

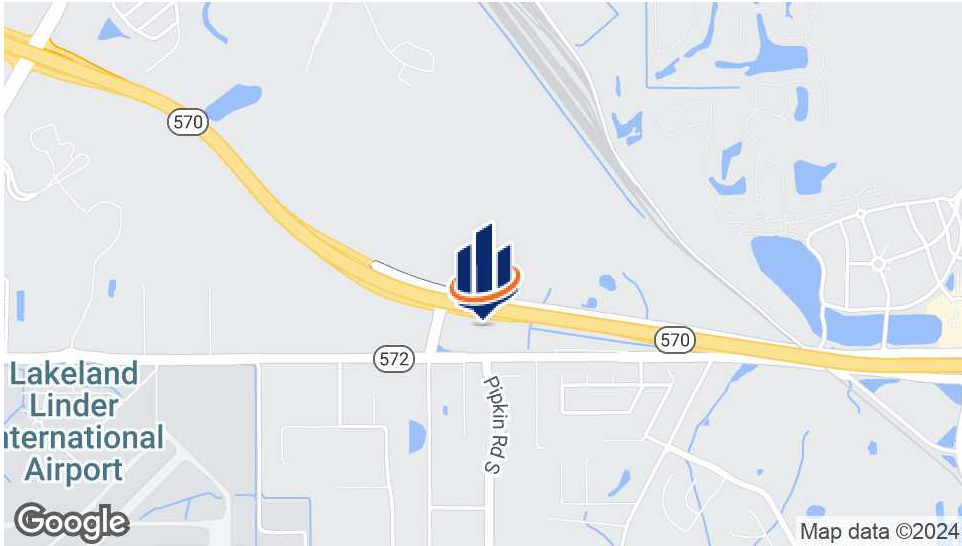


2525 DRANE FIELD ROAD

LAKELAND, FL 33811

Lauren Smith, CCIM, CPM
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	42,000 SF
Available SF:	2,000 - 4,000 SF
APN:	232834000000024010

PROPERTY OVERVIEW

The property is a Commercial Business Park located in West Lakeland. The site is in close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4. There are 4 spaces available for lease of varying sizes including an area of vacant land that is build-to-suit.

PROPERTY HIGHLIGHTS

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

Lease Spaces



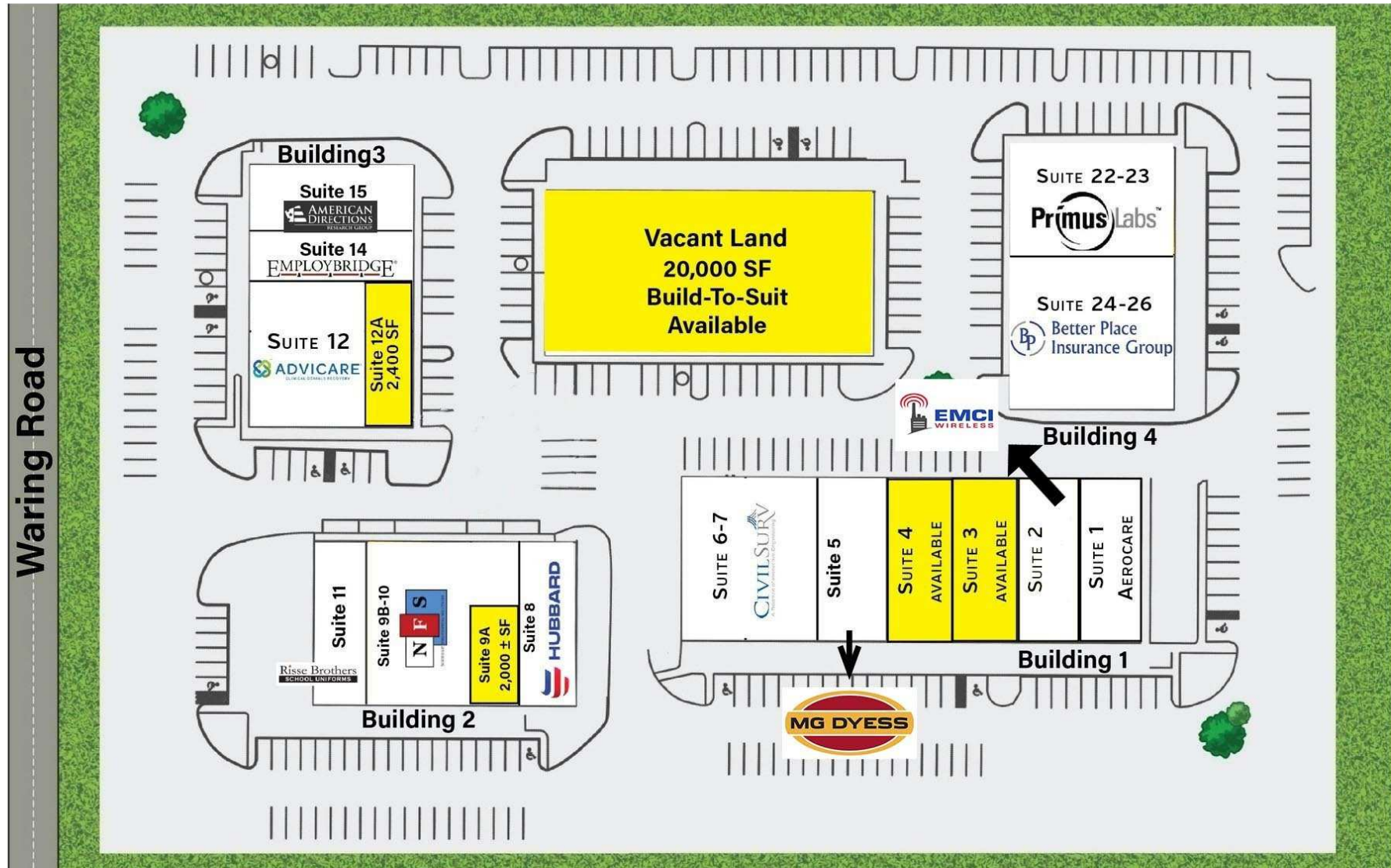
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,000 SF	Lease Rate:	\$15.00 SF/yr

