

Suite - 9

SADDLE CREEK CENTER

3632 US 92
LAKELAND, FL 33801

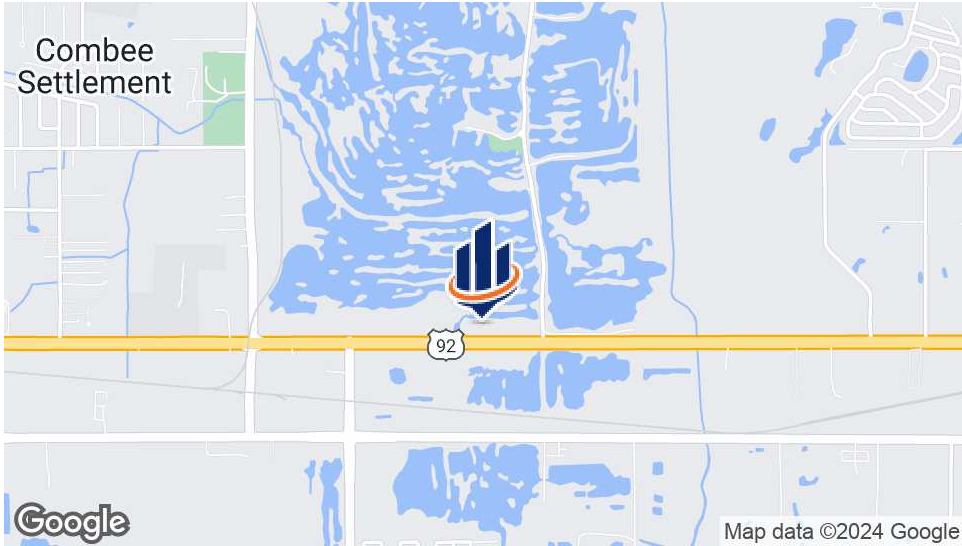
34,500 ±
Cars/Day

E Memorial Blvd



Linda Schultz
Advisor
386.479.8420
linda.schultz@svn.com

Property Summary



Lease Rate: **\$14.00 SF/YR (\$3.57/SF NNN)**

OFFERING SUMMARY

Building Size:	8,850 ± SF
Available SF:	875 ± SF
Year Built:	1985
Suite Available:	9
Zoning:	Linear Commercial Corridor (LLC - Polk County Future Land Use)
Traffic Count:	34,500 ± Cars/Day
APN:	242814000000032010

PROPERTY OVERVIEW

Saddle Creek Center is on US 92, west of Lake Parker, just outside Saddle Creek Park in Lakeland, FL. A new pylon sign fronts US 92 for excellent visibility, which also benefits from a healthy traffic count with 34,500 ± cars per day. There is ample on-site parking and right-in/right-out access. The surrounding area is mixed-use industrial and retail.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Healthy traffic count with 34,500 ± cars per day
- On-site parking and right-in/right-out access

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	875 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 9	Available	875 SF	NNN	\$14.00 SF/yr

