

County Road 540A Retail Center

2022 County Road 540A, Lakeland, Florida 33813

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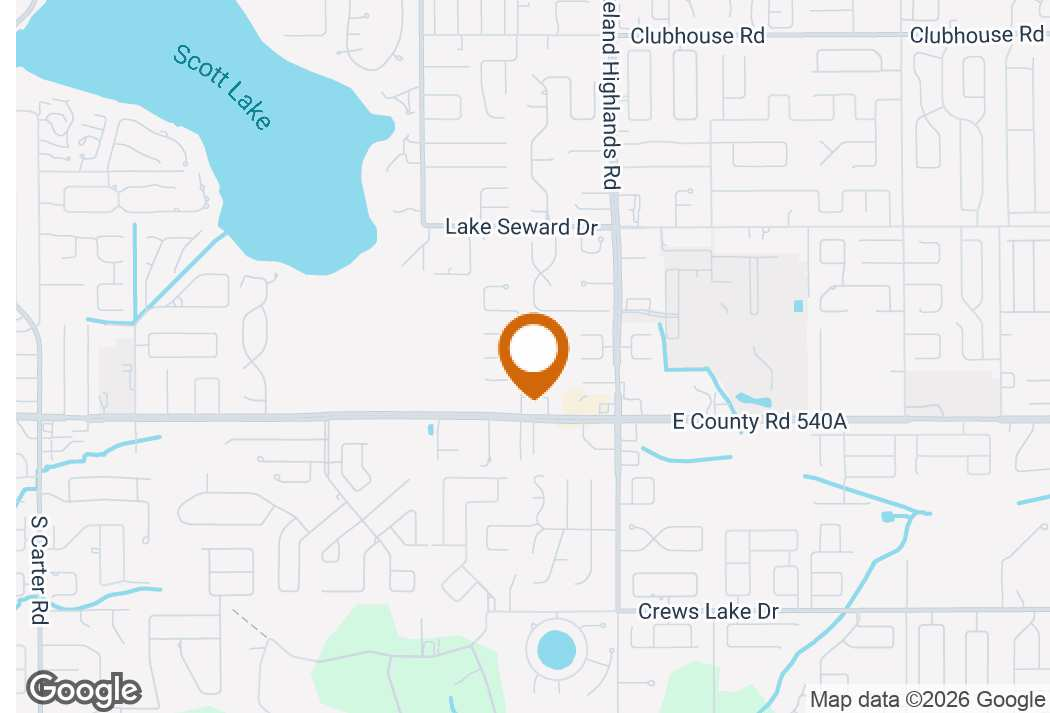
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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$25.00 SF/yr (\$8.76 NNN)
Building Size:	9,692 SF
Available SF:	1,400 SF
Lot Size:	1.17 Acres
Year Built:	2018
Zoning:	Neighborhood Activity Center (NAC)

Property Overview

The subject space is a 1,400 ± SF unit in a multi-tenant building on County Road 540A in Lakeland. The subject benefits from being in proximity to a Publix shopping plaza, Watson Clinic, and nearby affluent residents. Other tenants in the building include the Eye Specialists of Mid-Florida, Partners Personnel, and Great Clips.

Property Highlights

- 1,400 ± SF space in a multi-tenant building on CR 540A in Lakeland
- Surrounded by strong co-tenants including Eye Specialists of Mid-Florida and Great Clips
- Economic affluent market

LOCATION DESCRIPTION



Excellent Exposure Along County Road 540A

Located along County Road 540A in Lakeland this property offers exceptional visibility and accessibility in a high-traffic commercial corridor. Positioned 3 ± miles south of the Polk Parkway (SR 570) some minutes from downtown Lakeland, the site benefits from steady local and regional traffic. The surrounding area features a mix of national retailers, service businesses, and residential neighborhoods.

Situated in one of Central Florida's fastest-growing regions, the property is strategically located between Tampa and Orlando, offering easy connectivity to I-4 via SR 570.

