

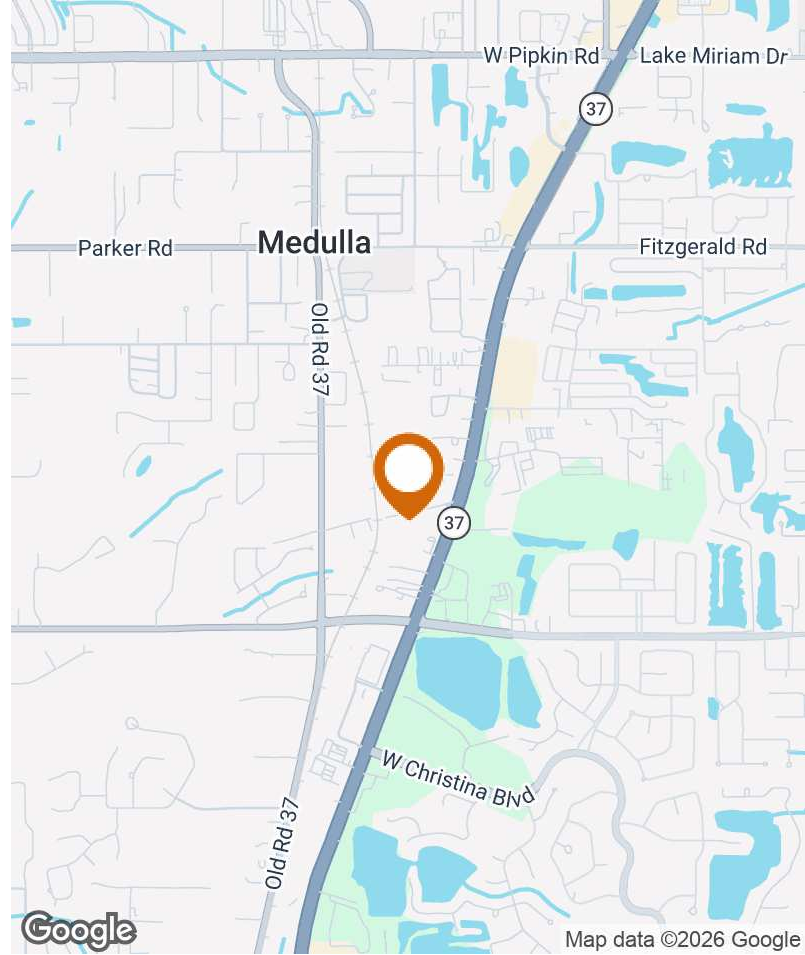
Signature Commercial Development Site S. Florida Avenue

6021 S Florida Ave , Lakeland, Florida 33813

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,270,000
Lot Size	5.45 AC
Number of Parcels:	1
Zoning:	LCC Linear Commercial Corridor, Unincorporated Polk County
Parcel ID's:	23-29-13-000000-041010
AADT:	37,500 Vehicles Per Day
Utilities:	Lakeland Electric - Water and Electric. Polk County sewer.
Short Term Tenants:	Shed 4 Less, Lakeland Beach Tennis

Property Overview

Rarely does an opportunity of this scale become available along South Florida Avenue, one of Lakeland's premier commercial corridors. Encompassing approximately 5.45 acres with 326 feet of frontage and exposure to more than 37,500 vehicles per day, this property represents one of the last significant commercial redevelopment opportunities in the rapidly growing South Lakeland market.

Positioned within Polk County's LCC (Linear Commercial Corridor) zoning district, the site offers a broad range of commercial uses, including neighborhood retail, medical office, hospitality, restaurants, mixed-use development, professional office, automotive services, and other high-demand commercial concepts.

The property benefits from public water and sewer, extensive existing paved parking, multiple access points, and a strategic location surrounded by established residential communities, national retailers, restaurants, healthcare providers, and some of Lakeland's strongest demographic growth. Convenient access to the Polk Parkway further enhances regional connectivity to both Tampa and Orlando.

Unlike many redevelopment sites, the property currently generates interim rental income through two short-term tenants, allowing a purchaser to offset holding costs while pursuing planning, entitlements, and future development.

Whether envisioned as a mixed-use commercial center, medical campus, hospitality destination, or flagship retail development, this offering provides the size, location, visibility, infrastructure, and zoning flexibility sought by today's developers and investors.

