



# South Lakeland Drive Professional Office

5115 South Lakeland Drive, Ste 3, Lakeland, Florida 33803

---

Lauren Ralston Smith, CCIM, CPM  
863-873-1970  
[lauren@saundersrealestate.com](mailto:lauren@saundersrealestate.com)  
FL #BK3235233

Carly Powell  
863-698-3716  
[carly@saundersrealestate.com](mailto:carly@saundersrealestate.com)  
FL #SL3404321

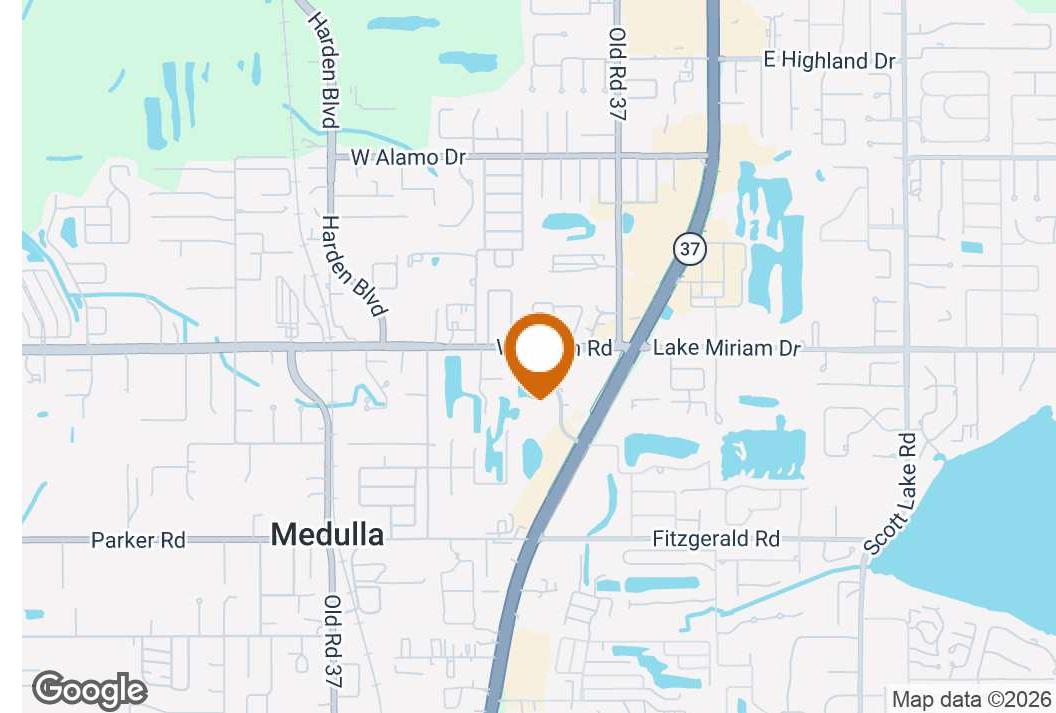
## TABLE OF CONTENTS



## Table of Contents

|                             |    |
|-----------------------------|----|
| Property Summary            | 3  |
| Location & Site Description | 4  |
| Aerial Photo                | 5  |
| Floor Plan                  | 6  |
| Regional Map                | 7  |
| Location Map                | 8  |
| Benchmark Demographics      | 9  |
| Neighborhood Map            | 10 |
| Market Area Map             | 11 |
| Additional Photos           | 12 |
| Lakeside View               | 13 |
| Interior Photos             | 14 |
| Interior Photos             | 15 |
| Advisor Biography           | 16 |
| Advisor Biography           | 17 |

## PROPERTY SUMMARY



## Offering Summary

|                |            |
|----------------|------------|
| Sale Price:    | \$625,000  |
| Building Size: | 2,935 SF   |
| Lot Size:      | 0.07 Acres |
| Price / SF:    | \$212.95   |
| Year Built:    | 2007       |
| Zoning:        | LCC        |
| City:          | Lakeland   |
| County:        | Polk       |
| State:         | Florida    |

## Property Overview

Introducing a superb opportunity to secure a professional office in South Lakeland! This 2,935 SF office building, established in 2007, is an ideal property for business owners seeking a strategic location for their operations. Zoned LCC and located in the vibrant South Lakeland area, this property offers a strong foundation for establishing or expanding your business. With its modern construction and ample space, this building is well-equipped to meet the needs of your business and support its growth. Don't miss the chance to secure this impressive property and elevate your business to new heights.

