

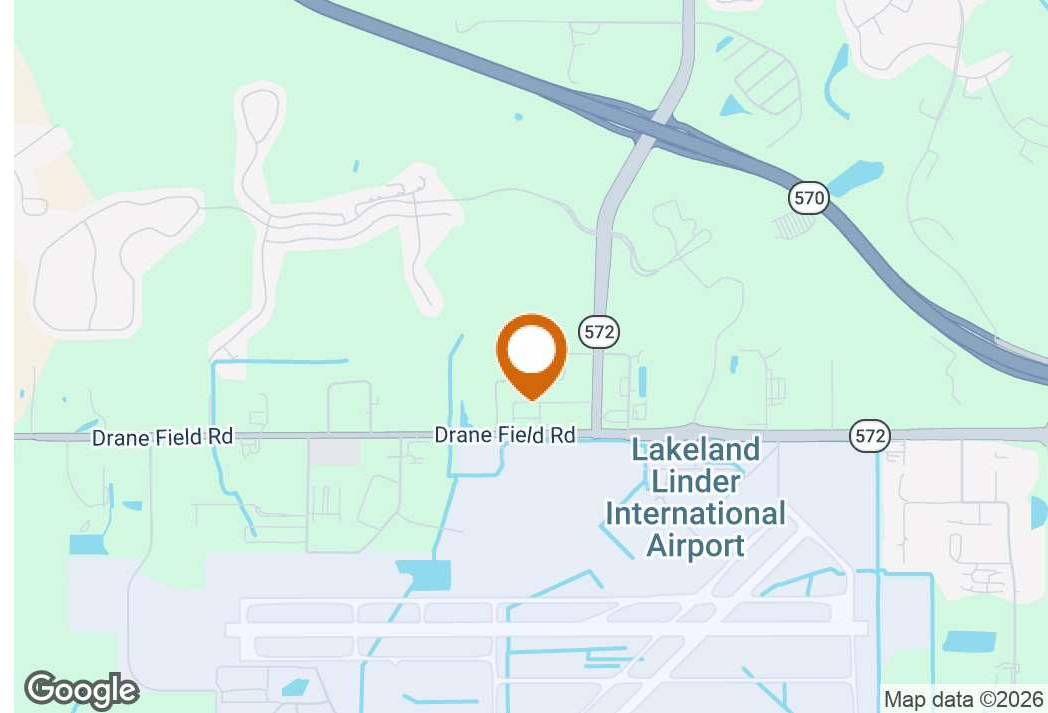
Airport Commerce Park

3710 Airport Commerce Dr, Lakeland, Florida 33811

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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$14.00 SF/Yr (NNN)
Building Size:	18,646 ± SF
Available SF:	3,640 ± SF
Lot Size:	1.52 Acres
Year Built:	2020
Zoning:	Commercial/Industrial
APN:	23-28-33-138104-000030
Virtual Tour:	View Here

Property Overview

This property is a flex space that offers 3,640 ± SF. It currently includes two single restrooms, however, the landlord is open to provide spec office space for the new tenant.

Property Highlights

- 3,640± SF Suite Available
- Tilt wall Construction
- Multi-Tenant Flex Space
- Year Built: 2020
- Tilt wall Construction
- 18' Clear height
- Column Spacing 35'x52'
- 3 Grade Level Dock Doors per suite

