



## COMMERCE POINT DRIVE - FLEX SPACE

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 SAUNDERS  
COMMERCIAL

## TABLE OF CONTENTS

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### TABLE OF CONTENTS

TABLE OF CONTENTS	2
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
AERIAL	8
LOADING AREA	9
REGIONAL MAP	11
LOCATION MAP	12
DEMOGRAPHICS MAP & REPORT	13
AREA ANALYTICS	14
TRADE AREA MAP	15
NEIGHBORHOOD AERIAL	16
ADVISOR BIO 1	18
ADVISOR BIO 2	19



Section 1

# PROPERTY INFORMATION

## PROPERTY SUMMARY



## OFFERING SUMMARY

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

## 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

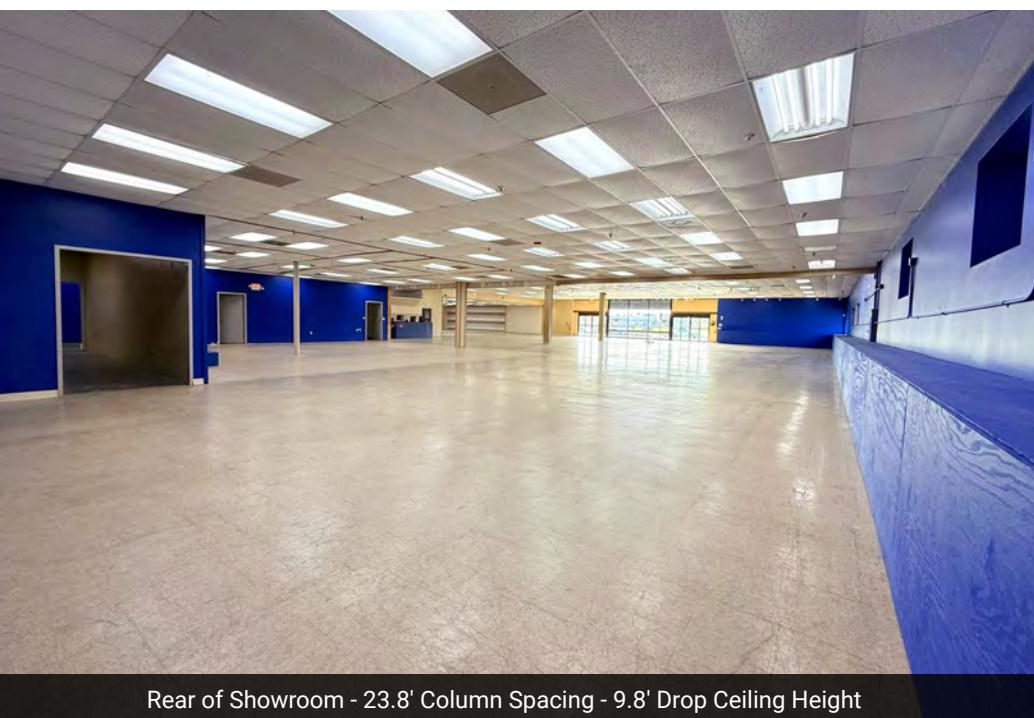
## ADDITIONAL PHOTOS



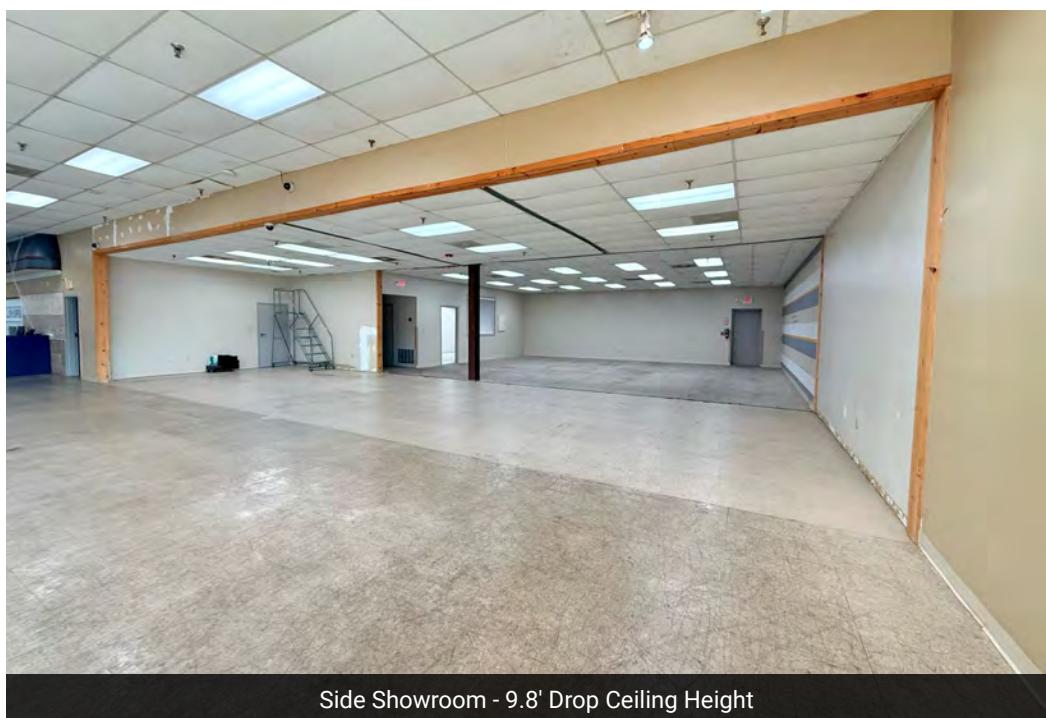
Front of Showroom - 23.8' Column Spacing - 11.8' Drop Ceiling Height