## Property Highlights

- 2,935 SF modern office building
- Constructed in 2007
- Strategic location near South Florida Ave (44,000 Cars/Day)
- Ample space for business operations
- Employee break room
- Outdoor deck with serene pond view

## LOCATION & SITE DESCRIPTION



### Location Description

In the thriving South Lakeland business district, this property is nestled within a dynamic community with a wide range of nearby attractions. The Lakeland Linder International Airport is in close proximity, offering convenient travel options for business professionals. Additionally, the property is situated near South Florida Avenue and the Polk Parkway, making it a convenient location for both South and North Lakeland residents. Lakeland's downtown area is easily accessible, providing an array of dining, shopping, and entertainment opportunities for prospective tenants and employees. The district's continuous growth and diverse amenities make it an enticing choice for investors in the office and office building sector.

### Site Description

Step inside 5115 S Lakeland Dr and you are ushered into a professional environment that has been meticulously maintained. The main floor includes a pristine entrance with a formal reception area, well appointed glass sectioned work stations in the center, 6-7 office suites, an employee break room, and two restrooms on the main level. The second floor adds a bonus area that includes a private loft office suite, restroom with shower, and storage area. The exterior of the property also has a unique feature: an outdoor wood deck with a serene pond view. The building is part of the Town Square II Phase Two association and offers approximately 4 parking spaces in the front of the building and common area parking throughout the association.

AERIAL PHOTO

Polk Parkway  
(5 ± Minutes)

