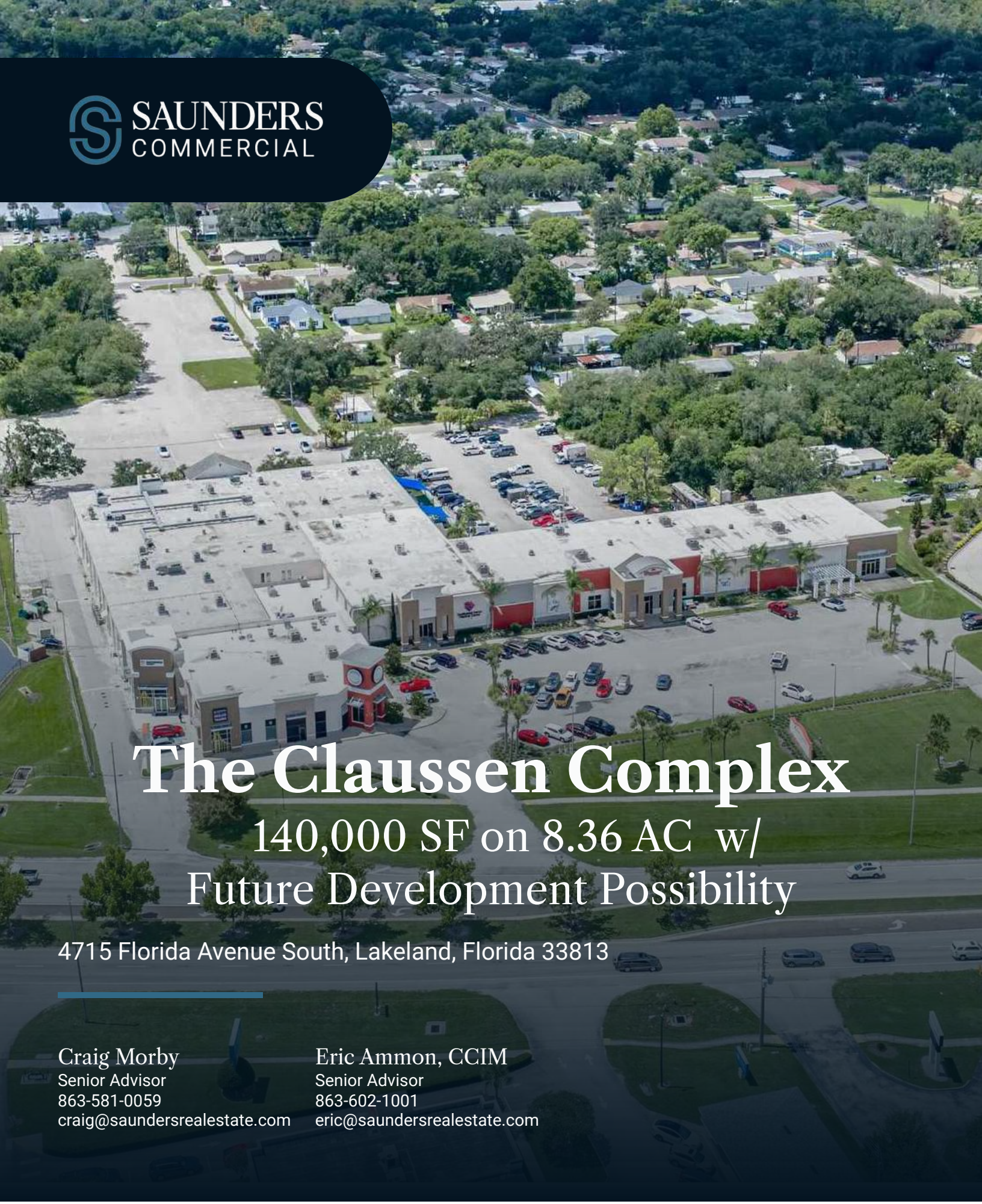


SAUNDERS COMMERCIAL

The Claussen Complex

140,000 SF on 8.36 AC w/ Future Development Possibility

4715 Florida Avenue South, Lakeland, Florida 33813

Craig Morby
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863-602-1001
eric@saundersrealestate.com



Property Description

We are pleased to exclusively present the opportunity to acquire the Claussen's complex on South Florida Avenue in Lakeland, Florida. Encompassing approximately 140,000 square feet across 8.36 acres, the property offers a rare combination of scale, visibility, existing tenancy, and future development potential.

The site extends from South Florida Avenue to Old Highway 37, providing multiple points of access and exceptional connectivity. A significant 2–3 acre area at the rear of the property presents an opportunity for additional development, with potential uses including retail, office, or medical. The site allows for development up to 37 feet in height, creating an attractive opportunity to further enhance the property's value and functionality.

The property is anchored by Claussen's Furniture, a family-owned business that has served the Lakeland and Winter Haven communities for more than 50 years. As part of the sale, the Claussen family is prepared to provide a generous two-year leaseback for its approximately 40,000-square-foot, two-story showroom, providing an established occupancy component for a new owner.

Additional tenancy includes Northbridge University, formerly Florida Technical College; Dedicated Senior Medical Center; Little Footsteps Academy; and Margarita's Cocina Mexicana . The property also includes approximately 26,000 square feet of additional office space currently available for lease, providing an opportunity for a new owner to increase occupancy and revenue.

The property features approximately 515 feet of frontage along South Florida Avenue and 215 feet along Old Highway 37, offering exceptional visibility.

Zoned Linear Commercial Corridor (LCC) within unincorporated Polk County, the property offers a broad range of potential commercial uses. The site is served by public water and wastewater, with three existing lift stations, and provides abundant parking throughout both the front and rear portions of the property.

Strategically positioned along one of Lakeland's most prominent commercial corridors, the property benefits from exposure to 42,500 vehicles per day and convenient access to major transportation routes and amenities, including Interstate 4 and the Polk Parkway. With its substantial existing improvements, established tenancy, expansive frontage, abundant parking, and meaningful redevelopment potential, the Claussen's complex represents a distinctive opportunity to acquire a large-scale commercial property in one of Lakeland's most visible and strategically located corridors.



