



31K SF Warehouse Near I-4

For Lease - Purchase Option Available - 304 Winston Creek Parkway, Lakeland, FL

David Hungerford, CCIM, SIOR
863-660-3138
david@saundersestate.com

Joey Hungerford, MiCP
863-660-3511
joey@saundersestate.com

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SECTION 1

Property Information

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$10.00 SF/YR (NNN)
Building Size:	31,500 ± SF
Available SF:	31,500 ± SF
Lot Size:	4.98 ± Acres
Year Built:	1981
Jurisdiction:	Polk County
Zoning:	BPC-2
Utilities:	Well/Septic
Flood Zone:	AE
PIN:	232817086500000403

Property Overview

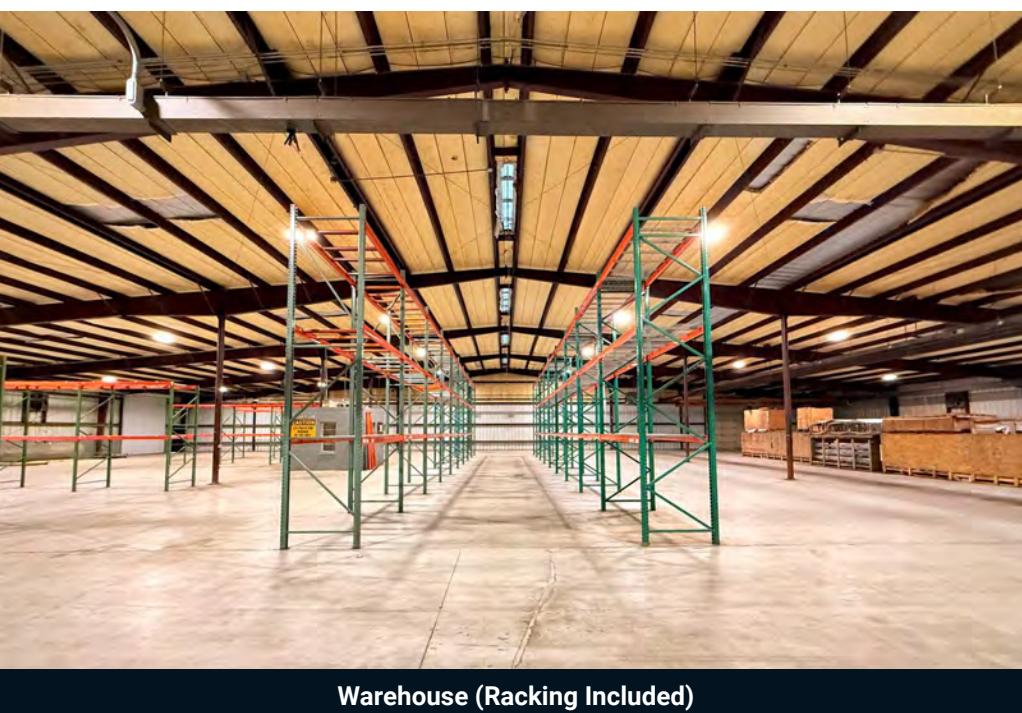
Unleash the full potential of this exceptional warehouse building, conveniently located less than 5 minutes from Interstate 4 and the Polk Parkway. The building features 5,000 square feet of recently renovated, modern office space and an impressive 26,500 square feet of warehouse with 2 dock wells and 4 ground level doors. Manufacturers will love this building as it boasts 3 phase power with 2,000 amps, and a 2-ton crane. The parcel itself, a generous 5 acres, can be utilized for additional warehouse space or as an outdoor storage yard.

The Landlord would entertain a lease option to buy, allowing for future ownership of the property.

PROPERTY DESCRIPTION



Office Entryway



Warehouse (Racking Included)

Property Highlights

- Additional acreage for expansion or outdoor storage
- Security: 2 gates, fence on the north and east boundaries of the property, robust security system and cameras
- Roof: metal, replaced in 2018
- HVAC: (2) 5-ton units, air handlers and duct work replaced in 2024 (warranty)
- Parking: 19 spaces

Office

- 5,000 ± SF
- 8.5' ceiling height
- 5 offices, large break room, large conference room, reception area, storage and data room
- 2 Restrooms
- LED Lighting
- Renovated in 2024

