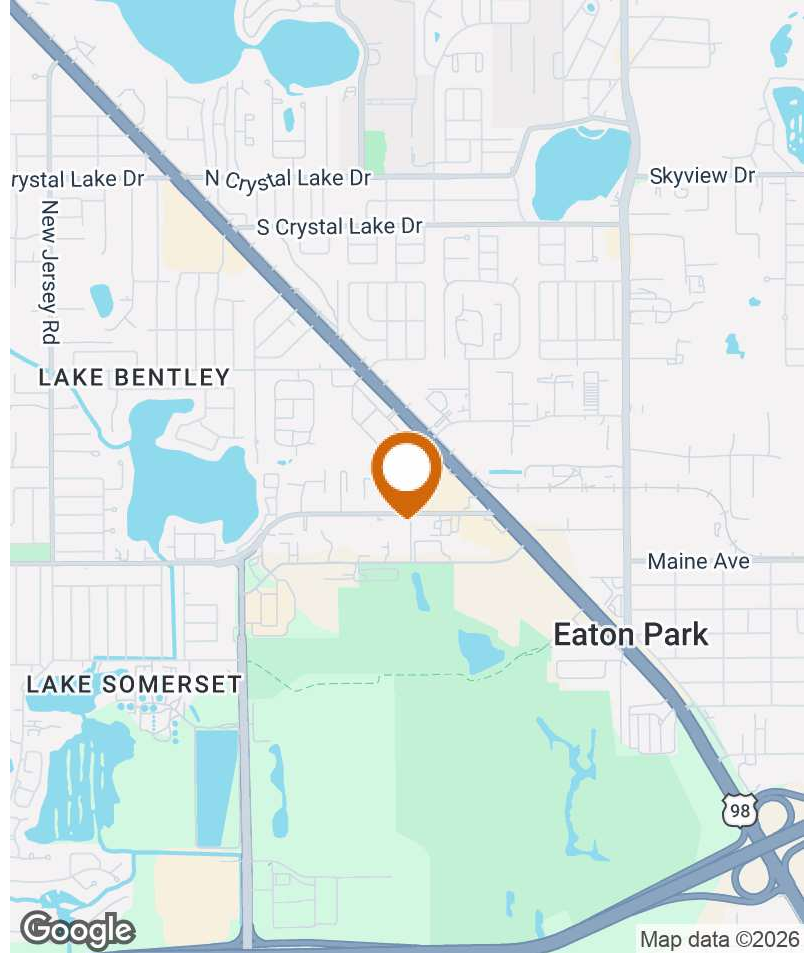


FOR LEASE
Retail Showroom & Warehouse
11,000+ SF in South Lakeland

2205 E Edgewood Dr, Lakeland, Florida 33803

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

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$17 SF/yr (NNN)
NNN Expenses:	\$2.00 PSF
1st Floor Building Size:	10,536 SF
2nd Floor Office Space	750 SF
Property ID:	24-28-28-244000-006003
Utilities:	Lakeland Electric Water, Sewer and Electric
Zoning:	C-2, City of Lakeland
Traffic Count:	19,000 Vehicles Per Day
Parking Spaces:	18

Property Overview

We are pleased to present this exceptional 11,000+ SF retail and commercial space along one of Lakeland's established and well-traveled thoroughfares. Formerly occupied by a granite retailer, the property offers an expansive, flexible layout with a combination of showroom, warehouse, office, and support space.

The main showroom features polished concrete floors, approximately 11-foot drop ceilings, two well-appointed bathrooms, and a functional kitchen area suitable for both employees and guests. This open floor plan provides significant flexibility.

At the rear of the building is approximately 4,000 SF of air-conditioned warehouse space with an open layout, 14-foot clear height, and drop ceiling. The warehouse is served by two 12' x 12' ground-level roll-up doors, for loading and access.

Adding to the property's versatility is a second-floor, approx. 750 SF office space, featuring 3 private offices, which can be traditional office use or be configured as project rooms, conference space, or a boardroom. A full bathroom is also located on the second floor.

The property includes 12 parking spaces in the front of the building, along with an additional 6 spaces in the rear. Additional parking can be available.