LEASE SPACES



ADDRESS	SF
2004 CR 540A	4,092 ± SF
2014 CR 540A	1,400 ± SF
2018 CR 540A	1,400 ± SF
2022 CR 540A	1,400 ± SF
2026 CR 540A	1,400 ± SF
	9,692 ± SF

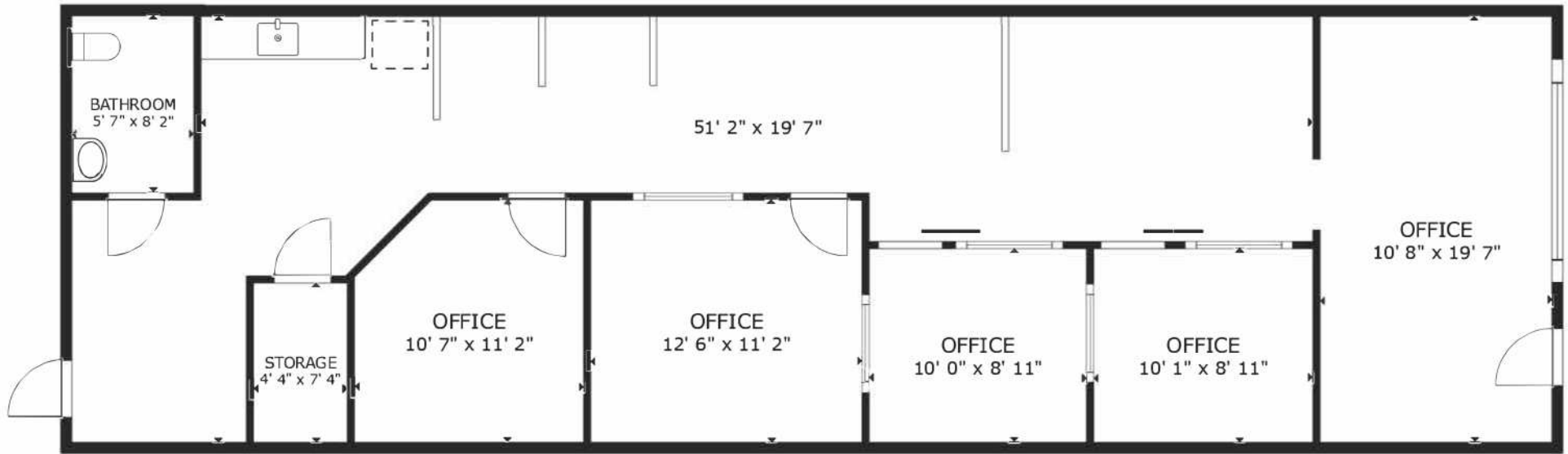
Lease Information

Lease Type:	\$8.76 NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$25.00 SF/yr

Available Spaces

Suite/Availability	Size (SF)	Lease Type	Virtual Tour
2022 County Rd 540A	1,400 SF	NNN	View Here

