

# Approx. 2 AC IOS & Parking - East Lakeland

4330 Maine Ave, Lakeland, Florida 33801

**Maine Ave**

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## PROPERTY SUMMARY



### Offering Summary

<b>Lease Rate:</b>	\$5,000 per month flat (MG)
<b>Lot Size:</b>	Approx. 2 Acres
<b>Zoning:</b>	IND, Unincorporated Polk County
<b>Parcel ID:</b>	24028-26-242500-004905
<b>Possible Uses:</b>	Truck parking, Lay down yard
<b>Security:</b>	24 Hour Access Locked Gate
<b>City:</b>	Lakeland
<b>County:</b>	Polk
<b>State:</b>	Florida

### Property Overview

This exceptional opportunity offers almost 2 acres of cleared, dry, and secure storage, parking or laydown yard space. Ideal for a trucking company, general storage, or other commercial uses.

The parking and storage area begins just past the mid-house point on the shared driveway, providing separation and privacy for your operation. The property has a manual security gate with 24 hour access.

Water and electric are available at the site if needed, and will be billed on a prorated basis with the landlord.

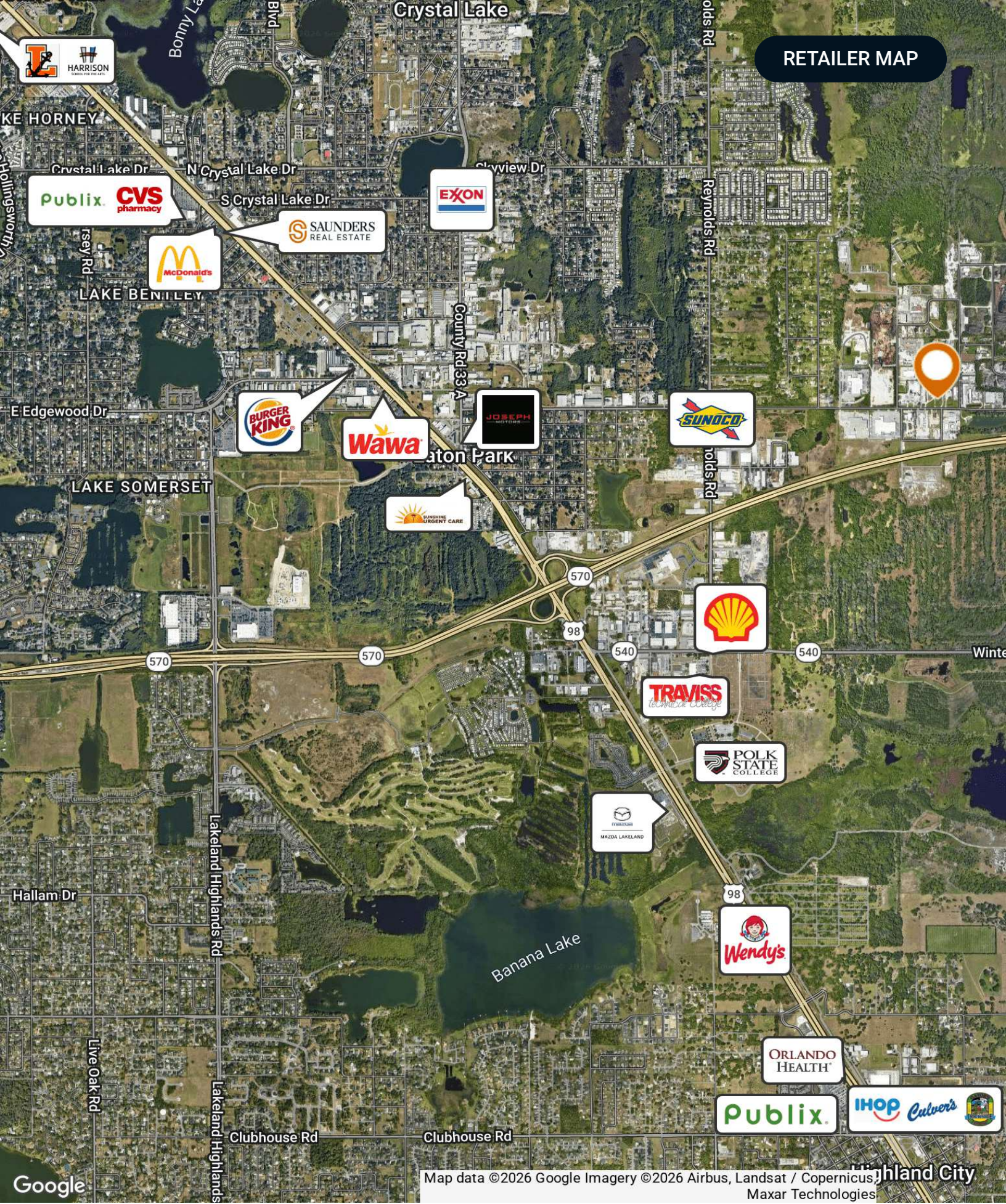
Zoned IND (Intense Industrial) by Unincorporated Polk County, which accommodates a wide range of uses, including the uses noted above.