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

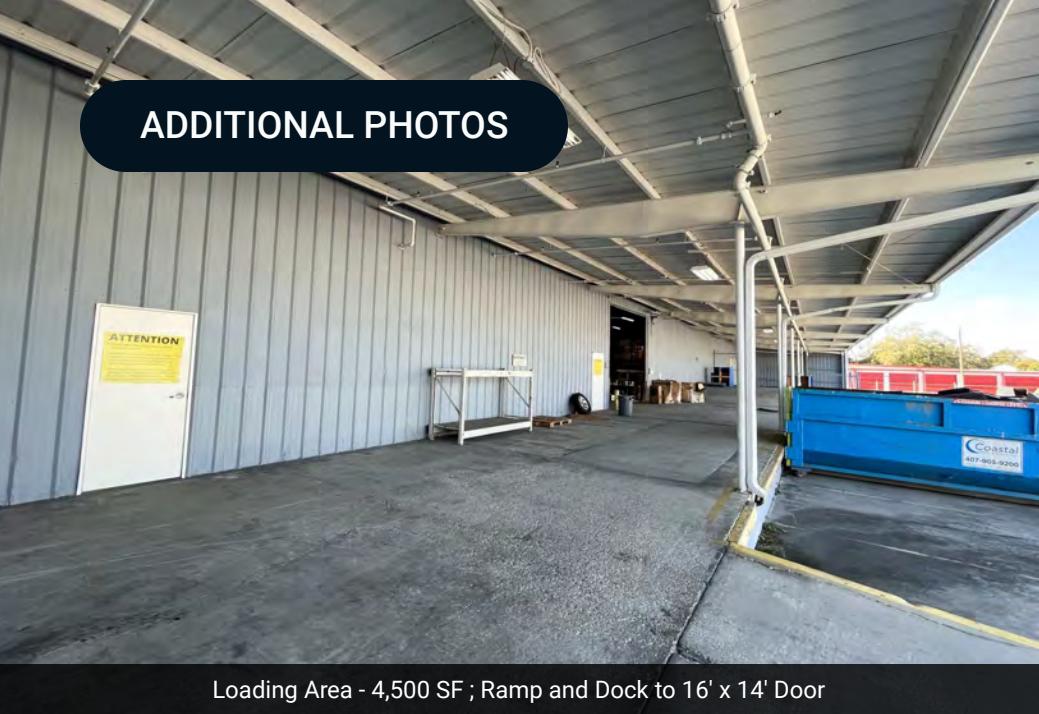


Rear of Showroom - 23.8' Column Spacing - 9.8' Drop Ceiling Height



