

South Central Lakeland Light Industrial Space

2121 E Edgewood Dr, Lakeland, Florida 33803

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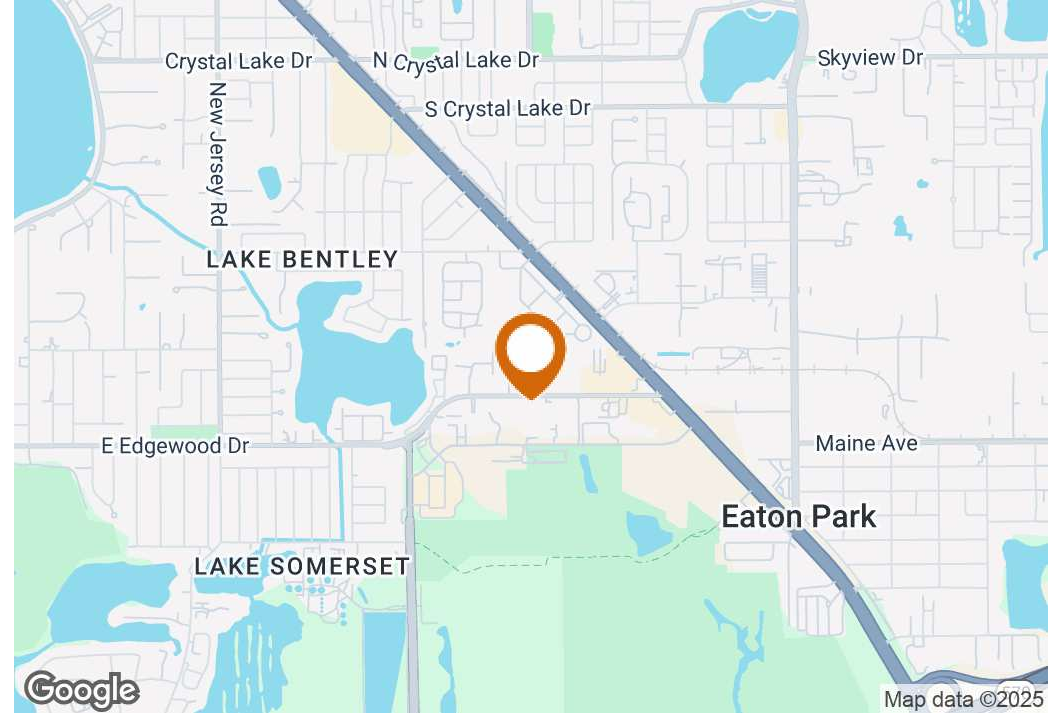
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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	11,690 SF
Available SF:	5,000 SF
Lot Size:	0.76 Acres
Number of Units:	1
Year Built:	1969
PIN:	242828244000005903
Zoning:	I-1
Traffic Count:	18,600 ± Cars/Day (E Edgewood Dr)

Property Overview

Now available for lease, this 5,000 SF light industrial property at 2121 E. Edgewood Drive offers an excellent opportunity for service-oriented businesses, light manufacturing, or flex users. Previously occupied by Tobias Automotive, the building features a functional layout, great signage visibility, and convenient access to US-98 and the Polk Parkway.

Located in Lakeland's 33803 zip code, this site provides a rare combination of size, location, and flexibility for a wide range of users.

Property Highlights

- 5,000 SF light industrial space
- 14' x 16', 12' x 14', & 12' x 16' overhead doors
- Two-year lease term with renewal option
- Modified Net Lease
- Previously Tobias Automotive – ideal for service, repair, or flex use
- Central Lakeland location near US-98 and Polk Parkway (SR-570)