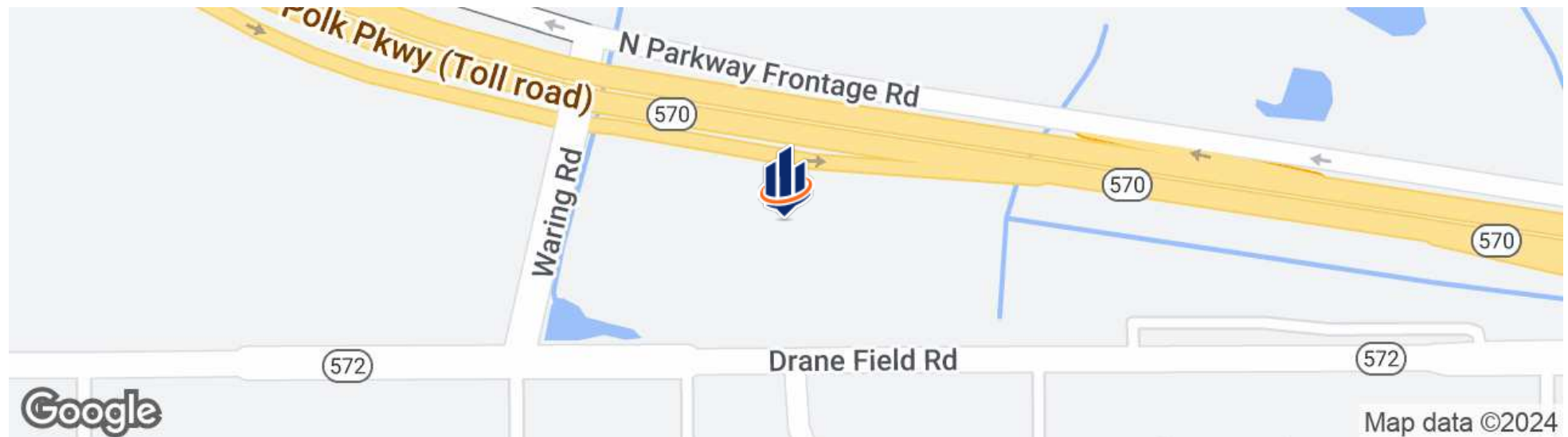
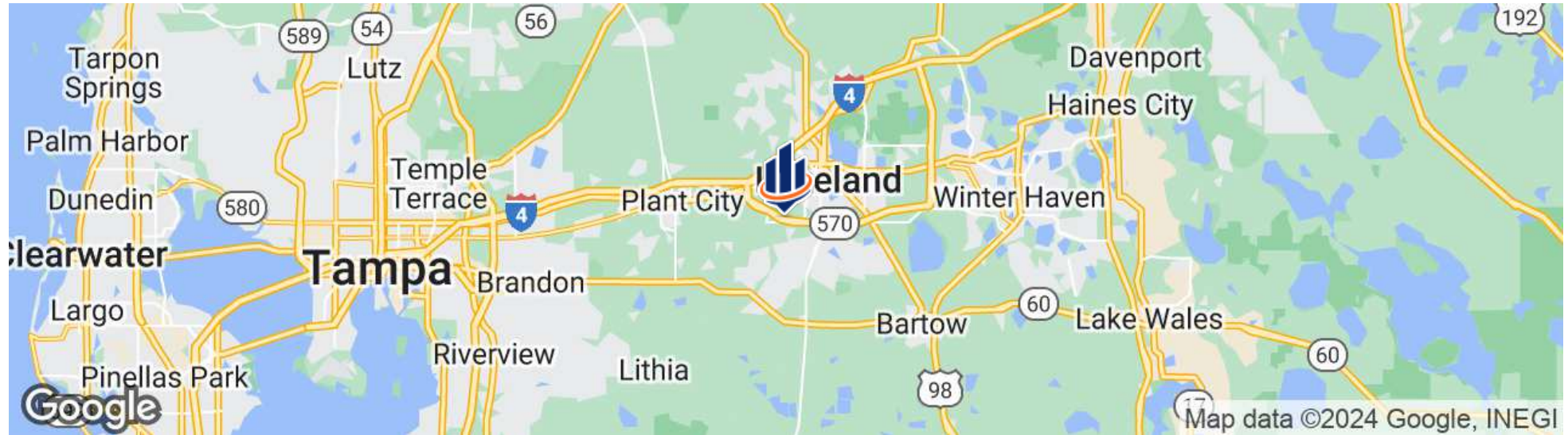
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
2525 Drane Field Rd Suite 3	Available	4,000 SF	\$15.00 SF/yr
2525 Drane Field Rd Suite 4	Available	4,000 SF	\$15.00 SF/yr
2525 Drane Field Rd Suite 9A	Available	2,000 SF	\$15.00 SF/yr
2525 Drane Field Rd Suite 12A	Available	2,400 SF	\$15.00 SF/yr