TOLL  
570



S Florida Ave

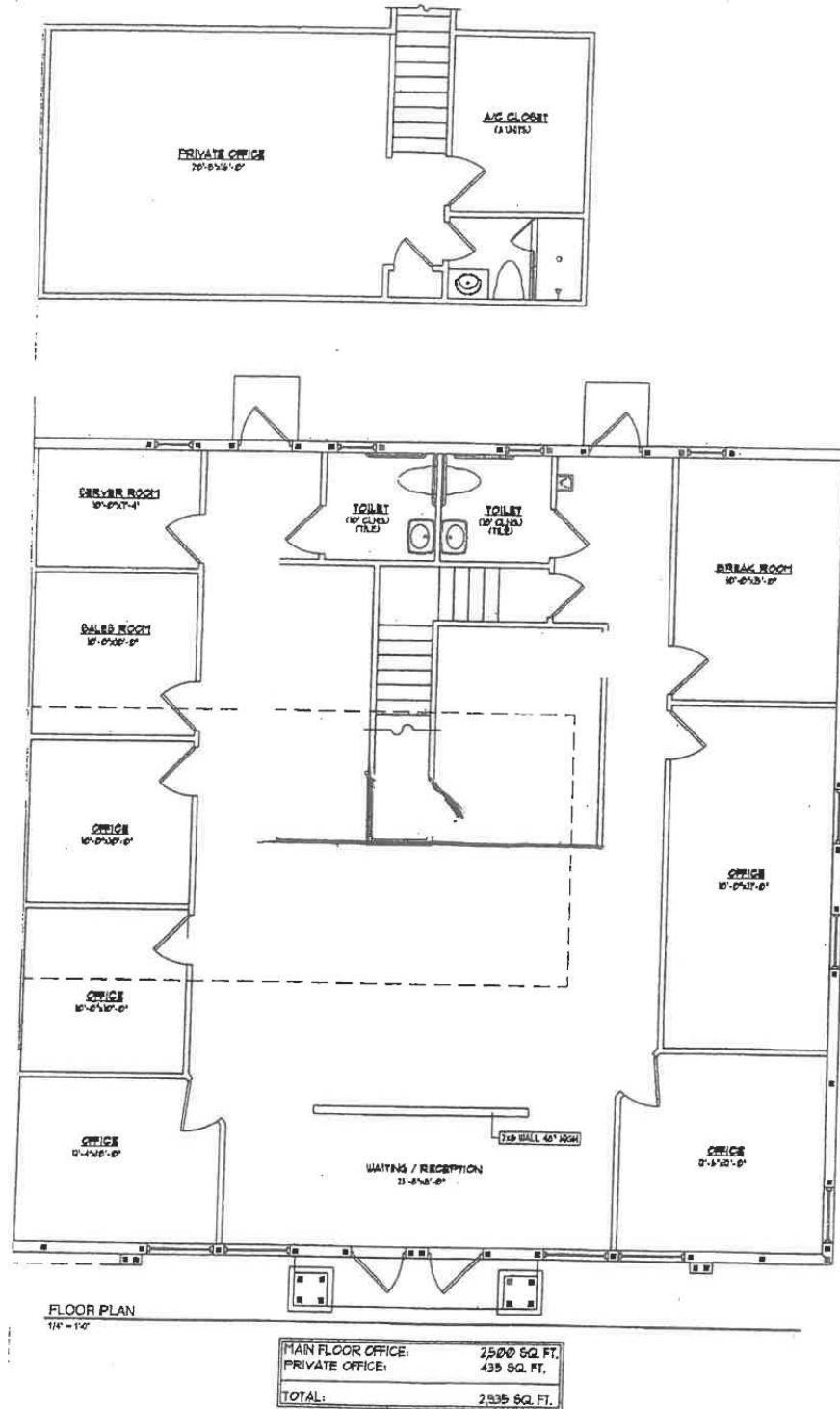
37

44,000 ±  
Cars/Day

SUBJECT

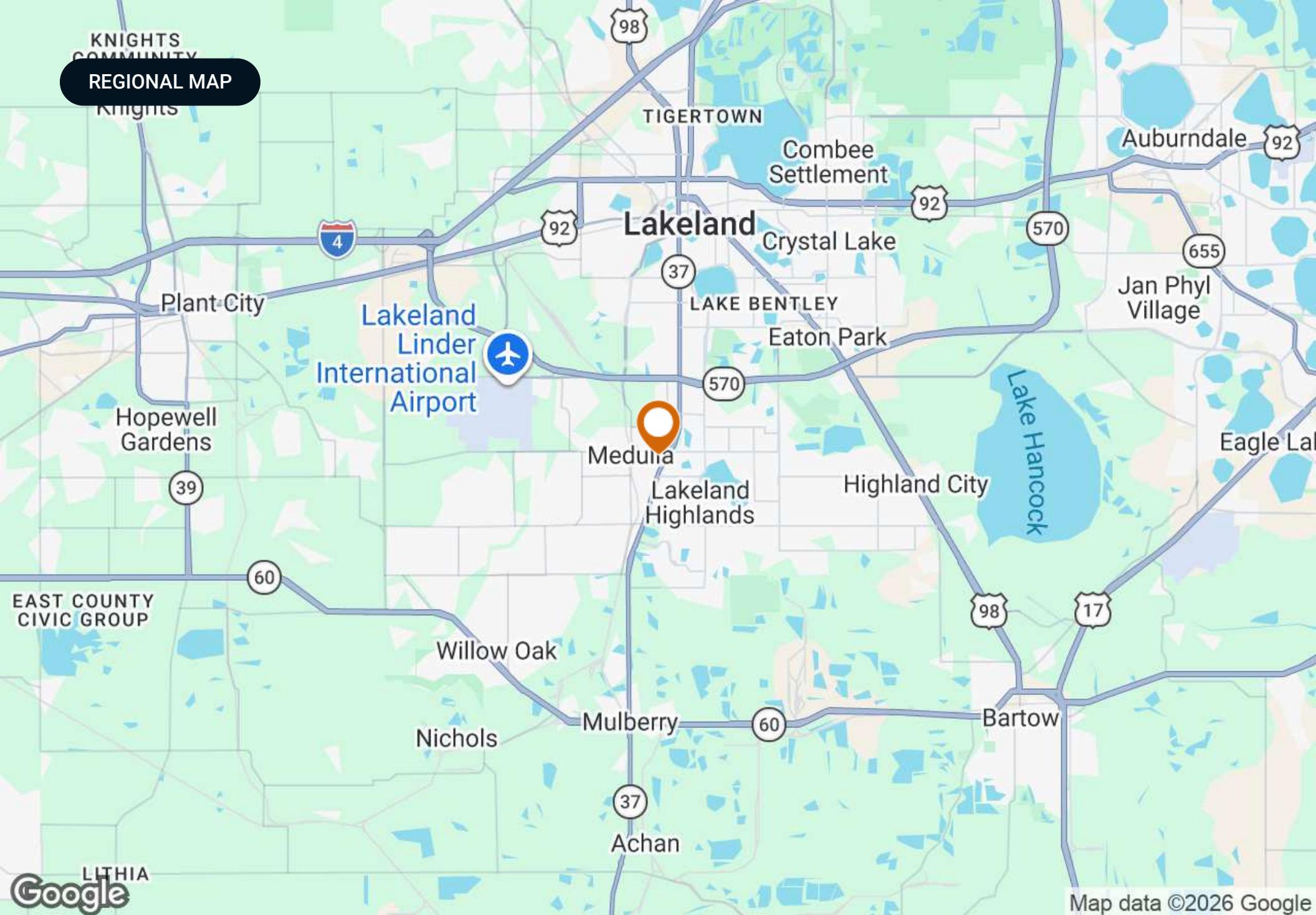


## FLOOR PLAN

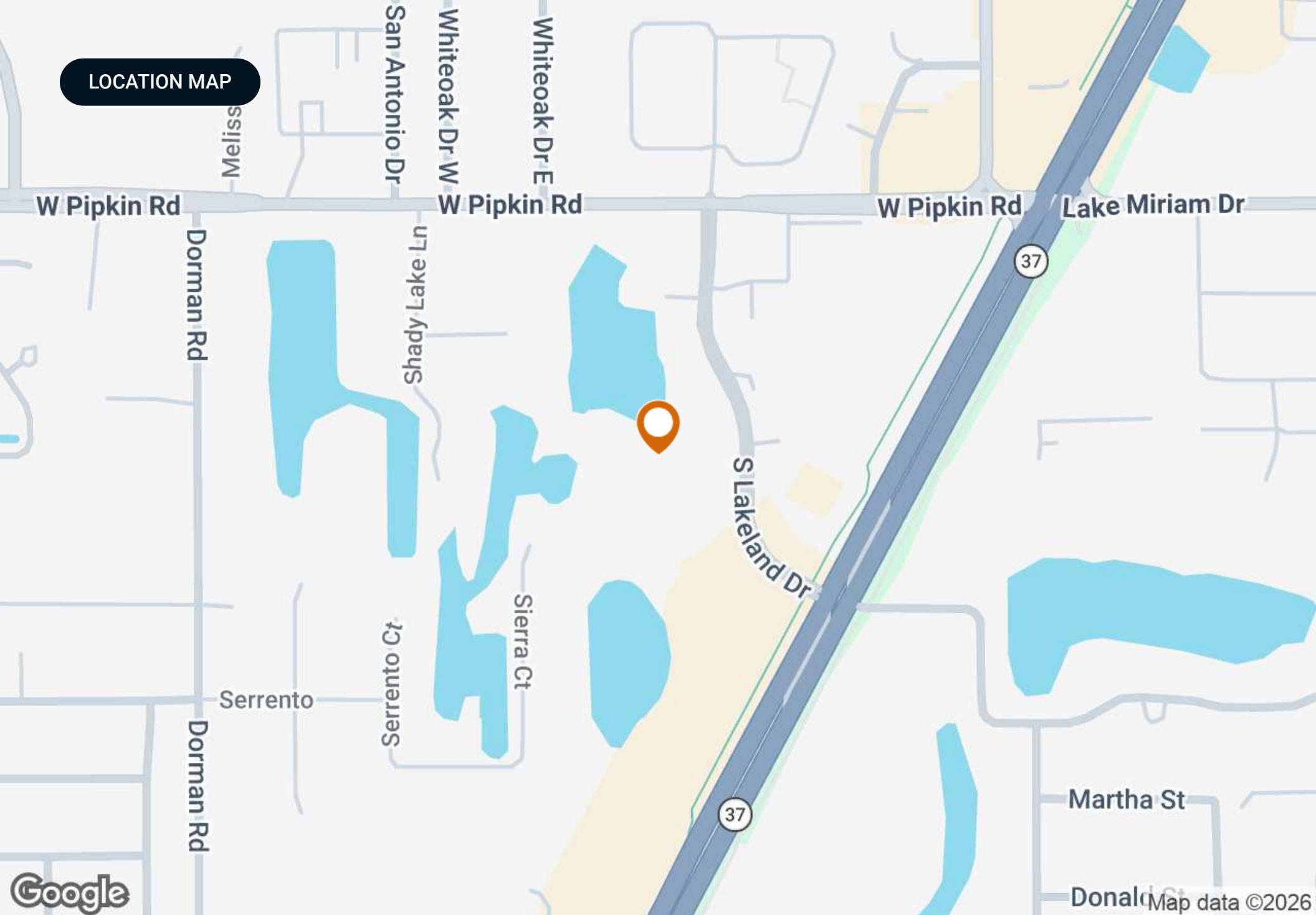


KNIGHTS  
COMMUNITY

REGIONAL MAP



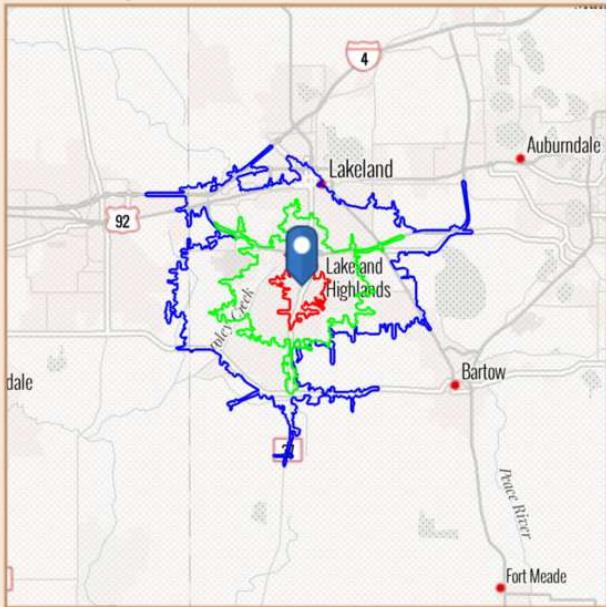
## LOCATION MAP



# BENCHMARK DEMOGRAPHICS

5115 S Lakeland Dr, Suite 3, 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



| AGE SEGMENTS        | DRIVE TIME |           |           | GEOGRAPHY |           | States     | USA         |
|---------------------|------------|-----------|-----------|-----------|-----------|------------|-------------|
|                     | 5 mins     | 10 mins   | 15 mins   | Counties  | CBSAs     |            |             |
| 0 - 4               | 5.50%      | 4.90%     | 5.31%     | 5.30%     | 5.30%     | 4.69%      | 5.39%       |
| 5 - 9               | 5.62%      | 5.30%     | 5.63%     | 5.61%     | 5.61%     | 5.03%      | 5.75%       |
| 10 - 14             | 6.61%      | 6.02%     | 6.04%     | 6.00%     | 6.00%     | 5.34%      | 5.98%       |
