



COMMERCE POINT DRIVE - FLEX SPACE

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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
NNN Expenses (Est.):	\$1.86/SF/YR
Available SF:	35,750 SF
Lot Size:	2.11 ± AC
Jurisdiction:	City of Lakeland
Zoning:	PUD 3485 H (I-1)
Property Frontage:	420 ± FT (US-98)
Traffic Count:	41,000 Cars Per Day (US HWY 98)
Utilities:	Water and Sewer
PIN:	242828000000023020

PROPERTY DESCRIPTION

Perfectly positioned off US HWY 98 and only a mile from the Polk Parkway, this prime flex building offers unparalleled potential for businesses eager to capitalize on growth in one of the nation's fastest-growing metropolitan areas. With versatile potential for flex, industrial, or retail use, the property also offers ample parking to accommodate a variety of needs.

PROPERTY HIGHLIGHTS

- Three-Phase 120/208v
- 4 Offices, 1 Breakroom, and 4 Multi-Person Restrooms
- Ceiling: 14' Eave, 17.2' Clearance at Apex (above drop-ceiling)
- (1) 16' x 14' Overhead Door
- (2) 10' x 10' Dock Doors
- 4,500 SF External Loading Area
- 55 Parking Spaces
- Entire Building Sprinkled



Section 2

PROPERTY PHOTOS

ADDITIONAL PHOTOS



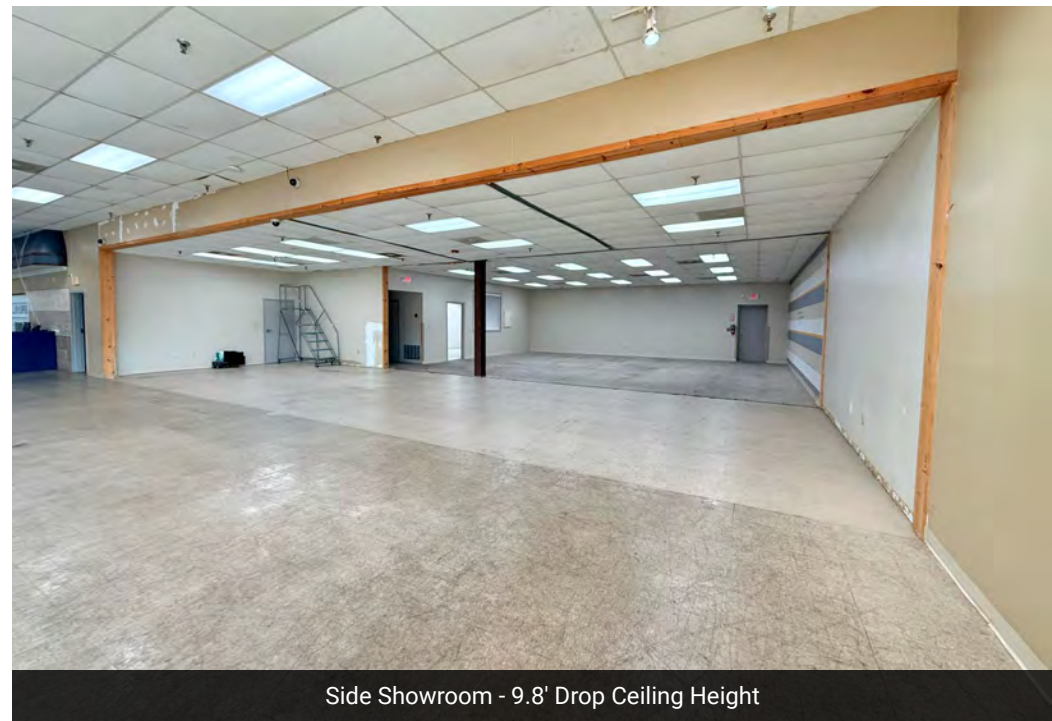
Front of Showroom - 23.8' Column Spacing - 11.8' Drop Ceiling Height



Warehouse - 15,000 SF - 14' Eave - 17.2' Clearance at Apex - 24.4' Column Spacing