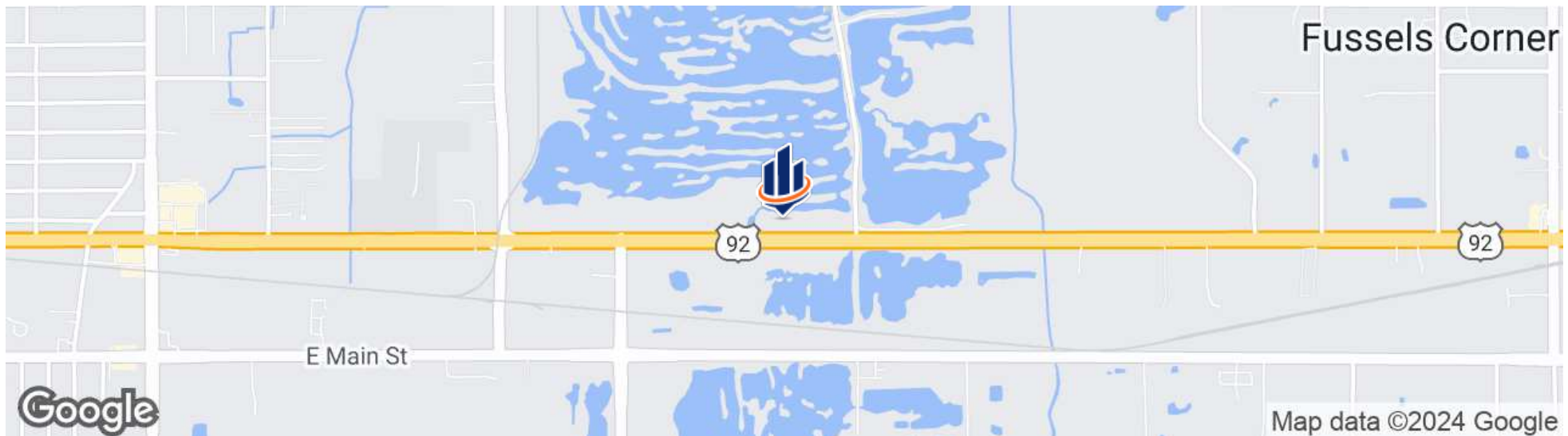
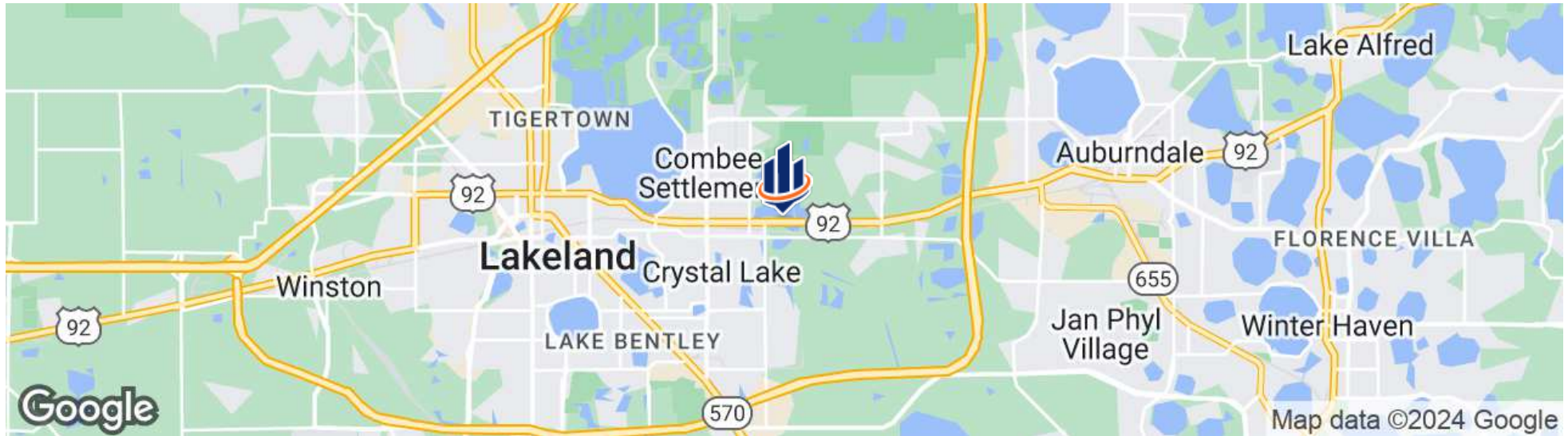
Suite 9 Photos



