



ACCESS POINT

Back Building Pad (2,550 SF)

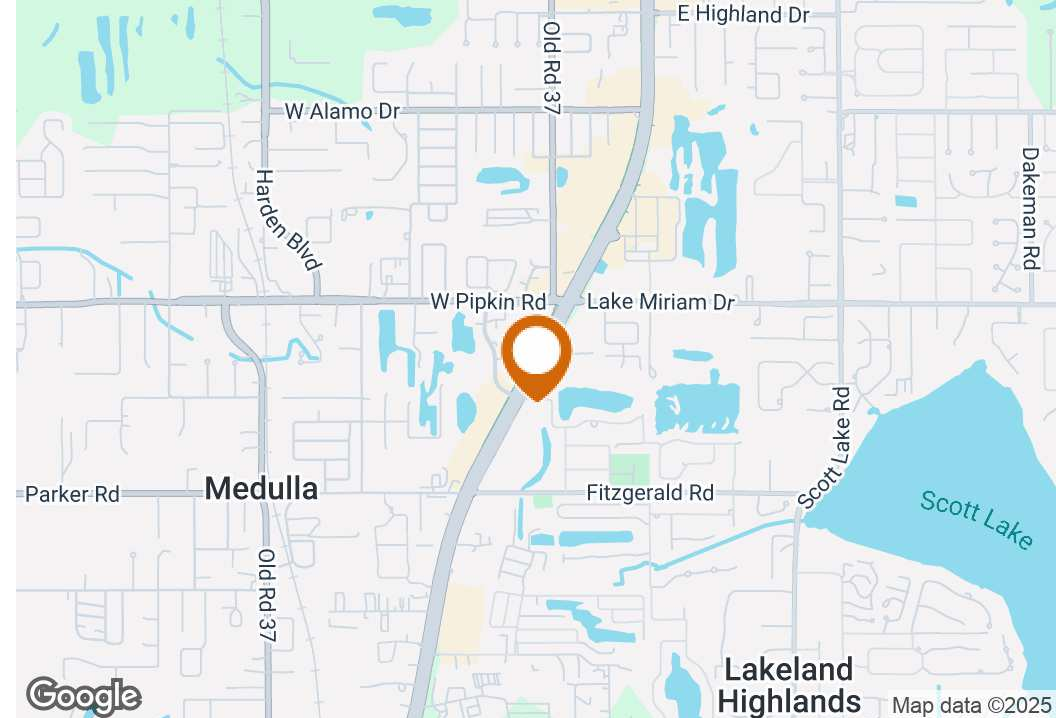
ACCESS POINT

S FLORIDA AVE RETAIL BUILDING

5216 S Florida Ave, Lakeland, FL 33813

Lauren Ralston Smith, CCIM, CPM
863.873.1970
lauren@saundersrealestate.com





PROPERTY SUMMARY

**Back Building Pad
(2,550 SF)**

OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Adjacent Building Size:	3,870 SF
Available SF:	2,550 SF
Lot Size:	1.41 Acres
APN:	23-29-12-000000-024200
Primary/Secondary Use:	Medical/Retail

PROPERTY OVERVIEW

This brand new retail development includes a 1,400 SF drive thru only Digital Dunkin' Donuts and a 2,470 SF Chicken Salad Chick restaurant adjacent to it. The second phase of construction includes another free standing building with 2,550 SF available. The shared parking lot has a total of 53 parking spaces and several access points for entry and exit.

PROPERTY HIGHLIGHTS

- 175 ± FT of road frontage along S Florida Ave
- 53 Parking spaces
- Brand new retail development
- Several points for entry and exit

LOCATION DESCRIPTION



LOCATION DESCRIPTION

Located in brand new retail building along S Florida Ave in Lakeland, FL. The property is just 5 ± minutes south of the Polk Parkway which offers great transportation to other major thoroughfares such as I-4 and US 98.

South Florida Ave is known for its significant commercial activity, featuring a variety of businesses, including restaurants, shops, and other establishments. It runs in a north-south direction, starting from the downtown area and extending southward through the city. South Florida Avenue serves as a primary route for both local residents and visitors.