Executive Summary:

Asking Price:	$25,000,000
Building Size:	140,000 SF
Lot Size:	8.36 AC on 9 Parcels
Zoning:	LCC, Linear Commercial Corridor, Unincorporated Polk County
Road Frontage:	515' on S Florida Ave 215' on Old Hwy 37
Present Tenancy:	5 Tenants
Projected Income:	$1,878,378
Current Expenses:	$296,902
Additional Available Office Spaces:	26,000+ SF (not incl. in projected income)
Additional Development Acreage:	Approx. 2.5 ± Acres







Complete Highlights

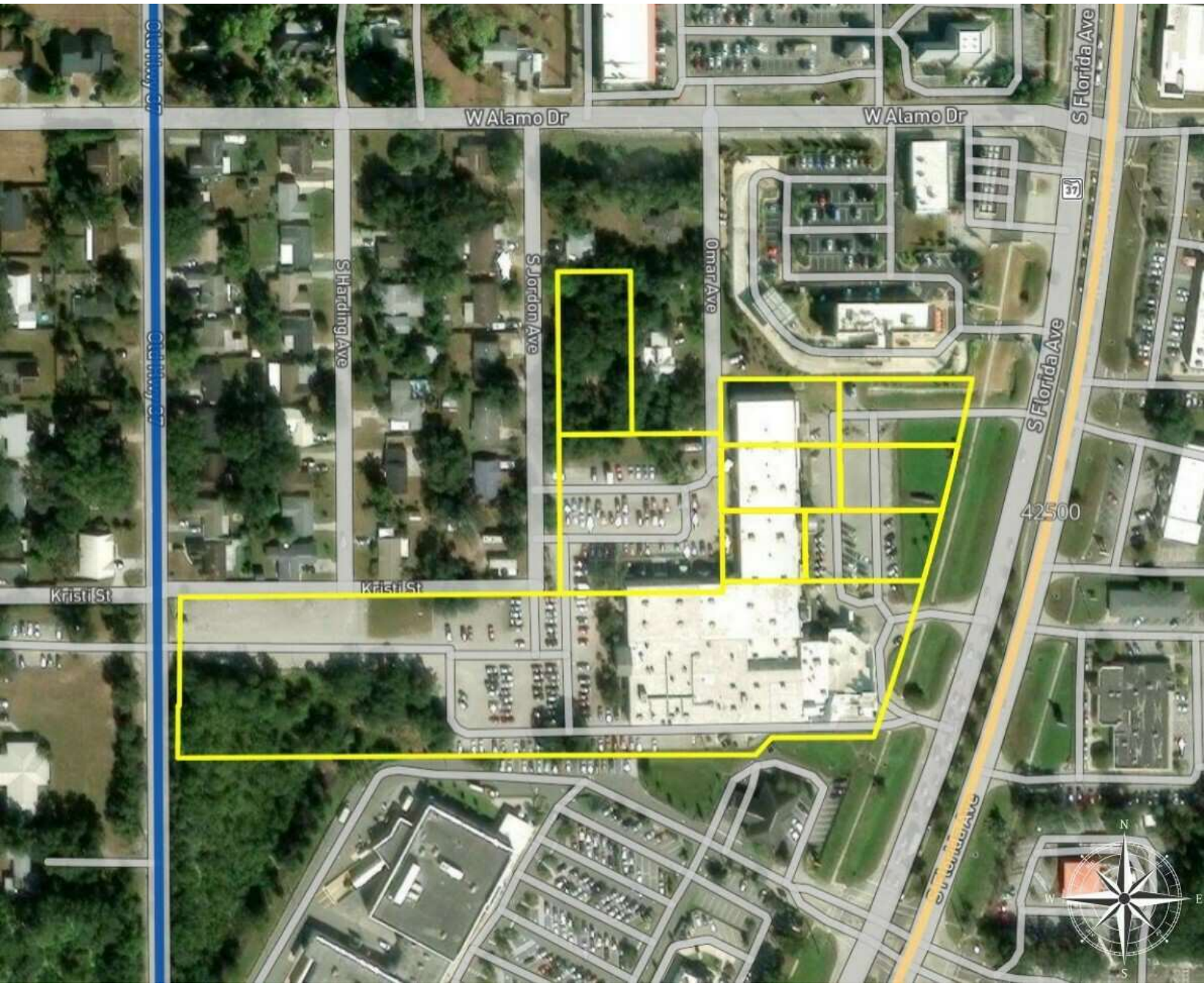
- The Claussen Complex - 8.36 Acres & 140,000 SF on 9 parcels.
- The space is comprised of approx 140,000 SF ± with the main tenant being the owner/anchor at approx 40,000. The owner is open to a lease back up to 2 years, if needed.
- Other major tenants include NUC University (formerly Florida Technical College), Dedicated Senior Medical Center, Little Footsteps Academy and Margarita's Cocina Mexicana.
- Zoned Linear Commercial Corridor (LCC), Unincorporated Polk County, this zoning classification offers a broad range of retail, medical office, professional office, and restaurant uses.
- An incredible development opportunity exists on the Old Hwy 37 side of the property, with approx. 2.5 ± acres of possible additional space and the ability to go up to 37' in height.
- Water and wastewater are with the City of Lakeland and Polk County Utilities. There are 3 lift stations on the property.
- Recent improvements include an $850,000 upgrade to the south side of the building, where an additional elevator has been added for the Northbridge space.
- The restaurant has recently been remodeled to reflect a new theme.
- Dedicated Senior Care is looking to potentially acquire another 2,300 SF of contiguous space for its operation.
- Little Footsteps has acquired an additional 6,000 SF of space to expand into a primary school.
- Existing frontage space is available along South Florida. Currently being used by the furniture store for extra storage.
- There are several office spaces still available, and floor plans can be provided. The spaces include sizes of 6,700, 4,000, 5,000, 1,460 and 8700 SF.

RECENT CAPITAL IMPROVEMENTS BELOW:

- 15 new rooftop HVAC units for the Claussen's Store and Northbridge University.
- Building was painted Summer of 2026, with new landscaping.
- New lift station added recently. Exterior re-model of University back entrance.
- Brand new elevator and entrance add on, south side of the property.

** NOTE - The financial page assumes a two year lease back with Claussen's Furniture, as indicated.

9 PARCEL PHOTO



Property Parcel ID's

23-29-12-000000-011040, 23-29-12-140000-003180, 23-29-12-140000-000100, 23-29-12-140000-000110, 23-29-12-140000-000120, 23-29-12-140000-000070, 23-29-12-140000-000080-23-29-12-140000-000090, 23-29-12-140000-003090



Claussen's Furniture

Claussen's Furniture is a family-owned and operated furniture retailer with more than 50 years of history serving Central Florida. Founded in 1975, the company has become a well-established name in the Polk County furniture market, with locations in both Lakeland and Winter Haven.