Site Aerial



Regional & Location Map



Demographics Map & Report

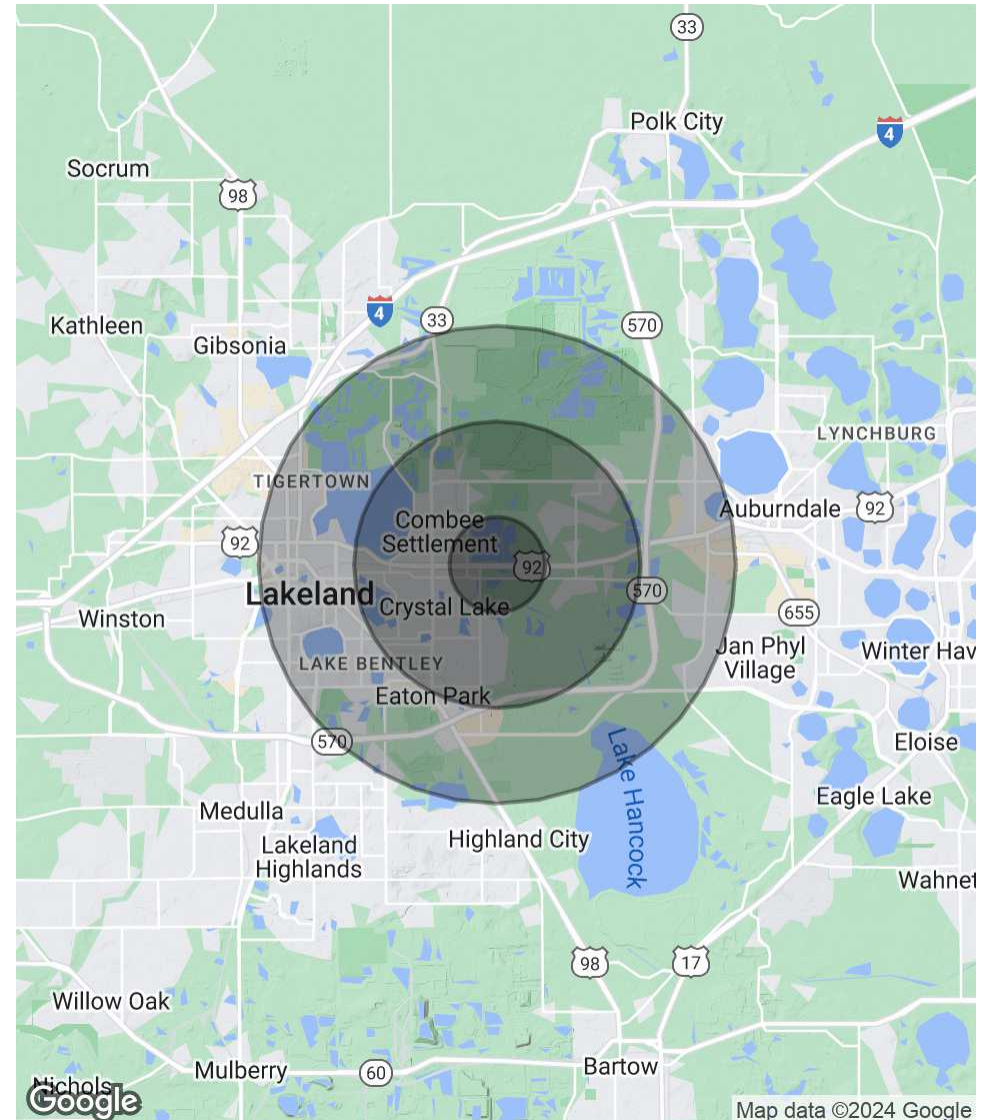
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,820	28,025	70,292
Average age	40.3	35.0	36.6
Average age [Male]	38.9	33.9	35.3
Average age [Female]	41.4	35.9	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	705	10,216	27,157
# of persons per HH	2.6	2.7	2.6
Average HH income	\$45,417	\$46,079	\$55,388
Average house value	\$71,845	\$93,381	\$175,458