\*\*\* NOTE - THIS IS A SHARED PROPERTY WITH THE OWNER/LANDLORD \*\*\*

### Property Highlights

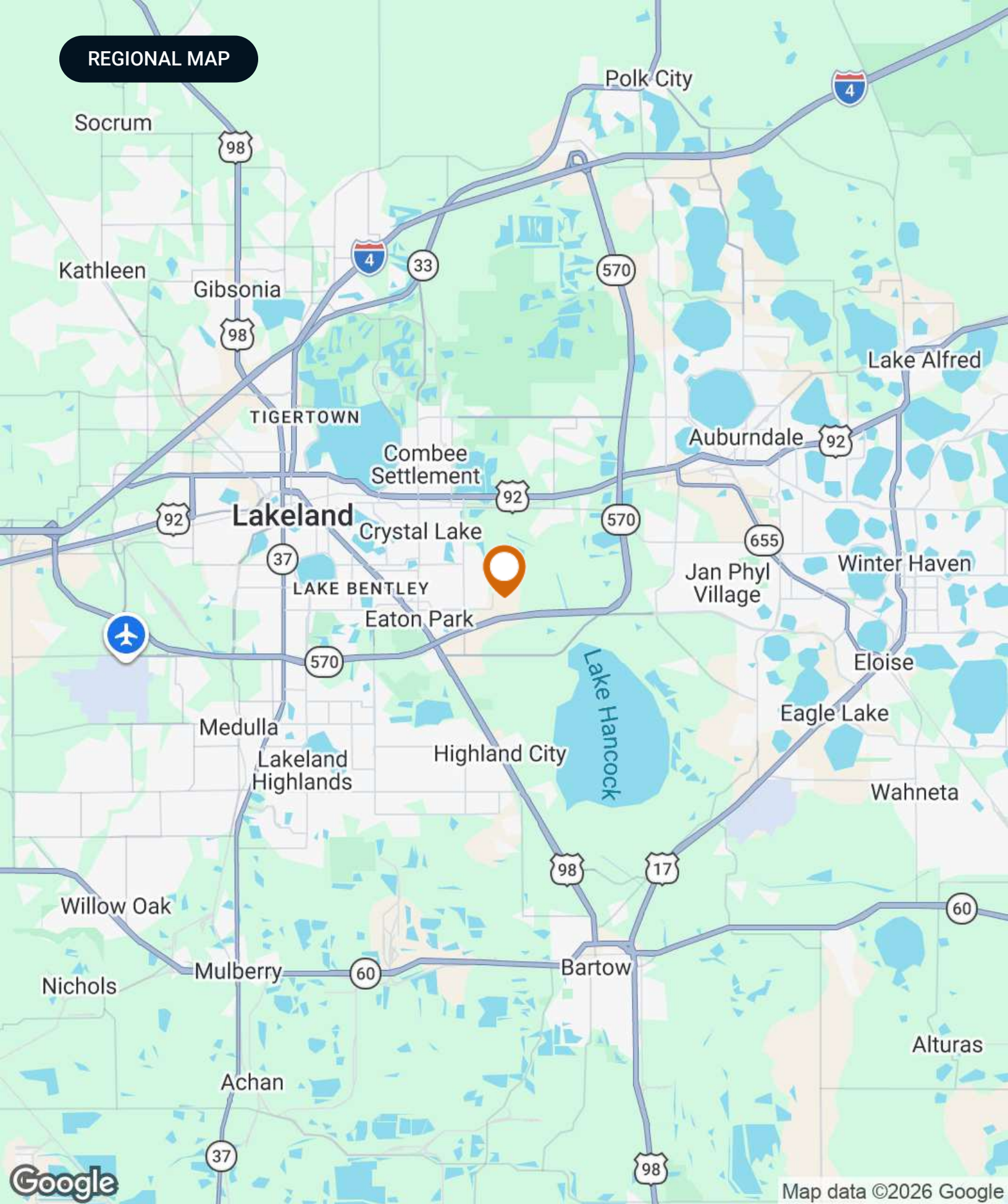
- 2 Acres of laydown IOS and truck parking space
- Shared entrance with security gate
- Electric and water available, if needed