Warehouse

- 26,500 ± SF
- 14' - 22' clear height
- Insulated ceilings and exhaust fans
- (3) 14' x 12' roll-up doors (ground level)
- (1) 15' x 22' roll-up door (ground level)
- (1) 2 truck dock well, with leveler.
- (1) 2 Ton Crane
- Power: 3-phase, 2000 amps, 120/240V
- Finished room in the warehouse that could be a restroom
- Stubbed for air compressors
- LED Lighting

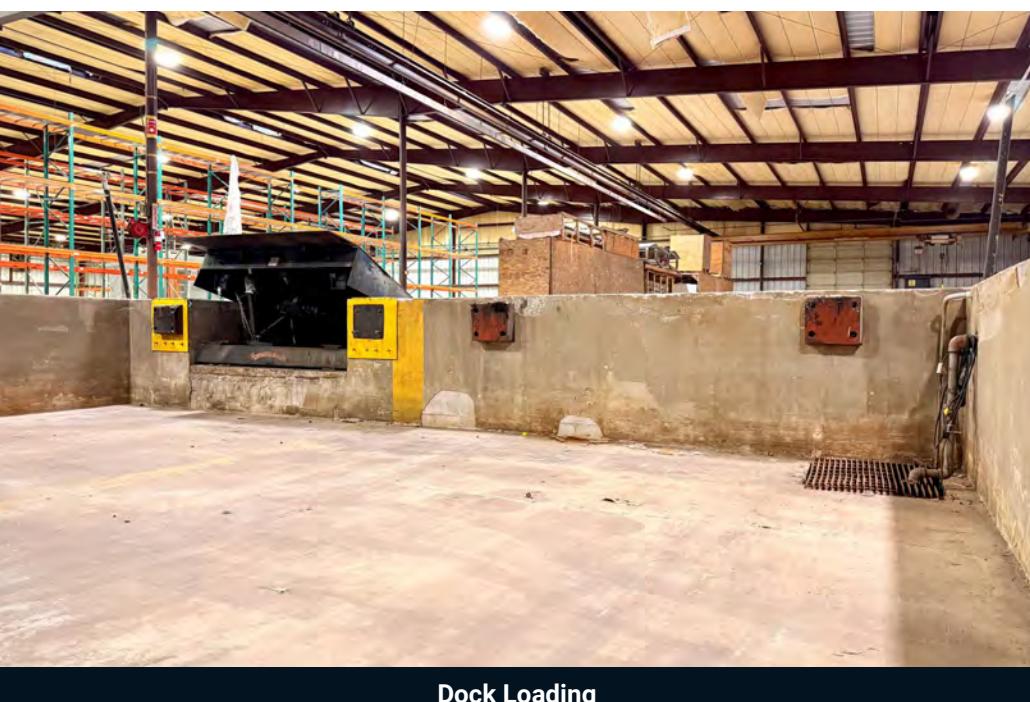
ADDITIONAL PHOTOS



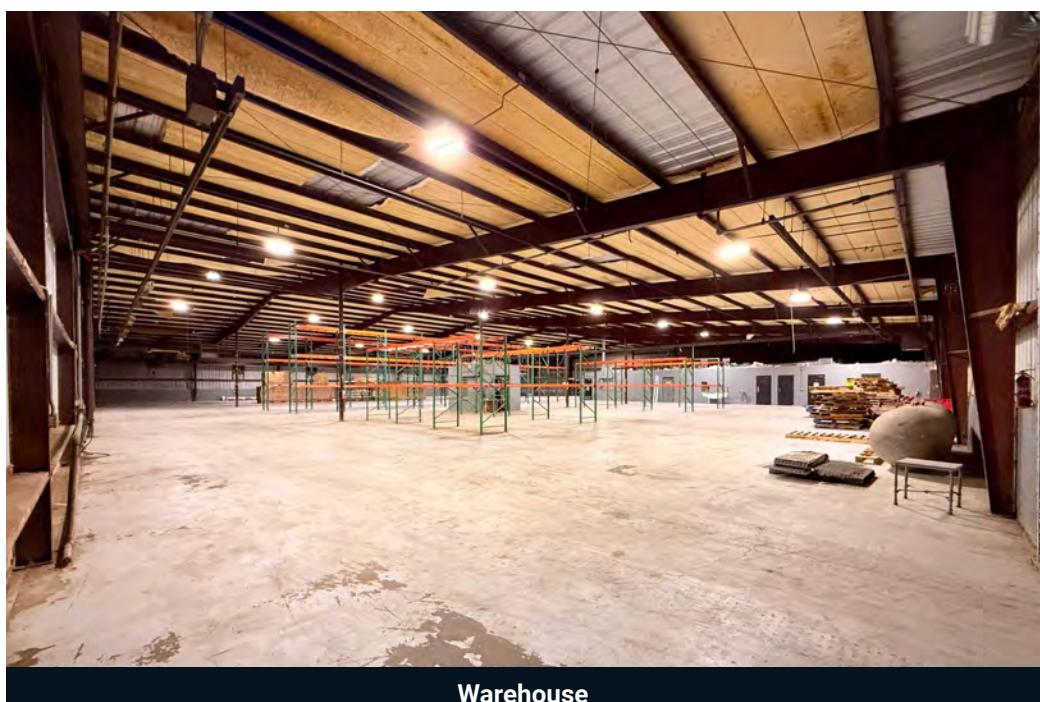
One of Five Office Spaces



Employee Break Room

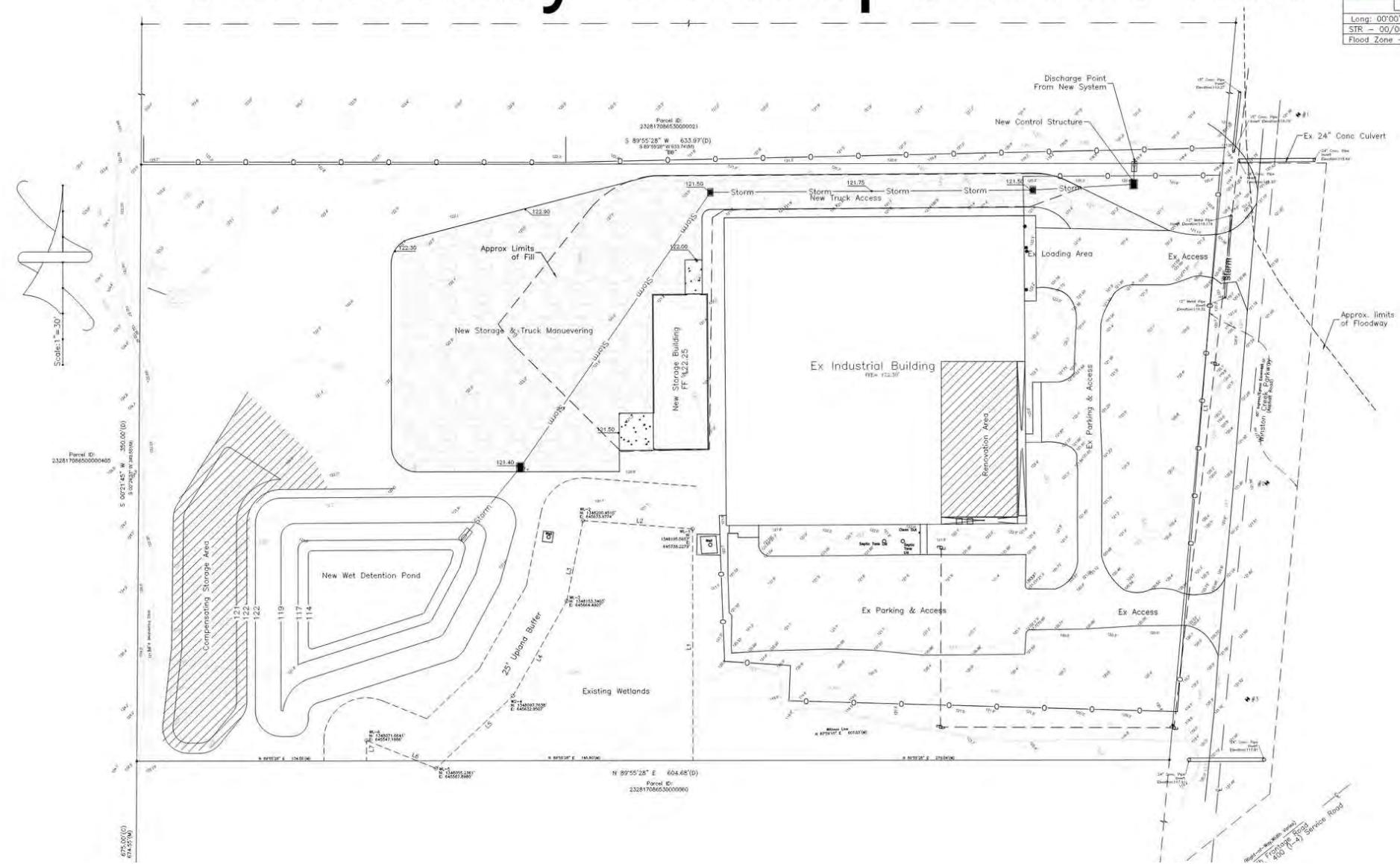