| 15 - 19             | 6.94%      | 5.94%     | 6.39%     | 6.26%     | 6.26%     | 5.84%      | 6.47%       |
| 20 - 34             | 17.55%     | 17.46%    | 19.99%    | 18.85%    | 18.85%    | 18.43%     | 20.33%      |
| 35 - 54             | 25.55%     | 25.20%    | 24.63%    | 24.12%    | 24.12%    | 24.41%     | 25.20%      |
| 55 - 74             | 23.17%     | 24.75%    | 23.02%    | 23.96%    | 23.96%    | 25.55%     | 22.82%      |
| 75+                 | 9.02%      | 10.48%    | 8.99%     | 9.91%     | 9.91%     | 10.74%     | 8.05%       |
| HOUSEHOLD INCOME    |            |           |           |           |           |            |             |
| <\$15,000           | 7.2%       | 5.4%      | 7.1%      | 7.4%      | 7.4%      | 8.0%       | 8.3%        |
| \$15,000-\$24,999   | 6.5%       | 4.2%      | 5.2%      | 6.1%      | 6.1%      | 5.8%       | 5.9%        |
| \$25,000-\$34,999   | 7.6%       | 4.6%      | 5.9%      | 7.2%      | 7.2%      | 6.7%       | 6.3%        |
| \$35,000-\$49,999   | 9.9%       | 9.5%      | 10.1%     | 12.0%     | 12.0%     | 10.5%      | 9.8%        |
| \$50,000-\$74,999   | 19.5%      | 18.8%     | 18.2%     | 19.8%     | 19.8%     | 16.9%      | 15.6%       |