SUITE 2022 FLOOR PLAN



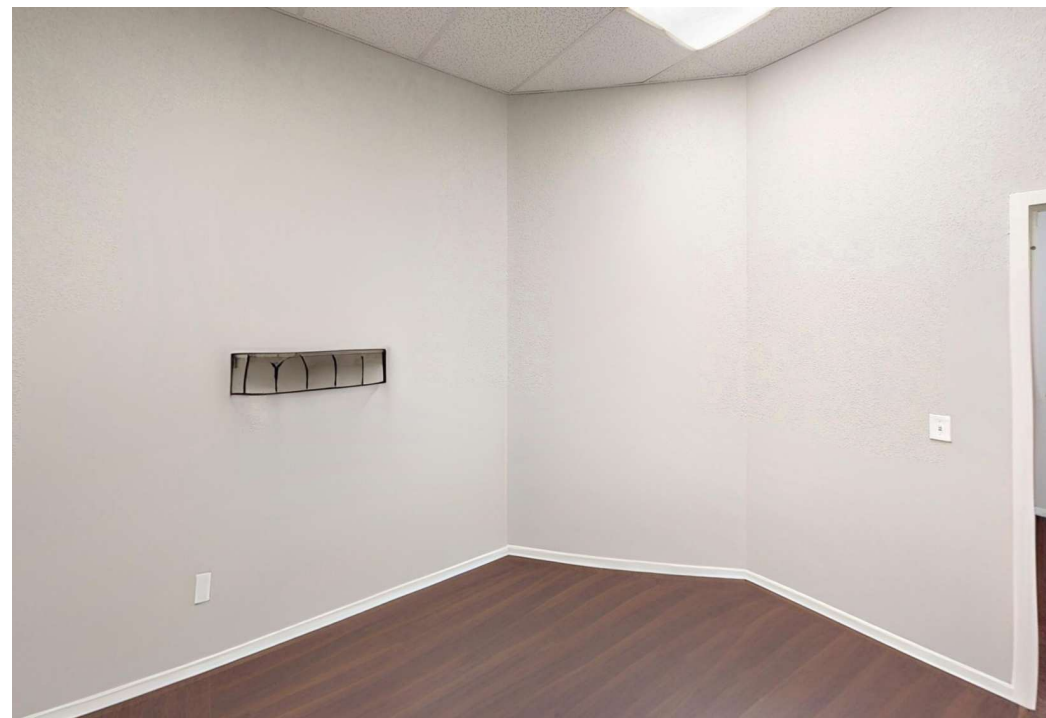
FLOOR PLAN



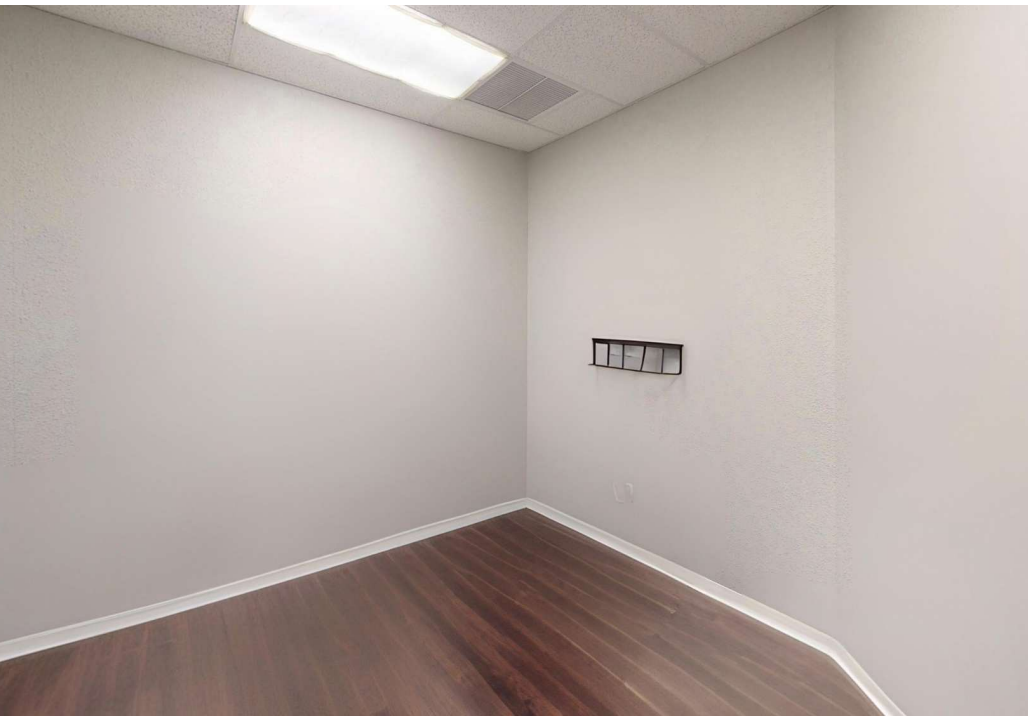