LOCATION OVERVIEW



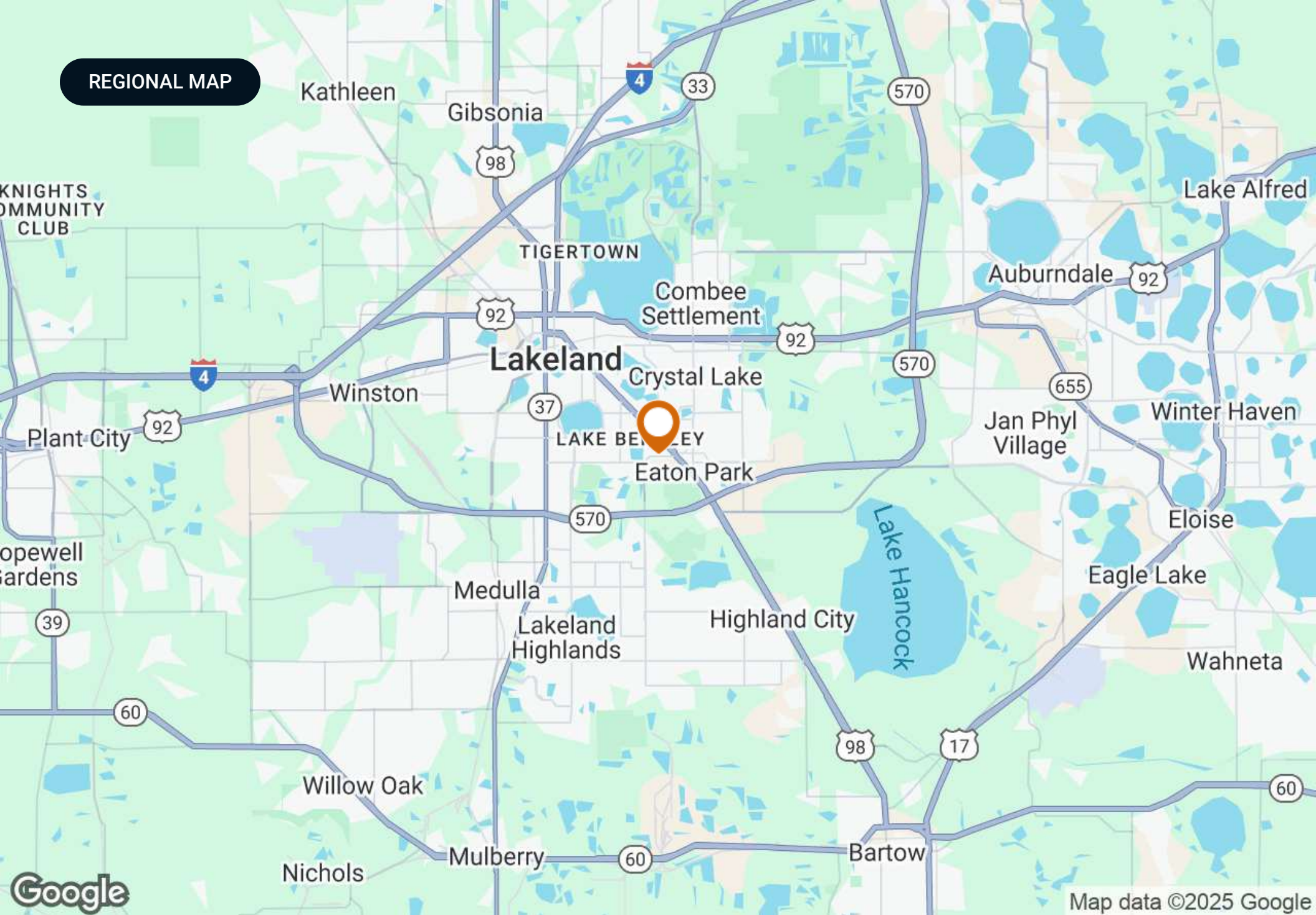
Location Description

Located at 2121 East Edgewood Drive in Lakeland, Florida, this 5,000 SF light industrial space offers excellent visibility and access in a well-established commercial corridor. Situated just minutes from US-98 and the Polk Parkway (SR-570), the site provides convenient connectivity to major transit routes serving Central Florida. Previously home to Tobias Automotive, the property is well-suited for service, light manufacturing, or flex users seeking a central Lakeland address in the 33803 zip code.