Side Showroom - 9.8' Drop Ceiling Height

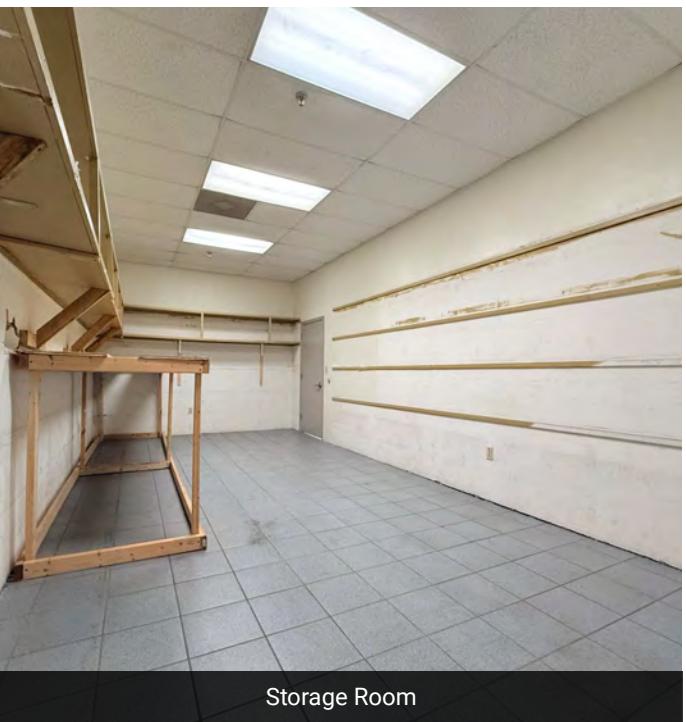
## ADDITIONAL PHOTOS



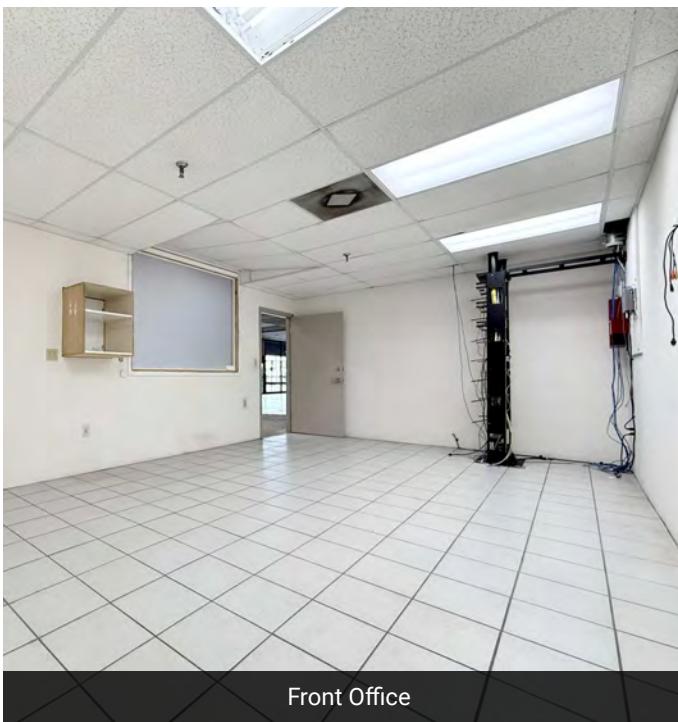
Loading Area - 4,500 SF ; Ramp and Dock to 16' x 14' Door