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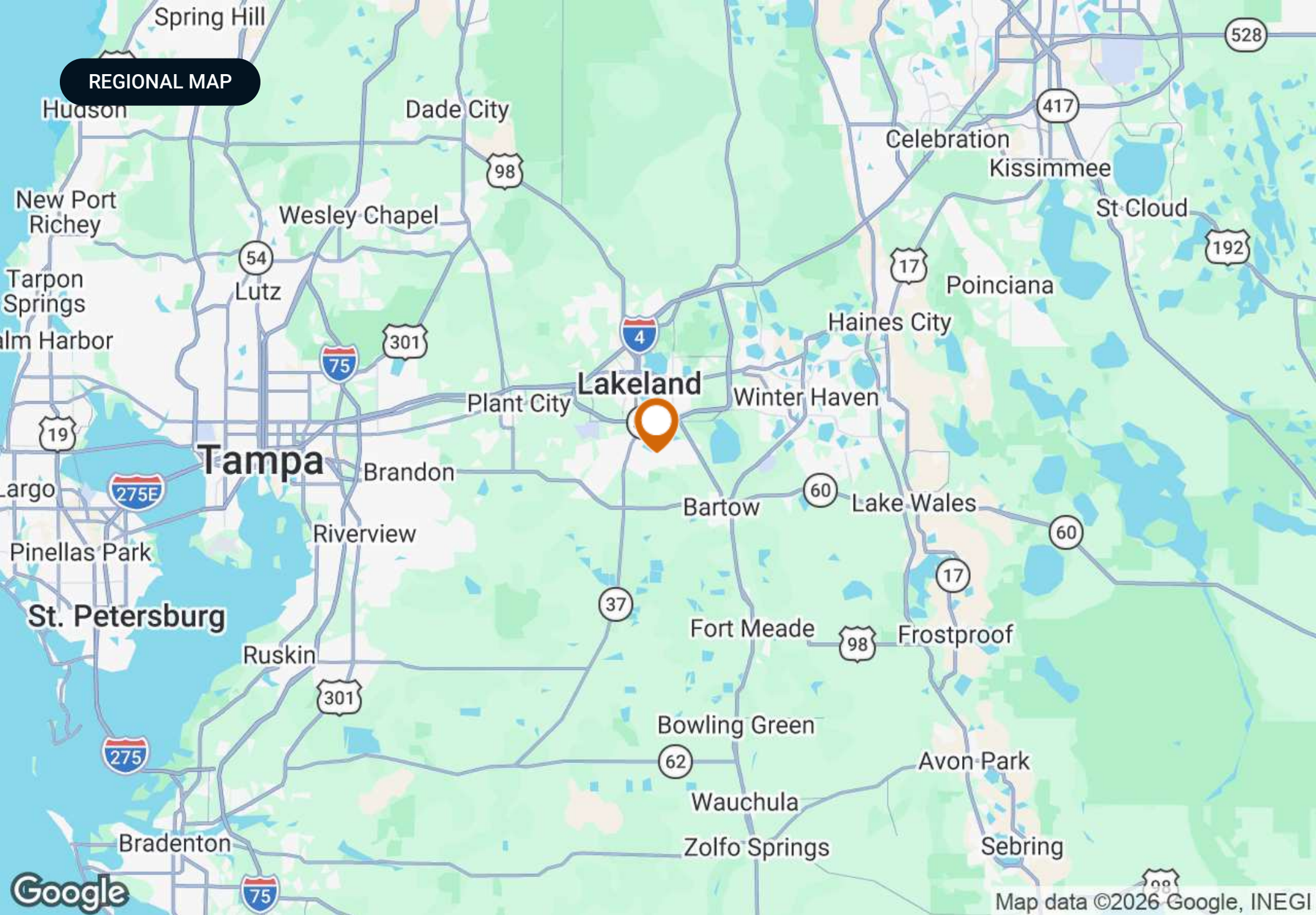