Site Plan



Regional & Location Map



Benchmark Demographics

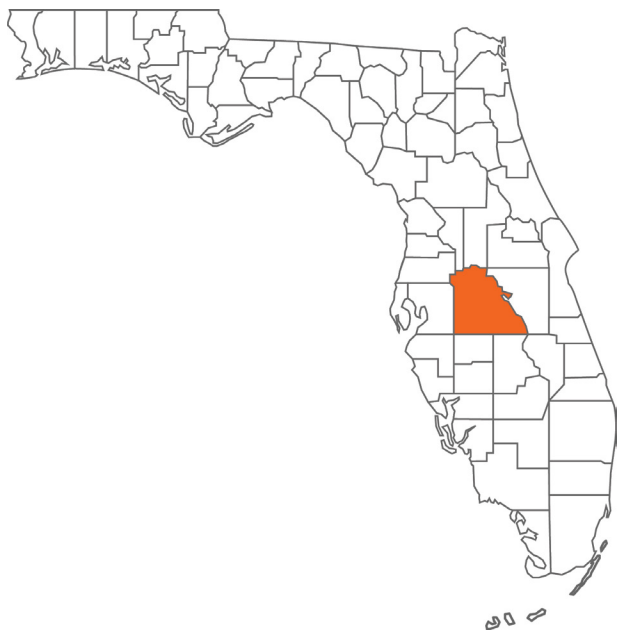
	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	1,288	43,401	130,650	4,793	85,773	244,855	775,084	22,381,338	337,470,185
Households	522	18,201	51,108	2,020	34,755	93,109	290,783	8,909,543	129,917,449
Families	384	11,478	33,026	1,319	22,068	61,500	201,187	5,732,103	83,890,180
Average Household Size	2.46	2.38	2.47	2.36	2.45	2.55	2.61	2.46	2.53
Owner Occupied Housing Units	441	12,375	33,701	1,457	23,038	59,960	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	81	5,826	17,407	563	11,717	33,149	85,323	2,991,741	45,630,951
Median Age	43.8	43.1	40.5	42.5	42.1	39.60	42.0	42.9	39.1
Income									
Median Household Income	\$76,001	\$58,706	\$61,426	\$66,716	\$59,042	\$59,138	\$57,572	\$65,081	\$72,603
Average Household Income	\$94,465	\$85,359	\$89,393	\$92,909	\$86,522	\$85,067	\$81,989	\$97,191	\$107,008
Per Capita Income	\$39,074	\$35,655	\$35,182	\$37,720	\$35,284	\$32,560	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate									
Population	7.46%	0.61%	0.45%	2.36%	0.34%	0.44%	0.85%	0.63%	0.30%
Households	7.32%	0.50%	0.43%	2.19%	0.28%	0.44%	0.81%	0.77%	0.49%
Families	7.02%	0.48%	0.35%	2.25%	0.17%	0.36%	0.76%	0.74%	0.44%
Owner HHs	8.53%	1.11%	0.78%	3.22%	0.72%	0.89%	1.02%	0.93%	0.66%
Median Household Income	0.57%	2.78%	2.94%	2.22%	2.76%	2.84%	2.77%	3.34%	2.57%

Over 130,000 people with a median age of 40.5 within a 5-mile radius from the property.

The 5-mile radius indicates a favorable population density with 130,650 people. The median household income is also higher in comparison to Polk County, \$76,001 and \$57,572 respectively.