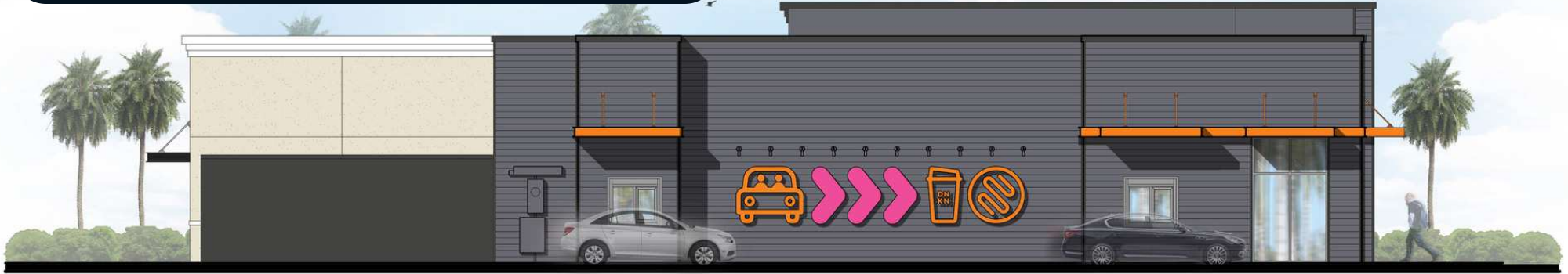
Major retailers in the area include Outback Steakhouse, CVS, Publix, Starbucks, and HomeGoods. This site also offers multiple points of ingress and egress that provide great access.

AERIAL

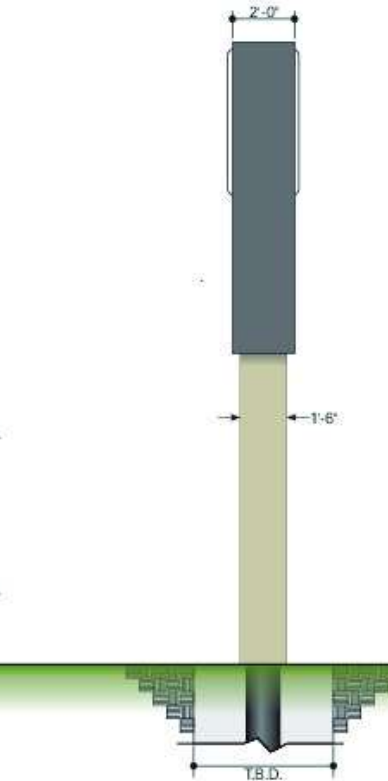
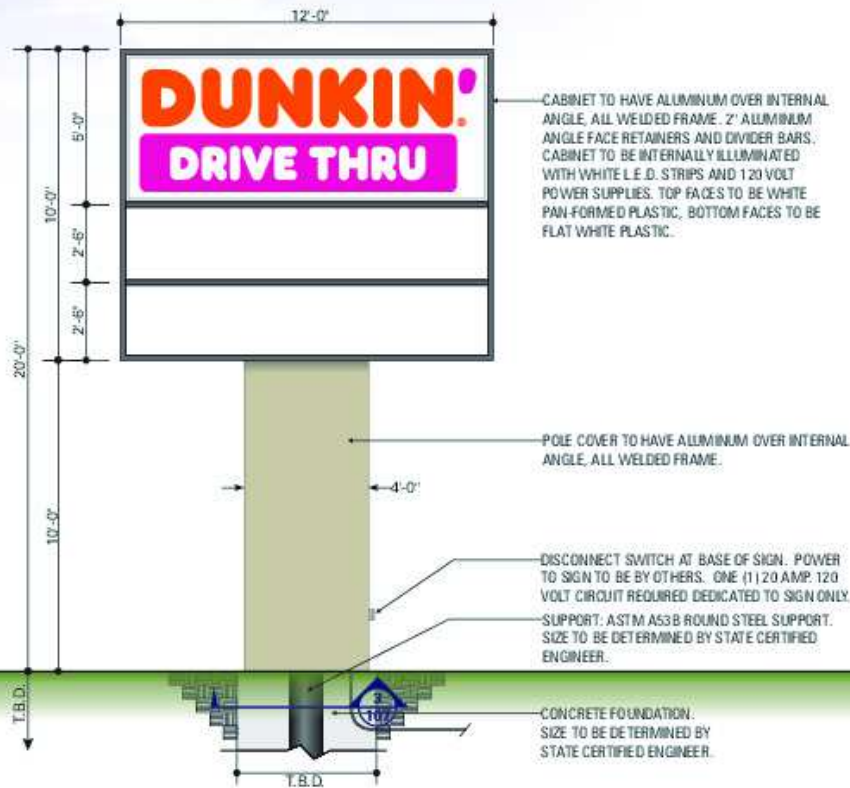
Back Building Pad
(2,550 SF)