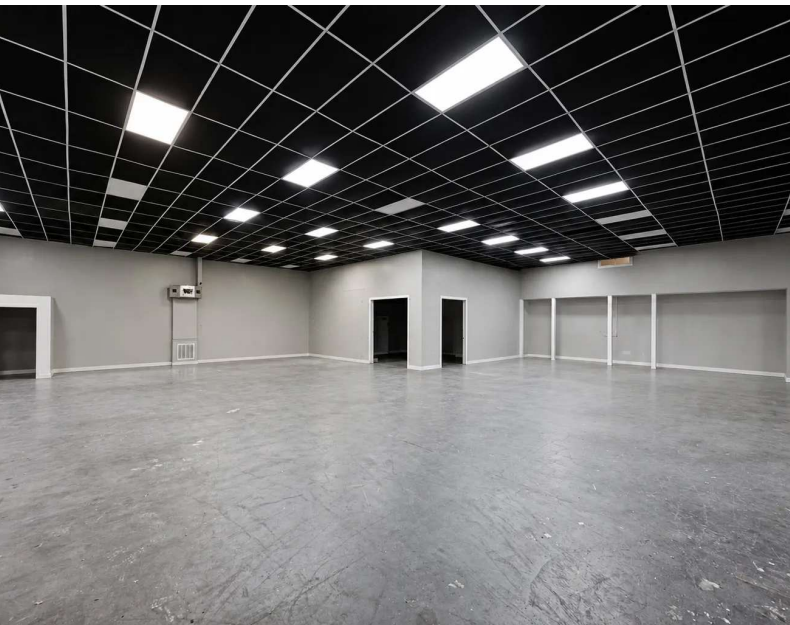
The location offers excellent connectivity, with convenient access to U.S. Highway 98 and the Polk Parkway. Downtown Lakeland and Lakeside Village are both approximately 10 minutes away, providing easy access to retail, dining, services, and the broader Lakeland market.