* Demographic data derived from 2020 ACS - US Census





LAKELAND
POLK COUNTY

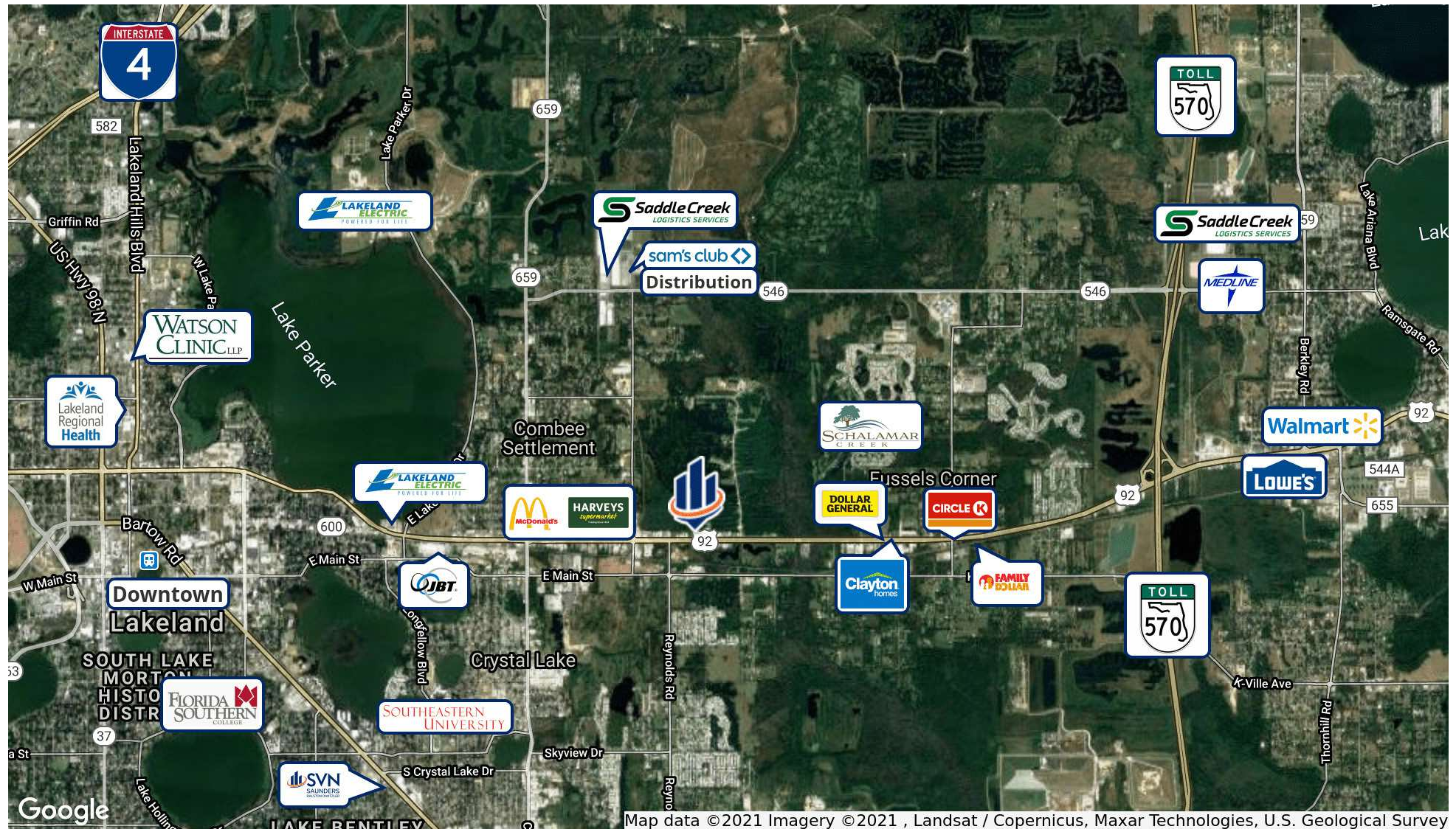
Founded	1885
Population	117,606 [2023]
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

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.