LOCATION DESCRIPTION



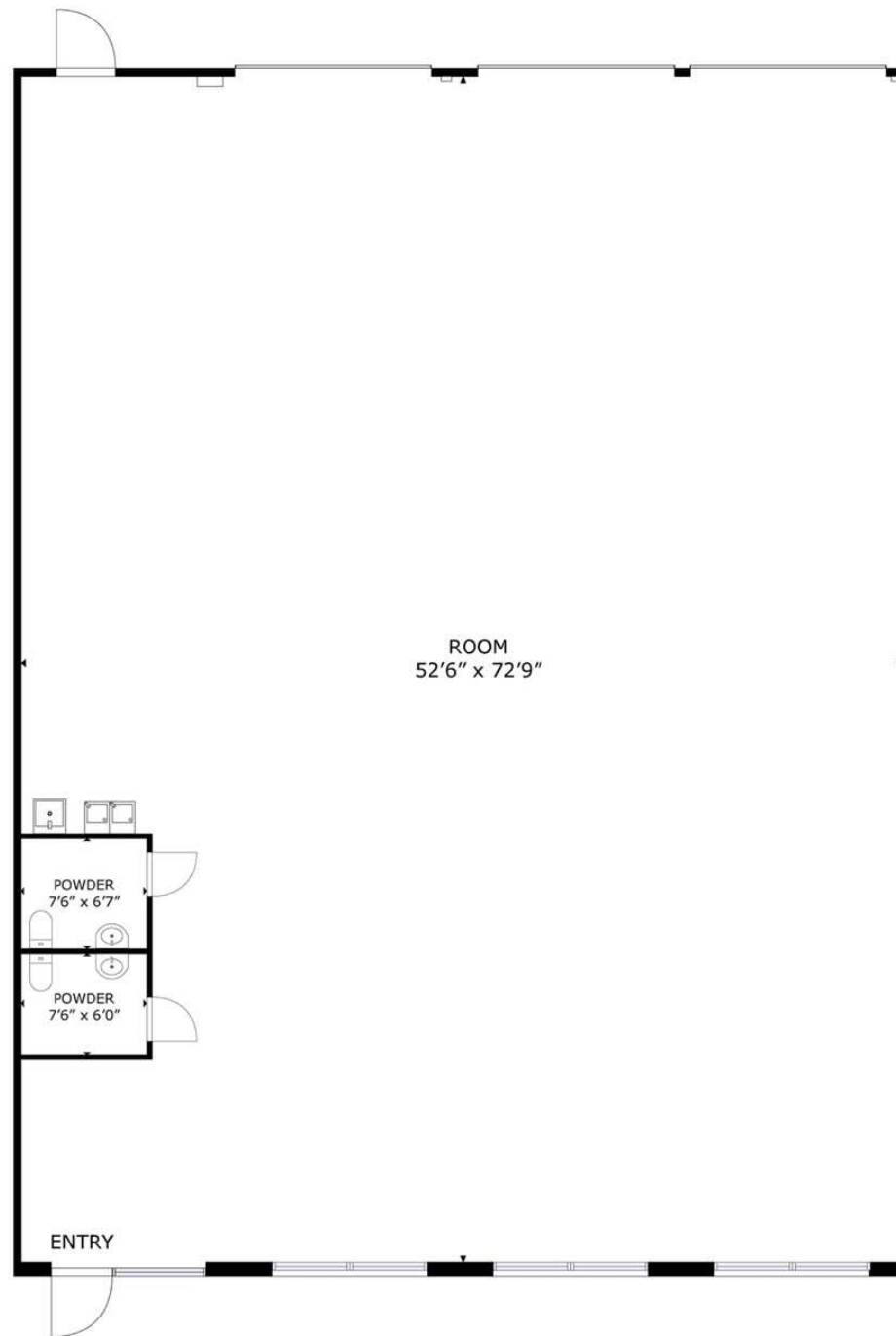
Location Description

Located just northwest of the Lakeland Linder International Airport. This area boasts a variety of businesses. The location also provides easy access to the Polk Parkway and I-4. I-4 is approximately a 10 ± drive and downtown Lakeland is just 15 ± minutes northeast of the property. This is an ideal location between Tampa and Orlando. Tampa is only about 30 ± minutes to the west and Orlando just over 1 hour northeast.