SUITE 2022 PHOTOS

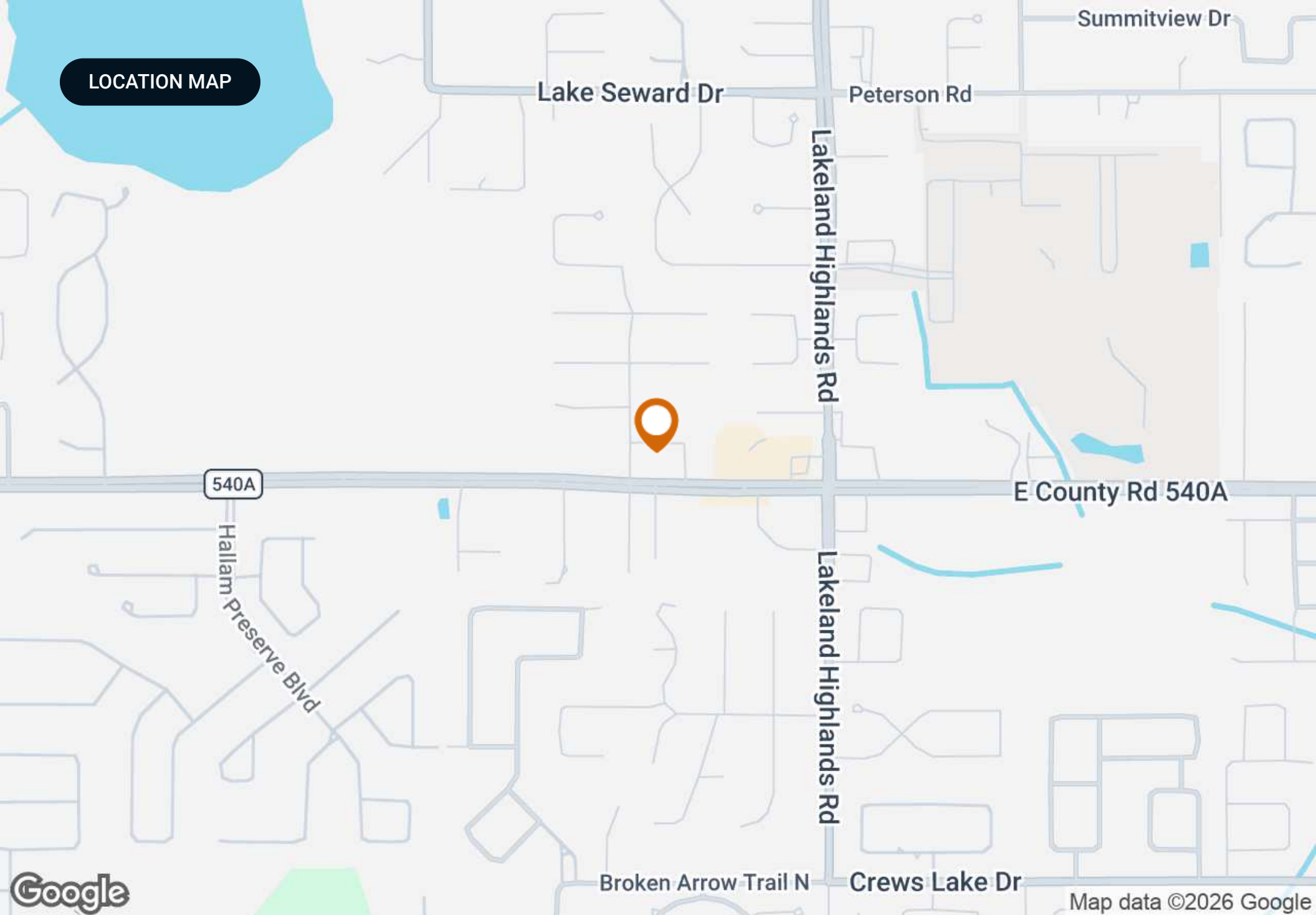


SUITE 2022 PHOTOS





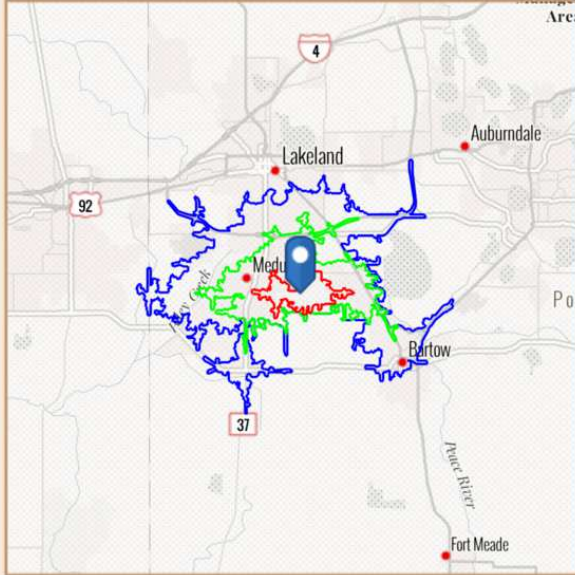
LOCATION MAP



BENCHMARK DEMOGRAPHICS

2022 E County Road 540a, Lakeland, Florida, 33813

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)