| \$75,000-\$99,999   | 14.2%      | 13.9%     | 14.1%     | 14.6%     | 14.6%     | 12.9%      | 12.5%       |
| \$100,000-\$149,999 | 18.2%      | 21.5%     | 20.9%     | 18.1%     | 18.1%     | 18.4%      | 17.8%       |
| \$150,000-\$199,999 | 9.5%       | 11.1%     | 9.5%      | 8.1%      | 8.1%      | 8.7%       | 9.8%        |
| \$200,000+          | 7.4%       | 10.9%     | 9.1%      | 6.6%      | 6.6%      | 12.1%      | 14.0%       |
| KEY FACTS           |            |           |           |           |           |            |             |
| Population          | 6,820      | 62,907    | 160,531   | 822,142   | 822,142   | 23,027,836 | 339,887,819 |
| Daytime Population  | 10,443     | 64,247    | 159,783   | 782,956   | 782,956   | 22,846,618 | 338,218,372 |
| Employees           | 3,102      | 29,072    | 71,032    | 334,740   | 334,740   | 10,832,721 | 167,630,539 |
| Households          | 2,651      | 25,836    | 62,464    | 313,012   | 313,012   | 9,263,074  | 132,422,916 |
| Average HH Size     | 2.57       | 2.43      | 2.49      | 2.57      | 2.57      | 2.43       | 2.50        |