NEW FREESTANDING DUNKIN RETAIL TENANT



ROAD SIGNAGE RENDERING

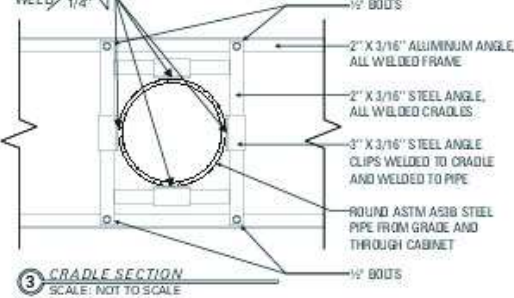


① PYLON FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED PYLON SIGN. 120.0 SQUARE FEET.



② PYLON SIDE ELEVATION
SCALE: 1/4" = 1'-0"



INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS

INTERNATIONAL Sign
FLORIDA PRESS

10831 Canal Street
Seminole, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
DUNKIN'
5216 SOUTH FLORIDA AVE.
LAKELAND, FL

Date:
JANUARY 26, 2024

Drawing Number:
A24141-50-LAKELAND

Revisions:

DATE	DESCRIPTION
1 00-00	RR
2 00-00	RR
3 00-00	RR
4 00-00	RR
5 00-00	RR
6 00-00	RR
7 00-00	RR
8 00-00	RR

Sales Person:
JOE RUSSELL

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
 APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

Signature: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS IN THIS DRAWING ARE UNDERSTOOD AND CORRECT.

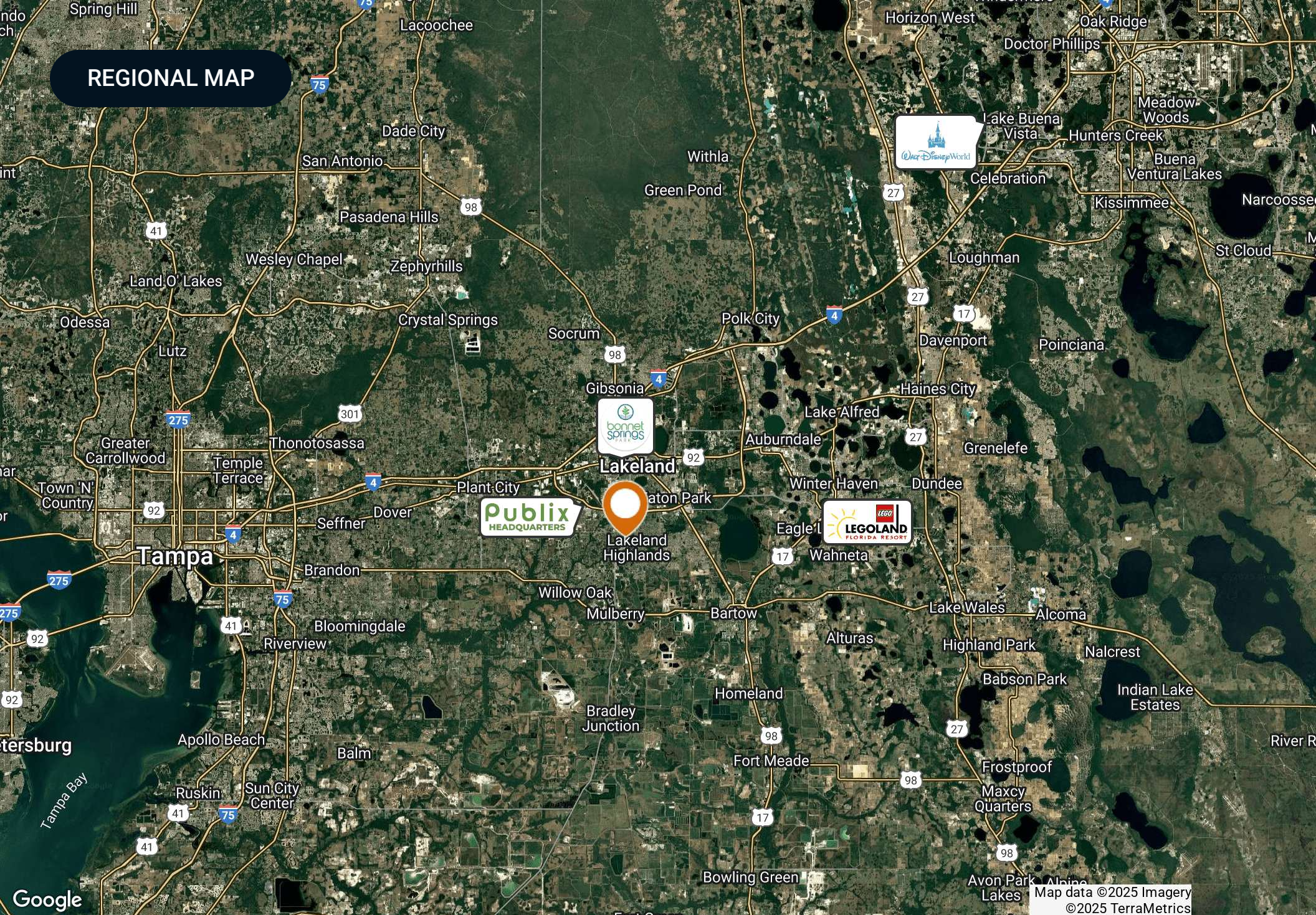
THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