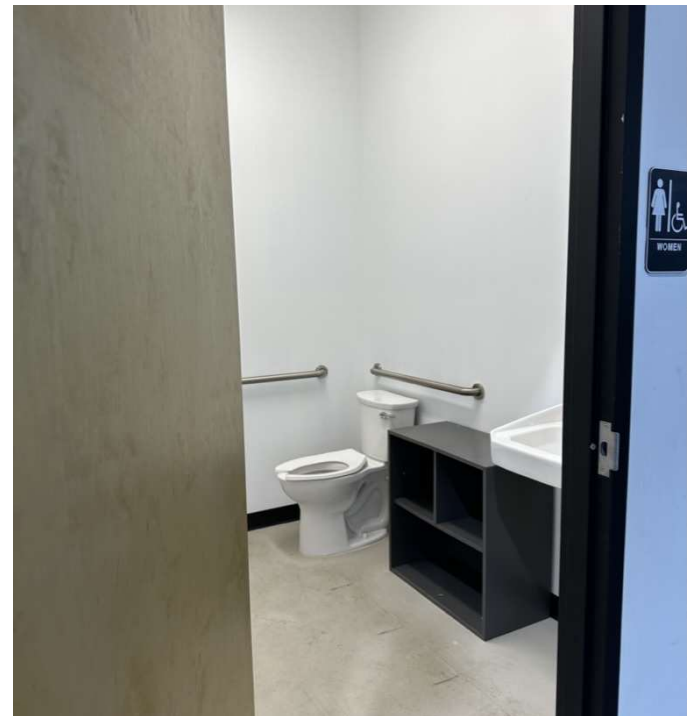
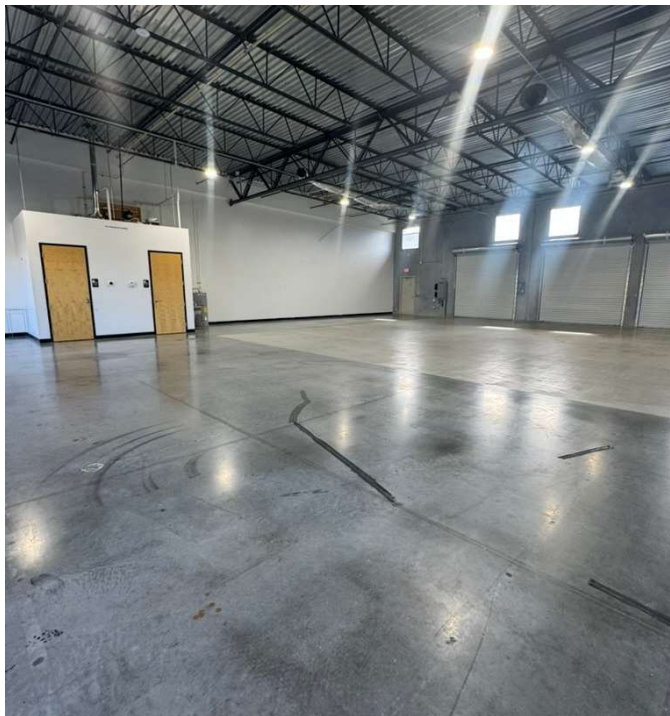
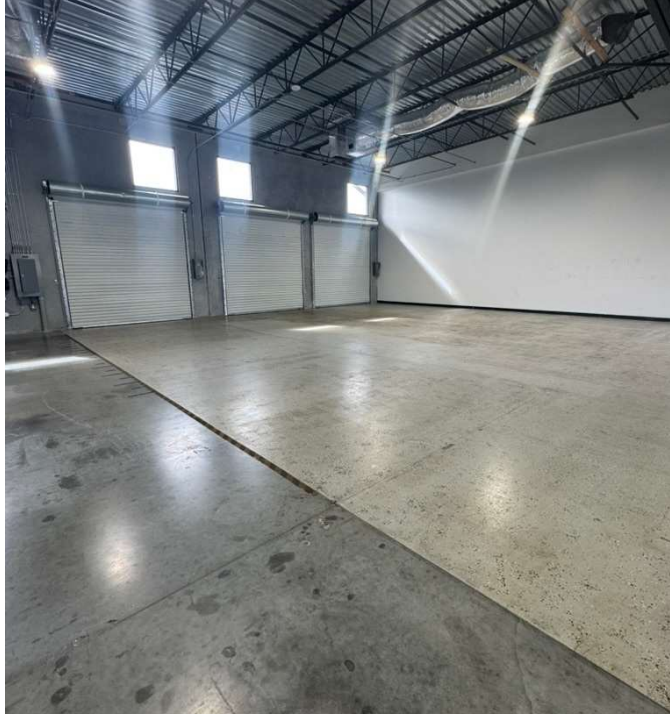
Location Highlights

- Situated northwest of the Lakeland Linder International Airport
- Convenient access to the Polk Parkway and Interstate 4
- Approximately 10± minutes to I-4 and 15± minutes to Downtown Lakeland