Benchmark Demographics

	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>	<i>5 Mins</i>	<i>10 Mins</i>	<i>15 Mins</i>	<i>Polk</i>	<i>FL</i>	<i>US</i>
<i>Households by Income</i>									
<\$15,000	12.10%	9.60%	10.40%	10.00%	10.70%	11.40%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	5.20%	8.80%	8.10%	6.30%	8.50%	8.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	4.00%	9.00%	9.10%	4.80%	9.30%	9.50%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	5.40%	13.40%	12.10%	12.10%	12.80%	12.20%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	21.60%	20.50%	18.60%	22.20%	18.90%	18.50%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	25.90%	12.90%	13.40%	15.30%	13.20%	12.80%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	13.20%	15.50%	15.80%	17.80%	15.00%	15.90%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	5.90%	4.00%	5.70%	4.10%	5.20%	5.50%	5.20%	7.00%	8.60%
\$200,000+	6.50%	6.20%	6.80%	7.20%	6.40%	5.90%	5.00%	8.40%	10.60%
<i>Population by Age</i>									
0 - 4	5.00%	5.60%	5.50%	5.60%	5.60%	5.80%	5.60%	5.00%	5.70%
5 - 9	5.50%	5.80%	5.80%	5.90%	5.90%	6.10%	5.90%	5.30%	6.10%
10 - 14	5.50%	5.80%	5.90%	6.00%	5.90%	6.10%	5.90%	5.50%	6.30%
15 - 19	4.90%	5.40%	7.10%	5.30%	5.70%	6.80%	6.00%	5.60%	6.30%
20 - 24	4.70%	5.30%	6.50%	4.90%	5.50%	6.40%	5.60%	5.90%	6.40%
25 - 34	12.50%	12.30%	12.40%	12.50%	12.80%	13.00%	12.60%	13.10%	13.70%
35 - 44	13.30%	12.10%	12.00%	12.80%	12.00%	12.10%	11.90%	12.10%	13.10%
45 - 54	11.90%	11.00%	11.10%	11.70%	11.00%	11.10%	11.10%	11.70%	11.90%
55 - 64	12.70%	12.80%	12.90%	12.90%	13.00%	12.40%	12.70%	13.30%	12.70%
65 - 74	12.30%	13.00%	11.80%	12.00%	12.50%	11.20%	12.90%	12.60%	10.60%
75 - 84	8.00%	8.00%	6.60%	7.60%	7.40%	6.40%	7.40%	7.30%	5.30%
85+	3.80%	3.00%	2.30%	2.90%	2.70%	2.50%	2.30%	2.70%	1.90%
<i>Race and Ethnicity</i>									
White Alone	72.50%	65.80%	64.60%	65.70%	64.30%	61.60%	59.60%	57.10%	60.60%
Black Alone	6.20%	10.70%	13.70%	8.10%	13.10%	14.80%	14.60%	15.00%	12.50%
American Indian Alone	1.20%	0.50%	0.50%	0.80%	0.50%	0.50%	0.60%	0.50%	1.10%
Asian Alone	1.90%	1.70%	1.70%	1.90%	1.70%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.60%	7.60%	7.40%	8.50%	7.40%	8.10%	9.90%	7.60%	8.70%
Two or More Races	13.50%	13.70%	12.10%	14.80%	12.90%	12.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	17.60%	23.00%	20.90%	24.50%	22.00%	22.80%	26.80%	27.00%	19.40%



POLK COUNTY FLORIDA

FOUNDED

1861

DENSITY

413.4 people/sq. mi.

COUNTY SEAT

Bartow

POPULATION

775,084 [2023]

AREA

1,875 sq. mi.

WEBSITE

polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND
POLK COUNTY

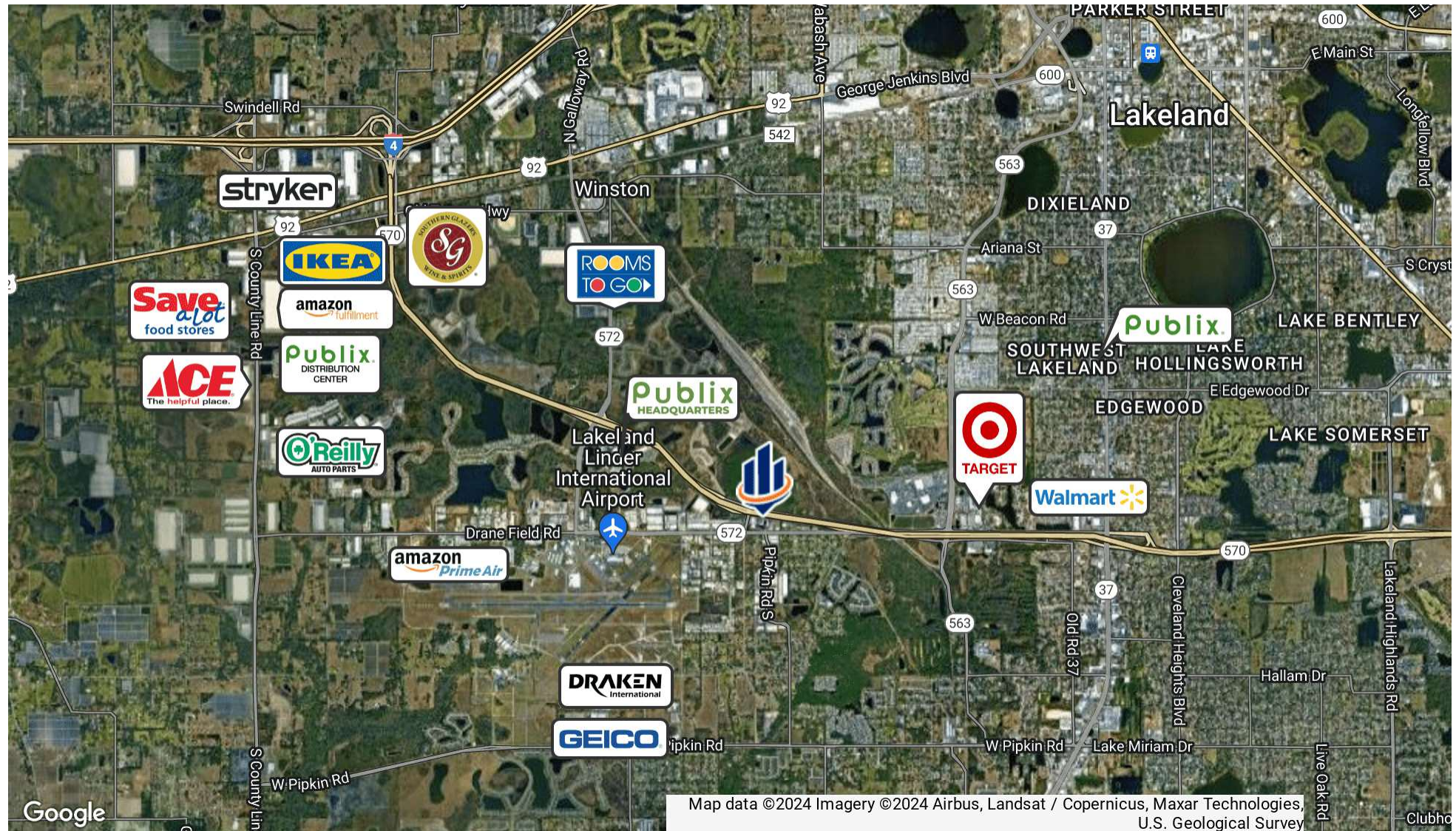
Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go Welldyne