Dock Loading

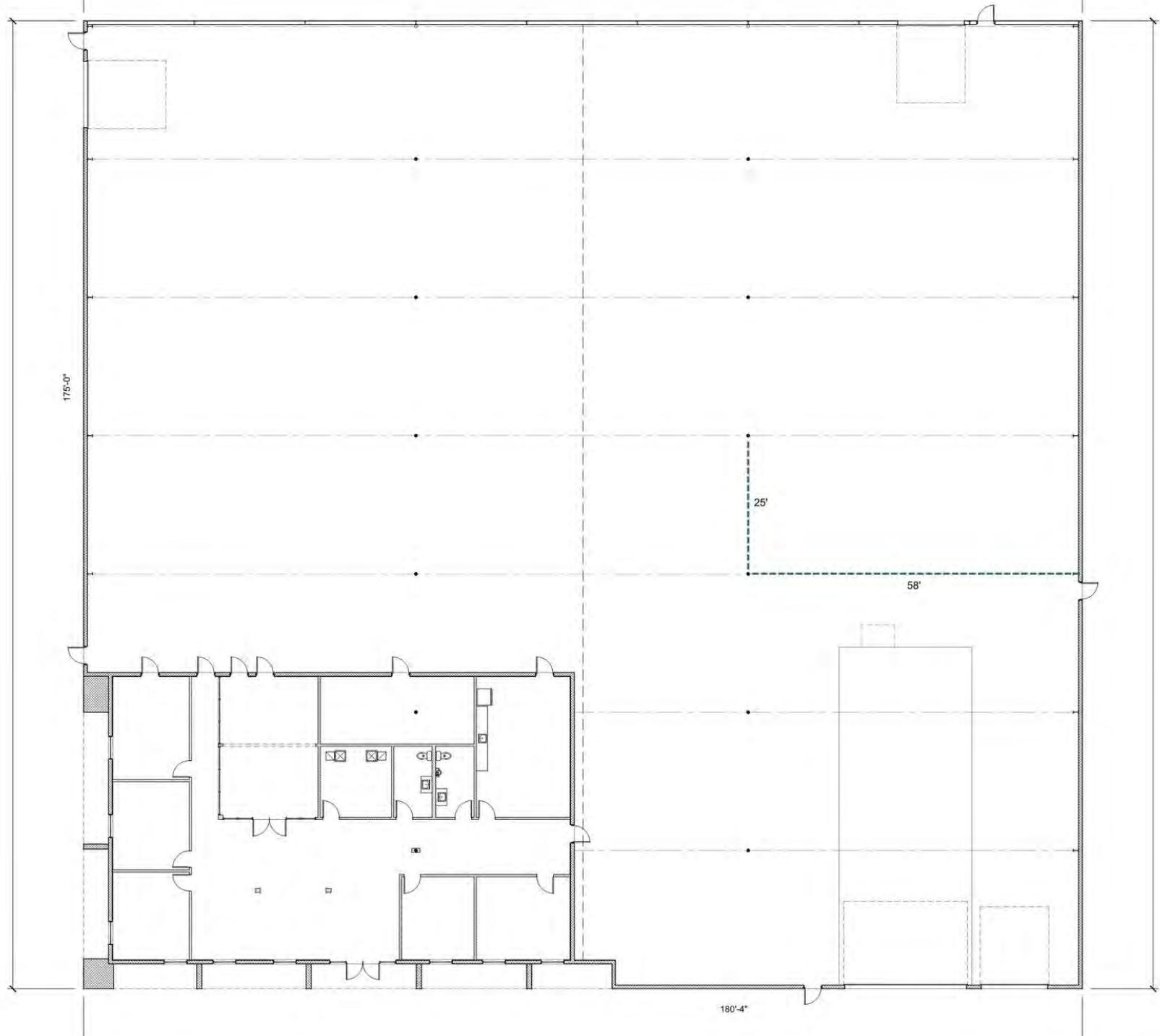


Warehouse

Preliminary Concept Site Plan



FLOOR PLAN





SECTION 2

Location Information

REGIONAL MAP

Orlando

Clermont Winter Garden

REGIONAL MAP

Major cities and roads labeled on the map include:

- Brooksville
- King Hill
- Hudson
- New Port Richey
- Tarpon Springs
- Palm Harbor
- Dunedin
- Clearwater
- Largo
- Pinellas Park
- St. Petersburg
- Ruskin
- Brandon
- Riverview
- Wesley Chapel
- Dade City
- Plant City
- Lakeland
- Bartow
- Winter Haven
- Eagle Lake
- Davenport
- Haines City
- Lake Wales
- Fort Meade
- Bowling Green
- Wauchula
- Avon Park
- Clermont
- Winter Garden
- Orlando
- Celebration
- Kissimmee
- St. Cloud

Highways and roads marked with shields include:

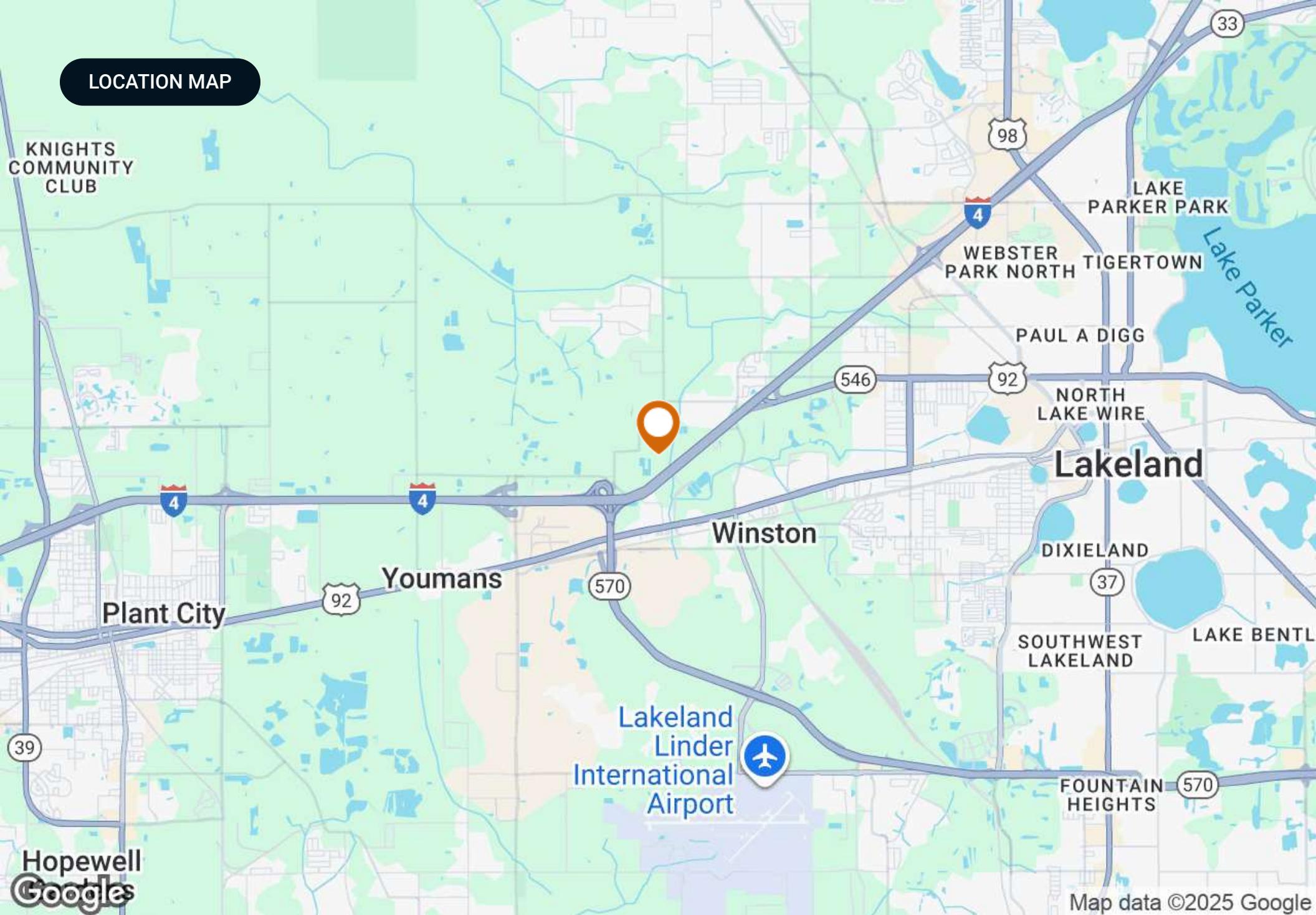
- 19
- 41
- 301
- 50
- 98
- 54
- 75
- 4
- 301
- 580
- 570
- 60
- 17
- 98
- 62
- 275
- 301
- 192

A black box labeled "Subject" is placed near Lakeland.