Rear of Showroom - 23.8' Column Spacing - 9.8' Drop Ceiling Height



Side Showroom - 9.8' Drop Ceiling Height

ADDITIONAL PHOTOS



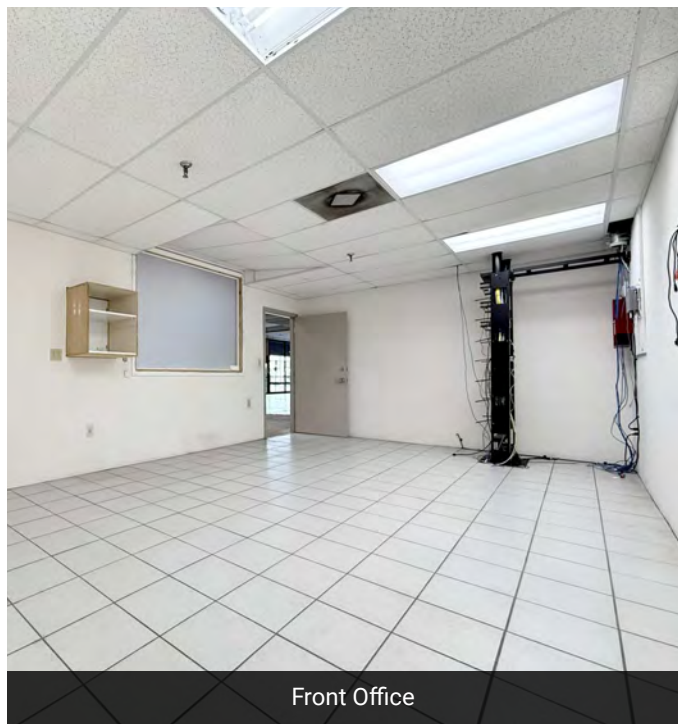
Loading Area - 4,500 SF ; Ramp and Dock to 16' x 14' Door