With large commercial sites along South Florida Avenue becoming increasingly scarce, this represents an exceptional opportunity to secure a premier development site in one of Central Florida's most desirable growth corridors.

COMPLETE HIGHLIGHTS

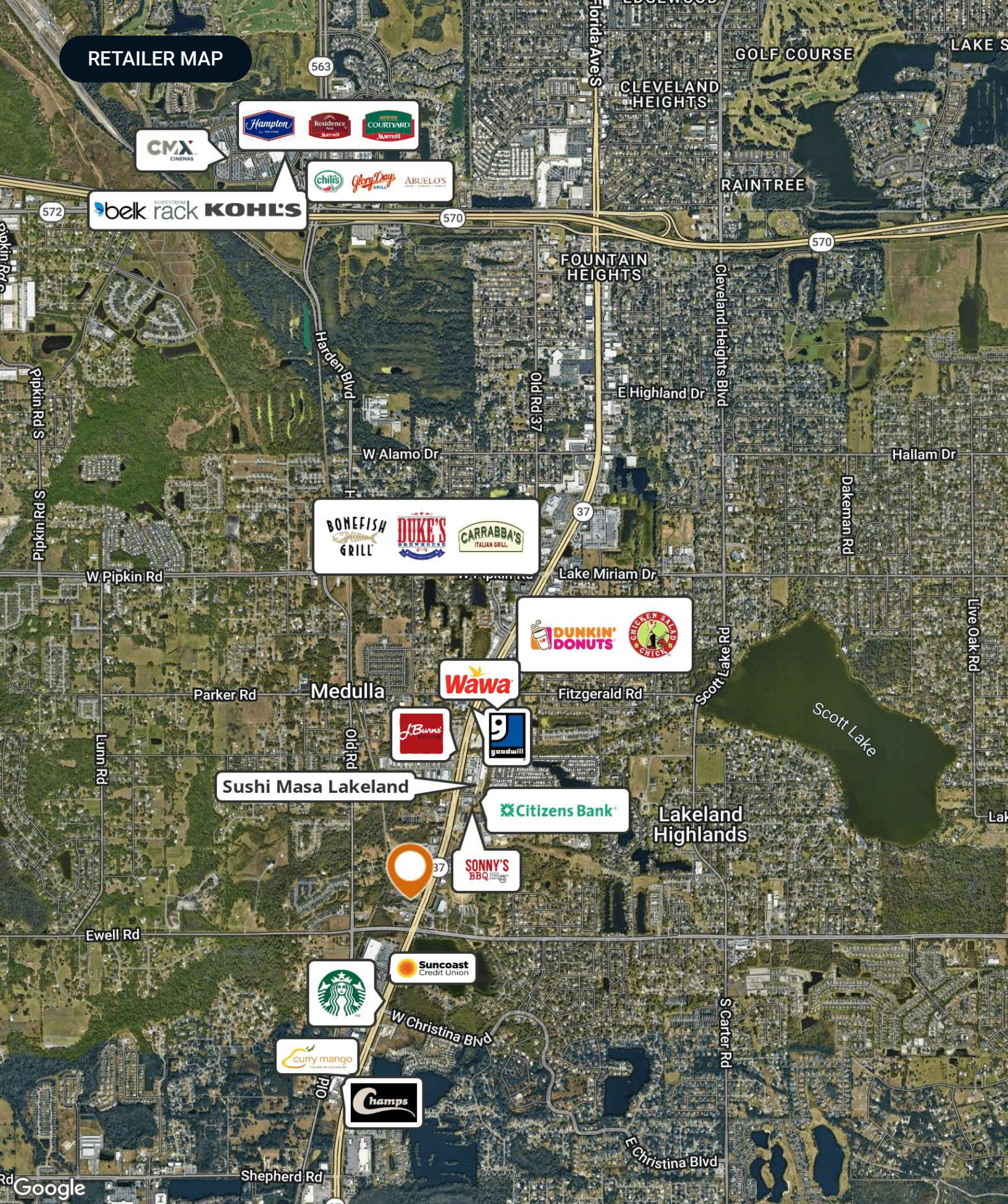


Property Highlights

- One of South Lakeland's Last Large Commercial Redevelopment Opportunities
- 1 Parcel Totaling 5.45 Acres. Owner May Consider Splitting the Property.
- 326± Feet of Frontage on S. Florida Avenue.
- Exposure to 37,500 Vehicles Per Day.
- LCC (Linear Commercial Corridor) Zoning Allows a Broad Range of Commercial Uses
- Public Water and Public Sewer Available
- Outstanding Visibility and Accessibility Along Lakeland's Premier Commercial Corridor
- Surrounded by Established Residential Communities, National Retailers, Restaurants, and Medical Uses
- Existing Short-Term Tenants Provide Interim Income While Development Plans Are Pursued
- Existing Paved Parking and Multiple Access Points
- Ideal for Retail, Medical Office, Hospitality, Mixed-Use, Professional Office, or Other Commercial Development
- Owner Will Consider Dividing the Property or Exploring a Joint Venture/Development Partnership.



RETAILER MAP



AI RENDERING RETAIL STRIP PLAZA & STORAGE CENTER & MEDICAL PLAZA



PROPERTY AERIALS



CURRENT RENTS

Tenant Name	Rent	Deposit	Lease From	Lease To
Lakeland Beach Tennis	\$1,010	\$0.00	03/01/26	08/31/26
Shed 4 Less	\$5,010	\$5,000	11/01/26	10/31/26
TOTAL MONTHLY RENT \$6,020				