Location Highlights

- Convenient access to Bartow Road (US 98), a major north-south corridor in Lakeland.
- Minutes from the Polk Parkway (SR 570), connecting quickly to I-4.
- Centrally positioned between Downtown and South Lakeland.
- Easy access to key arterial roadways throughout Polk County.

REGIONAL MAP



Map data ©2025 Google

LOCATION MAP



Google

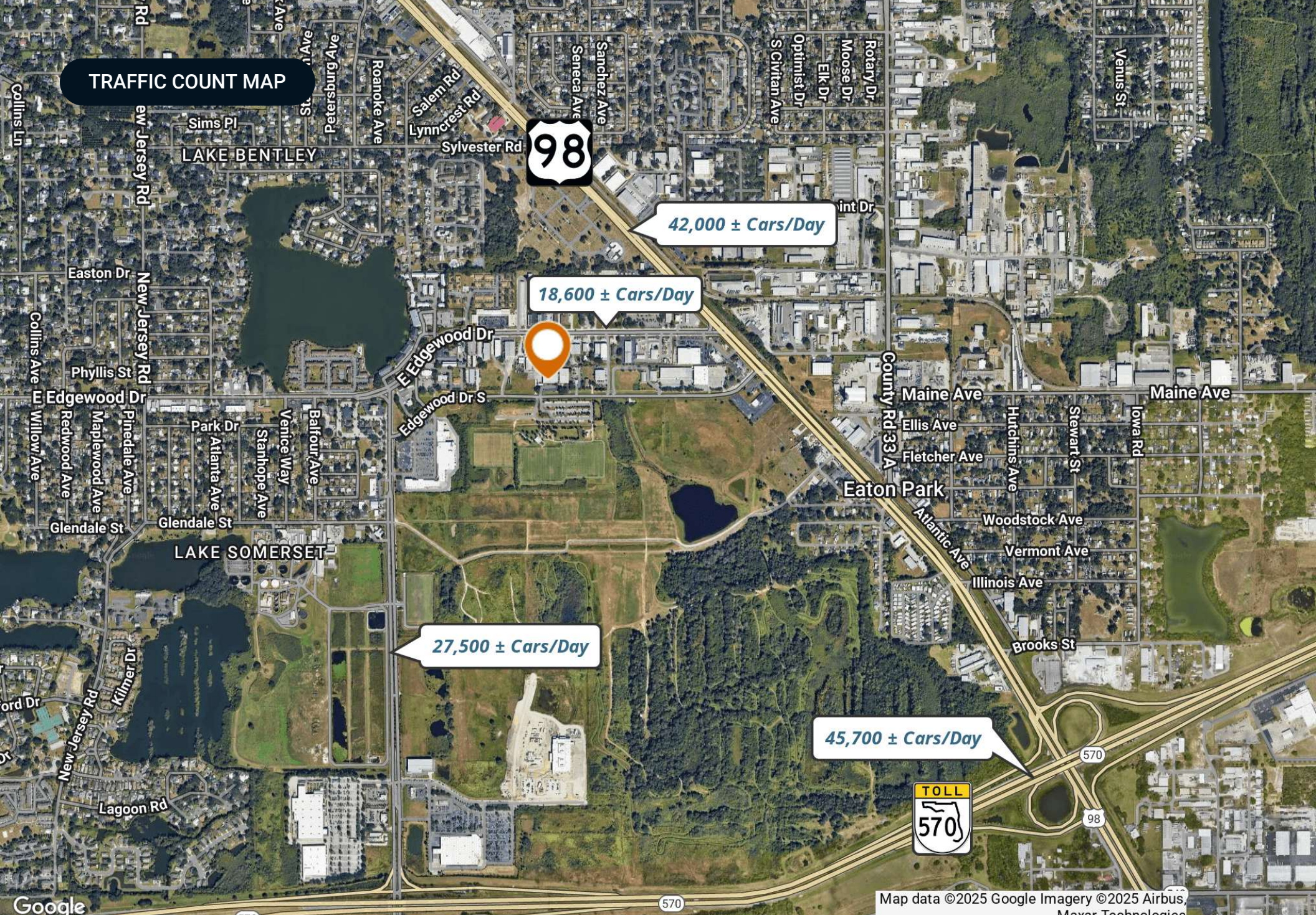
Map data ©2025

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

TRAFFIC COUNT MAP

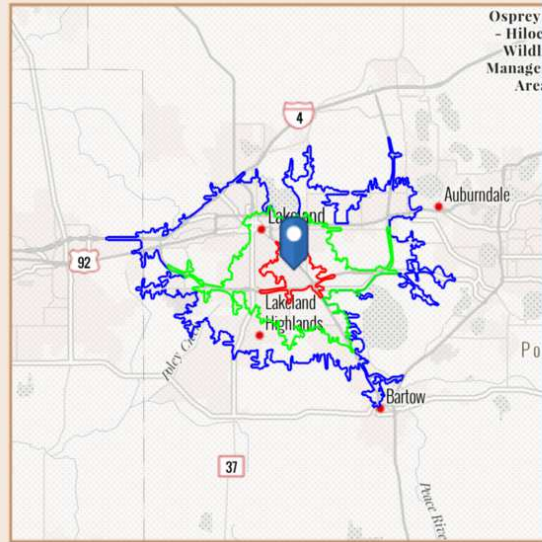


DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

2121 E Edgewood Dr, Lakeland, Florida, 33803

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



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	5.65%	4.86%	5.36%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.83%	5.07%	5.58%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.09%	5.26%	5.89%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.90%	6.92%	6.72%	6.26%	6.26%	5.84%	6.47%
20 - 34	21.86%	24.05%	20.37%	18.85%	18.85%	18.43%	20.33%
35 - 54	24.56%	23.07%	23.60%	24.12%	24.12%	24.41%	25.20%
55 - 74	21.52%	21.79%	23.24%	23.96%	23.96%	25.55%	22.82%
75+	7.60%	8.99%	9.22%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	8.7%	9.0%	9.3%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	5.7%	5.7%	6.8%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	8.2%	6.8%	7.4%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	13.3%	11.9%	11.4%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	19.0%	19.9%	18.8%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	15.8%	13.7%	13.0%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	14.5%	18.3%	17.9%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	7.1%	7.7%	7.8%	8.1%	8.1%	8.7%	9.8%
\$200,000+	7.6%	7.0%	7.5%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	10,639	75,164	169,842	822,142	822,142	23,027,836	339,887,819
Daytime Population	13,371	89,756	193,484	782,956	782,956	22,846,618	338,218,372
Employees	4,779	31,693	70,707	334,740	334,740	10,832,721	167,630,539
Households	4,368	29,256	66,390	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.37	2.35	2.45	2.57	2.57	2.43	2.50