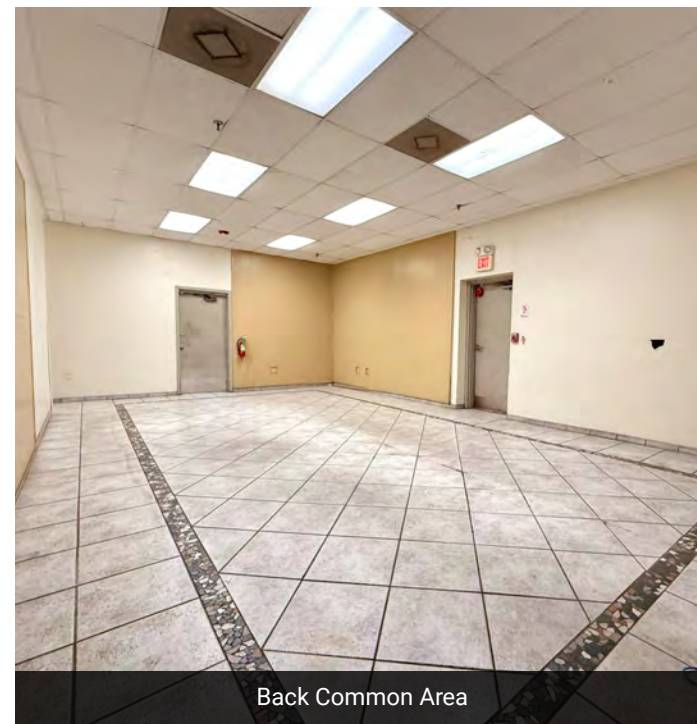
Loading Docks w/ 10' x 10' Doors



Storage Room



Front Office



Back Common Area

AERIAL



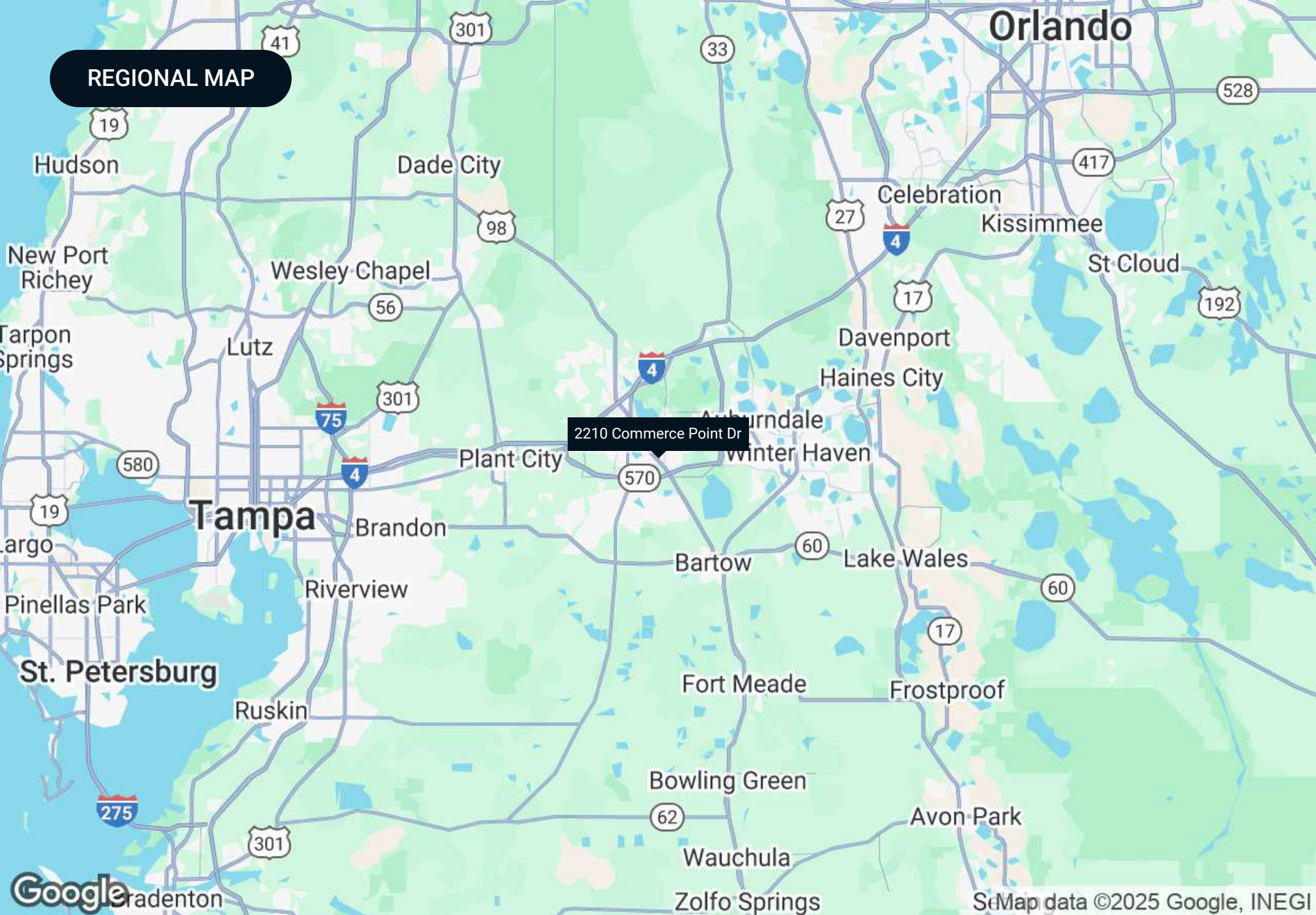
LOADING AREA