Lakeland

POLK COUNTY

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website lakelandgov.net

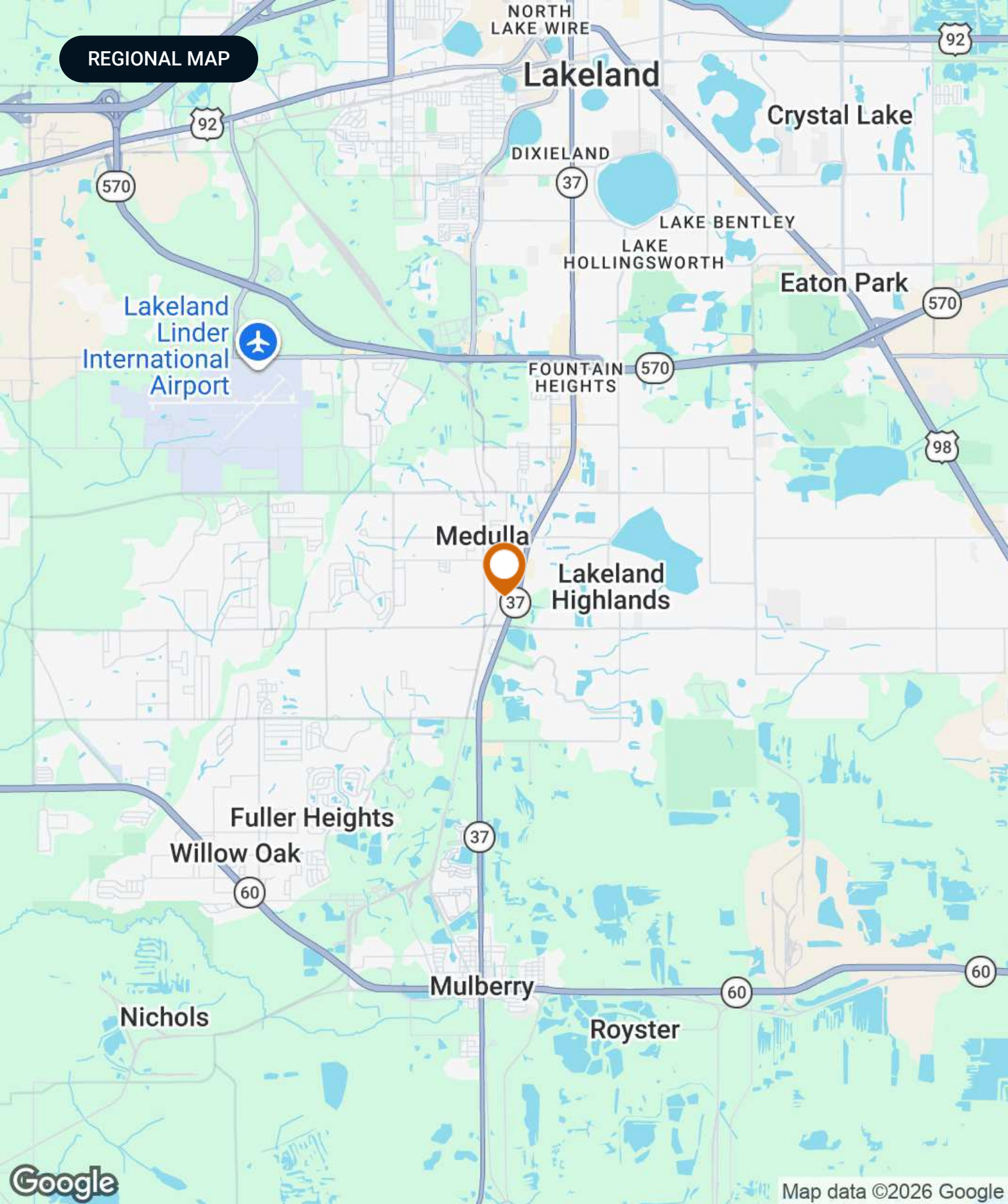
Major Employers

- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

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.

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.

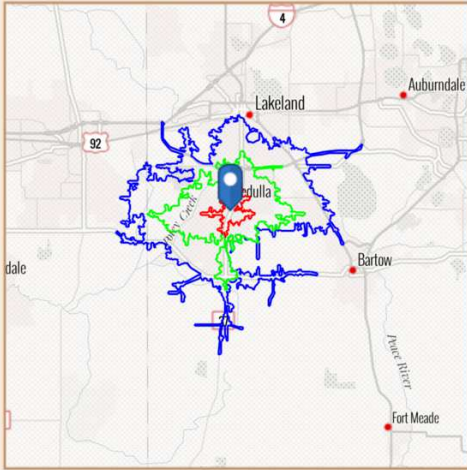


BENCHMARK DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

6021 S Florida Ave, Lakeland, Florida, 33813

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

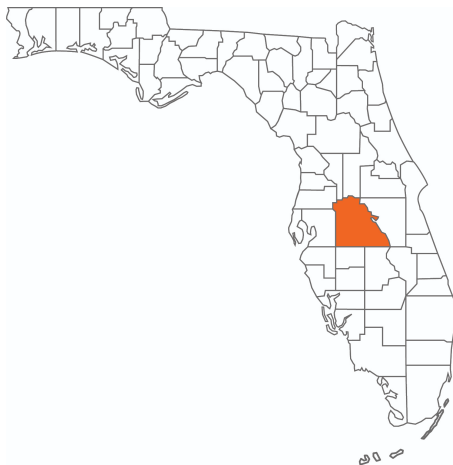


	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.01%	5.12%	5.37%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.37%	5.58%	5.72%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.75%	6.34%	6.20%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.43%	6.30%	6.31%	6.26%	6.26%	5.84%	6.47%
20 - 34	16.24%	17.36%	18.57%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.35%	25.92%	25.46%	24.12%	24.12%	24.41%	25.20%
55 - 74	25.59%	24.14%	23.28%	23.96%	23.96%	25.55%	22.82%
75+	9.33%	9.24%	9.11%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	4.8%	4.6%	5.9%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	5.1%	4.2%	4.5%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	5.9%	4.2%	5.2%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	8.6%	9.4%	9.5%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	19.2%	17.9%	18.0%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	16.2%	14.1%	14.4%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	16.6%	22.6%	22.0%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	12.1%	11.5%	10.4%	8.1%	8.1%	8.7%	9.8%
\$200,000+	11.7%	11.6%	10.1%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	3,776	57,387	133,468	822,142	822,142	23,027,836	339,887,819
Daytime Population	5,586	54,173	123,268	782,956	782,956	22,846,618	338,218,372
Employees	1,734	26,853	62,033	334,740	334,740	10,832,721	167,630,539
Households	1,483	22,434	52,286	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.55	2.56	2.53	2.57	2.57	2.43	2.50
Median Age	42.9	42.0	40.9	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	341,892	370,050	358,678	319,676	319,676	416,969	370,578
Owner Occupied %	72.2%	77.2%	73.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	27.8%	22.8%	26.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	1,569	23,567	56,091	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$83,295	\$90,810	\$85,120	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$45,636	\$46,389	\$43,501	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$308,915	\$354,277	\$297,176	\$224,923	\$224,923	\$253,219	\$228,144