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.

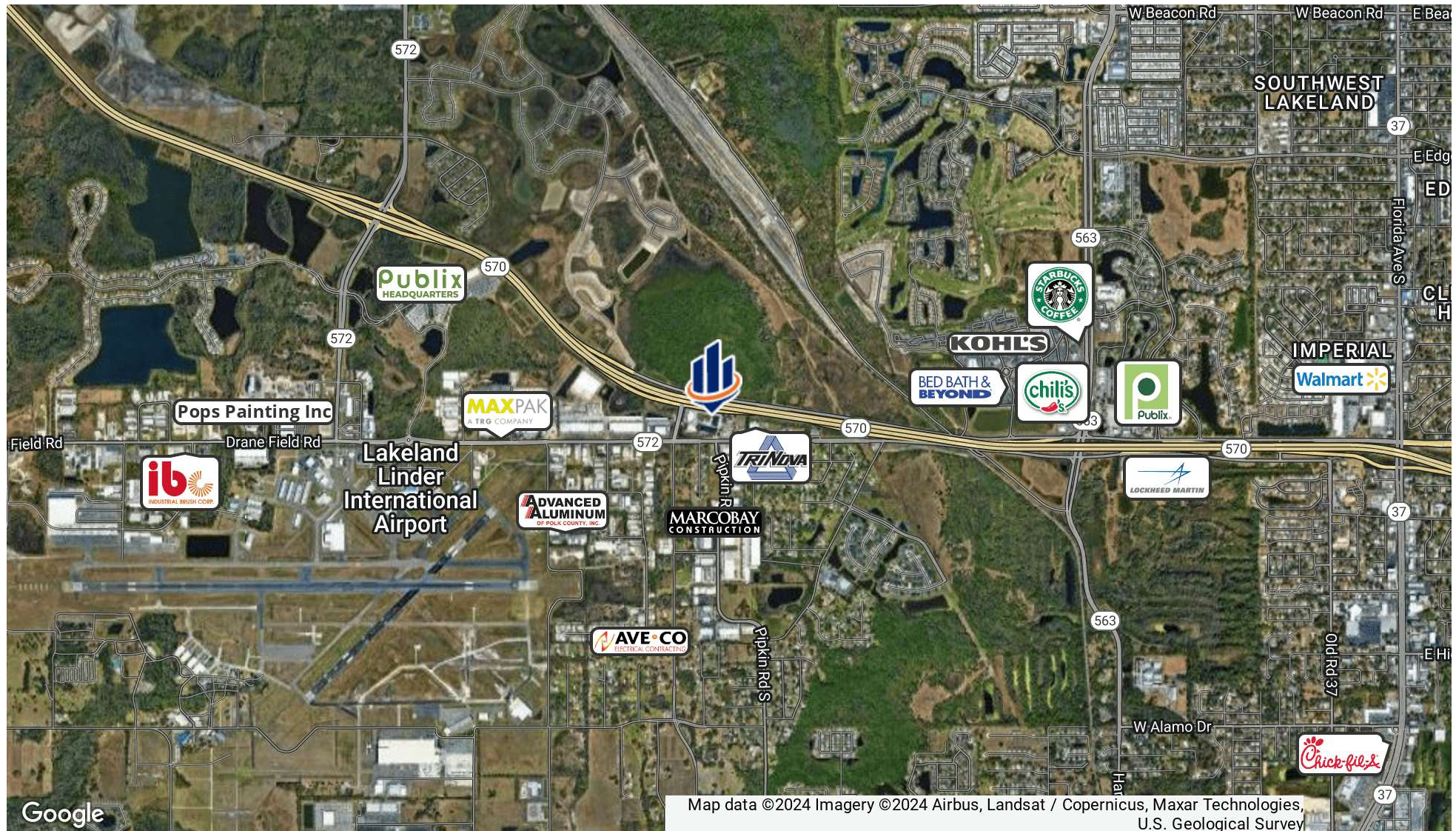
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and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