COMPLETE HIGHLIGHTS

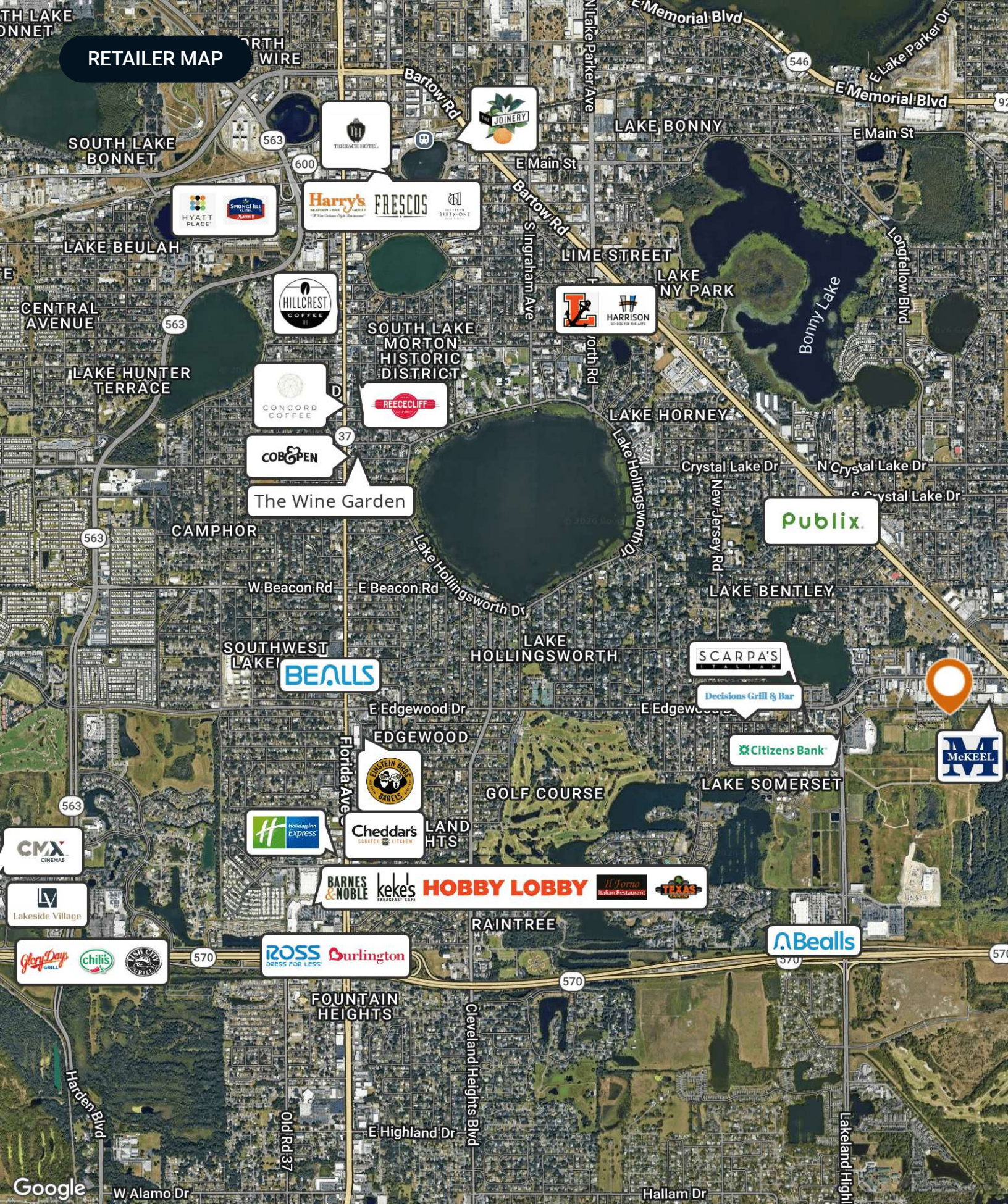


Property Highlights

- 11,000+ SF of exceptional retail/showroom and office space
- C-2 zoning offers excellent flexibility for a variety of uses, including retail, office, and warehousing.
- Mostly open floor plan with the front and middle portions configured primarily as showroom space.
- Well-appointed kitchen area featuring tile flooring, granite countertops, and two nicely finished bathrooms.
- Approx. 4,000 SF of fully air-conditioned rear space, featuring two 12' x 12' overhead doors for convenient loading and access.
- An additional bathroom can be added within the rear warehouse area, if desired.
- Bonus second-floor space includes approx. 750 SF, with three private offices that can also serve as meeting rooms, administrative space, or other flexible uses, plus an additional bathroom.
- 18 existing parking spaces, 12 located in front and 6 in the rear. Additional parking may be added if needed.
- High visibility and traffic exposure, with approximately 19,000 vehicles passing the property daily.
- Excellent location near US 98 and the Polk Parkway, providing convenient access to I-4 and surrounding areas.
- Just 10 minutes from Downtown Lakeland and 10 minutes from Lakeside Village.