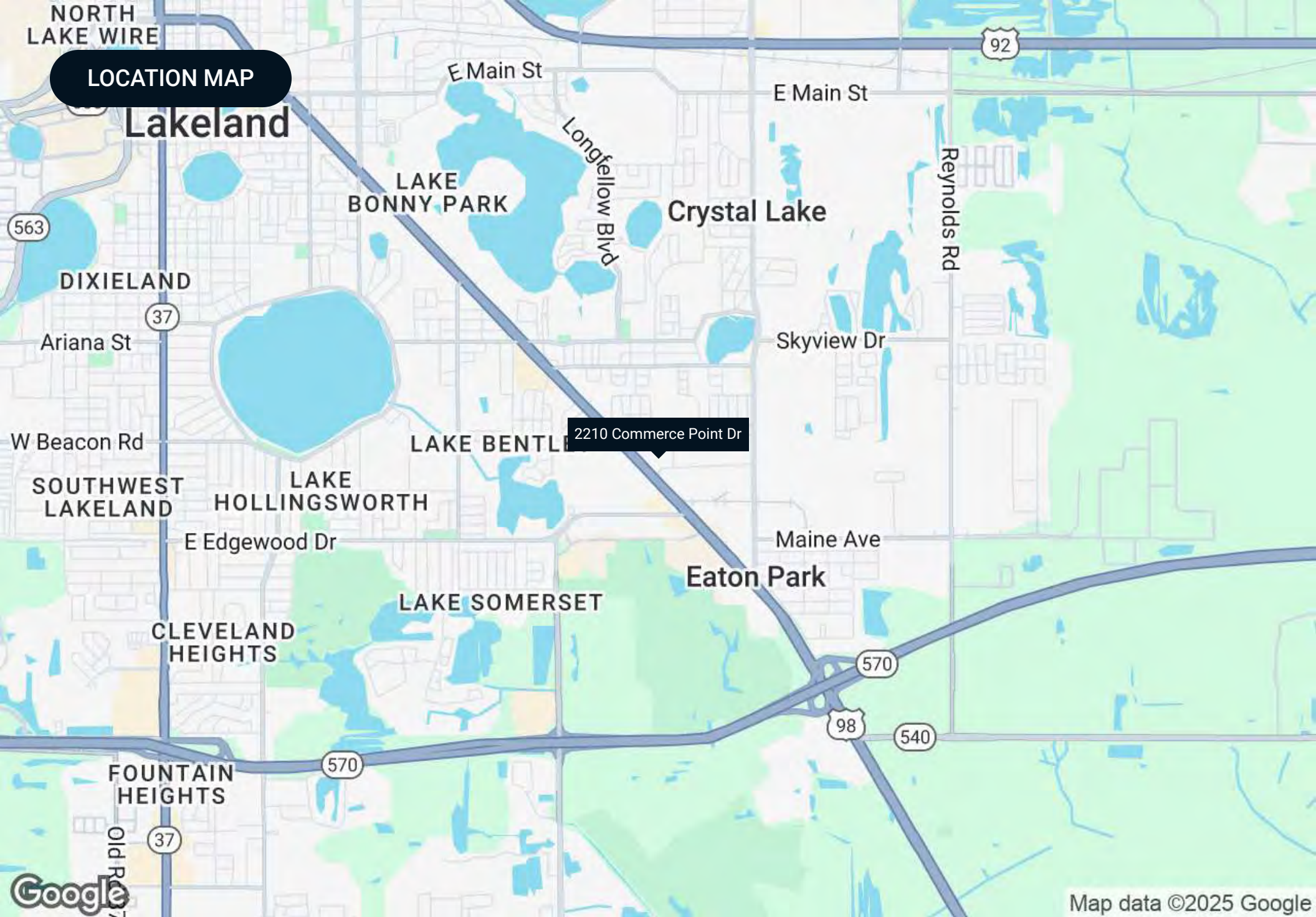


Section 3

LOCATION INFORMATION



REGIONAL MAP

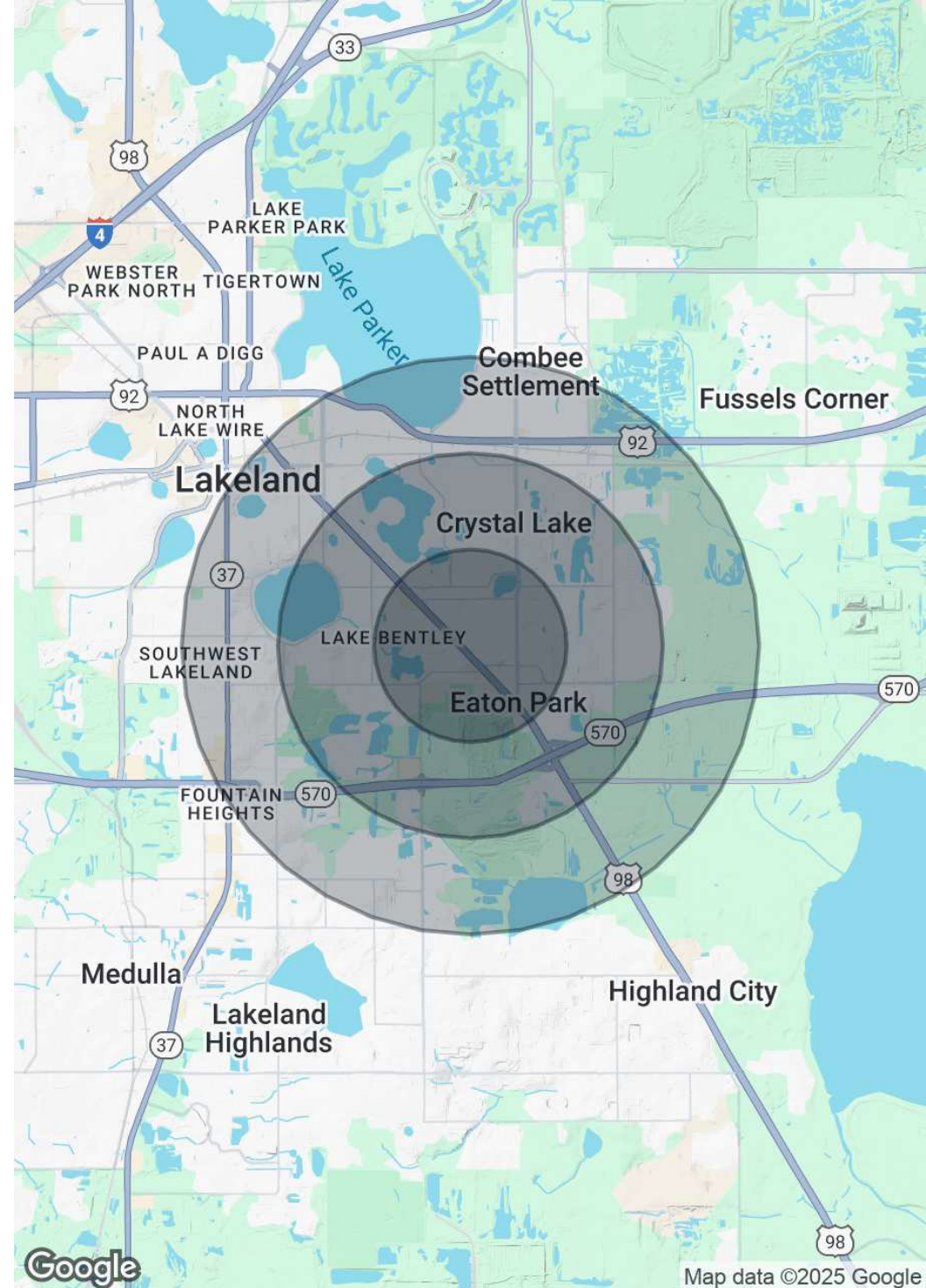


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,916	27,946	60,159
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,746	10,328	22,550
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$67,486	\$74,979	\$81,807
Average House Value	\$233,831	\$240,206	\$266,537