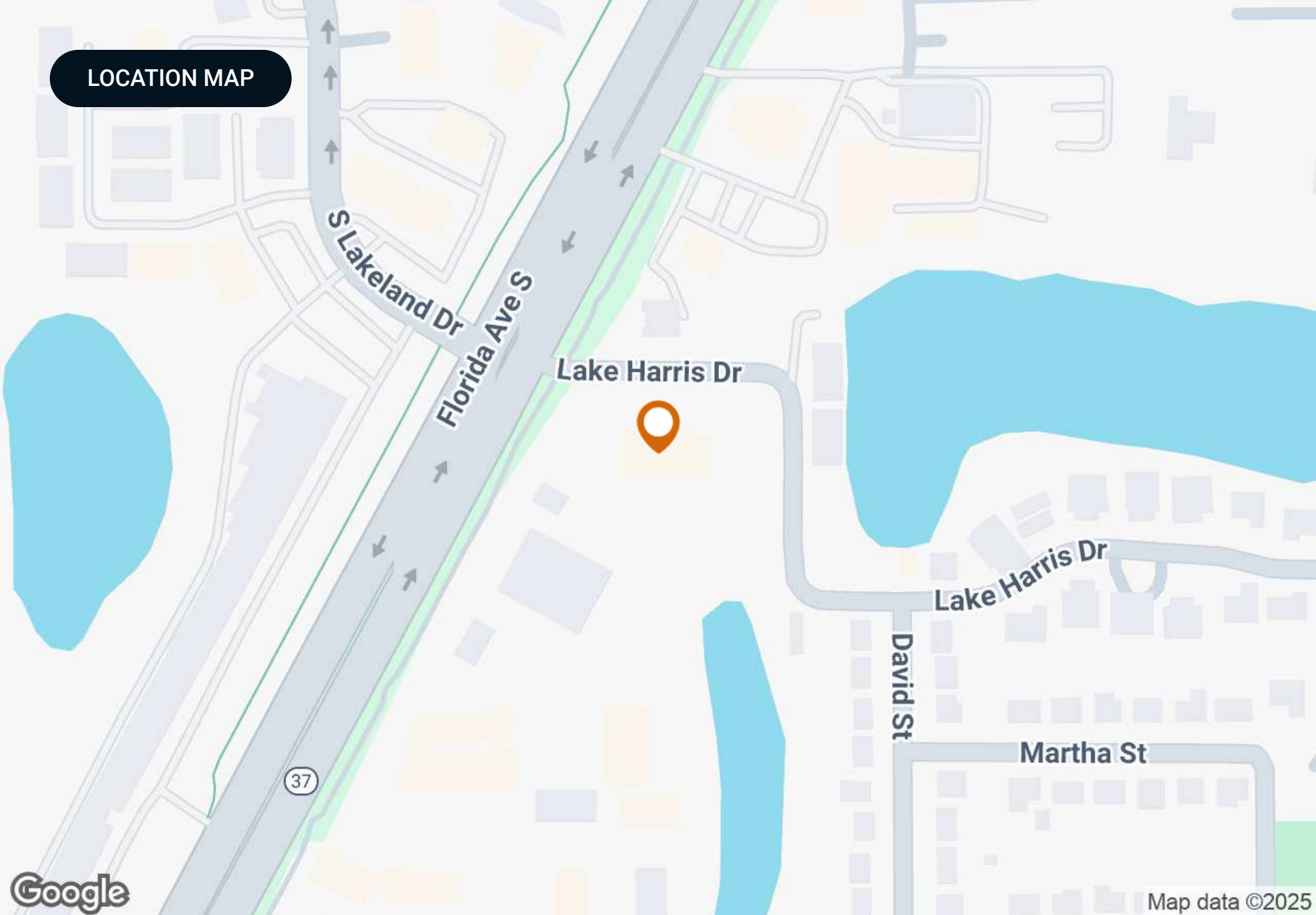
ELECTRICAL TO USE U.S. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020 SIGN MUST BE SPACED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 107