Median Age	37.7	38.0	39.8	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	318,307	315,964	305,829	319,676	319,676	416,969	370,578
Owner Occupied %	60.6%	59.7%	64.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	39.4%	40.3%	35.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	4,680	32,191	73,227	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$65,954	\$69,648	\$68,885	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$38,163	\$36,835	\$36,976	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$142,477	\$155,969	\$178,213	\$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
	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
Major Employers	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.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



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Professional Background

Richard 'Mac' Bayless is a Research Advisor at Saunders Real Estate.

Originally from Lakeland, Mac's academic journey would bring him to Colorado Mesa University where he earned a Bachelor of Science in Business Administration and Finance and gained a solid understanding of market research and analytics. During his time at university, Mac was not only recognized for his academic excellence, making the Dean's List and receiving the President's Academic Scholarship, but he also demonstrated significant leadership as the captain of the men's lacrosse team.

Before joining Saunders Real Estate, Mac honed his skills in various roles, from managing client investment portfolios to improving the efficiency and collaboration of specialized teams. His professional experiences have enabled him to provide expert real estate advisory services to various investors looking to improve their portfolios.

Now working as a licensed commercial real estate advisor (#SL3619636), Mac specializes in the medical office and industrial real estate sectors. His experience in market research helps to identify effective real estate solutions while ensuring a thorough due diligence process for every client.

Mac specializes in:

- Industrial Real Estate
- Medical Offices



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