



30,540 SF with 10.22 Acres,  
3 Buildings and Vacant Land  
on US 92, Lakeland

3430, 3440 & 3460 US Highway 92 E, Lakeland, Florida 33801

Craig Morby  
Senior Advisor  
863-581-0059  
craig@saundersrealestate.com

Eric Ammon, CCIM  
Senior Advisor  
863-602-1001  
eric@saundersrealestate.com

## PROPERTY SUMMARY



### Offering Summary

Sale Price:	\$5,700,000
Building 1 Size:	10,800 SF
Building 2 Size:	15,940 SF
Building 3 Size:	3,800 SF
Lot Size:	10.22 Acres
Zoning:	LCC (Linear Commercial Corridor), Unincorporated Polk County
Parcel ID's	24-28-14-000000-034040, 034060, 034080, 034070 & 034010
AADT:	35,500 ± Vehicles/Day
Utilities:	Lakeland Electric and 2 Septics

### Property Overview

Excellent owner-user or investment opportunity featuring three buildings totaling 30,540 SF on 10.22 acres, zoned LCC (Linear Commercial Corridor), allowing retail, office, light industrial, and warehouse uses. The property includes three buildings plus two vacant parcels.

Building 1 (10,800 SF) is a fully air-conditioned former furniture showroom with an open layout, four private offices, two restrooms, and a 10' x 10' roll-up door; new roof installed March 2026.

Building 2 (15,940 SF) offers a wide-open warehouse/showroom configuration with three 10' x 10' roll-up doors, small office, and restroom; new roof scheduled for April 2026.

Building 3 (3,800 SF) is income-producing with a granite business tenant, featuring a finished showroom, warehouse, two restrooms, and outdoor display area. A new roof was added in 2025.

Two additional vacant parcels total 2.84 acres (approximately 60% uplands).

The site benefits from strong visibility with traffic counts of approximately 35,500 vehicles per day, plus billboard income from a Lamar Advertising Company lease on the eastern portion of the property, generating approx. \$2,700 per year.

