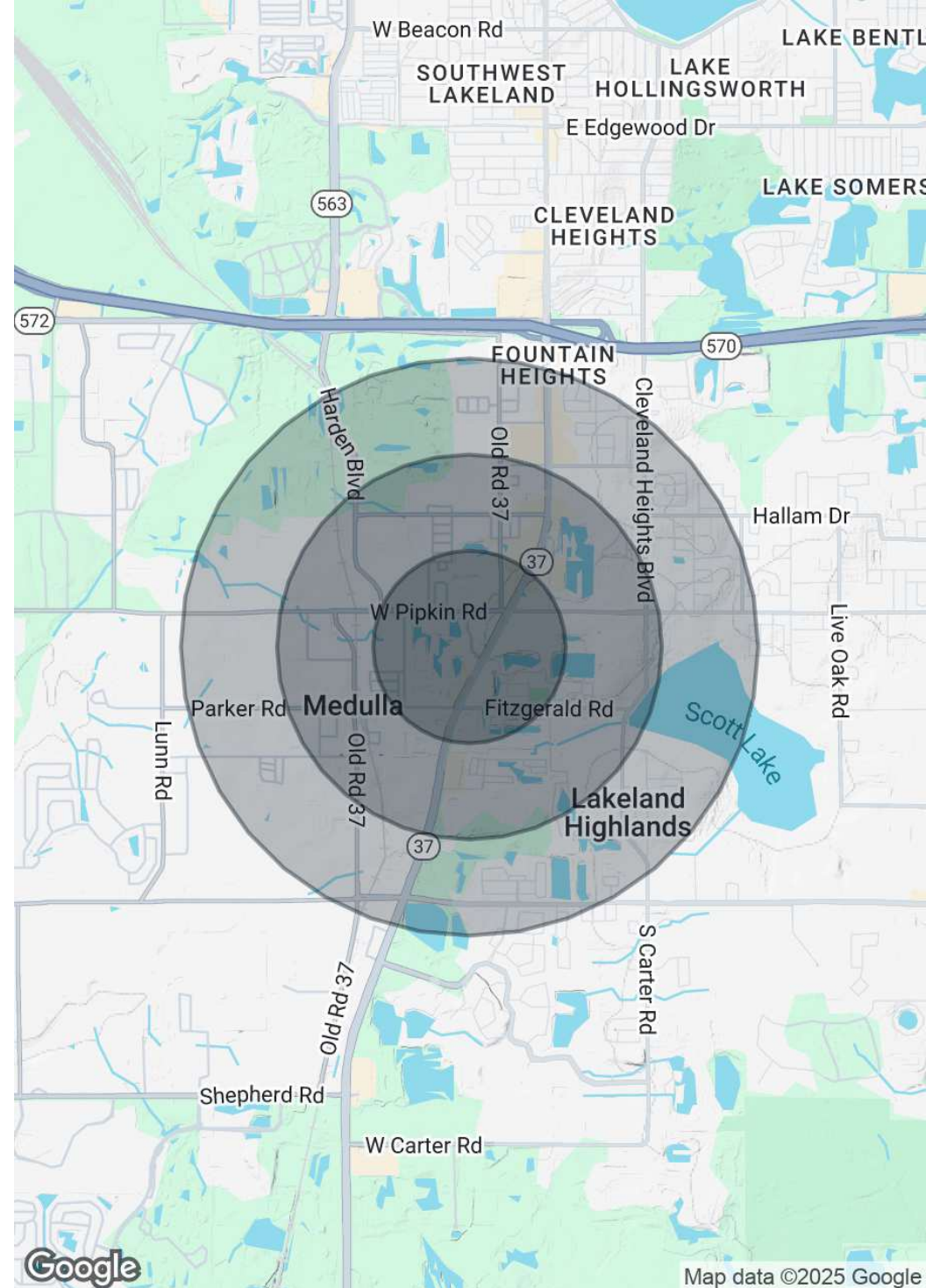
In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the 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	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,193	7,658	16,839
Average Age	38	41	42
Average Age (Male)	36	39	41
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	822	2,999	6,599
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$80,674	\$84,584	\$98,014
Average House Value	\$299,799	\$306,355	\$325,393

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



CARLY POWELL

Advisor

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PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



For more information visit www.saundersrealestate.com

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