The Lakeland showroom, located at 4715 S. Florida Avenue, serves as the company's flagship location and occupies a prominent position within the property. Claussen’s offers a comprehensive selection of home furnishings, including living room, bedroom, dining room, home office and entertainment furniture, as well as mattresses, home décor and accessories.

The company carries a broad range of recognized furniture and mattress brands and also provides design consultation, customization, special-order services and delivery.Claussen’s has established a strong presence in the local market through its multi-generational ownership, long operating history and customer-focused approach.

The company has maintained its Lakeland location for decades and continues to operate its Winter Haven showroom, reinforcing its position as a regional, locally established furniture retailer. The Lakeland location is also prominently identified by the Lakeland Chamber of Commerce.

CLAUSSEN'S FURNITURE PHOTOS

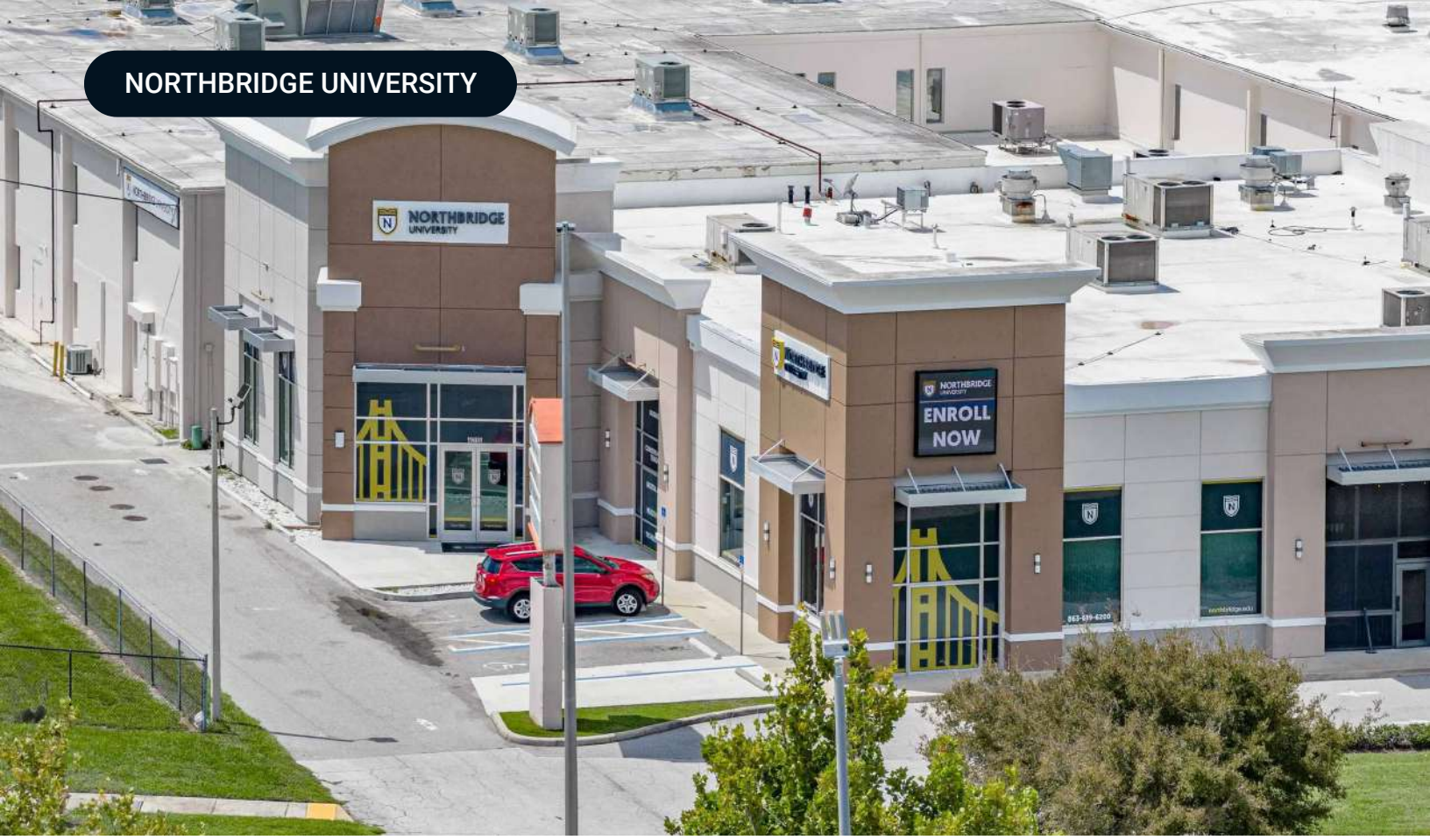












Northbridge University

Northbridge University, formerly known as Florida Technical College and subsequently NUC University, is a private institution of higher education with more than four decades of operating history. The institution provides career-focused education through on-campus, online and hybrid programs. NUC occupies over 25,000 SF of the property, and has recently undergone an expansion within the facility, adding an additional entrance with elevator on the southeast side of the building.

The university offers associate, bachelor's, master's and doctoral degree programs, as well as diploma and certificate programs, with areas of study including healthcare and nursing, business, criminal justice, information technology, education, construction trades, culinary arts, aviation and other career-focused disciplines.

The institution acquired Florida Technical College in 2018. In 2023, the institution was acquired by Renovus Holdings I, LLC, an affiliate of Renovus Capital Partners, a private investment firm. In 2025, Columbia Central University, another Renovus-owned institution, merged with the university. The resulting institution now operates under the Northbridge University name.

The Lakeland campus is located at 4715 S. Florida Avenue, where Northbridge University is a tenant within the subject property. The Florida Department of Education lists the Lakeland facility as an officially licensed Northbridge University branch campus, with the institution having maintained a licensed presence at the location since 2000 under its predecessor institution.

Northbridge University has a lease in place until 12/31/2030 with an additional 5 year option. Their current rent is $18.60 psf plus triple nets and CAM.

NORTHBRIDGE PHOTOS













Dedicated Senior Medical Center

Dedicated Senior Medical Center is a medical provider of senior-focused primary care and is part of the ChenMed family of healthcare brands. The company specializes in delivering personalized, coordinated primary care to seniors, with an emphasis on preventive care, chronic-condition management and improving overall patient outcomes. The operation present occupies over 10,000 SF of the property and is looking to expand into a contiguous 2,300 SF space.