RETAILER MAP

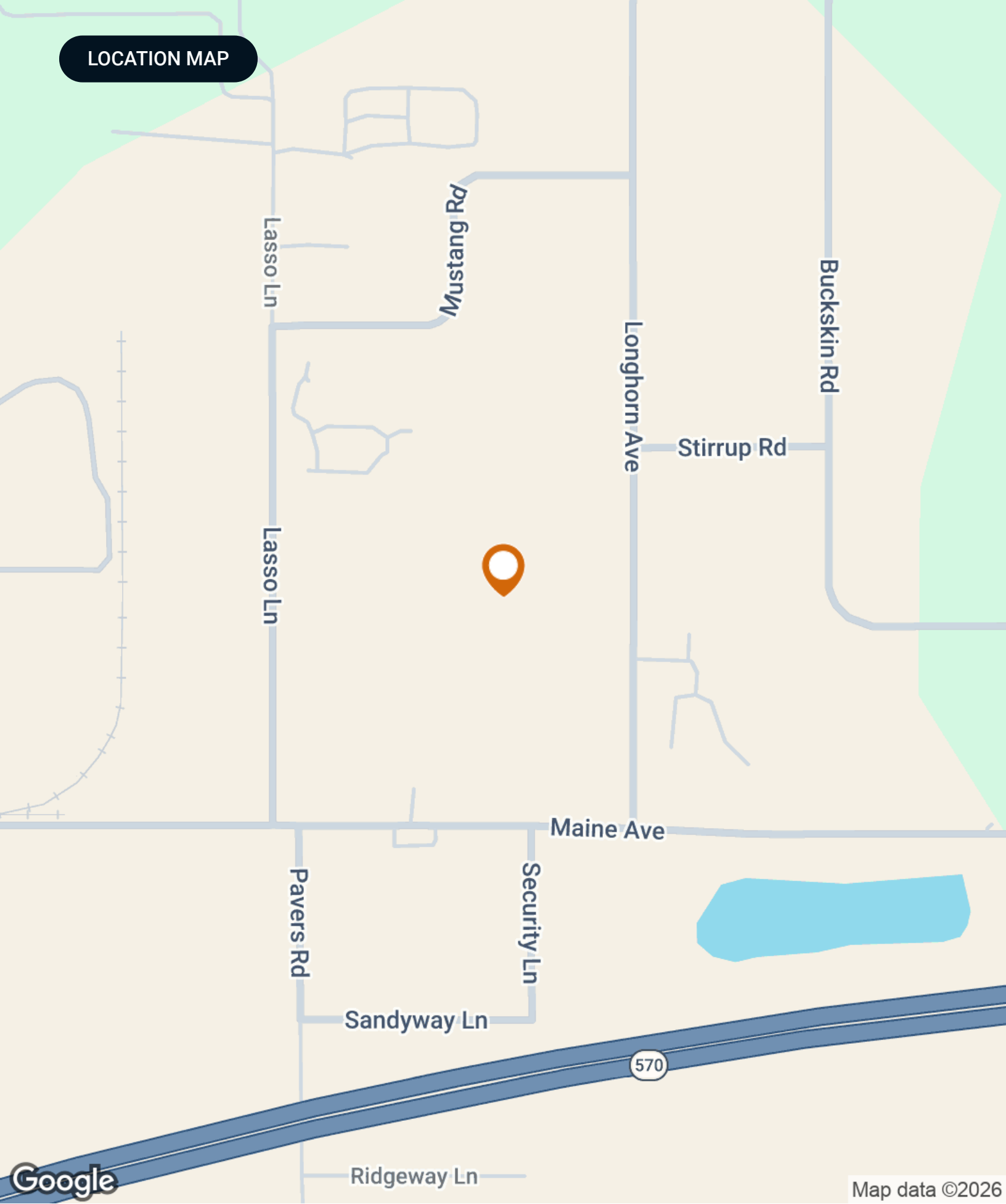


Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Inghland City Maxar Technologies