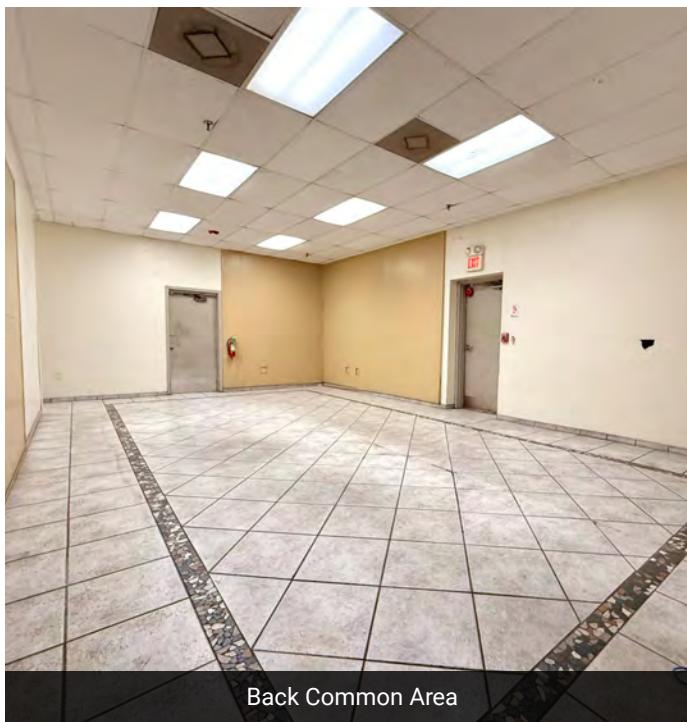
Loading Docks w/ 10' x 10' Doors



Storage Room



Front Office



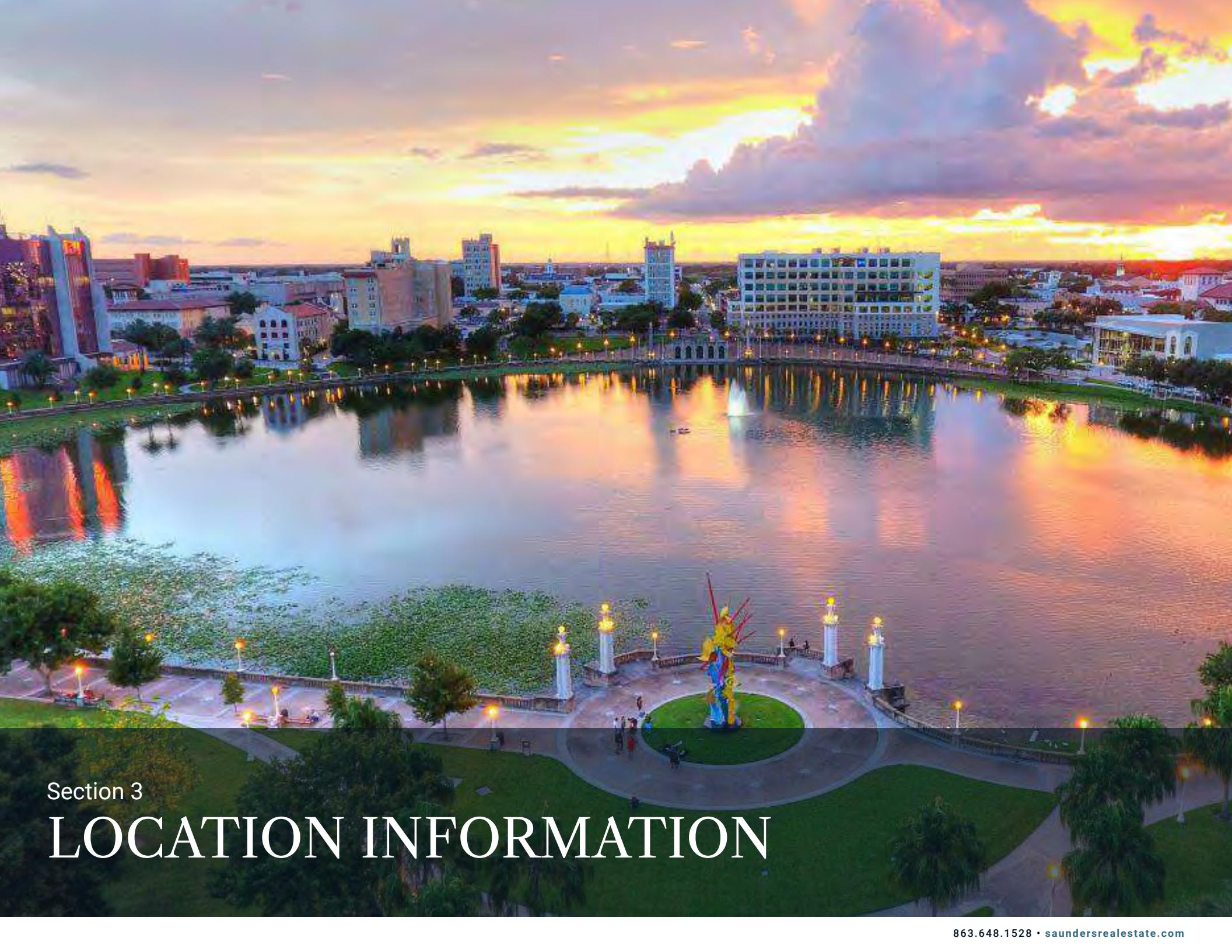