FLOOR PLAN



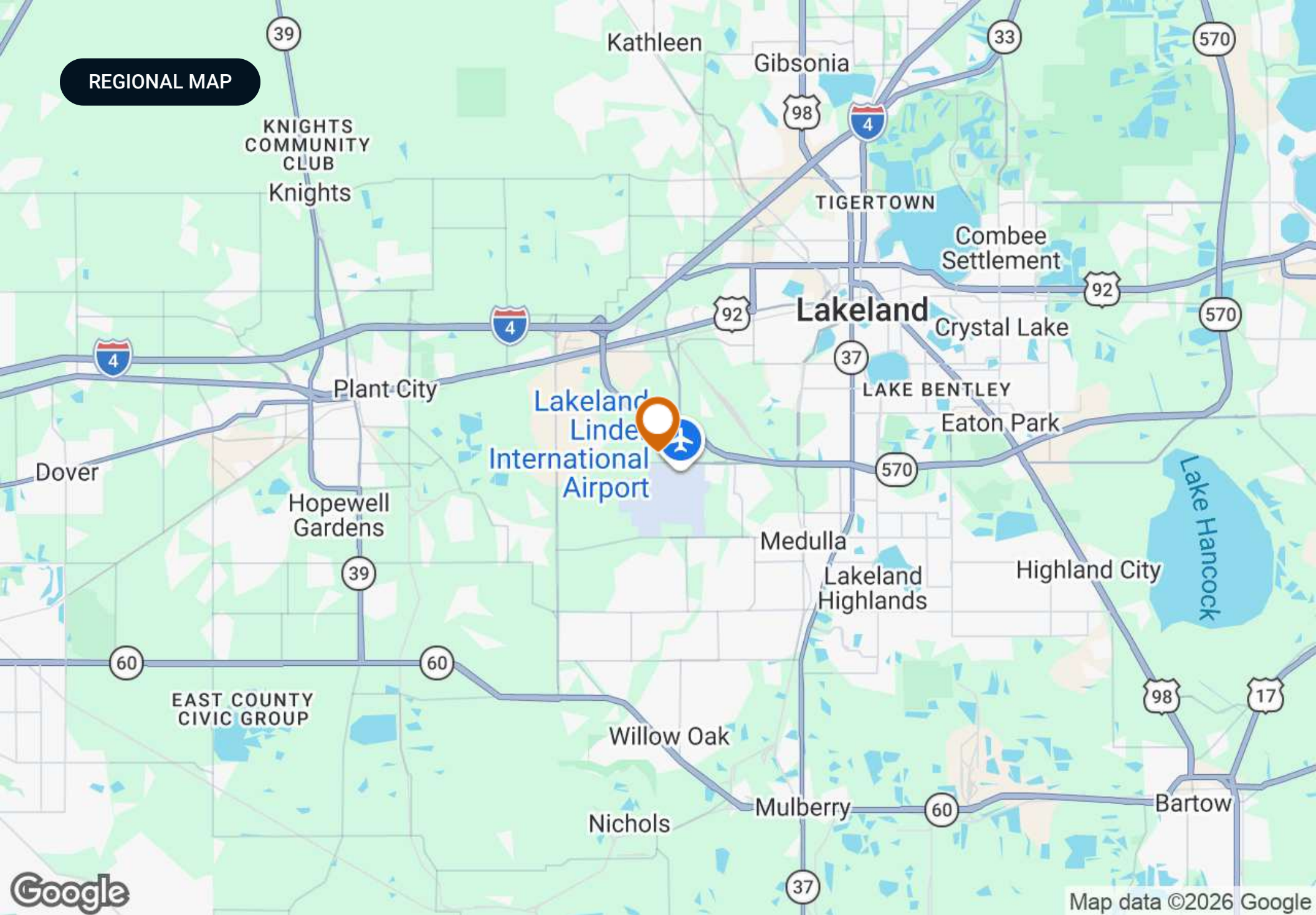
INTERIOR PHOTOS

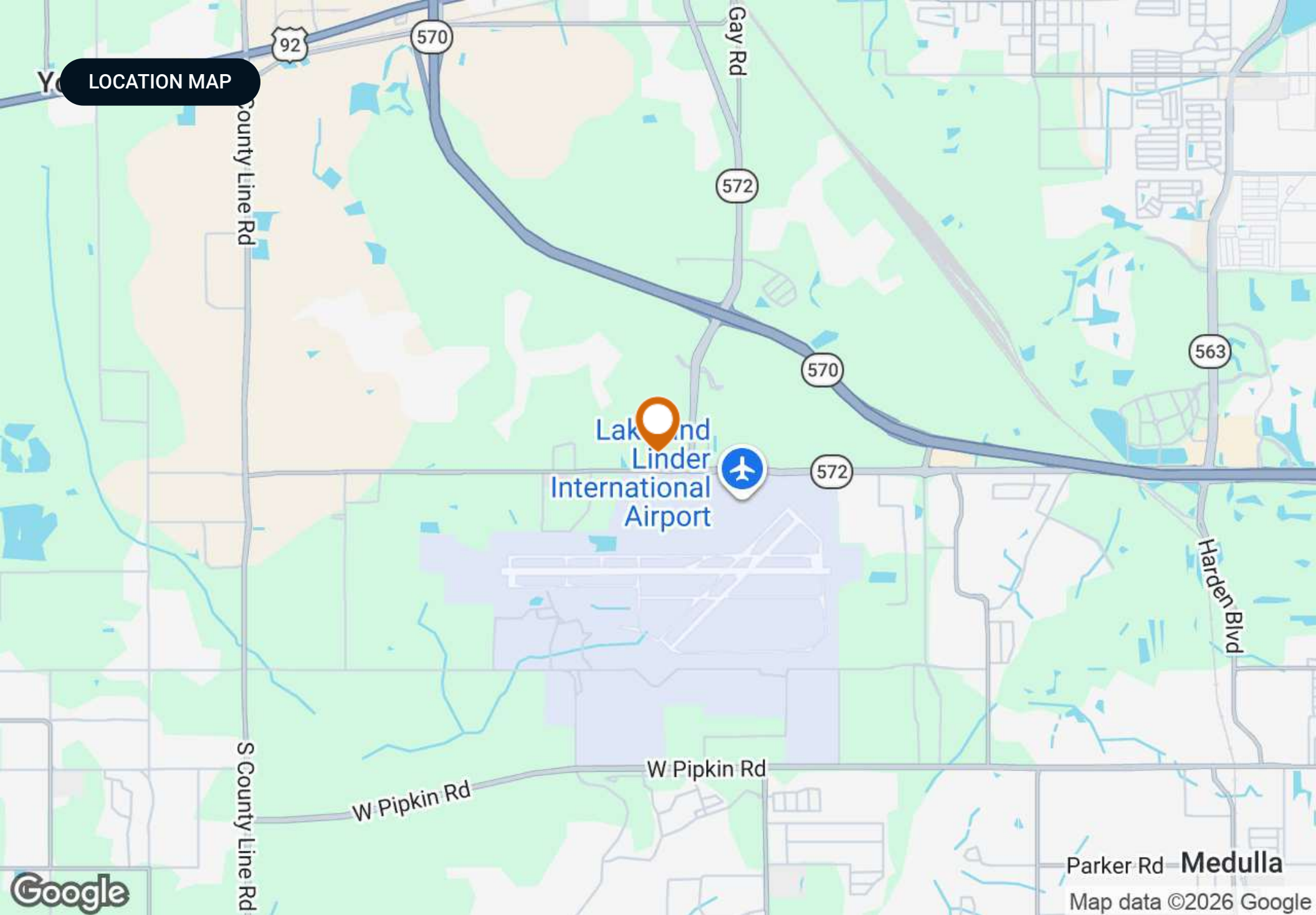


ADDITIONAL PHOTOS



REGIONAL MAP





LOCATION AREA MAP



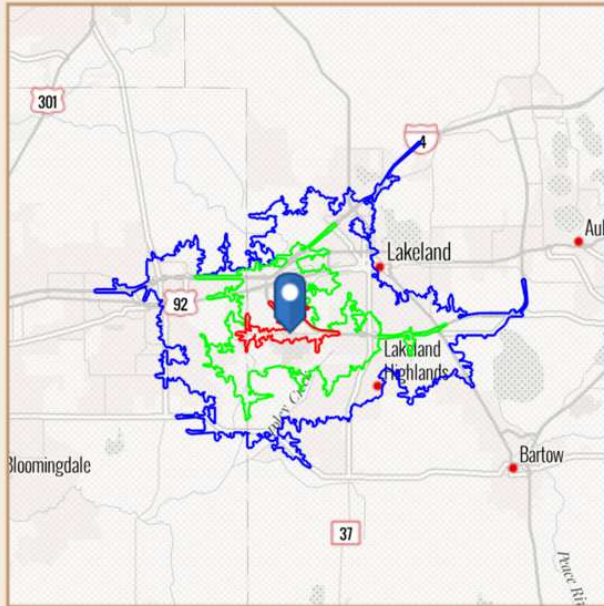
MARKET AREA MAP



BENCHMARK DEMOGRAPHICS

3710 Airport Commerce Dr, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	6.15%	5.49%	5.65%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.75%	5.61%	5.87%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.90%	6.02%	6.23%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.75%	5.91%	6.44%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.85%	18.03%	19.96%	18.85%	18.85%	18.43%	20.33%
35 - 54	24.45%	23.77%	24.14%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.23%	24.37%	22.61%	23.96%	23.96%	25.55%	22.82%