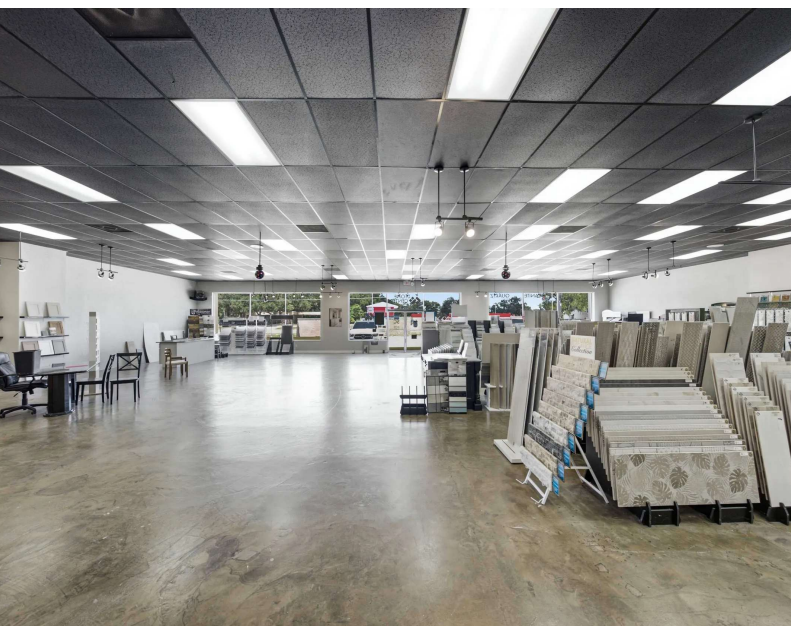
RETAILER MAP



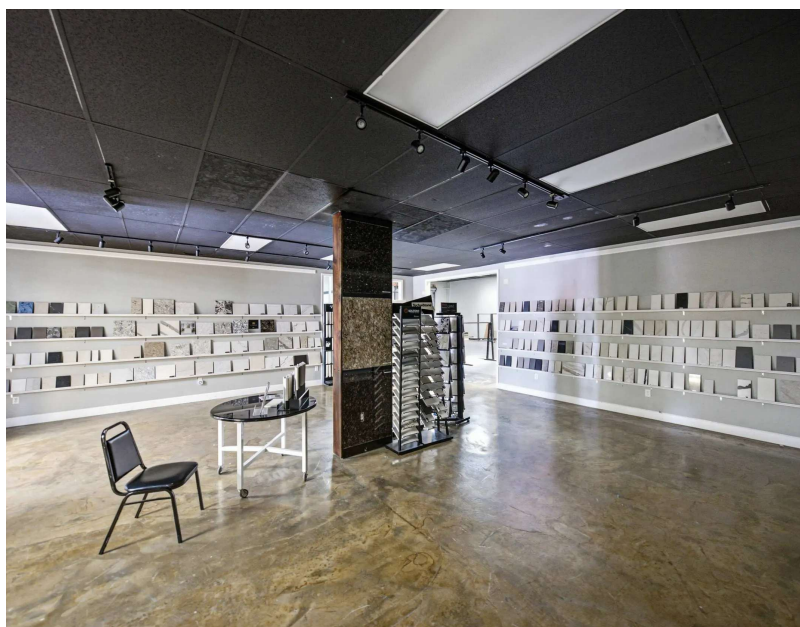
AERIALS



MAIN FLOOR



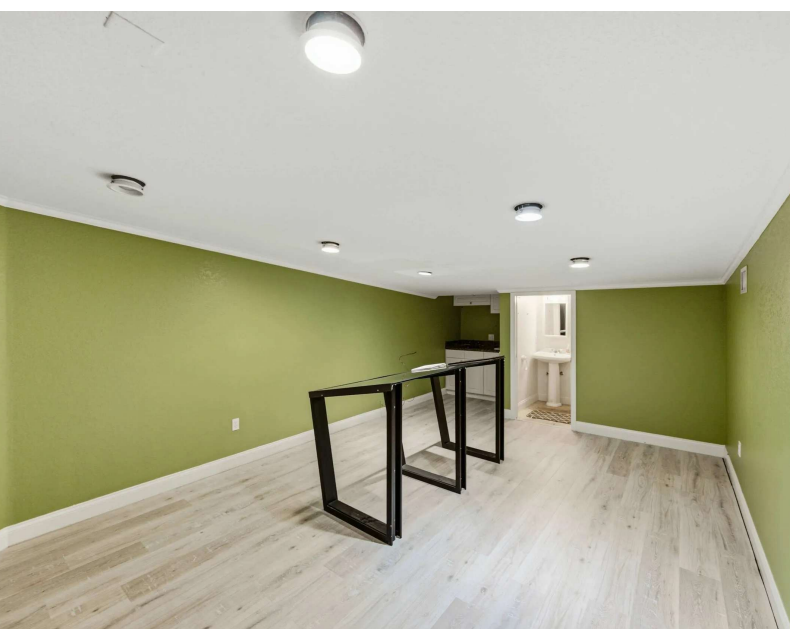
MAIN FLOOR



MAIN FLOOR WAREHOUSE SPACE



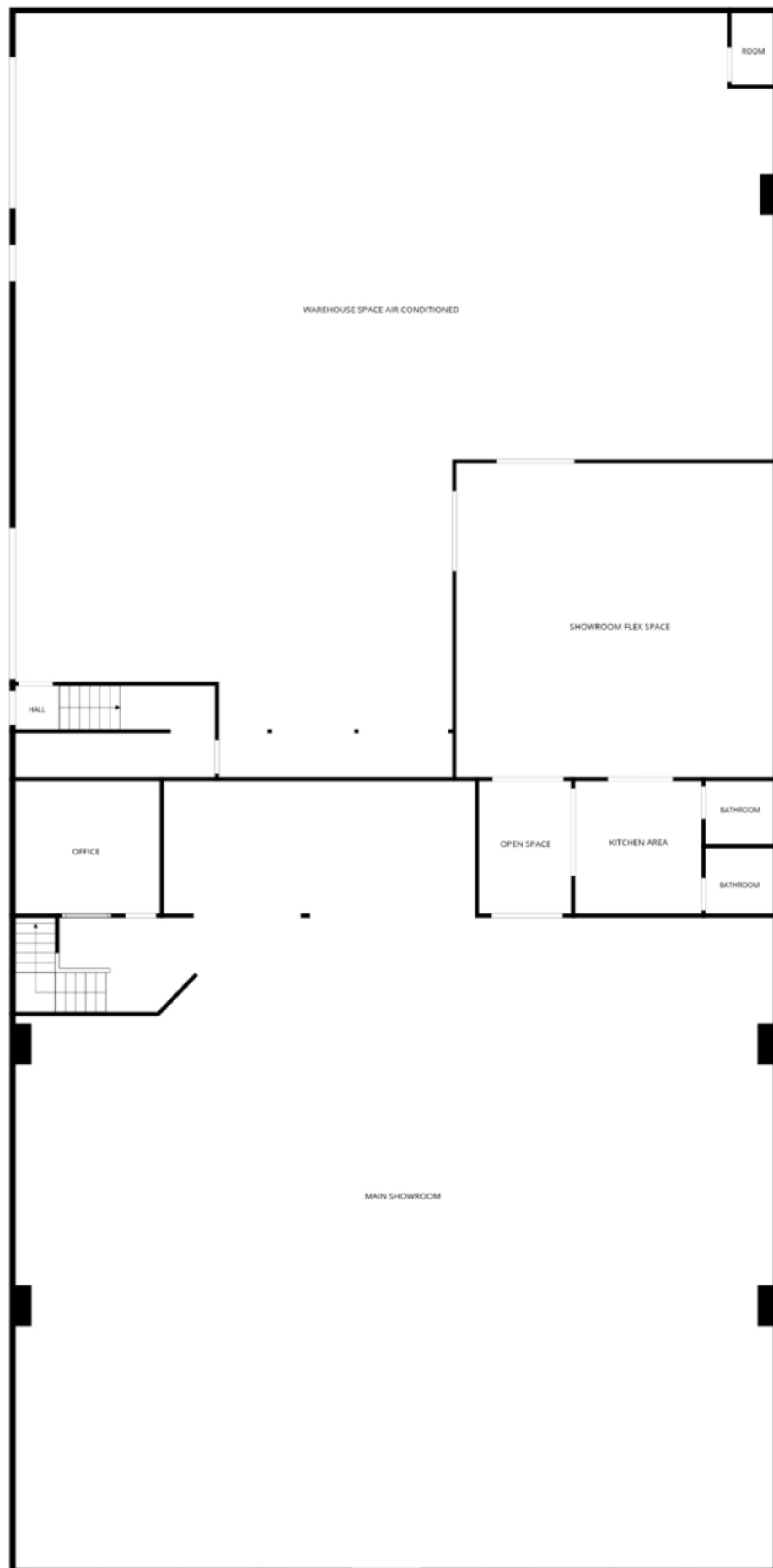