Dedicated's care model is designed specifically around the needs of older adults, providing patients with a more comprehensive and convenient healthcare experience. Services can include primary care, on-site testing and screenings, medication services, telehealth, transportation coordination and after-hours care support.

The company has an established presence throughout Florida, with multiple locations across the Tampa Bay and Central Florida markets. The Lakeland South location at 4715 S. Florida Avenue, Suite 200, serves as one of Dedicated's two Lakeland-area centers.Dedicated Senior Medical Center's senior-focused healthcare model and growing Florida presence make it an established medical-service tenant serving a significant and expanding demographic.

Dedicated Senior Medical Center has been a Tenant at the complex since 2016, and currently pays $15.95 psf plus triple nets and CAM. Their lease runs until 2030 with 2 options. They are contemplating an expansion within the complex, with the unfinished contiguous approx. 2,200 SF.

DEDICATED SENIOR PHOTOS









Little Footsteps Academy

Little Footsteps Academy Center, LLC is an established Lakeland childcare and early-learning provider offering full-time care and educational programs for infants through preschool-aged children. The center also participates in Florida's Voluntary Prekindergarten (VPK) program and offers after-school and summer programs. Little Footsteps currently occupies 7,200 SF of ground floor space within the facility, and is eyeing an expansion of their operation into an elementary school, potentially occupying up to an additional 10,000 SF.

The Academy positions itself as a bilingual, family-oriented childcare provider with an emphasis on child safety, early childhood development, parent communication, and individualized attention. Its programs serve children beginning as young as six weeks old through preschool age, providing a broad range of childcare and early-learning services.

The center utilizes an Early Learning Coalition-approved curriculum and maintains a staff that includes credentialed and DCF-trained teachers, curriculum personnel, and administrative staff. The Academy also utilizes Brightwheel for parent communication, enrollment and payment services.Little Footsteps operates Monday through Friday and provides full-day childcare, with published hours of 7:00 a.m. to 5:30 p.m. The center also offers VPK, school-readiness assistance, after-school care and seasonal programs.

Little Footsteps has been a tenant of the complex since 2017, and currently pays $15,.22 psf plus triple nets and CAM. Their lease expires in 2027 and has another 5 year option. They are also underway in developing another 6,000 SF for an expanded operation.

LITTLE FOOTSTEPS PHOTOS









Margarita's Cocina Mexicana

Margarita’s Cocina Mexicana is a family-owned Mexican restaurant that debuted in July 2026, replacing the former Ovation Bistro & Bar. The Lakeland location is the third Margarita’s restaurant in Polk County, joining locations in Davenport and Winter Haven. The restaurant occupies 4,544 SF of space in the plaza.

The restaurant is owned and operated by brothers Joel and Fernando Rodriguez, who previously operated Ovation at the Lakeland location. The new concept is named after their mother, Margarita, whose family recipes and Mexican heritage are central to the restaurant's identity. The brothers have described the concept as an extension of their family and their mother's cooking, with a menu built around traditional Mexican flavors presented in a casual, contemporary setting.

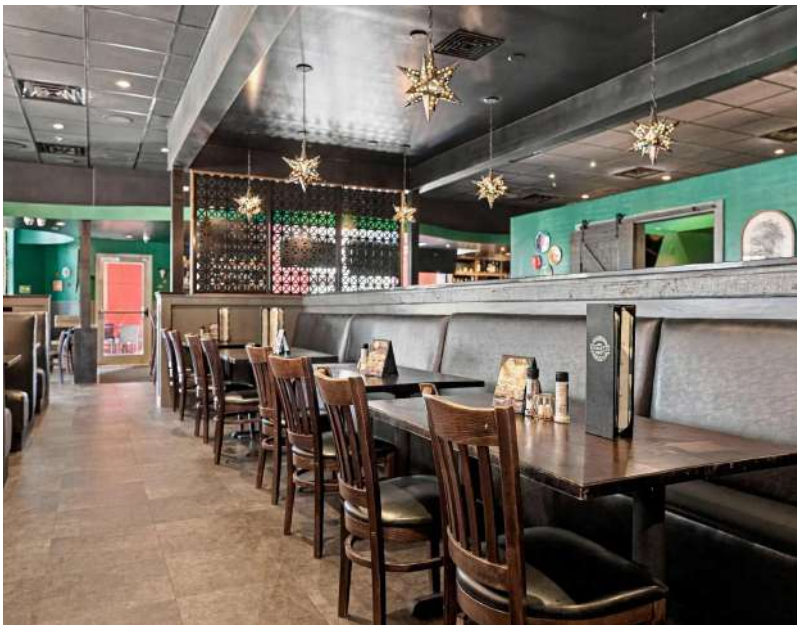
The menu goes well beyond traditional tacos, featuring birria tacos, street tacos, enchiladas, fajitas, burritos, tortas, tamales, mole, grilled meats and seafood, along with house-made guacamole, street corn and other Mexican specialties. Among the restaurant's featured items are its birria tacos, Tejano tacos, street corn, churrasco steak, Pollo de Margarita and tres leches cake.

Their current lease runs until August of 2028, and has a 5 year option. The current rent is $26.50 psf plus triple nets and CAM.