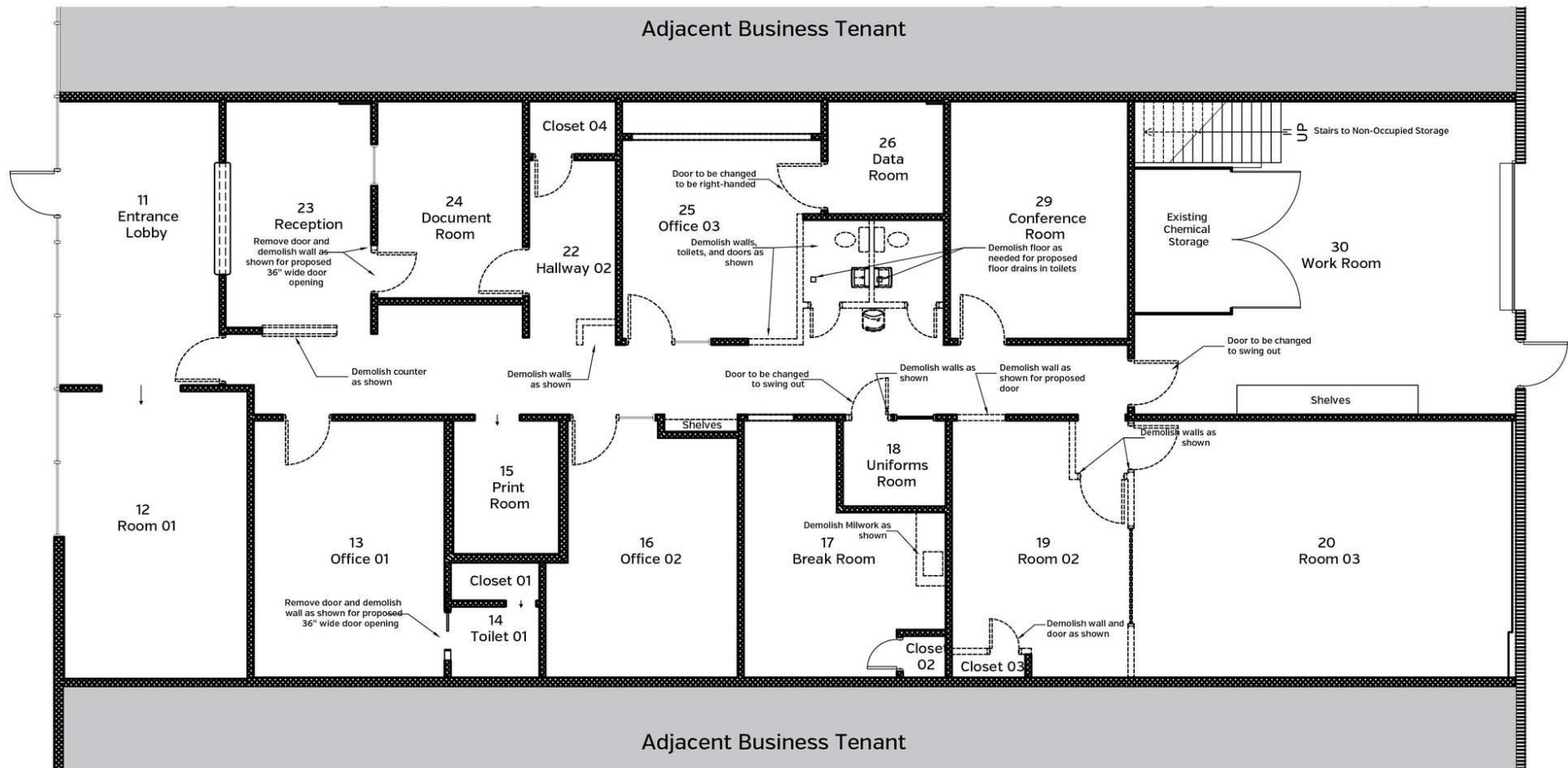
Market Area Map



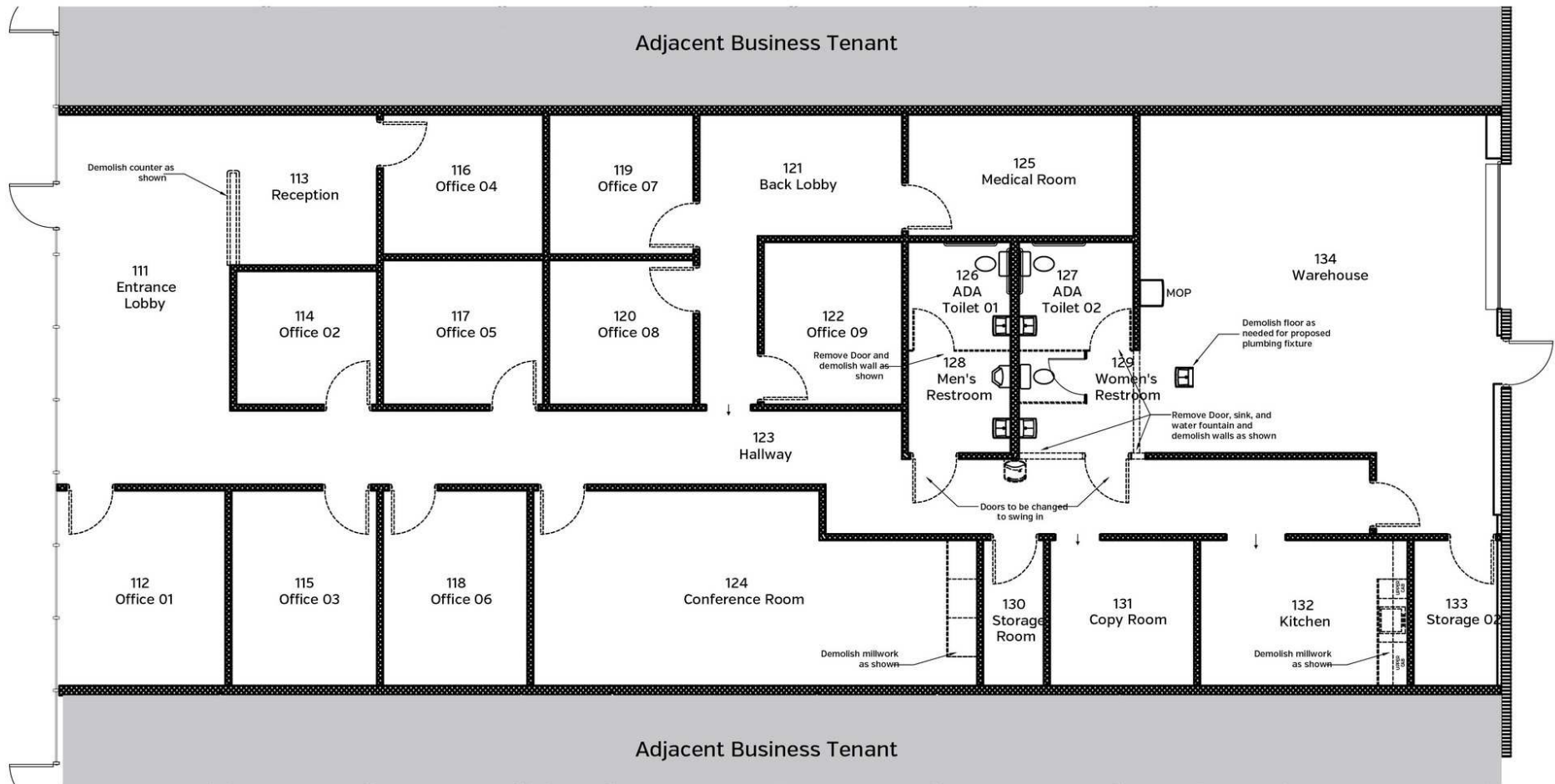
Trade Area Map



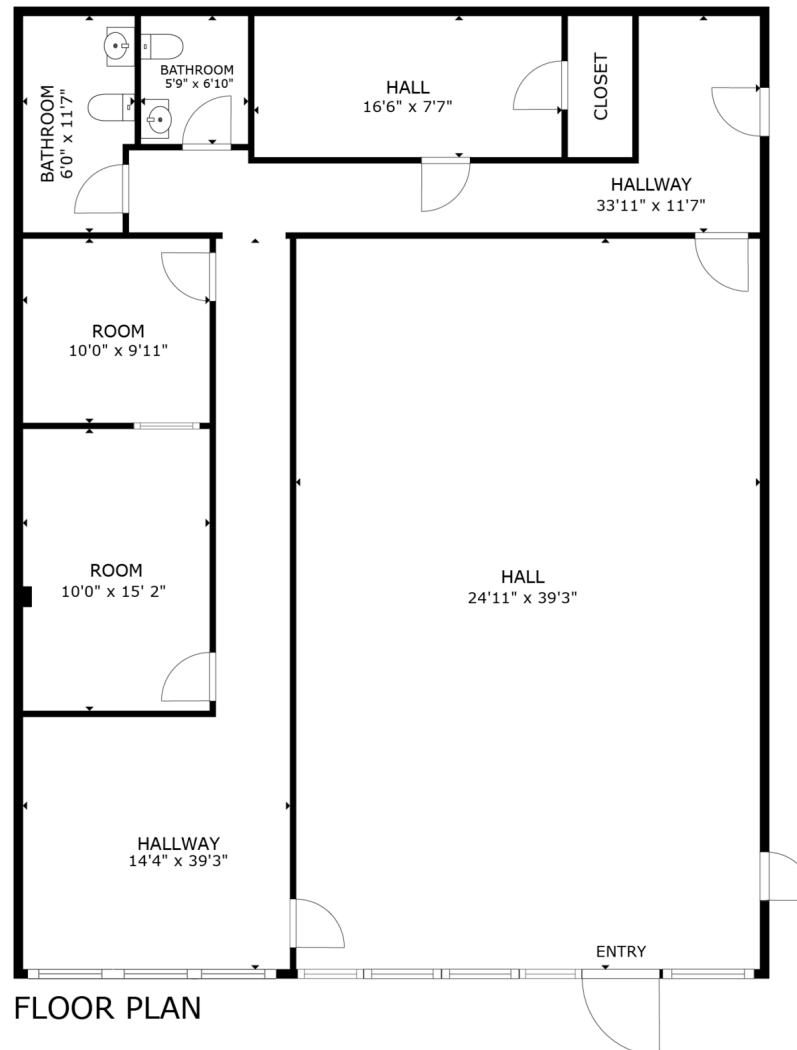
Suite 3 Floor Plan