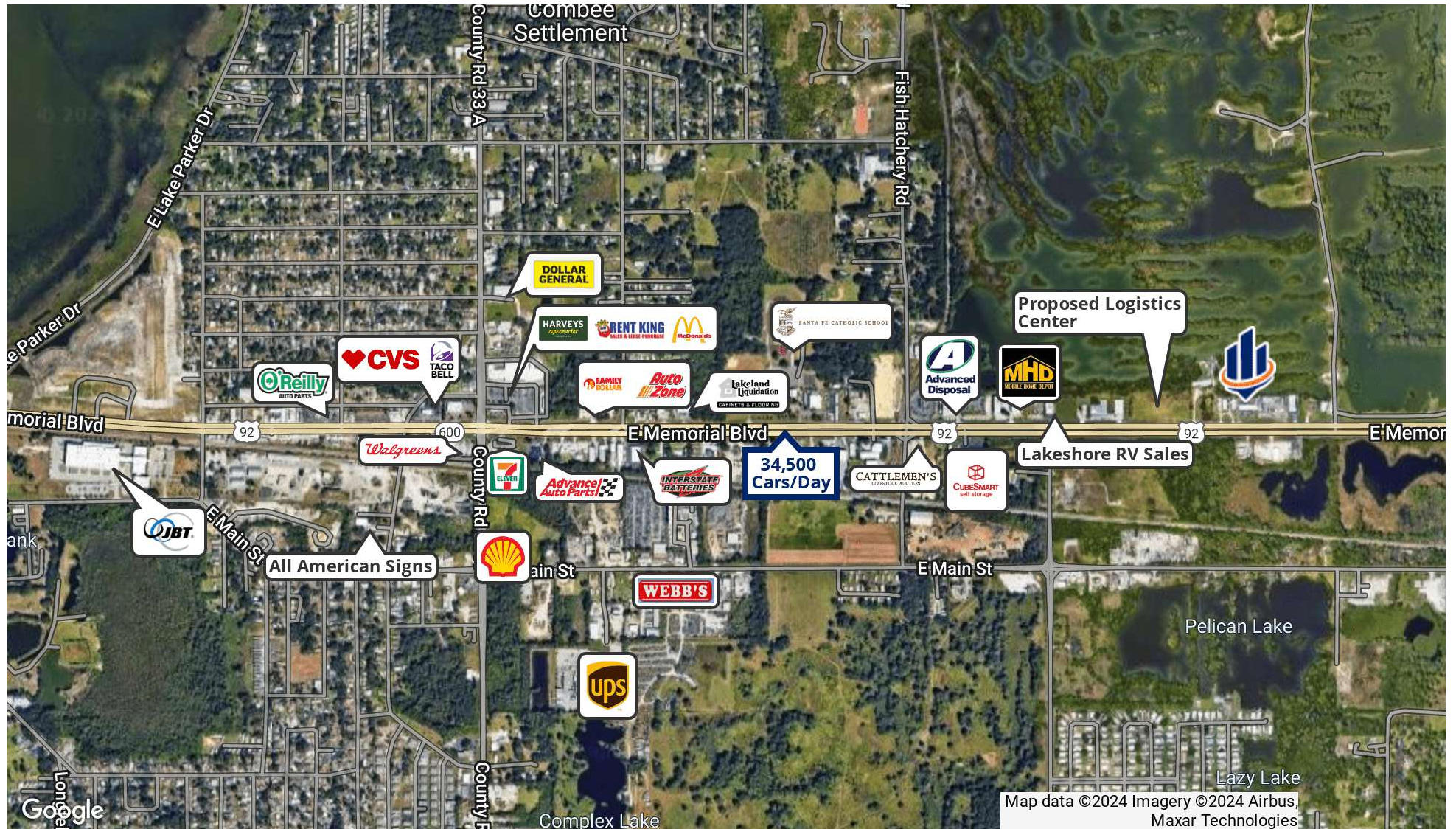
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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.

Market Area Map



Trade Area Map



Advisor Biography



LINDA SCHULTZ

Advisor

linda.schultz@svn.com

Direct: 877.518.5263 x417 | Cell: 386.479.8420

PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at SVN | Saunders Ralston Dantzler, Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail

MEMBERSHIPS

- Lakeland Association of Realtors
- 2019-2023 Vice-Chair of The Housing Finance Authority of Polk County
- 2023 Polk County Planning Commission Board Member
- 2022-2023 TigerTown Rotary President
- 2022 Polk County Flight to Honor Fundraising Committee member
- Orange County Bar Association
- American Bar Association

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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