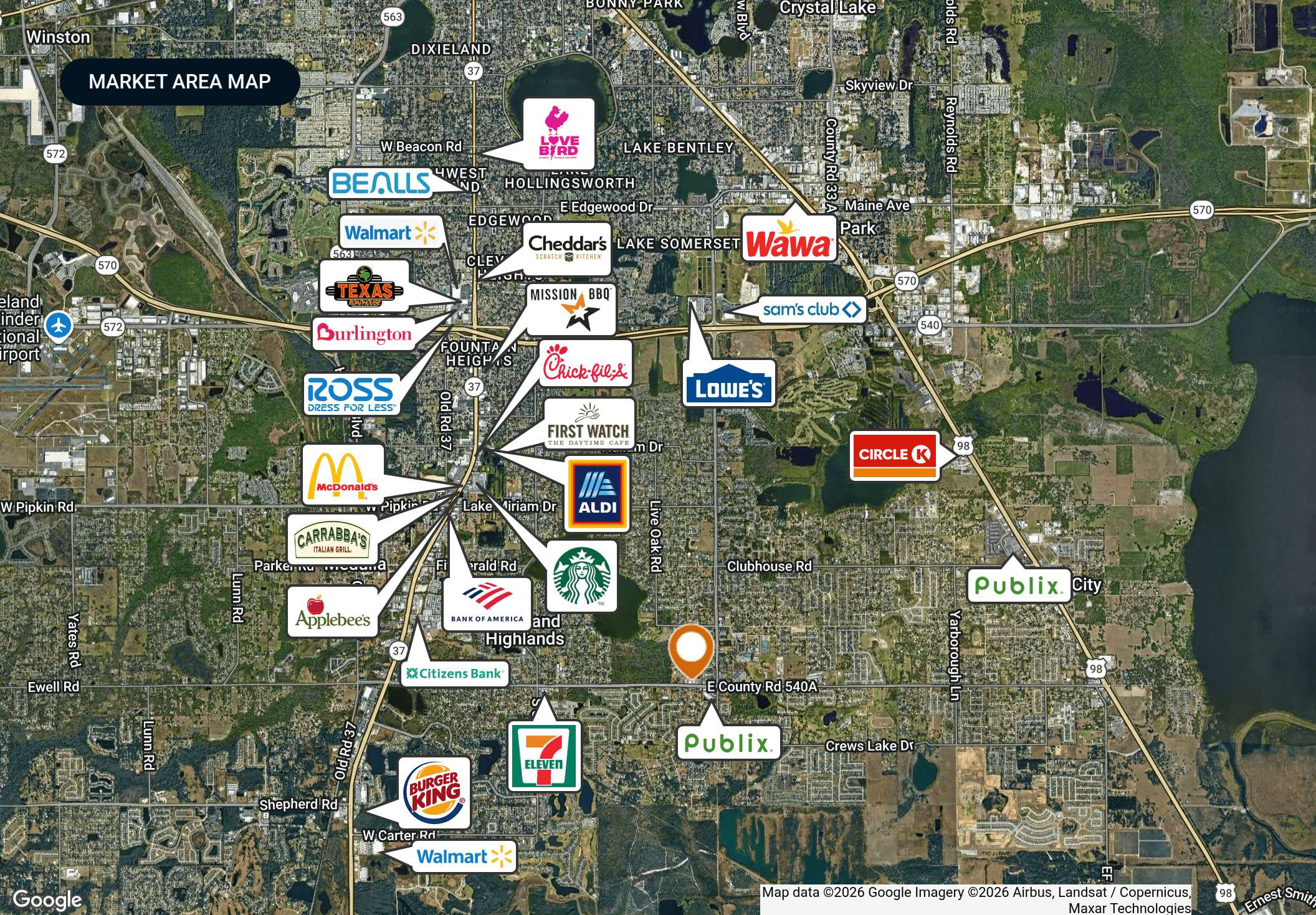
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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	4.83%	5.04%	5.38%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.70%	5.67%	5.80%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.75%	6.58%	6.24%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.72%	6.59%	6.35%	6.26%	6.26%	5.84%	6.47%
20 - 34	15.04%	17.17%	18.78%	18.85%	18.85%	18.43%	20.33%
35 - 54	27.08%	26.71%	25.67%	24.12%	24.12%	24.41%	25.20%
55 - 74	25.69%	24.09%	23.17%	23.96%	23.96%	25.55%	22.82%
75+	8.18%	8.10%	8.61%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	2.4%	4.1%	5.7%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	2.1%	2.9%	4.3%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	2.3%	3.8%	5.1%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	3.9%	7.2%	10.1%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	11.5%	14.5%	18.0%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	13.7%	13.8%	14.2%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	24.1%	24.3%	21.6%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	18.0%	14.5%	10.8%	8.1%	8.1%	8.7%	9.8%
\$200,000+	22.0%	14.9%	10.2%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	13,062	56,473	124,945	822,142	822,142	23,027,836	339,887,819
Daytime Population	8,780	45,836	124,816	782,956	782,956	22,846,618	338,218,372
Employees	6,377	26,955	58,333	334,740	334,740	10,832,721	167,630,539
Households	4,525	21,120	49,045	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.87	2.67	2.53	2.57	2.57	2.43	2.50
Median Age	43.5	41.7	40.5	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	432,465	392,783	358,903	319,676	319,676	416,969	370,578
Owner Occupied %	90.0%	80.6%	72.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	10.0%	19.4%	27.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	4,683	22,056	52,480	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$122,594	\$104,943	\$85,099	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$57,723	\$50,020	\$43,573	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$749,102	\$465,532	\$290,400	\$224,923	\$224,923	\$253,219	\$228,144

NEIGHBORHOOD MAP





MARKET AREA MAP

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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Professional Background

Lauren Ralston Smith, CCIM, CPM 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



Jill Howard

Property Manager, Associate Advisor

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Professional Background

Jill Howard is a Property Manager and Associate Advisor at Saunders Real Estate, bringing a wealth of expertise and a proven track record in property management to every client partnership. With a dedicated focus on optimizing commercial properties and fostering strong tenant relationships, Jill consistently delivers exceptional results.