MARGARITA'S COCINA PHOTOS





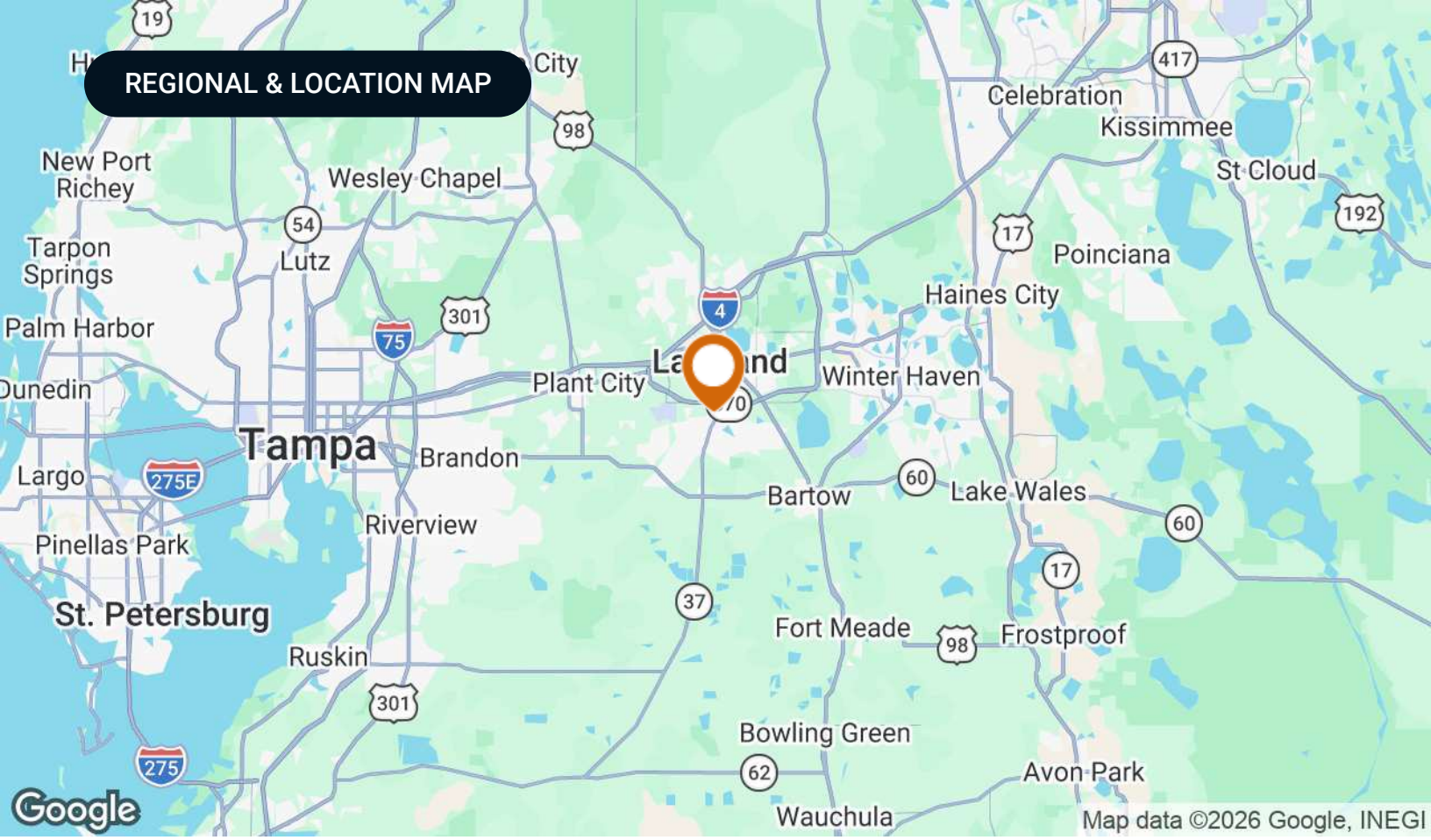


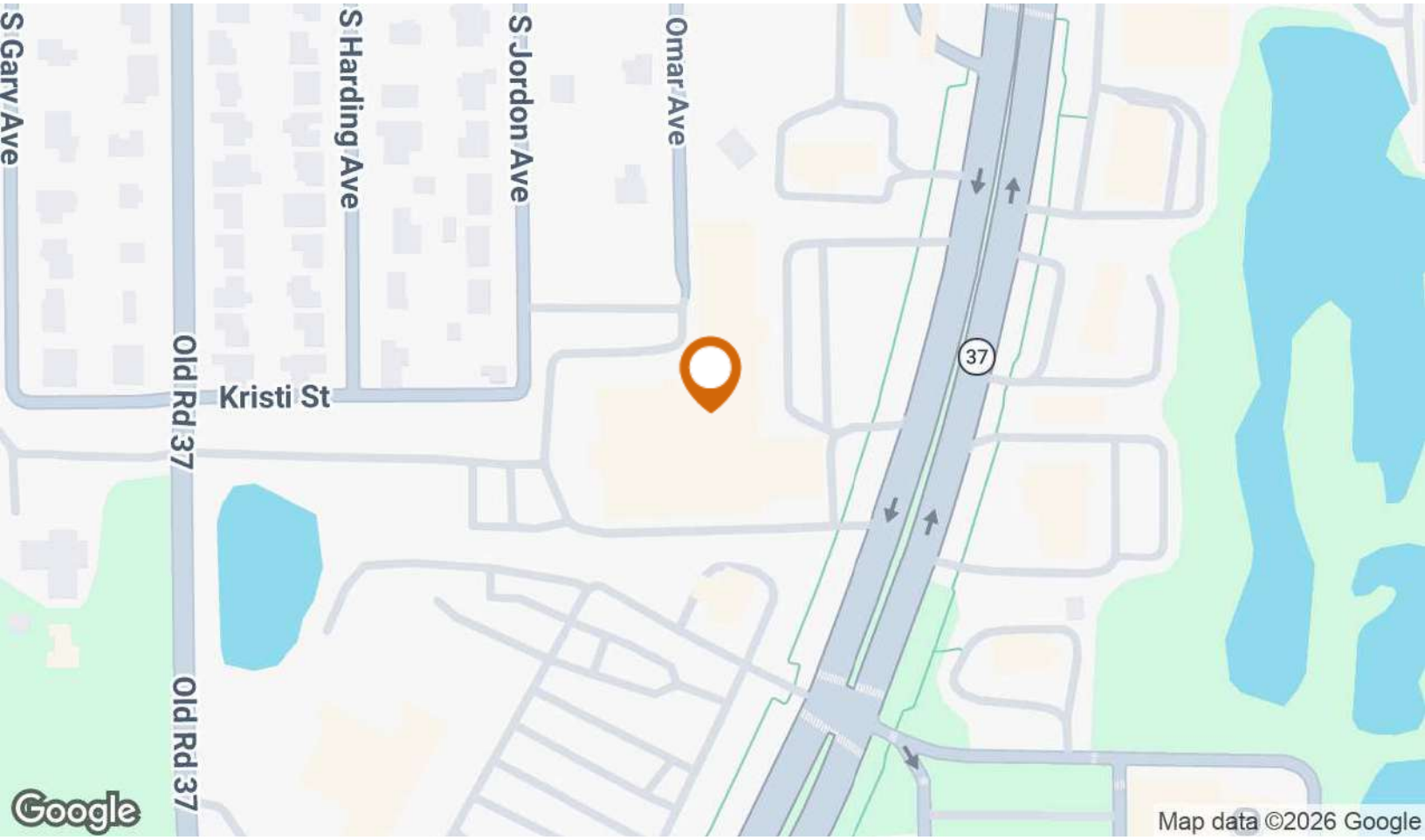


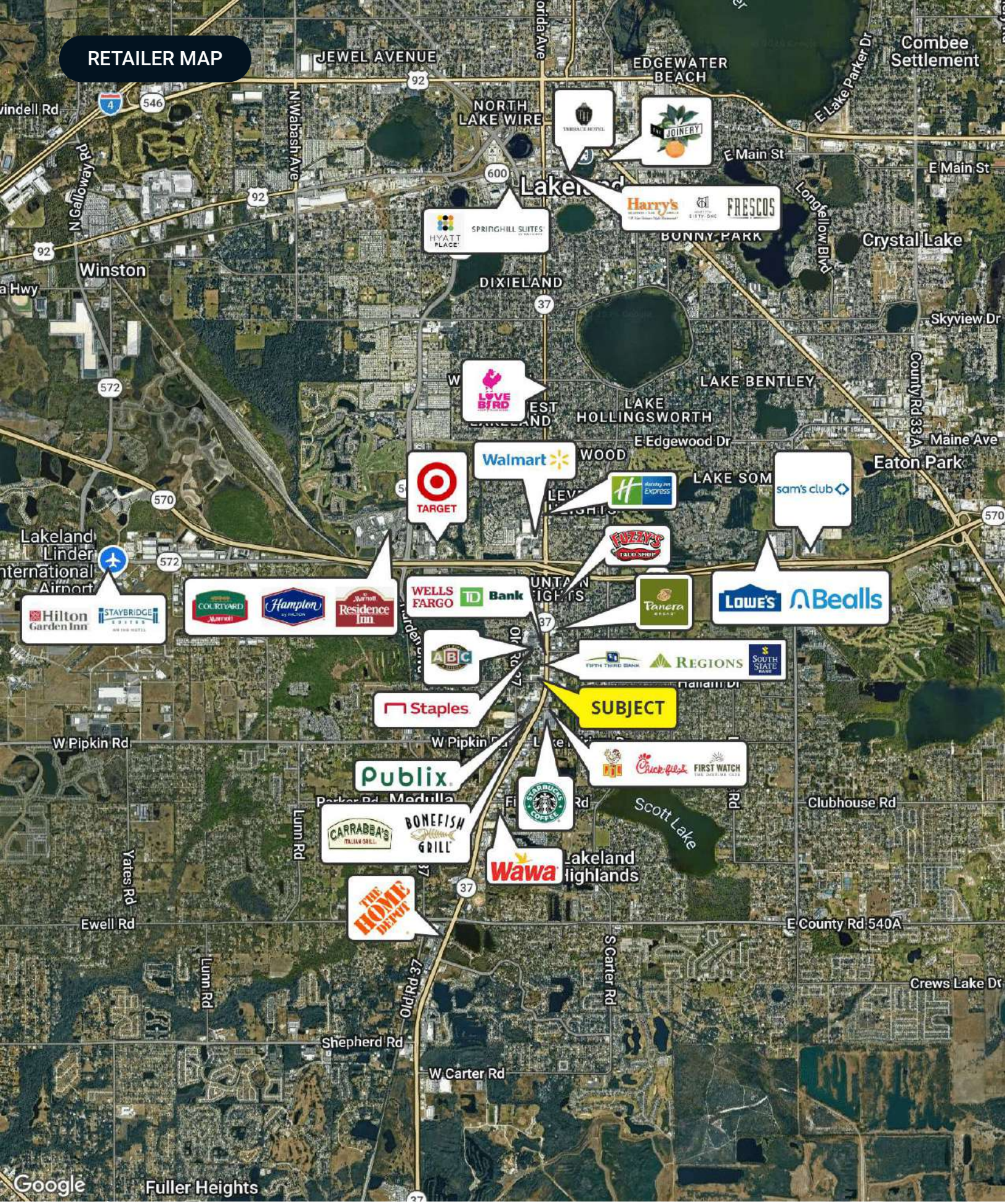



AI GENERATED RENDERING
2 ACRE - 2 STORY RETAIL/MEDICAL
MEDICAL
RETAIL
RETAIL
RETAIL
MEDICAL

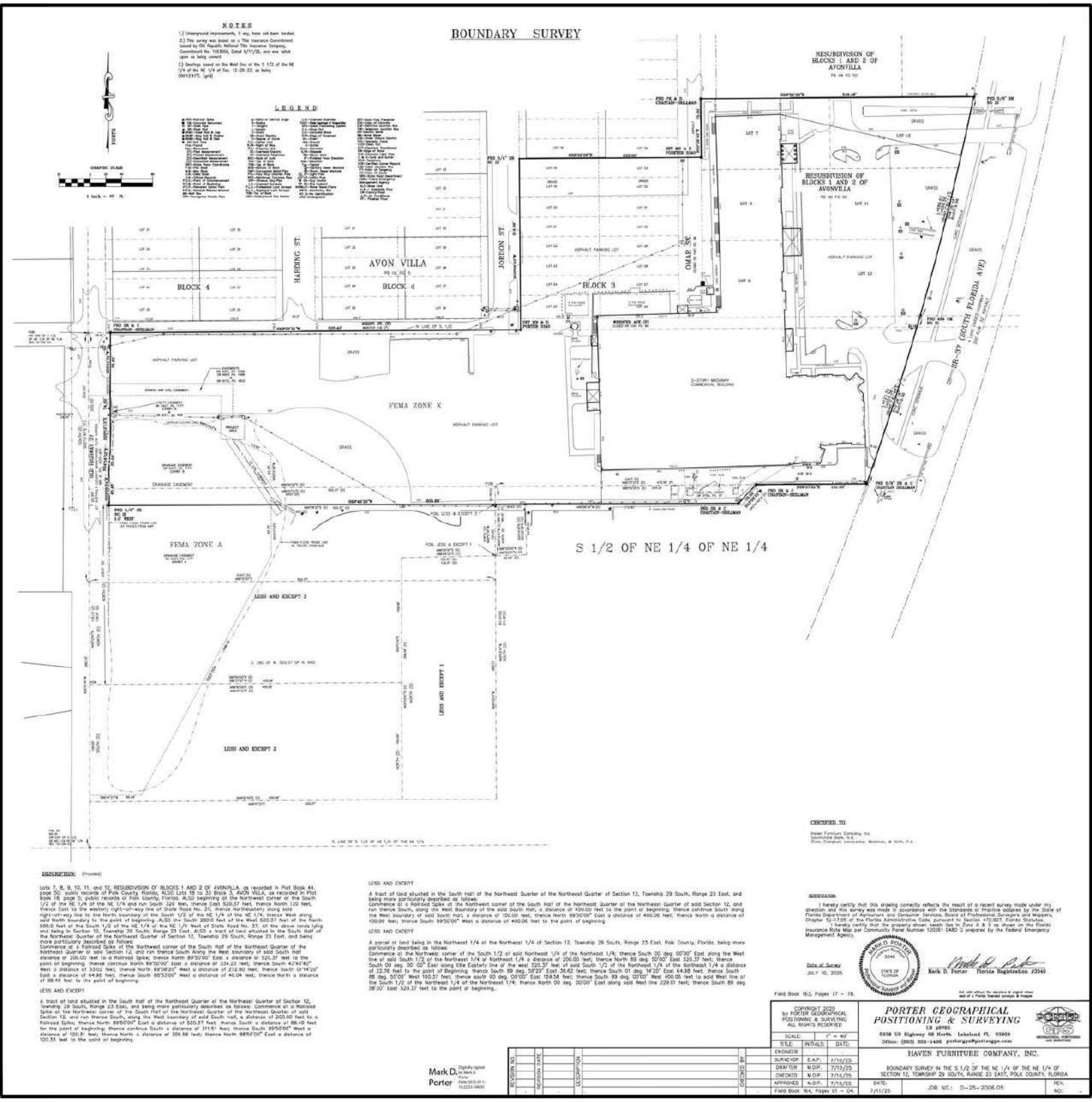
REGIONAL & LOCATION MAP






RETAILER MAP
JEWEL AVENUE
EDGEWATER BEACH
Combee Settlement
NORTH LAKE WIRE
E Main St
Harry's
FRESCOS
SPRINGHILL SUITES
HYATT PLACE
Crystal Lake
Winston
DIXIELAND
Skyview Dr
LAKE BENTLEY
LAKE HOLLINGSWORTH
E Edgewood Dr
Maine Ave
Eaton Park
LAKE SOM
Walmart
TARGET
sam's club
FUZZY'S TACO SHOP
Lakeland Linder International Airport
Hilton Garden Inn
STAYBRIDGE SUITES
COURTYARD
Hampton
Residence Inn
WELLS FARGO
TD Bank
Panera
LOWE'S
Bealls
ABC
REGIONS
Staples
SUBJECT
W Pipkin Rd
Publix
Chick-fil-A
FIRST WATCH
STARBUCKS COFFEE
Clubhouse Rd
Scott Lake
CARRABBA'S ITALIAN GRILL
BONEFISH GRILL
Wawa
Lakeland Highlands
THE HOME DEPOT
Ewell Rd
E County Rd 540A
Crews Lake Dr
Shepherd Rd
W Carter Rd
Fuller Heights
Google

BOUNDARY SURVEY



DESCRIPTION: (Provided)

Lots 7, 8, 9, 10, 11, and 12, RESUBDIVISION OF BLOCKS 1 AND 2 OF AVONVILLA, as recorded in Plat Book 44, page 50, public records of Polk County, Florida, ALSO Lots 18 to 33 Block 3, AVON VILLA, as recorded in Plat Book 18, page 5, public records of Polk County, Florida. ALSO beginning at the Northwest corner of the South 1/2 of the NE 1/4 of the NE 1/4 and run South 329 feet, thence East 320.37 feet, thence North 120 feet, thence East to the westerly right-of-way line of State Road No. 37, thence Northeasterly along said right-of-way line to the North boundary of the South 1/2 of the NE 1/4 of the NE 1/4, thence West along said North boundary to the point of beginning. ALSO the South 280.0 feet