REGIONAL MAP



LOCATION MAP



Lake Harris Dr

S Lakeland Dr

Florida Ave S

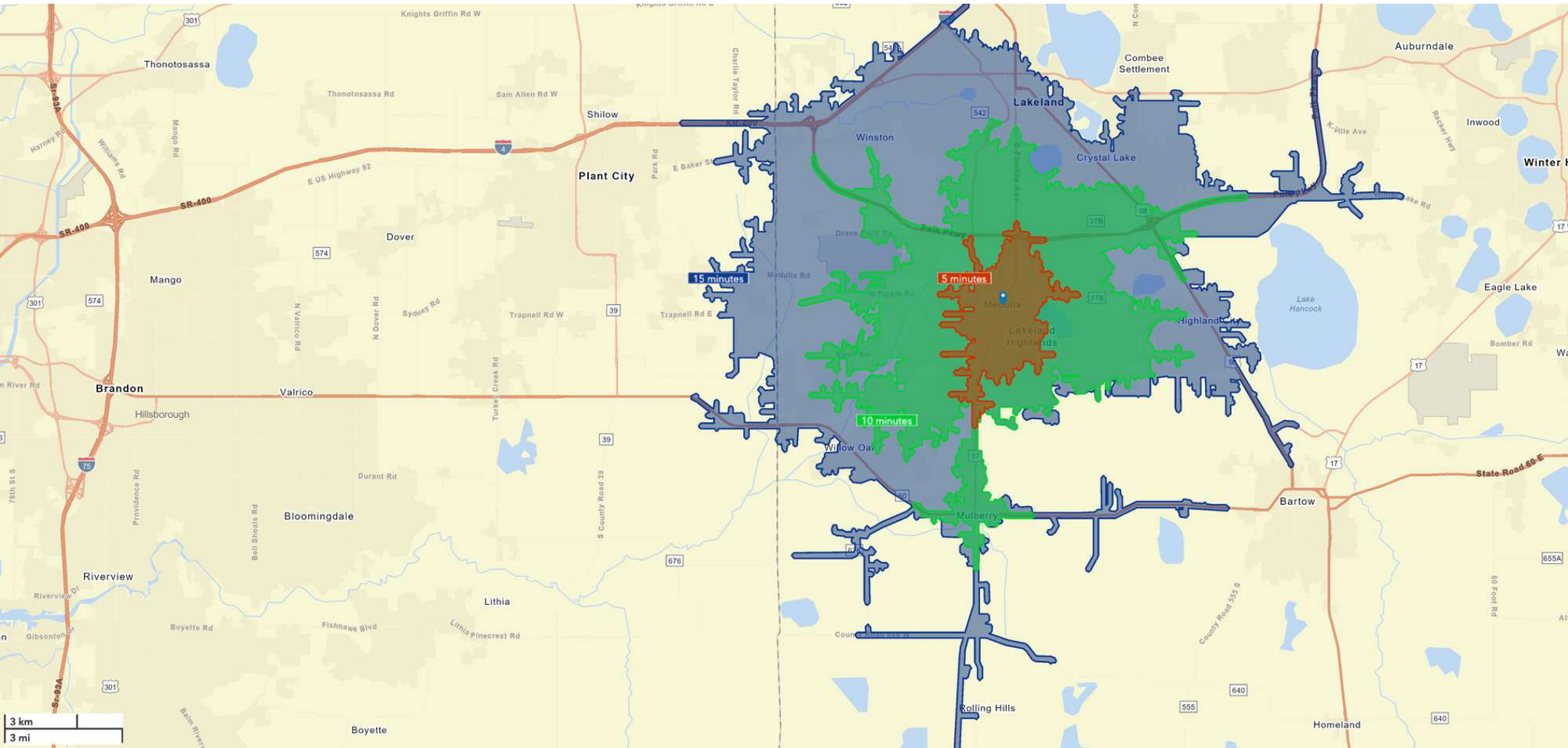
Lake Harris Dr

David St

Martha St

37

DRIVE TIMES (5,10,15 MINUTES)