Polk County

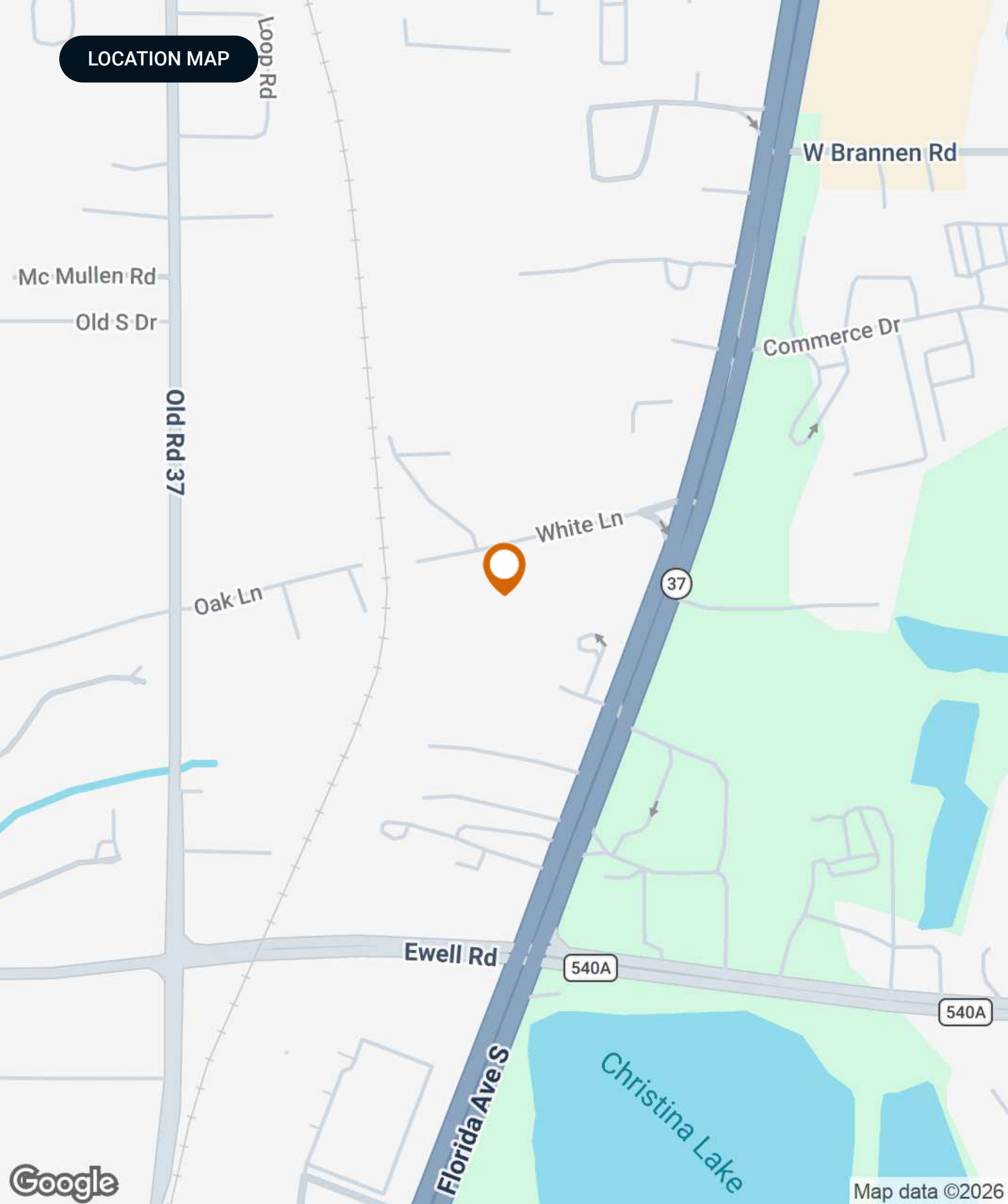
FLORIDA



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.

LOCATION MAP





Craig Morby

Senior Advisor

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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

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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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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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