of the West 530.37 feet of the North 606.0 feet of the South 1/2 of the NE 1/4 of the NE 1/4 West of State Road No. 37. All the above lands lying and being in Section 12, Township 29 South, Range 23 East. ALSO a tract of land situated in the South Half of the Northeast Quarter of the Northeast Quarter of Section 12, Township 29 South, Range 23 East, and being more particularly described as follows:
Commence at a Railroad Spike at the Northwest corner of the South Half of the Northeast Quarter of the Northeast Quarter of said Section 12, and run thence South Along the West boundary of said South Half distance of 206.00 feet to a Railroad Spike; thence North 89°30'00" East a distance of 525.37 feet to the point of beginning; thence continue North 89°30'00" East a distance of 324.23 feet; thence South 42°40'40" West a distance of 330.2 feet; thence North 89°58'20" West a distance of 272.80 feet; thence South 01°14'20" East a distance of 44.86 feet; thence South 88°53'00" West a distance of 46.04 feet; thence North a distance of 388.45 feet to the point of beginning.

LESS AND EXCEPT

A tract of land situated in the South Half of the Northeast Quarter of the Northeast Quarter of Section 12, Township 29 South, Range 23 East, and being more particularly described as follows: Commence at a Railroad Spike at the Northwest corner of the South Half of the Northeast Quarter of said Section 12, and run thence South, along the West boundary of said South Half, a distance of 200.00 feet to a Railroad Spike; thence North 89°30'00" East a distance of 525.37 feet; thence South a distance of 88.49 feet for the point of beginning; thence continue South a distance of 211.51 feet; thence South 89°58'06" West a distance of 120.31 feet; thence North a distance of 304.88 feet; thence North 88°58'00" East a distance of 120.33 feet to the point of beginning.