## COMPLETE HIGHLIGHTS

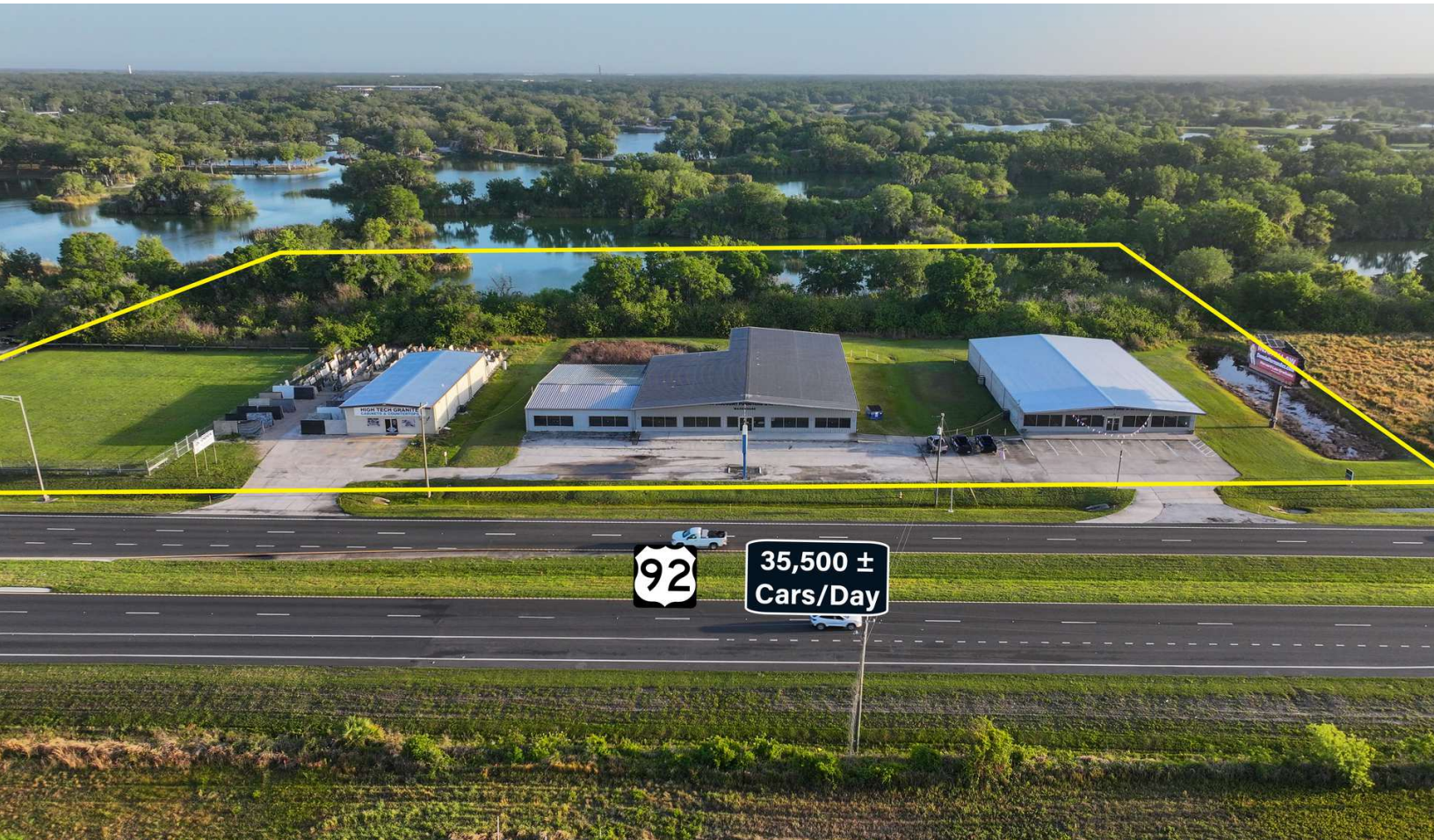


## Property Highlights

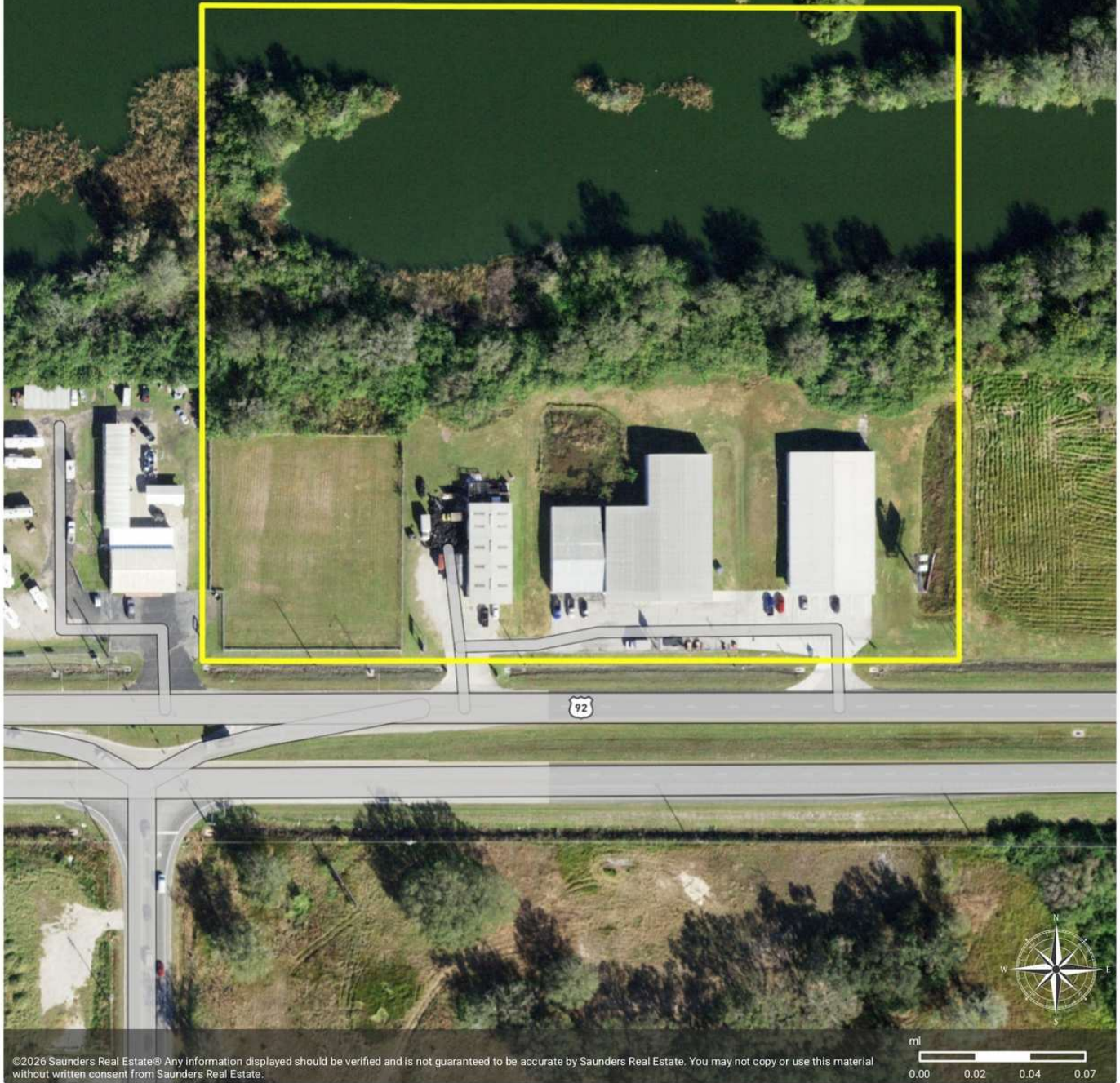
- Superb opportunity to own 30,540 SF on 10.22 acres, all zoned LCC, Linear Commercial Corridor. Uses include retail, office and light warehouse/industrial and small bay warehouse.
- BUILDING 1 - 10,800 SF. The former Double Discount Furniture main showroom is fully air conditioned with metal construction and fully finished on the inside with drywall and ceiling insulation. The space is fully carpeted. Clear height is 13', and the windows provide excellent natural lighting.
- The configuration is mostly open with 5 offices, generally 10' x 13', with 2 bathrooms, 2 water fountains, and a 10' x 10' roll up door in the rear of the building.
- New roof put on the building in March 2026. There are 5 HVAC units of various ages anchoring this building.
- BUILDING 2 - 15,940 SF. This is comprised of two combined structures, the original structure at 4,000 SF and an addition of 11,940 SF. This is very clean, wide open space, with (3) 10 x 10 roll up doors in the rear. The space also has a small built it office with window A/C and a bathroom. Clear height is 13'.
- A new roof will be added to this building Spring 2026.
- BUILDING 3 - 3,800 SF Granite Store Tenant. This is super space, basically half showroom and half warehouse. The Tenant has done a beautiful job finishing out the showroom. It has two offices, two bathrooms and a sales desk. New HVAC added in 2024. New roof added in February 2025.
- The warehouse is wide open space with (2) 12" roll up door, and there is also a staff break area. The Tenant also uses the outside space for granite and quartz show space.
- Tenant pays \$3,950 - Lease survives until July 31, 2029. Security deposit is \$2,000, first, last and deposit at Tenancy. Lease is available for review.
- VACANT LAND - 2 Parcels at 2.84 acres - approx. 60% is uplands.
- LAMAR Lease - Commenced December of 1999 and has been renewed until 1/18/29. Base rent at \$2,700 or 20% of gross revenue, whichever is greater. Lease is available for review.
- Property is on Lakeland Electric for electricity and water. It has two septic tanks.
- Daily vehicle traffic - 35,500
- No survey or environmental study for the property at the current time.