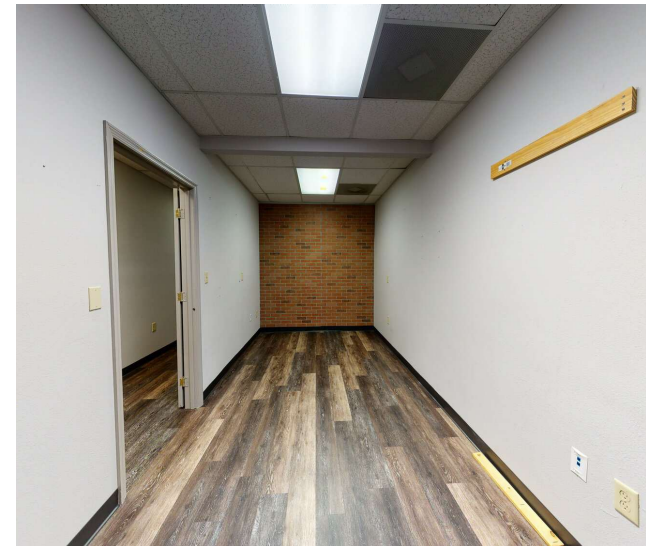
Suite 4 Floor Plan



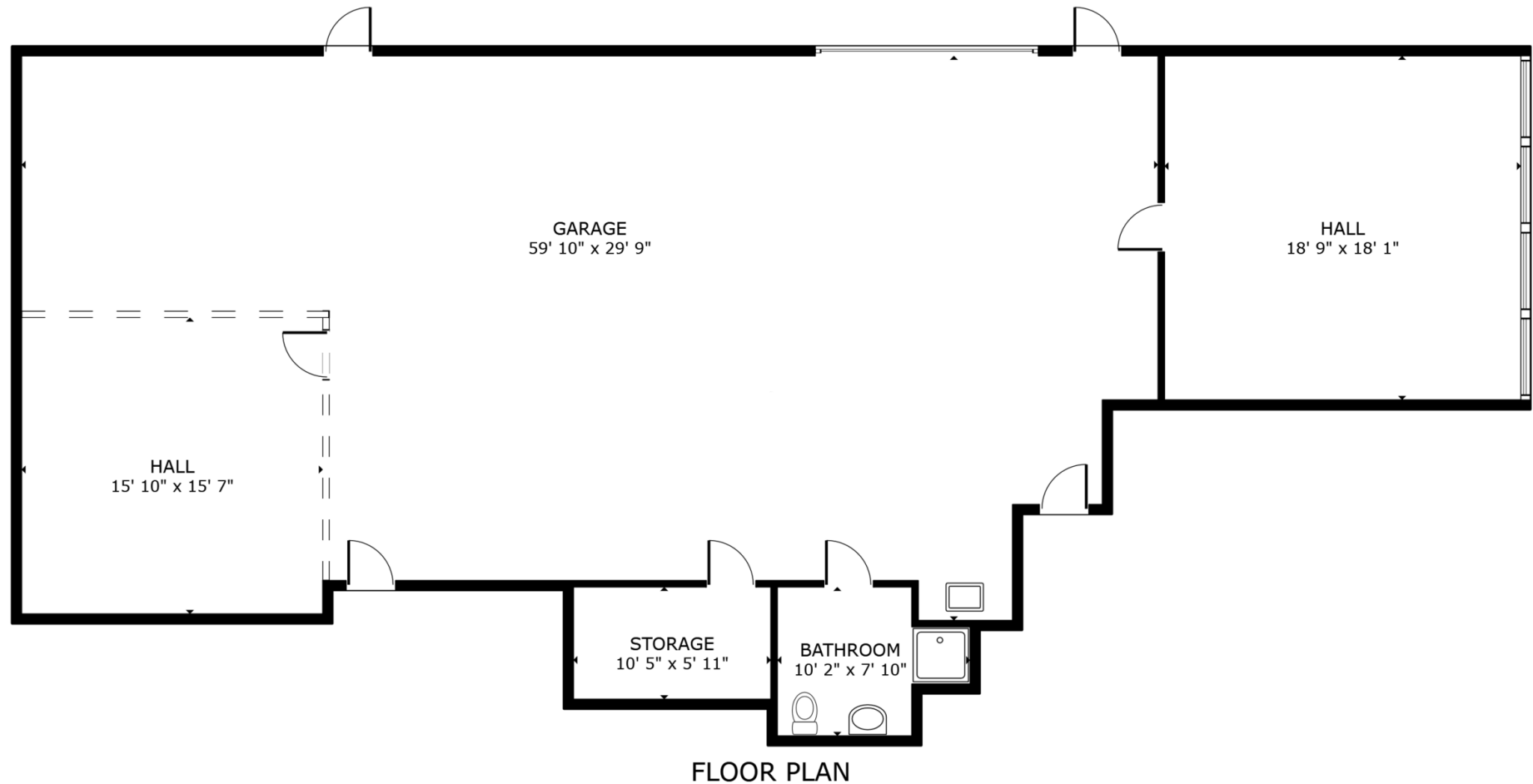
Suite 9A Floor Plan



Suite 9A Photos



Suite 12A Floor Plan





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FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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