LESS AND EXCEPT

A tract of land situated in the South Half of the Northeast Quarter of the Northeast Quarter of Section 12, Township 29 South, Range 23 East, and being more particularly described as follows:
Commence at a Railroad Spike at the Northwest corner of the South Half of the Northeast Quarter of said Section 12, and run thence South, along the West boundary of said South Half, a distance of 200.00 feet to the point of beginning; thence continue South along the West boundary of said South Half, a distance of 136.00 feet; thence North 89°58'06" East a distance of 400.06 feet; thence North a distance of 136.00 feet; thence South 89°58'06" West a distance of 400.06 feet to the point of beginning.

LESS AND EXCEPT

A parcel of land being in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:
Commence at the Northwest corner of the South 1/2 of said Northeast 1/4 of the Northeast 1/4; thence South 00 deg. 00'30" East along the West line of said South 1/2 of the Northeast 1/4 of Northeast 1/4 a distance of 206.00 feet; thence North 89 deg. 30'00" East 329.37 feet; thence South 00 deg. 30'00" East along the Easterly line of the west 329.37 feet of said South 1/2 of the Northeast 1/4 of the Northeast 1/4 a distance of 22.76 feet to the point of Beginning; thence South 89 deg. 58'23" East 38.62 feet; thence South 01 deg. 14'20" East 44.98 feet; thence South 88 deg. 53'00" West 110.37 feet; thence south 60 deg. 09'00" East 159.58 feet; thence South 89 deg. 02'00" West 400.05 feet to said West line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4; thence North 00 deg. 30'00" East along said West line 229.61 feet; thence South 89 deg. 58'20" East 329.37 feet to the point of beginning.