**AERIAL PHOTOS**

**Downtown Lakeland  
(18 ± Minutes)**



# PROPERTY OUTLINE MAP



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### 3 Buildings on US Hwy 92

□ Polygon



RETAILER MAP



VALENCIA HEIGHTS

LAKESHORE

Lake Parker

546

659



gan Combee Rd

Combee Settlement



WATSON CLINIC LLP

EDGEWATER BEACH



NORTH KE WIRE

LAKE BONNY

E Main St



Crystal Lake

The Peach House

LIME STREET

LAKE BONNY PARK

Bonny Lake



LAKE HORNEY



Skyview Dr

DIXIELAND

Crystal Lake Dr

N Crystal Lake Dr

S Crystal Lake Dr

BEACON



LAKE BENTLEY

County Rd 33 A

Maine Ave

Eaton Park



LAKE HOLLINGSWORTH

EDGEWOOD

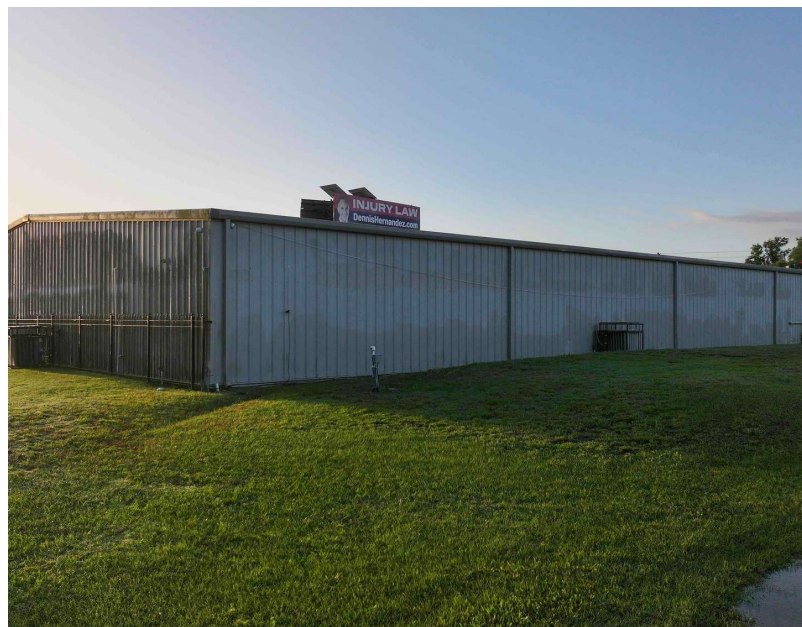
GOLF COURSE

LAKE SOMERSET

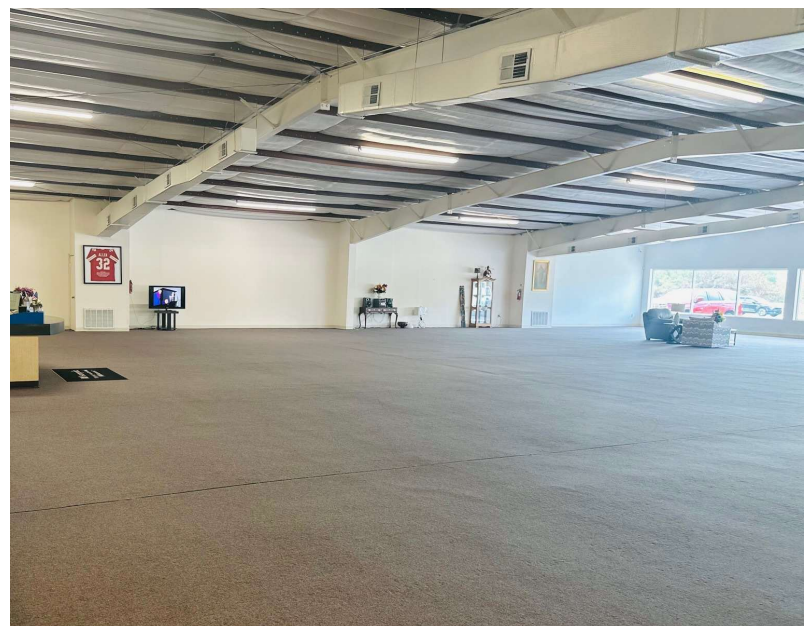
CLEVELAND

Google

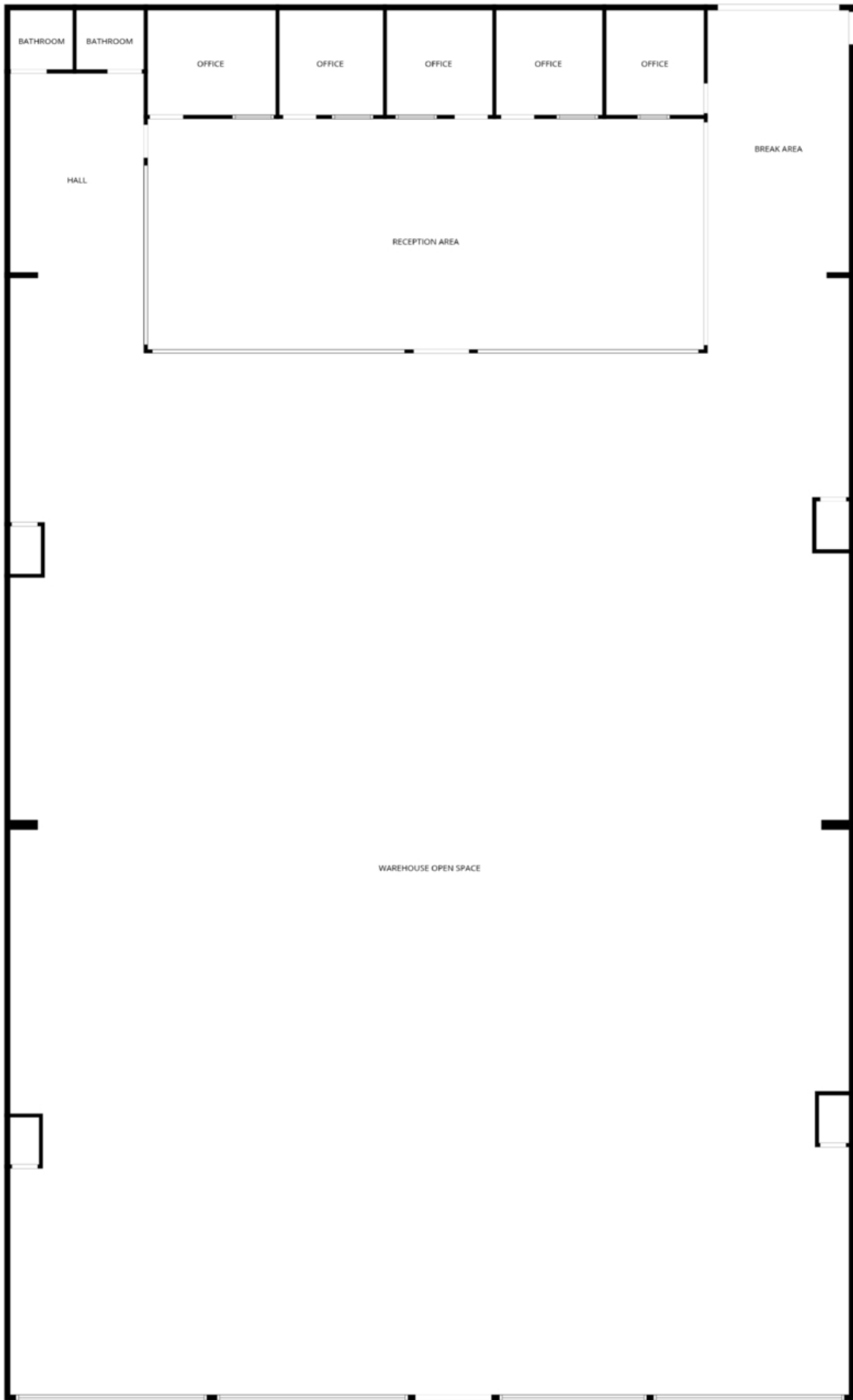
**BUILDING 1 EXTERIOR**



**BUILDING 1 INTERIOR**



**BUILDING 1 FLOOR PLAN 10,800 SF**



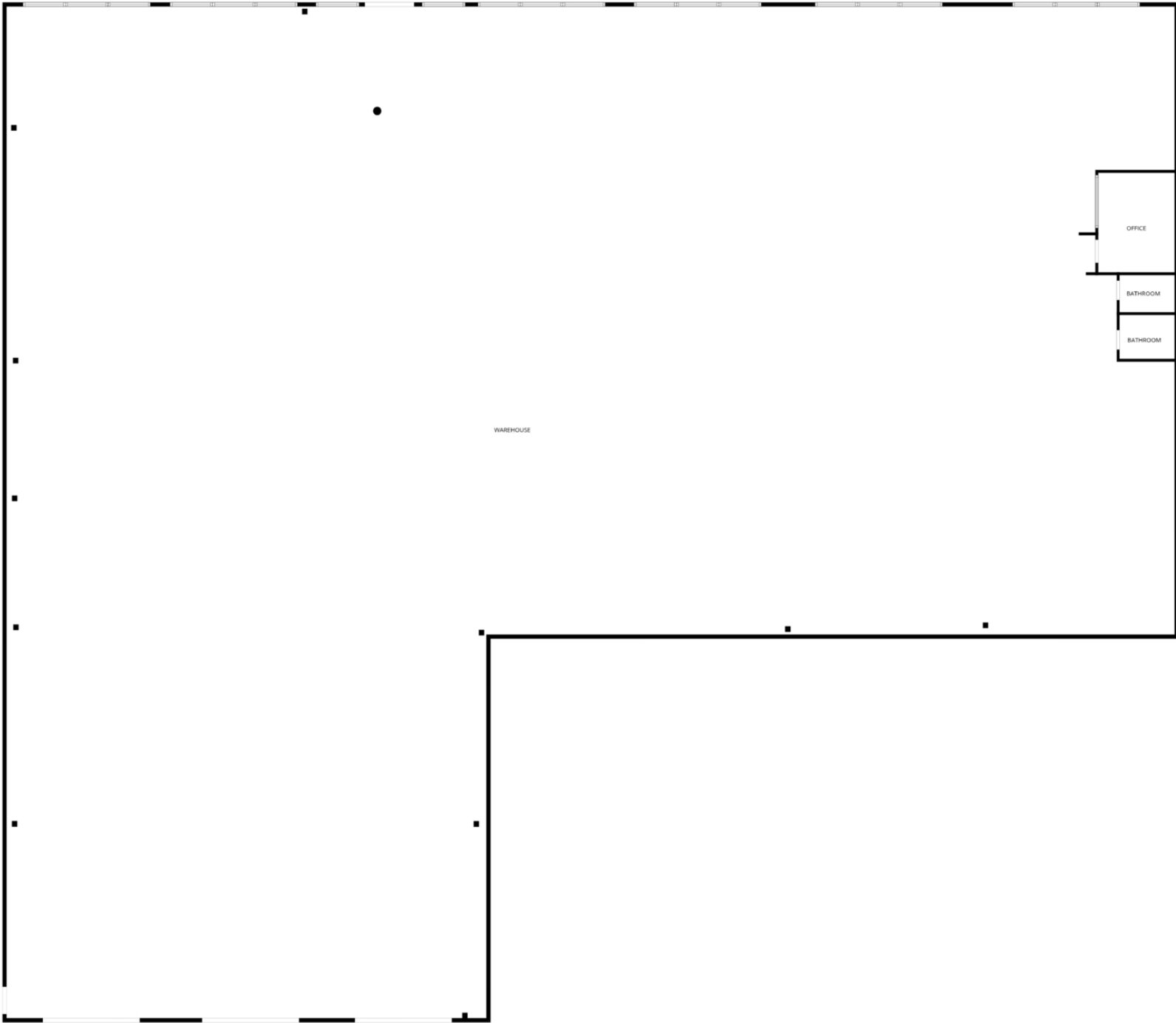