2ND FLOOR OFFICE SPACE



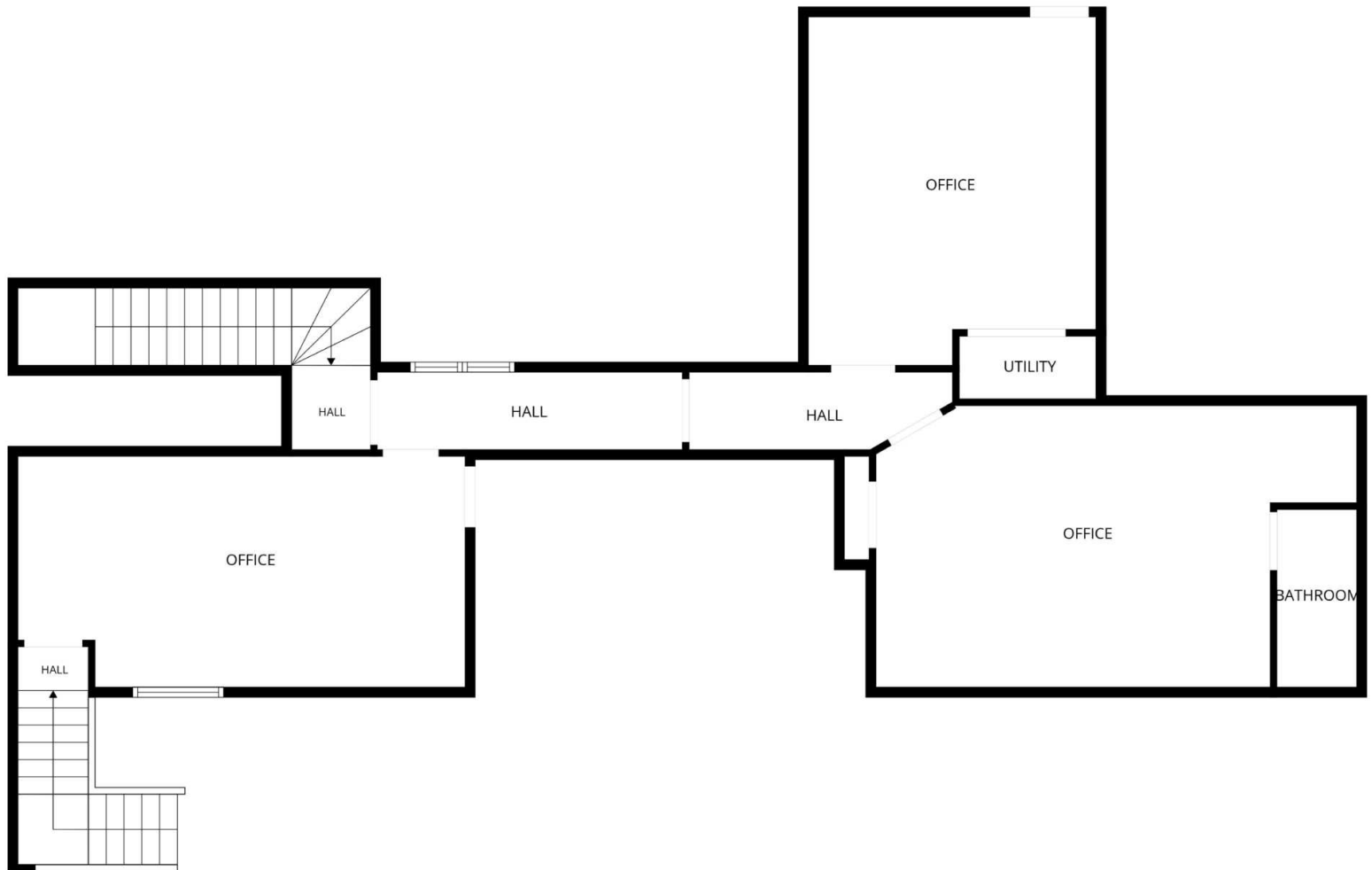
ADDITIONAL PHOTOS



FLOOR PLAN

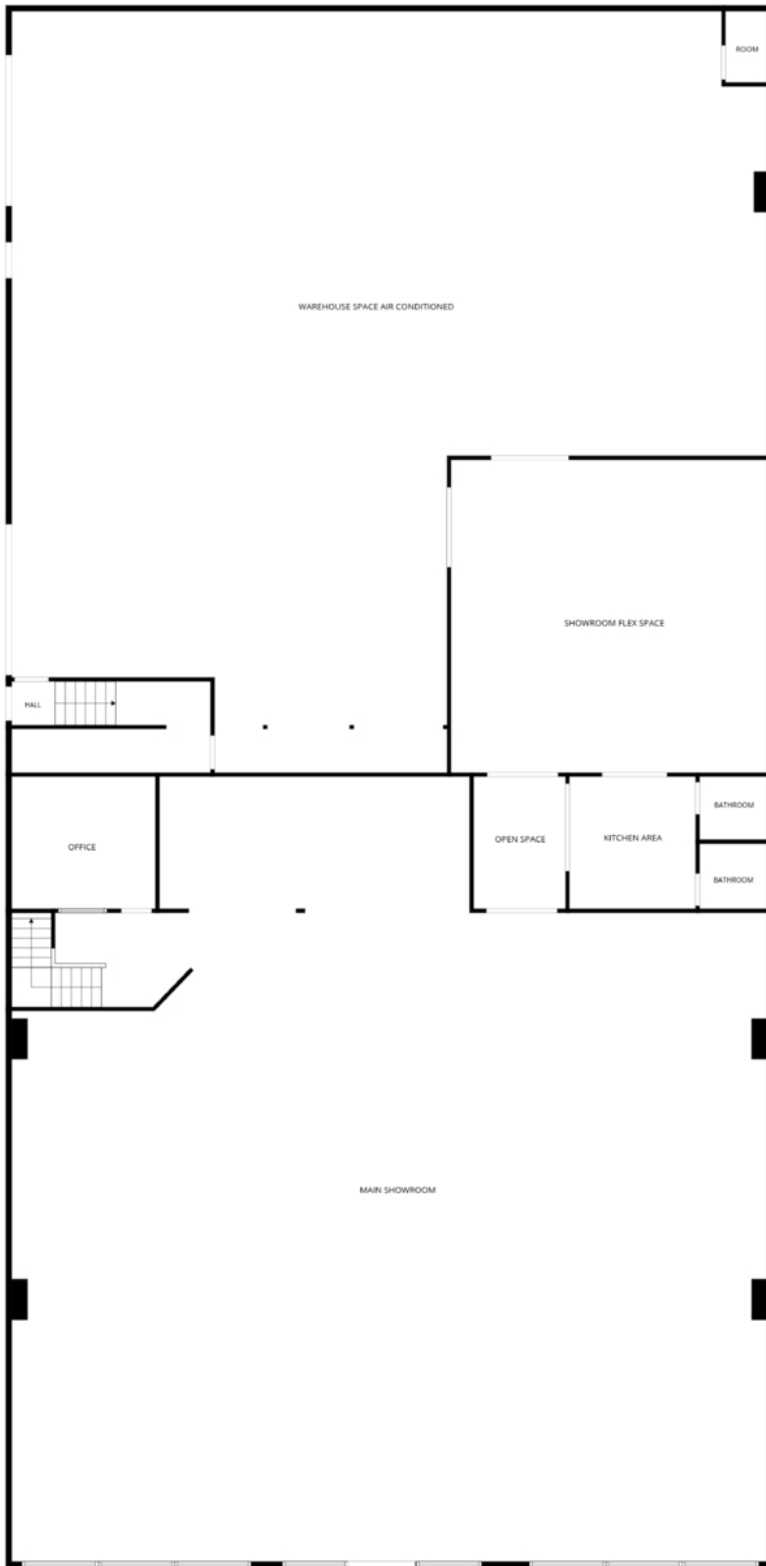


FLOOR PLAN

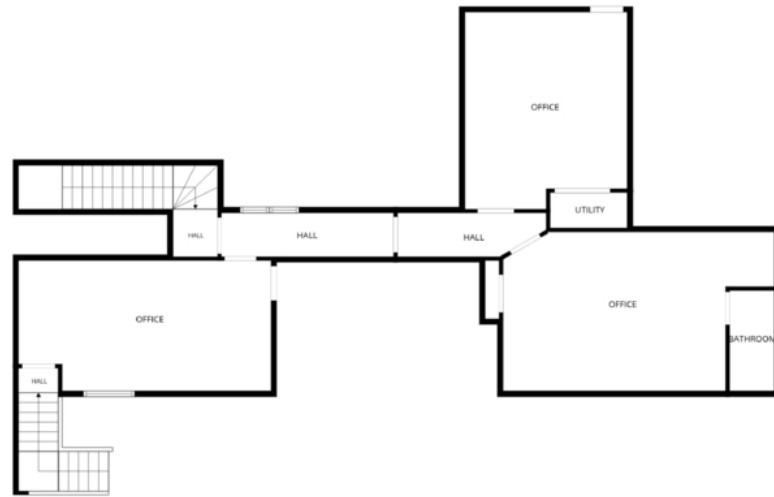


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN

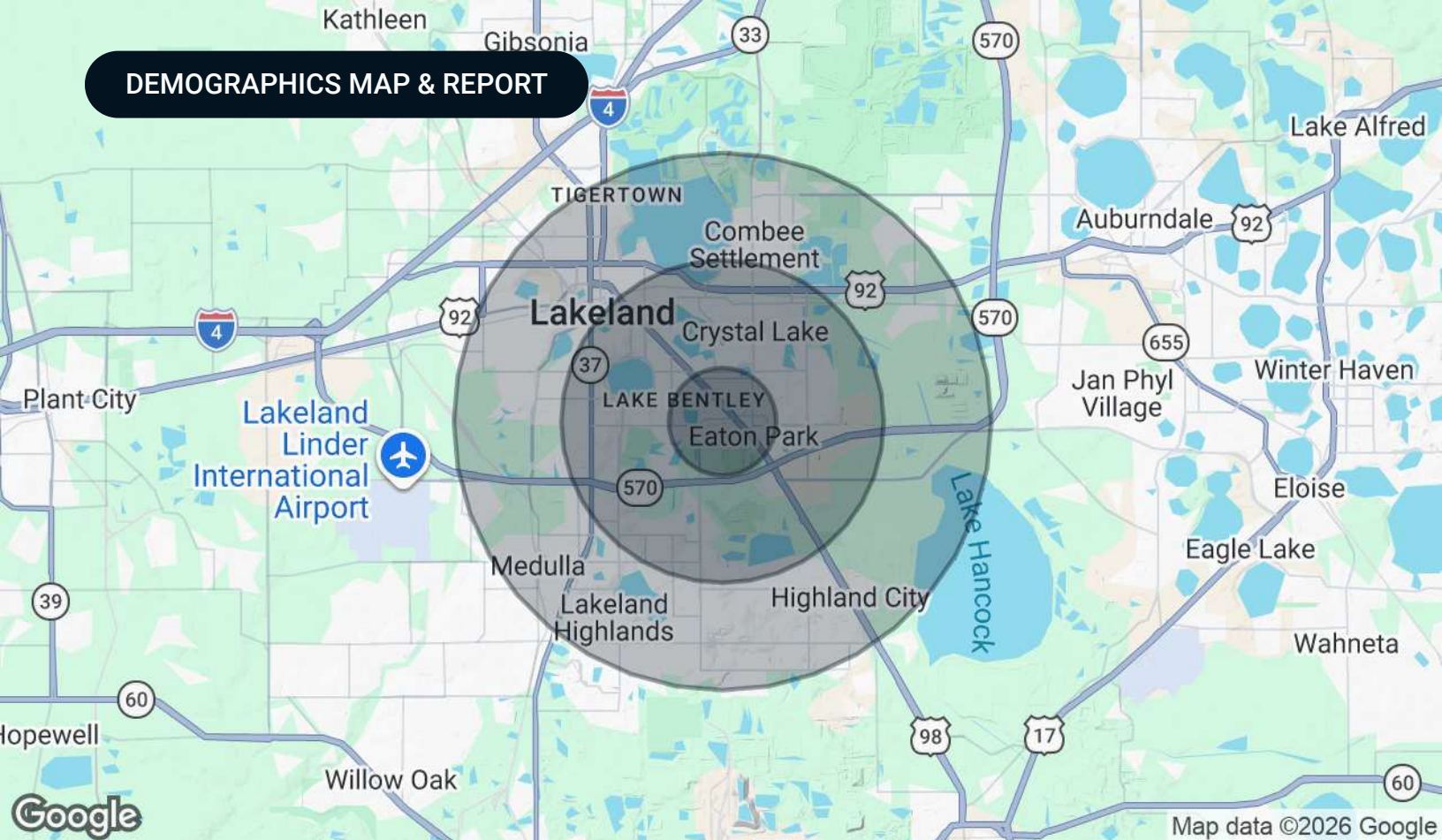


1st floor



2nd floor

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	8,262	58,623	128,766
Average Age	41.2	37.3	40
Average Age (Male)	38	36.5	38.5
Average Age (Female)	42.2	38.2	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,257	21,546	48,726
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$68,490	\$90,793	\$87,386
Average House Value	\$190,772	\$257,381	\$251,725

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.