Throughout her career, Jill has held various roles in commercial property management, refining her skills in:

- Enhancing operational procedures
- Streamlining information flow
- Improving business processes

Jill has also overseen the financial operations and rental requirements for single-family homes, achieving success both domestically and internationally. In her current role at Saunders Real Estate, Jill plays a pivotal part in managing the seamless operation, maintenance, and financial performance of commercial properties.

Core Responsibilities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Coordination
- Vendor Management
- Property Inspections
- Onboarding & Property Closeout

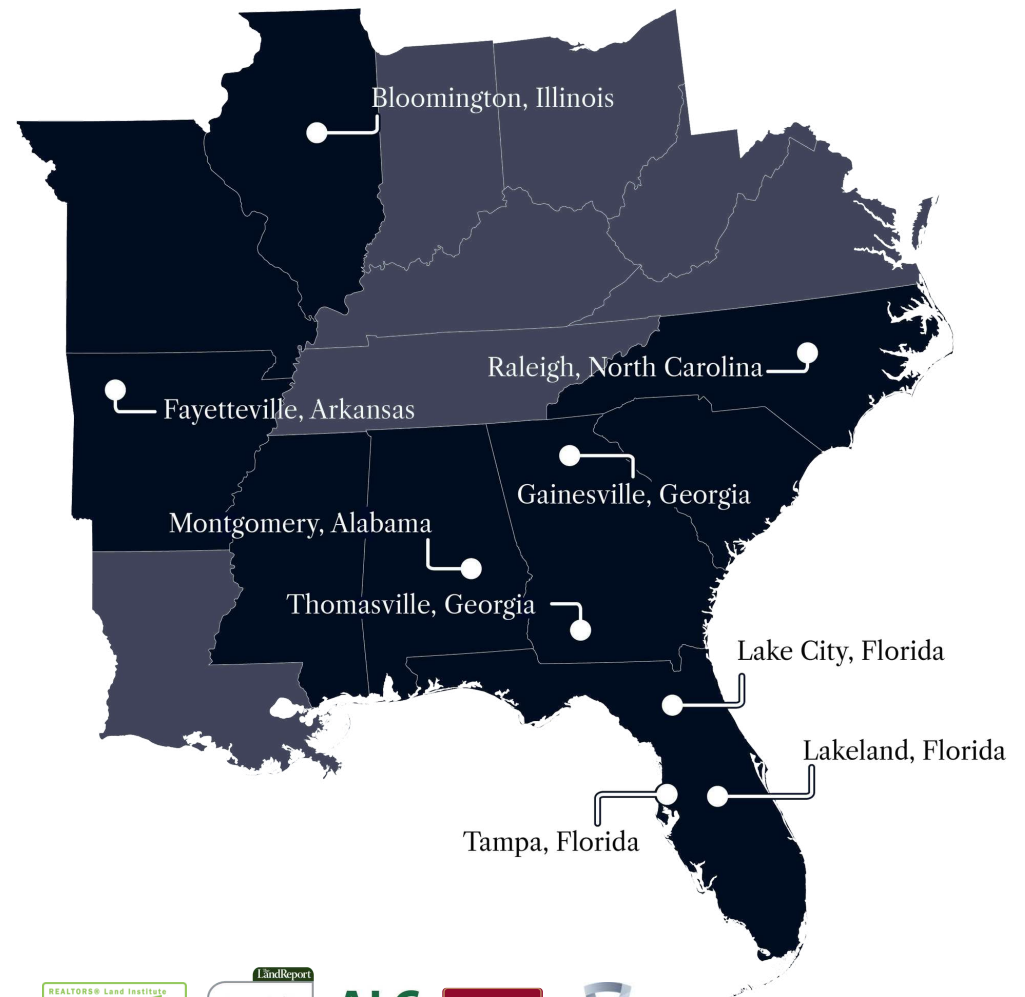
Jill's extensive background, combined with her exceptional skills in property management, makes her a valuable asset for commercial real estate investors. Her dedication to fostering tenant relationships, optimizing property operations, and achieving financial objectives has granted excellence to each of her clients.



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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.



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