**BUILDING 2 EXTERIOR**



**BUILDING 2 INTERIOR**



**BUILDING 2 FLOOR PLAN - 15,940 SF**

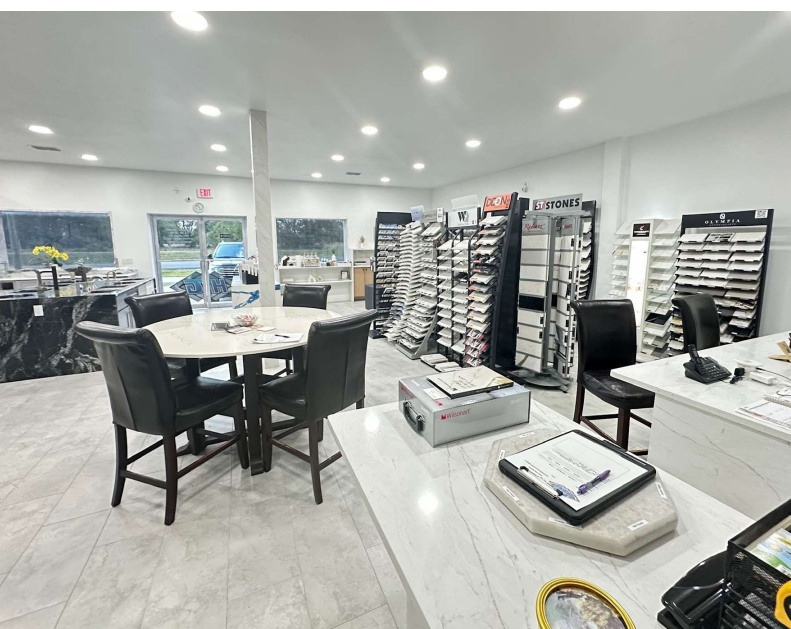
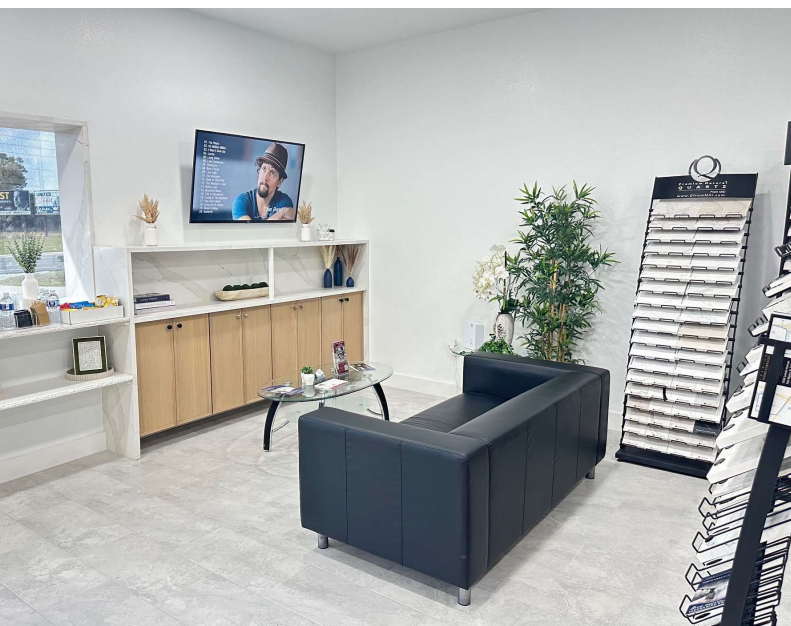


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**BUILDING 3 EXTERIOR**



**GRANITE STORE - INTERIOR - TENANT OCCUPIED**



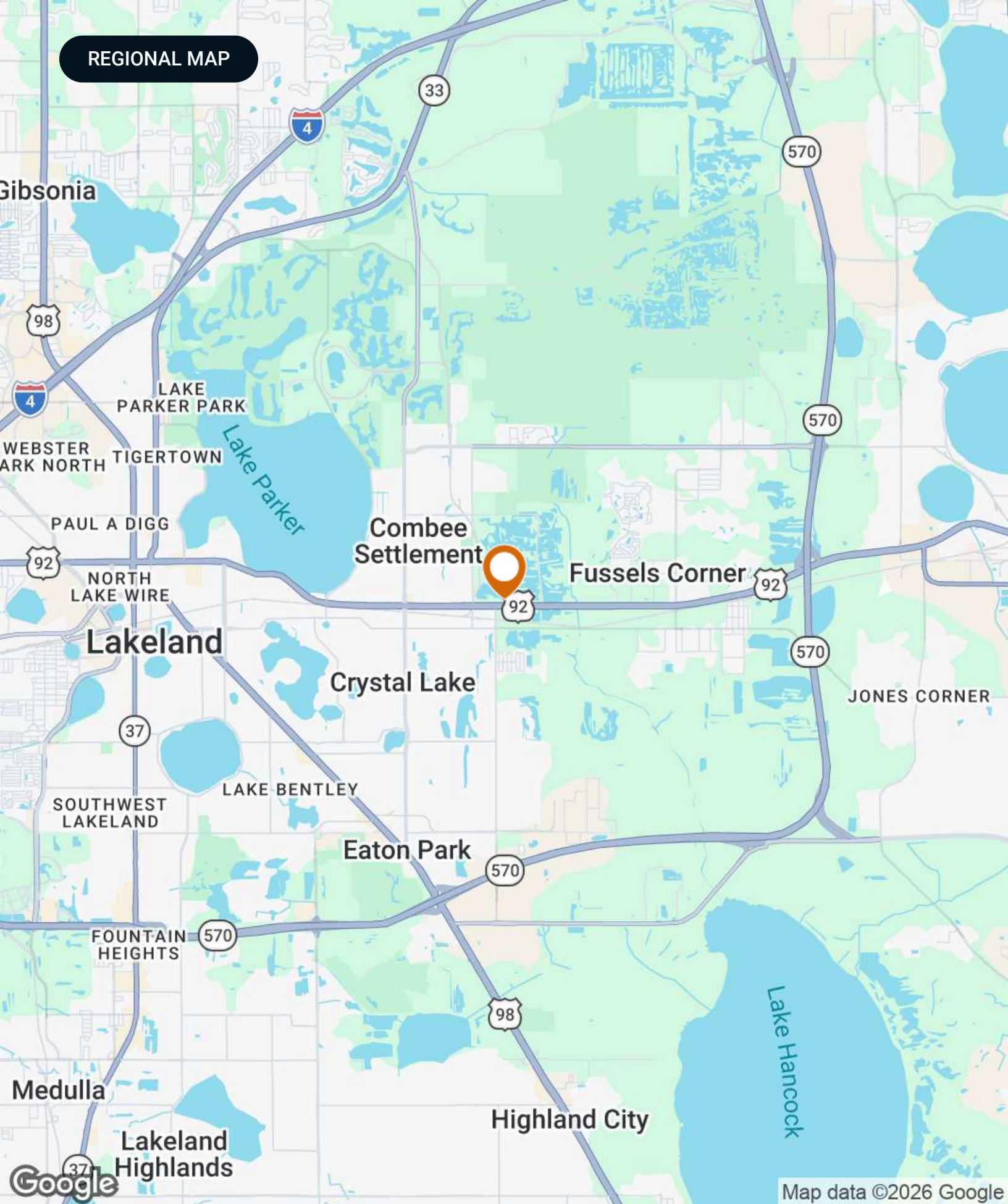
GRANITE STORE - WAREHOUSE - TENANT  
OCCUPIED