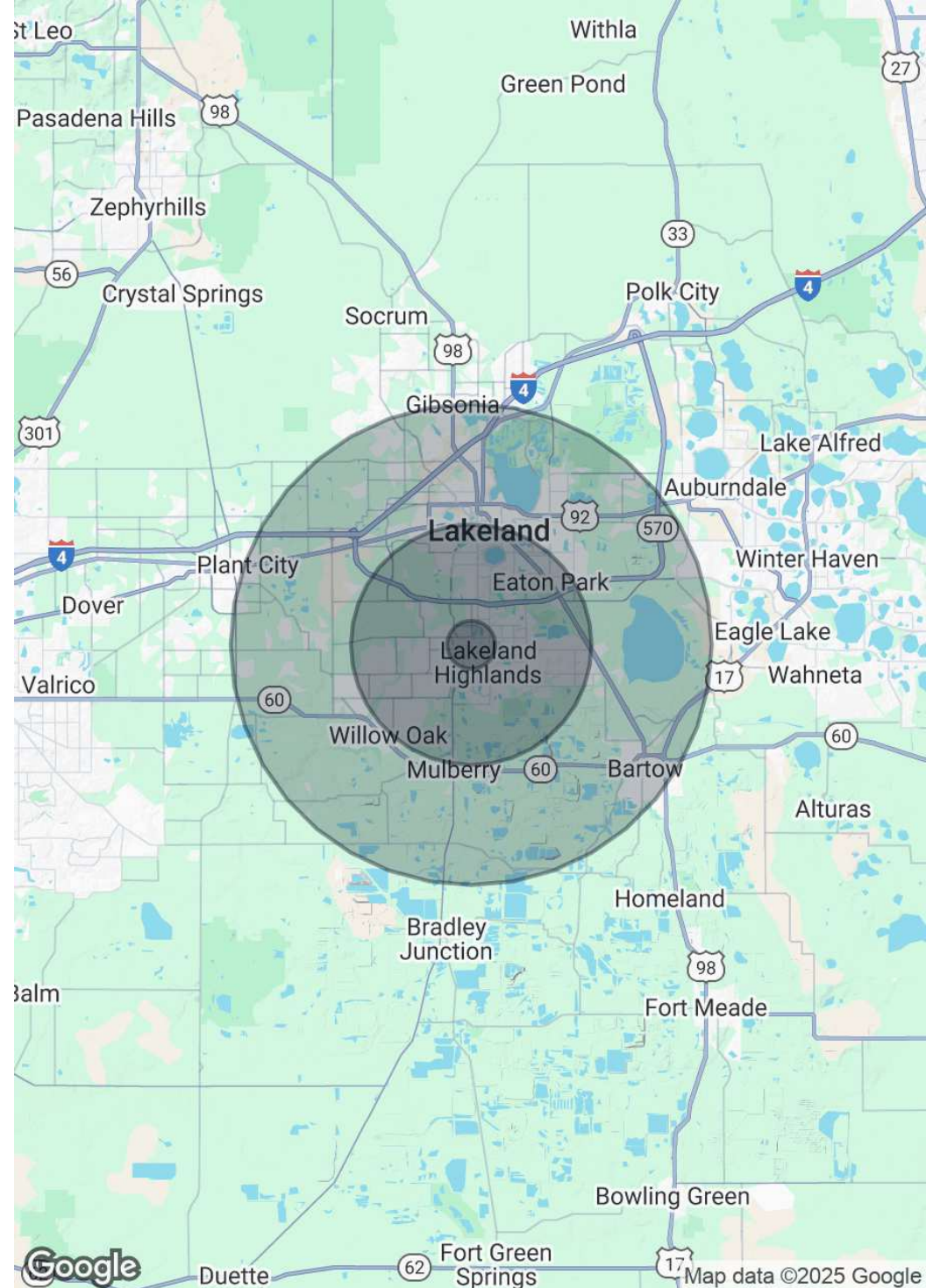


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,253	131,951	278,966
Average Age	42.6	38.9	38.5
Average Age (Male)	42.1	37.4	37.0
Average Age (Female)	43.2	40.3	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,591	53,723	112,512
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$66,342	\$72,847	\$62,281
Average House Value	\$176,527	\$187,866	\$156,638