| Median Age          | 40.5       | 43.0      | 40.1      | 41.3      | 41.3      | 43.6       | 39.6        |
| HOUSING FACTS       |            |           |           |           |           |            |             |
| Median Home Value   | 334,134    | 365,751   | 347,777   | 319,676   | 319,676   | 416,969    | 370,578     |
| Owner Occupied %    | 67.4%      | 75.7%     | 70.2%     | 71.8%     | 71.8%     | 67.2%      | 64.2%       |
| Renter Occupied %   | 32.6%      | 24.3%     | 29.8%     | 28.2%     | 28.2%     | 32.8%      | 35.8%       |
| Total Housing Units | 2,787      | 27,352    | 67,830    | 361,112   | 361,112   | 10,635,372 | 146,800,552 |
| INCOME FACTS        |            |           |           |           |           |            |             |
| Median HH Income    | \$73,917   | \$86,592  | \$79,939  | \$70,958  | \$70,958  | \$78,205   | \$81,624    |
| Per Capita Income   | \$39,092   | \$47,083  | \$40,953  | \$34,967  | \$34,967  | \$44,891   | \$45,360    |
| Median Net Worth    | \$190,615  | \$333,268 | \$258,906 | \$224,923 | \$224,923 | \$253,219  | \$228,144   |