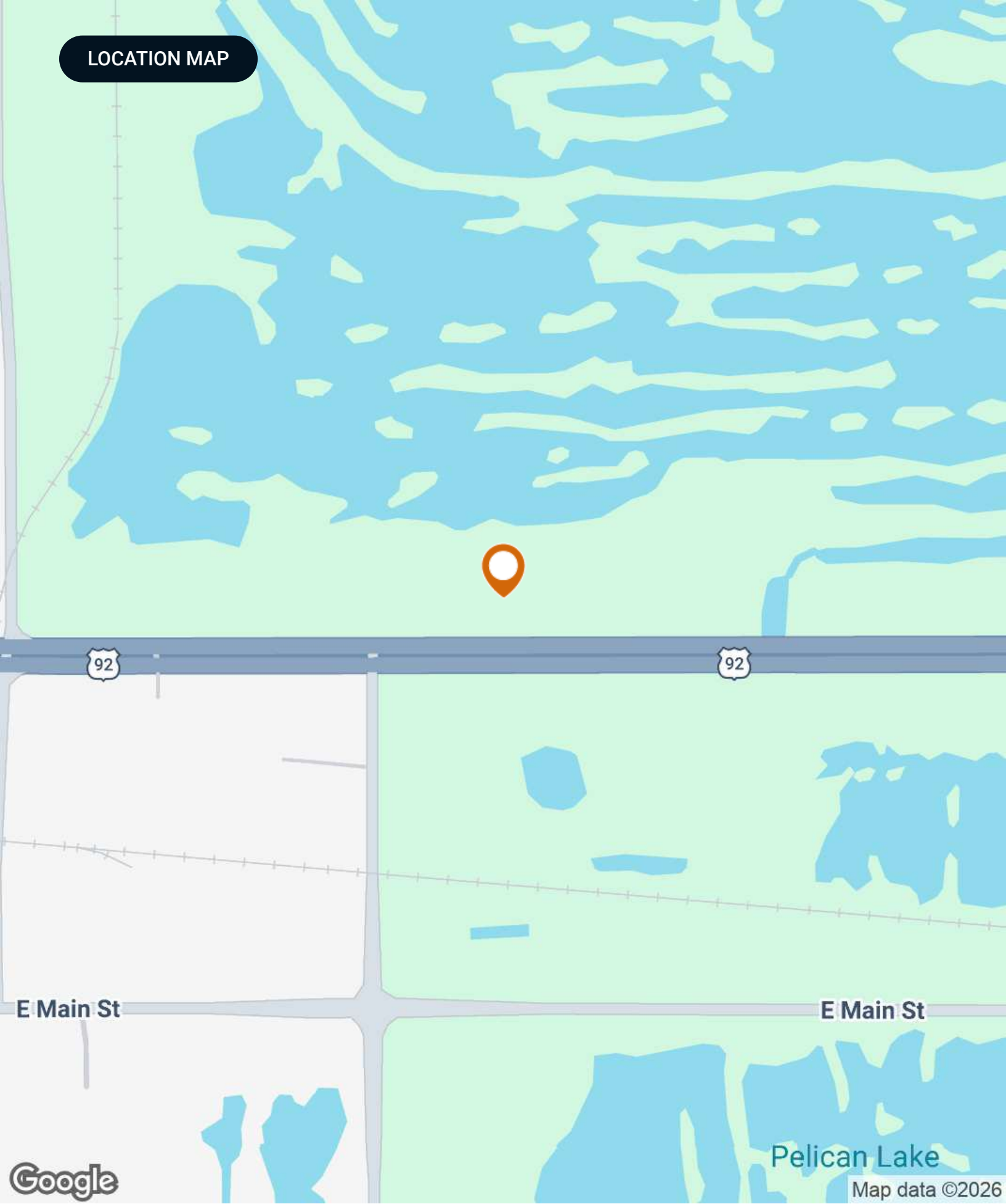
GRANITE STORE FLOOR PLAN -3,800 SF



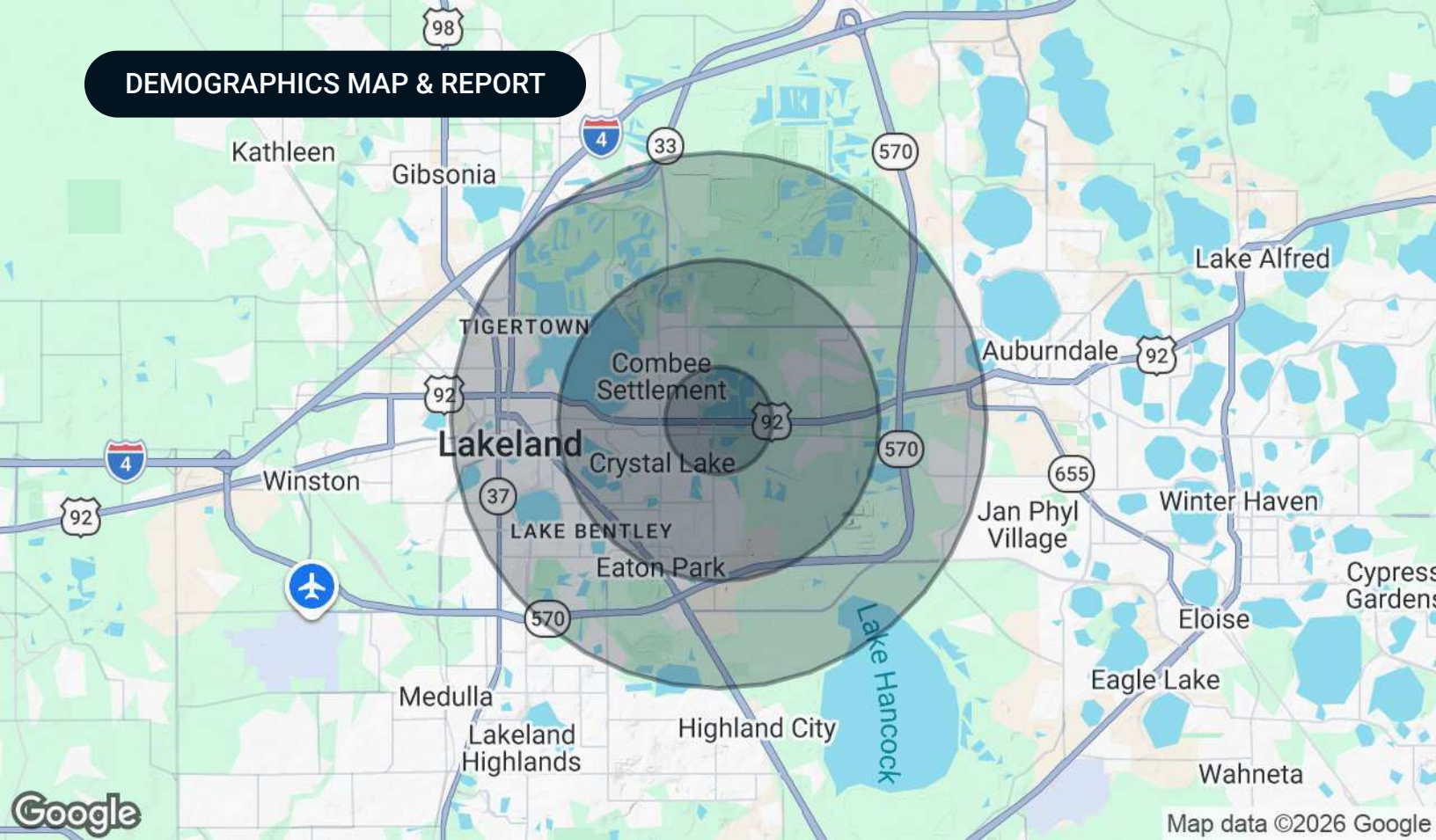
REGIONAL MAP



LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	3 Miles	5 Miles
Total Population	1,985	29,360	84,601
Average Age	41.8	38	38.7
Average Age (Male)	44.2	37	36.8
Average Age (Female)	38.9	37.9	39.5

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	764	10,632	31,568
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$57,748	\$63,643	\$77,845
Average House Value	\$192,987	\$150,631	\$209,385

2023 American Community Survey (ACS)



## Lakeland

### POLK COUNTY

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.

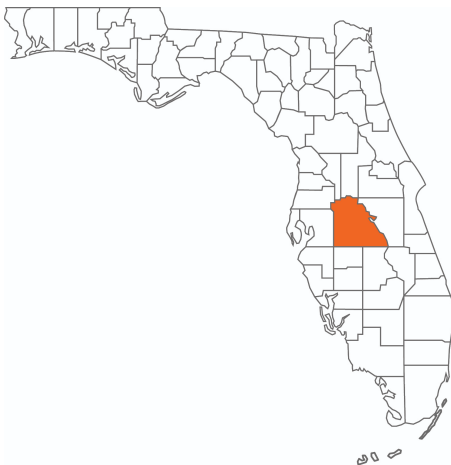
<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

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.

<b>Major Employers</b>	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts	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.
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## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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.



### Craig Morby

Senior Advisor

[craig@saundersrealestate.com](mailto:craig@saundersrealestate.com)

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

## Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



### Eric Ammon, CCIM

Senior Advisor

[eric@saundersrealestate.com](mailto:eric@saundersrealestate.com)

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

## Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## Memberships

Certified Commercial Investment Member



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LAND



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AUCTIONS



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VALUATIONS

**A LEGACY OF EXCELLENCE**

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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