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website lakelandgov.net

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.

Major Employers

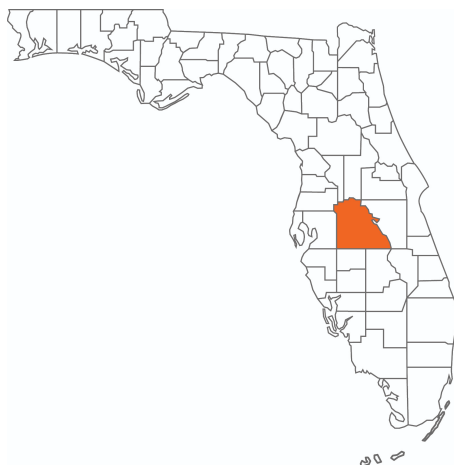
- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

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.



Polk County

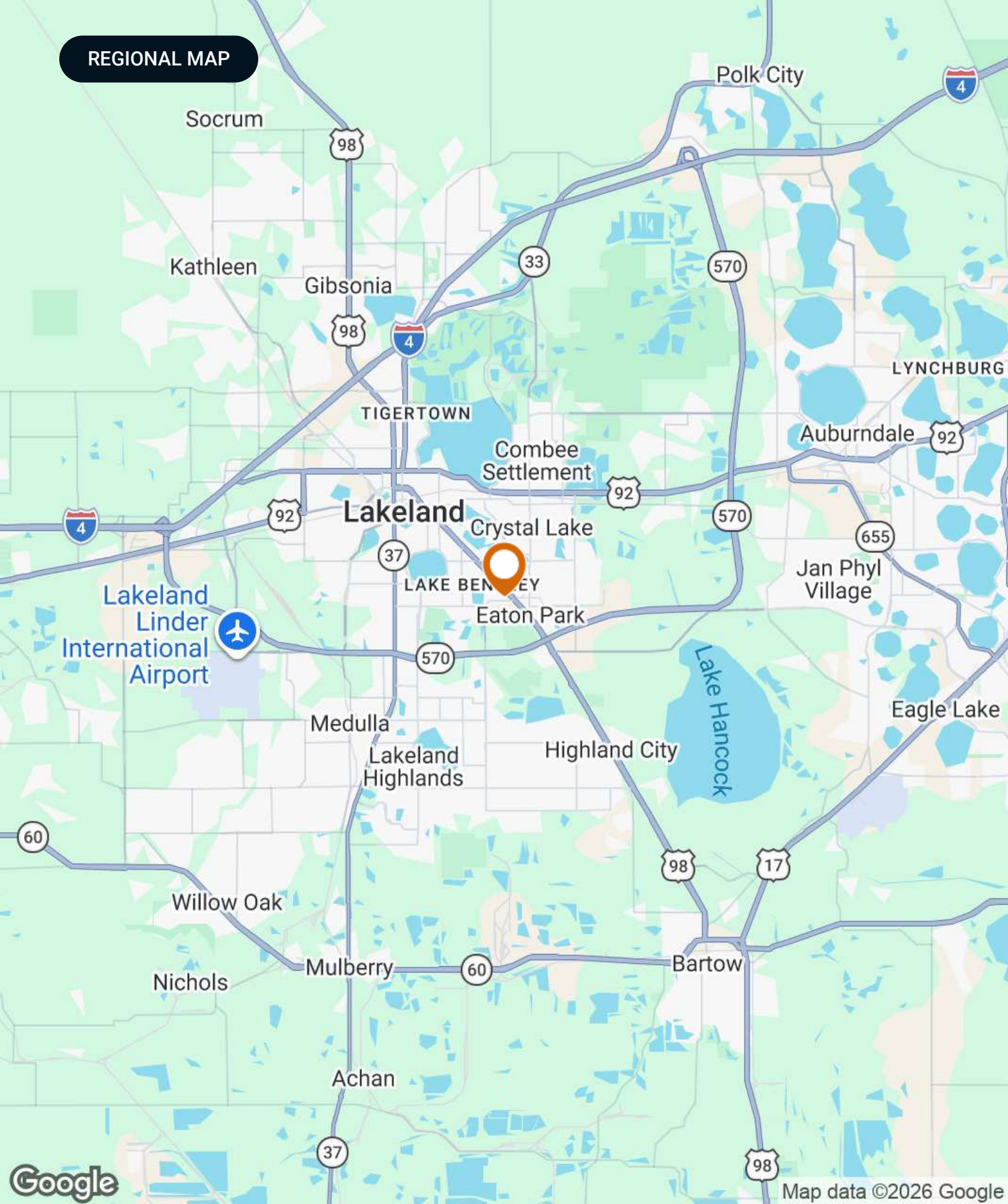
FLORIDA



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.

REGIONAL MAP



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.



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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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