CERTIFIED TO:

Haven Furniture Company, Inc
Southridge Bank, N.A.
Clark, Campbell, Lemoncelli, Workman, & Klein, P.A.

CERTIFICATE:

I hereby certify that this drawing correctly reflects the result of a recent survey made under my direction and this survey was made in accordance with the Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
I hereby certify that the property shown hereon lies in Zone A & X as shown on the Florida Insurance Rate Map per Community Panel Number 120261 0480 G prepared by the Federal Emergency Management Agency.

Date of Survey: JULY 10, 2025

Mark D. Porter — Florida Registration #3340

Field Book 163, Pages 77 – 78.

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SCALE:	1" = 40'	
TITLE	INITIALS	DATE
ENGINEER		
SURVEYOR	E.A.P.	7/13/25
DRAFTER	M.D.P.	7/13/25
CHECKED	M.D.P.	7/13/25
APPROVED	M.D.P.	7/13/25

Field Book 164, Pages 01 – 04.

PORTER GEOGRAPHICAL POSITIONING & SURVEYING
13 #3765
5938 US Highway 98 North, Lakeland FL 33809
Office: (863) 333-1406 porterggps@portergps.com

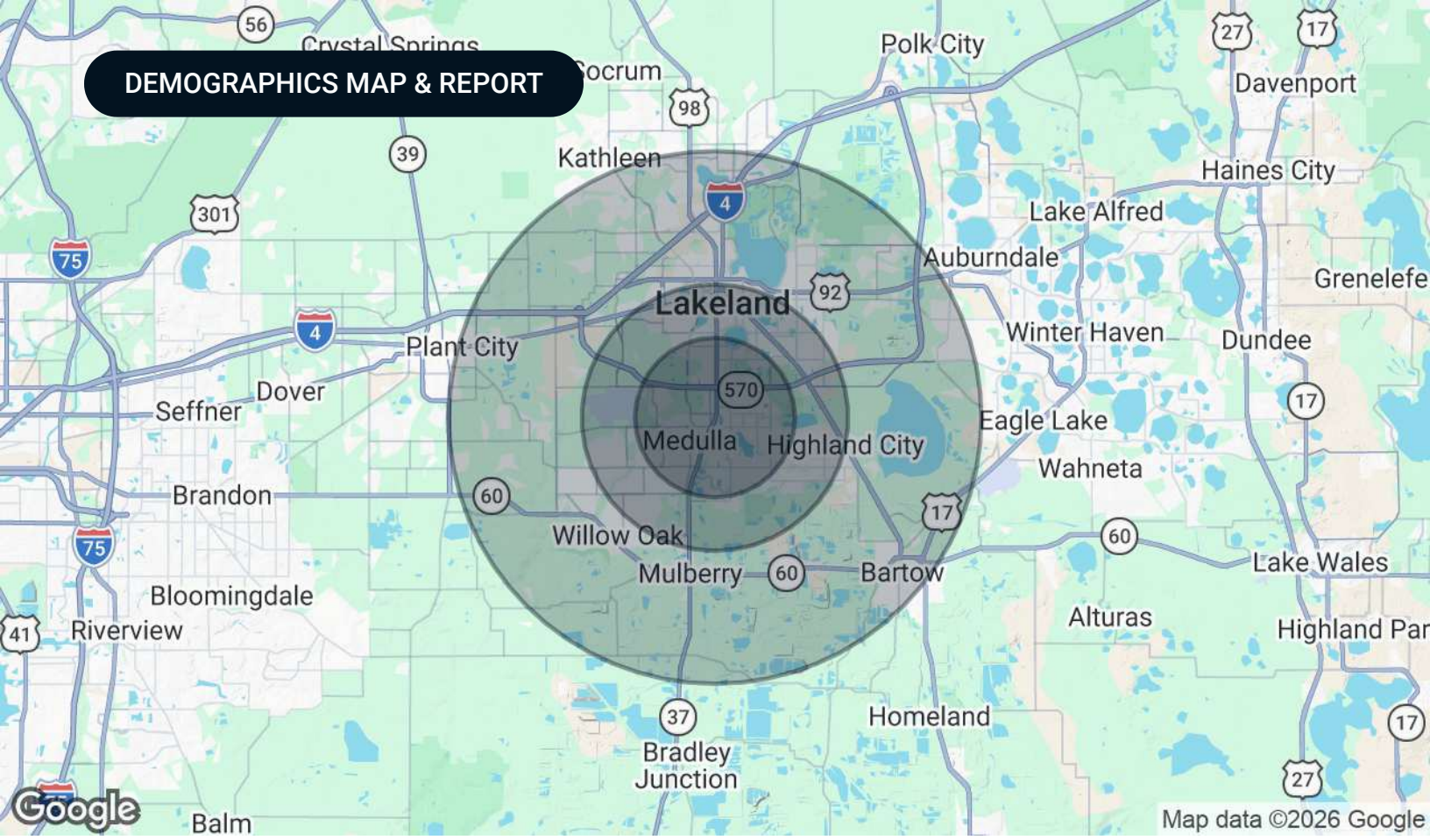
HAVEN FURNITURE COMPANY, INC.

BOUNDARY SURVEY IN THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA

DATE: 7/11/25 | JOB NO.: D-25-2006.05 | REV. NO.:

Mark D. Porter — Digitally signed by Mark D. Porter — Date: 2025.07.11 11:22:53 -04'00'

REVISION NO.	REVISION DATE	DESCRIPTION	CHECKED BY



Population	3 Miles	5 Miles	10 Miles
Total Population	56,837	140,571	292,430
Average Age	42	39.5	39.5
Average Age (Male)	40.9	38.3	37.8
Average Age (Female)	42.7	40.3	40.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	22,430	52,739	108,315
# of Persons per HH	2.5	2.7	2.7
Average HH Income	$107,076	$97,201	$87,909
Average House Value	$307,449	$279,110	$247,974

2023 American Community Survey (ACS)



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.

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.

MEET THE SAUNDERS TEAM



Craig Morby

Senior Advisor

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Eric Ammon, CCIM

Senior Advisor

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SAUNDERS REAL ESTATE

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