Map data ©2025 Google, INEGI

Map data ©2025 Google, INEGI

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

Population

1 Mile 3 Miles 5 Miles

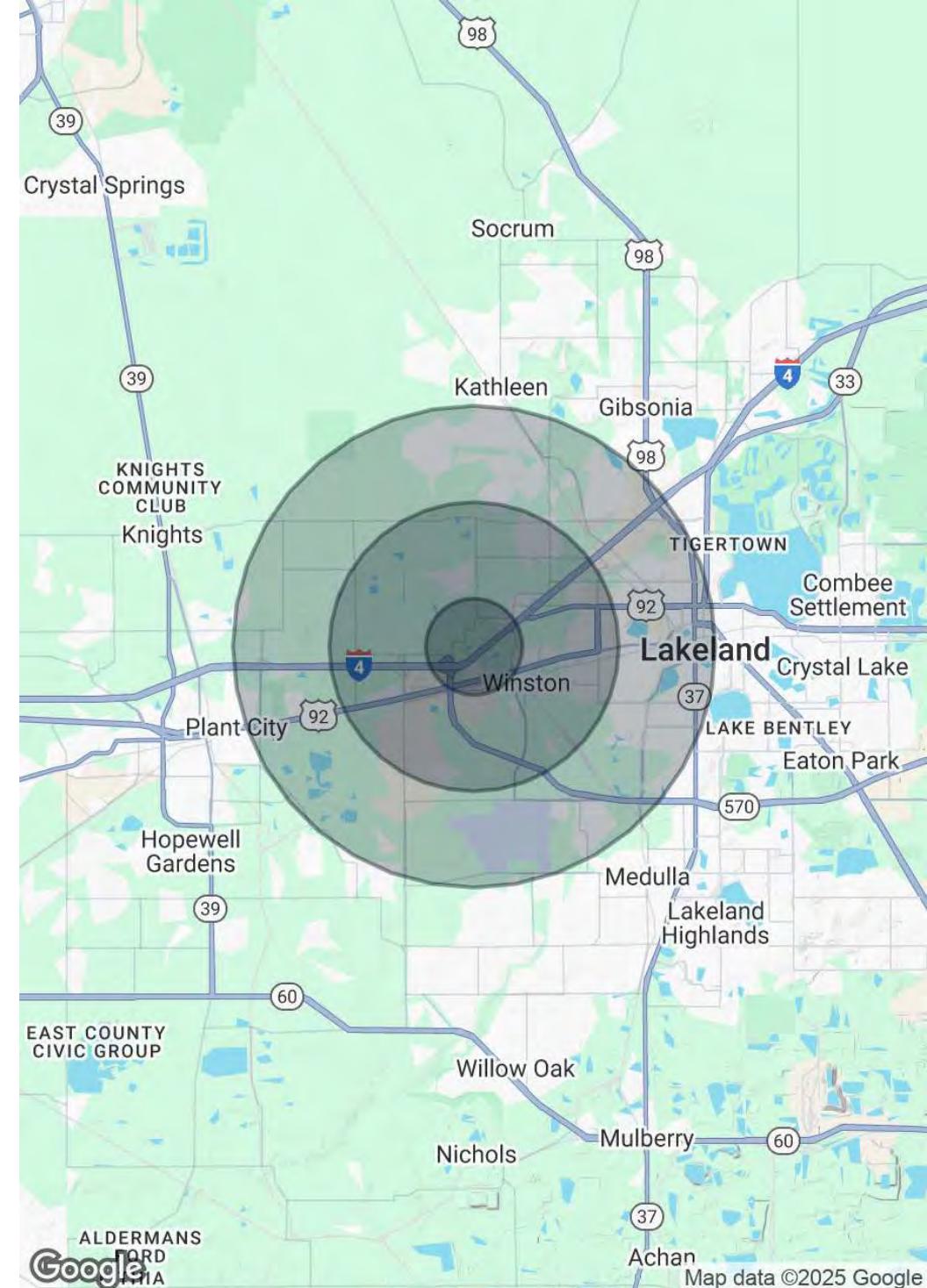
	1 Mile	3 Miles	5 Miles
Total Population	2,652	20,797	99,068
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	42	43	43

Households & Income

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	1,036	8,046	38,301
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$70,169	\$77,463	\$77,060
Average House Value	\$244,801	\$256,120	\$262,736

Demographics data derived from AlphaMap





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.