REGIONAL MAP



LOCATION MAP



Google

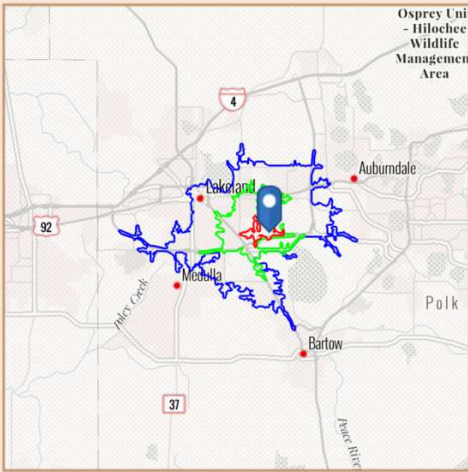
Map data ©2026

# BENCHMARK DEMOGRAPHICS

## BENCHMARK DEMOGRAPHICS

4330 Maine Ave, Lakeland, Florida, 33801

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	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	6.70%	5.81%	4.97%	5.30%	5.30%	4.69%	5.39%
5 - 9	7.56%	6.29%	5.17%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.32%	6.09%	5.32%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.57%	7.63%	6.86%	6.26%	6.26%	5.84%	6.47%
20 - 34	17.25%	21.08%	23.15%	18.85%	18.85%	18.43%	20.33%
35 - 54	22.18%	23.26%	22.98%	24.12%	24.12%	24.41%	25.20%
55 - 74	22.81%	21.73%	22.59%	23.96%	23.96%	25.55%	22.82%
75+	10.68%	8.11%	8.99%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME	DRIVE TIME			GEOGRAPHY			
<\$15,000	18.9%	11.8%	8.9%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	15.2%	8.6%	6.1%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	8.0%	9.4%	7.3%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	15.2%	15.4%	12.4%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	14.0%	19.9%	20.8%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	7.2%	13.6%	13.6%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	9.5%	13.0%	17.4%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	6.8%	5.0%	7.2%	8.1%	8.1%	8.7%	9.8%
\$200,000+	5.7%	3.3%	6.3%	6.6%	6.6%	12.1%	14.0%
KEY FACTS	DRIVE TIME			GEOGRAPHY			
Population	806	17,209	87,595	822,142	822,142	23,027,836	339,887,819
Daytime Population	1,499	22,389	99,879	782,956	782,956	22,846,618	338,218,372
Employees	283	6,765	36,321	334,740	334,740	10,832,721	167,630,539
Households	264	6,927	33,993	313,012	313,012	9,263,074	132,422,916
Average HH Size	3.05	2.40	2.39	2.57	2.57	2.43	2.50
Median Age	39.6	37.4	38.6	41.3	41.3	43.6	39.6
HOUSING FACTS	DRIVE TIME			GEOGRAPHY			
Median Home Value	121,711	197,660	283,426	319,676	319,676	416,969	370,578
Owner Occupied %	63.3%	58.9%	62.0%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	36.7%	41.1%	38.0%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	327	7,879	37,653	361,112	361,112	10,635,372	146,800,552
INCOME FACTS	DRIVE TIME			GEOGRAPHY			
Median HH Income	\$42,539	\$54,024	\$66,899	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$23,747	\$27,423	\$35,402	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$72,186	\$94,446	\$162,149	\$224,923	\$224,923	\$253,219	\$228,144



## 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](http://lakelandgov.net)

**Major Employers**

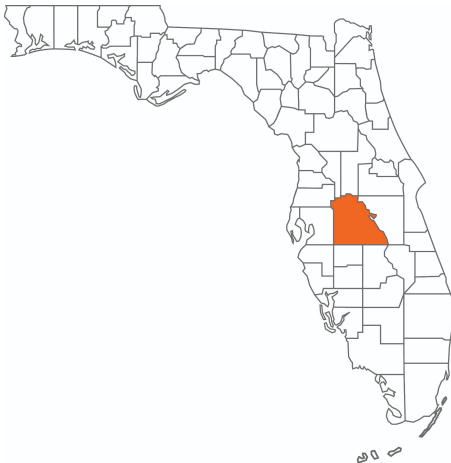
- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

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.



## 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

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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.

## ADVISOR BIOGRAPHY



### 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



## 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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