75+	7.70%	10.79%	9.09%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	5.1%	6.6%	8.7%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	6.3%	6.0%	6.4%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	3.2%	6.3%	7.0%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	8.7%	11.2%	11.5%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	15.0%	21.7%	18.8%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	16.2%	13.1%	13.8%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	22.9%	20.9%	19.3%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	7.9%	7.3%	7.8%	8.1%	8.1%	8.7%	9.8%
\$200,000+	14.2%	6.9%	6.7%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	650	29,604	161,571	822,142	822,142	23,027,836	339,887,819
Daytime Population	3,129	42,672	174,545	782,956	782,956	22,846,618	338,218,372
Employees	279	13,098	70,136	334,740	334,740	10,832,721	167,630,539
Households	253	12,222	62,795	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.57	2.41	2.51	2.57	2.57	2.43	2.50
Median Age	39.4	42.2	39.4	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	343,443	324,805	323,474	319,676	319,676	416,969	370,578
Owner Occupied %	77.9%	71.0%	65.8%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	22.1%	28.9%	34.2%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	265	13,448	68,621	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$90,051	\$72,542	\$71,319	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$45,446	\$39,003	\$36,300	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$369,629	\$247,274	\$184,222	\$224,923	\$224,923	\$253,219	\$228,144



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 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.

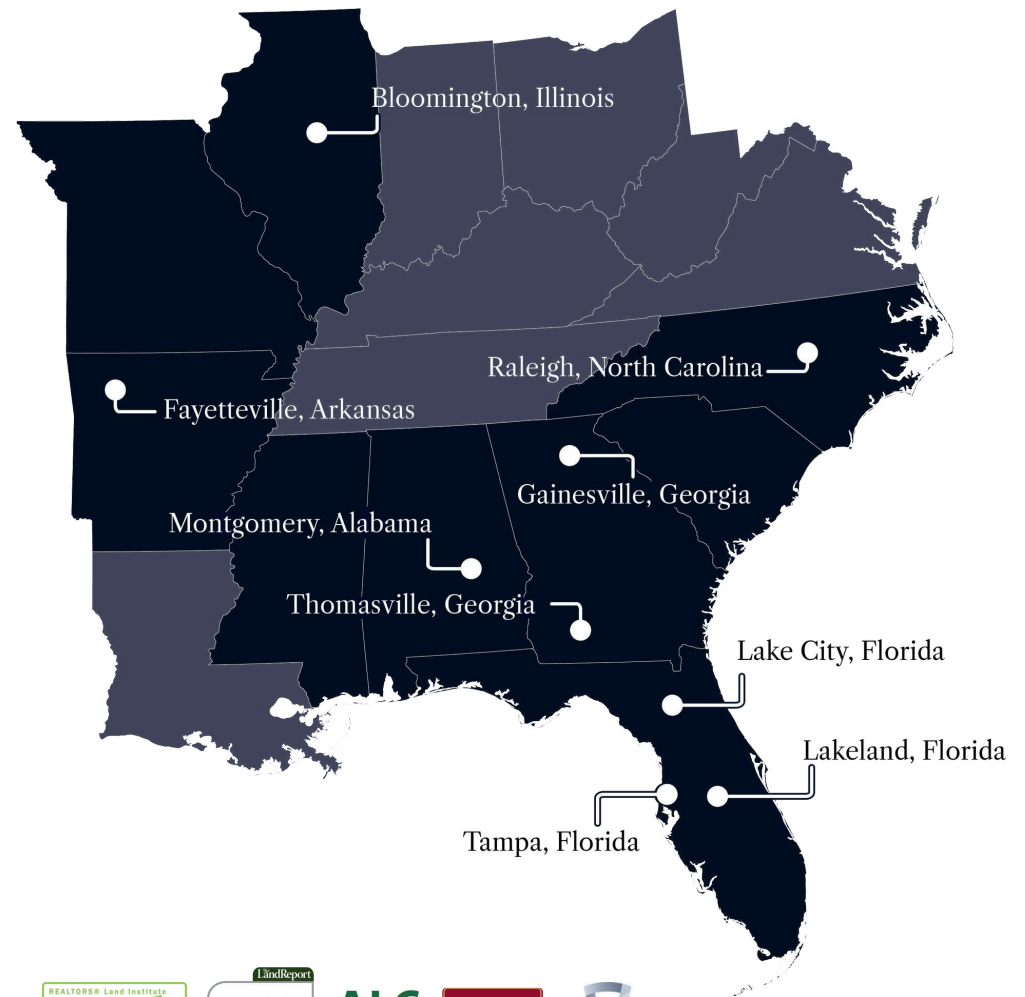
Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



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