## NEIGHBORHOOD MAP



## MARKET AREA MAP



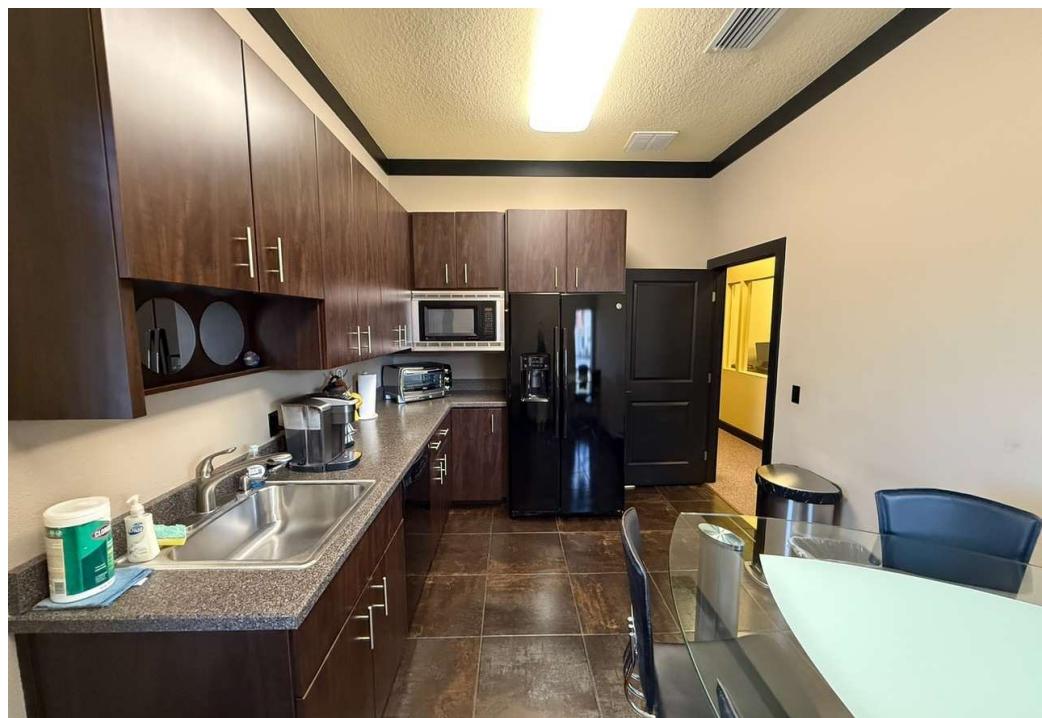
## ADDITIONAL PHOTOS



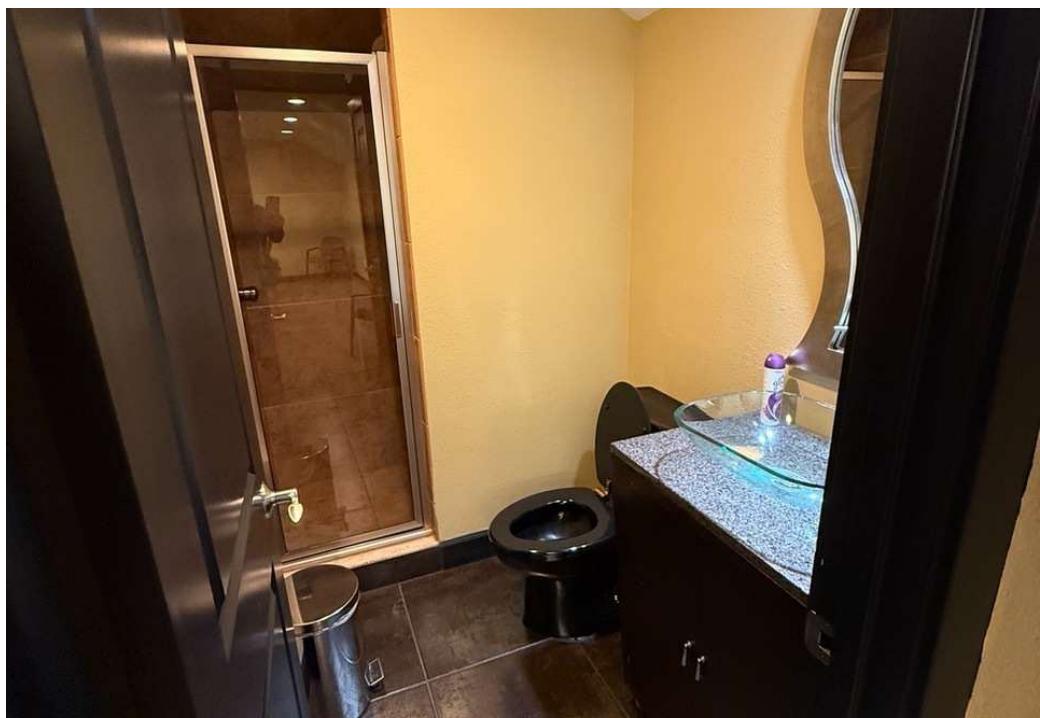
LAKESIDE VIEW



## INTERIOR PHOTOS



## INTERIOR PHOTOS





### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saunderstrealestate.com

Direct: **877-518-5263 x428** | Cell: **863-873-1970**

FL #BK3235233

## Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

## ADVISOR BIOGRAPHY



### Carly Powell

Advisor

carly@saundersestate.com

Direct: **877-518-5263 x489** | Cell: **863-698-3716**

FL #SL3404321

## Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



## 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.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)