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

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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.



120,500 ±
Cars/Day

Winston Creek Pkwy

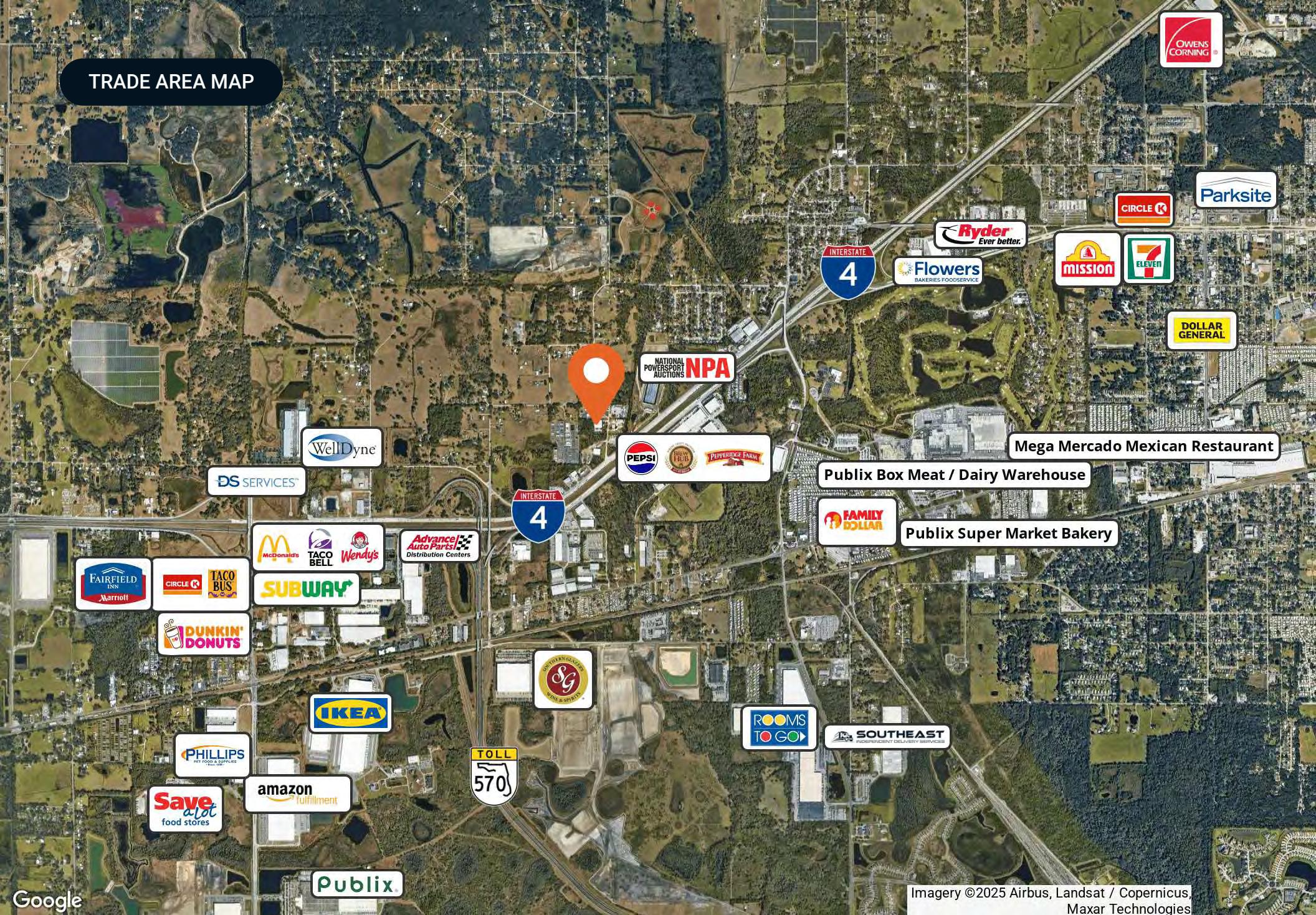
SECTION 3

Maps And Photos

MARKET AREA MAP

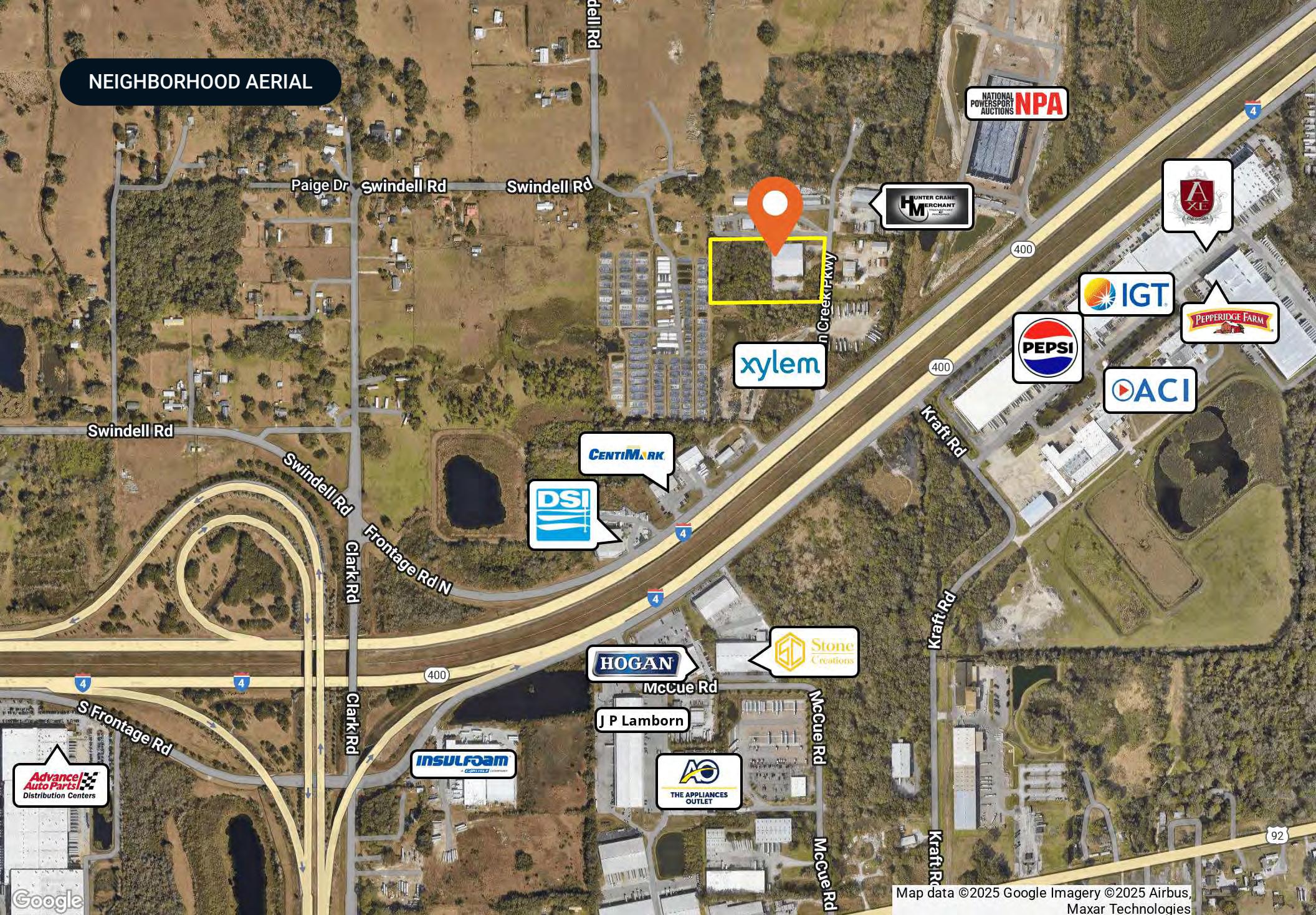


TRADE AREA MAP



Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

NEIGHBORHOOD AERIAL





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics



Joey Hungerford, MiCP

Associate Advisor

joey@saundersestate.com

Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford, MiCP is an Associate Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Communications Advisor and Digital Director to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of Lakeland REALTORS®, where he serves as Co-Chairman of the Public Policy Committee, and is a graduate of the association's Leadership Academy. He is also an active member of the International Council of Shopping Centers (ICSC), Emerge Lakeland, and the CCIM Florida West Coast District, where he sits on the Member Services Committee. Joey is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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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