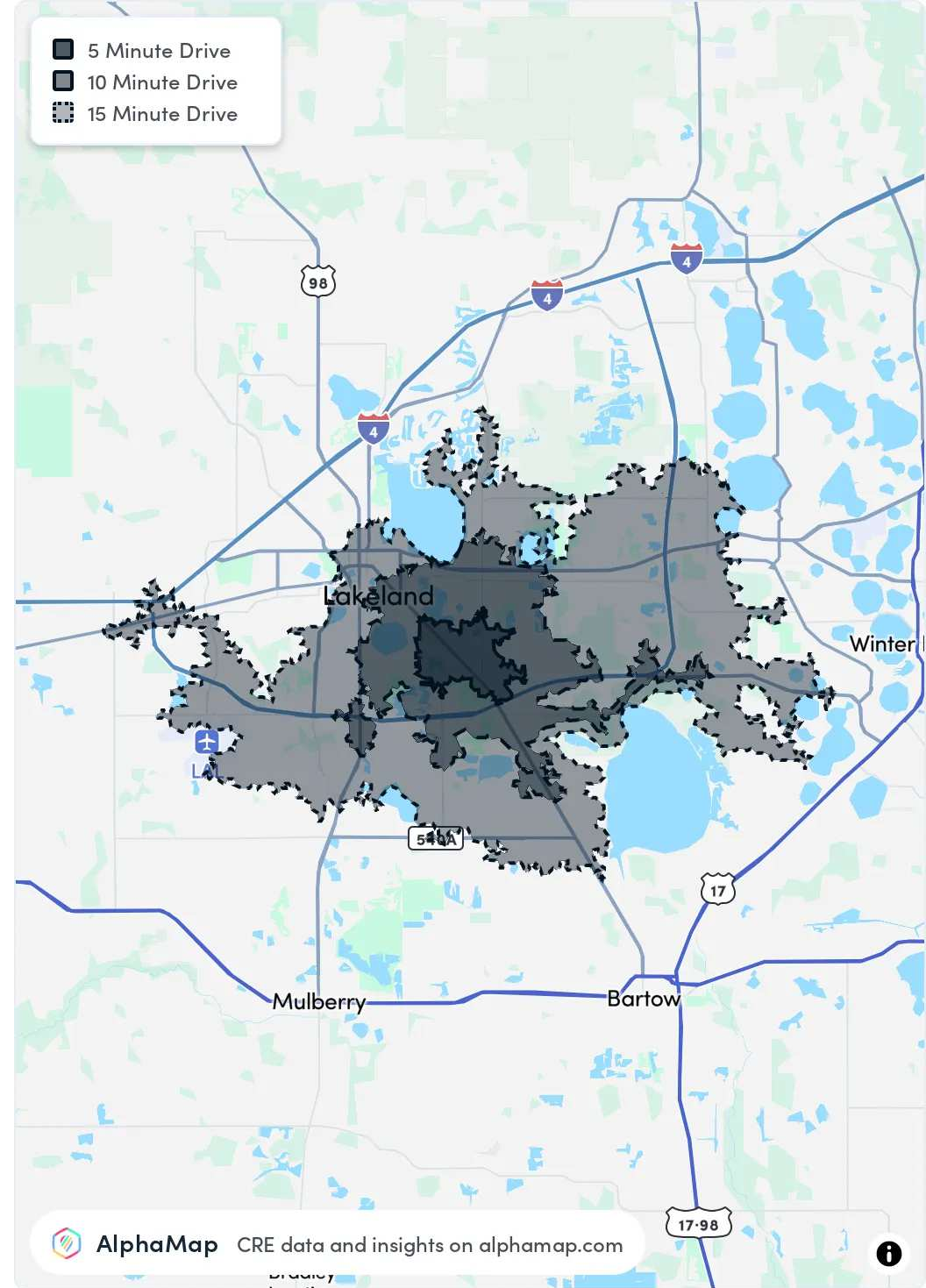
Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	10,866	48,435	129,361
Average Age	38	38	41
Average Age (Male)	37	38	40
Average Age (Female)	40	39	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,220	17,861	49,715
Persons per HH	2.6	2.7	2.6
Average HH Income	\$70,897	\$78,299	\$87,999
Average House Value	\$247,571	\$254,600	\$280,485
Per Capita Income	\$27,268	\$28,999	\$33,845



TRADE AREA MAP



NEIGHBORHOOD AERIAL



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Section 4

AGENT AND COMPANY INFO

ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



JOEY HUNGERFORD

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PROFESSIONAL BACKGROUND

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Digital Director and Communications Advisor to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, Florida, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is a member of the Lakeland Association of Realtors® and in the Lakeland REALTORS® Leadership Academy, class of 2025.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space



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