2020 American Community Survey (ACS)





LAKELAND POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

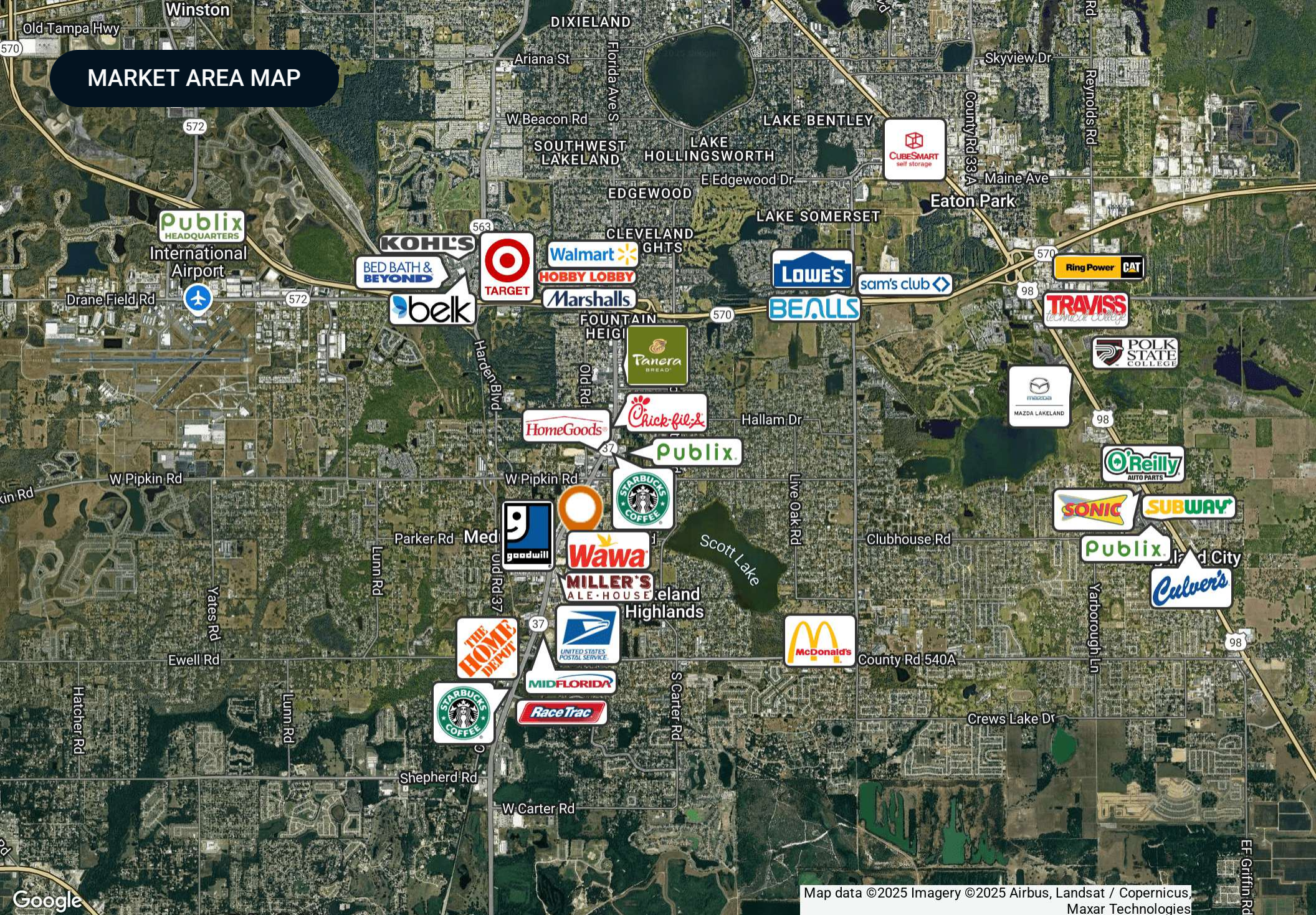
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go Welldyne

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



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

NEIGHBORHOOD AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

ADVISOR BIOGRAPHY



LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: 877.518.5263 x428 | Cell: 863.873.1970

FL #BK3235233

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



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