Back Common Area

AERIAL



## LOADING AREA



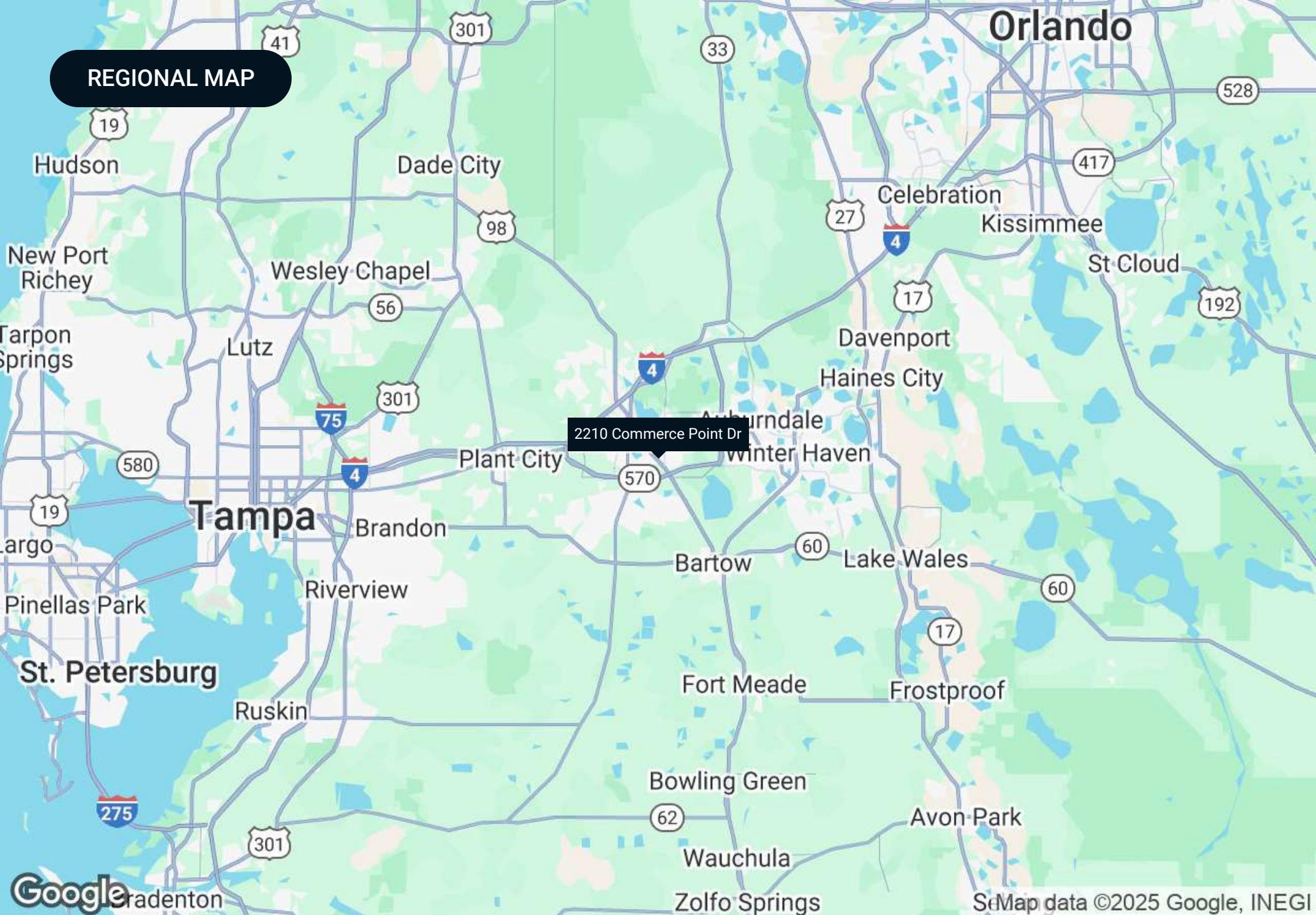


Section 3

## LOCATION INFORMATION

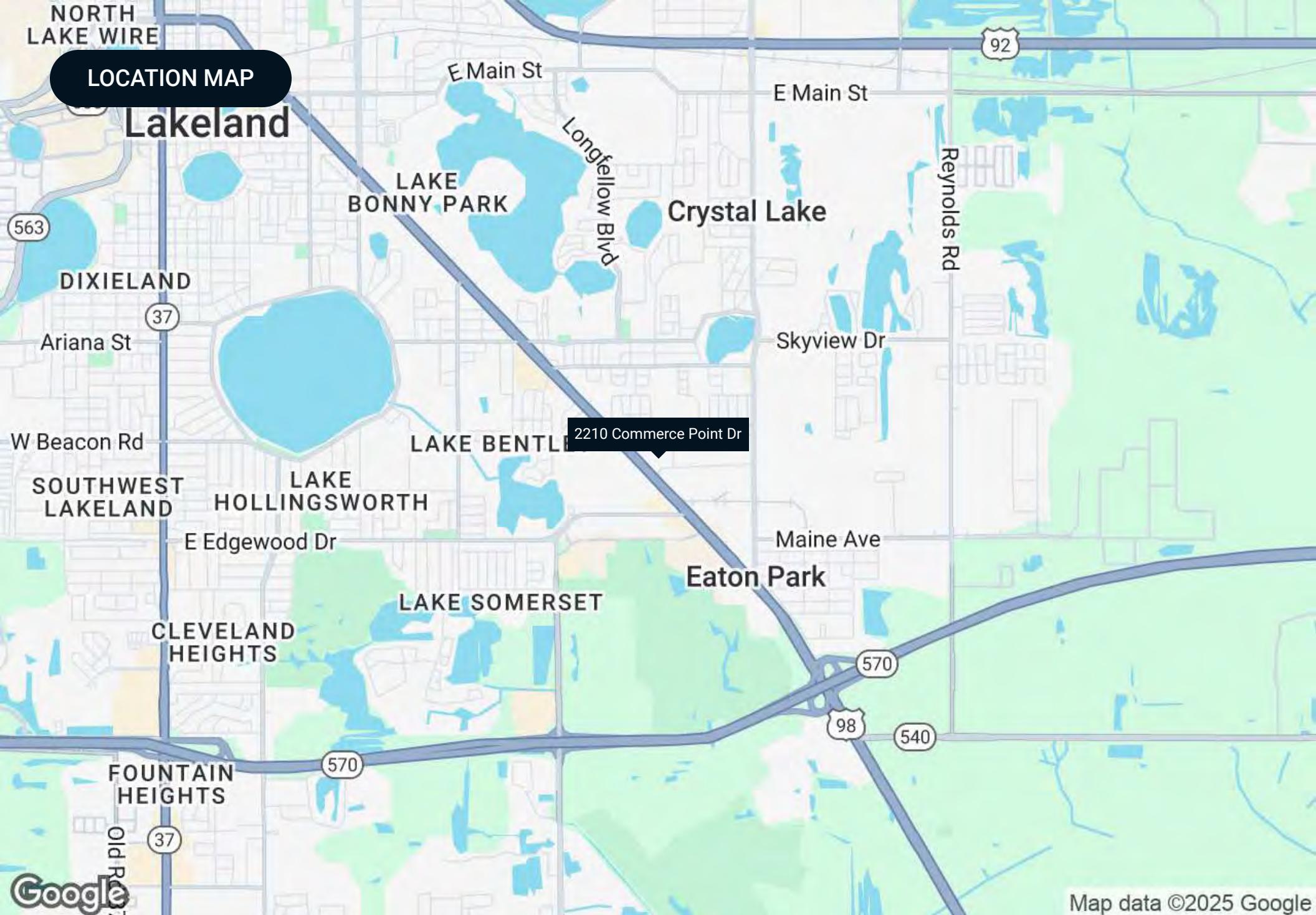
# Orlando

## REGIONAL MAP



NORTH  
LAKE WIRE

LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

### POPULATION

1 MILE 2 MILES 3 MILES

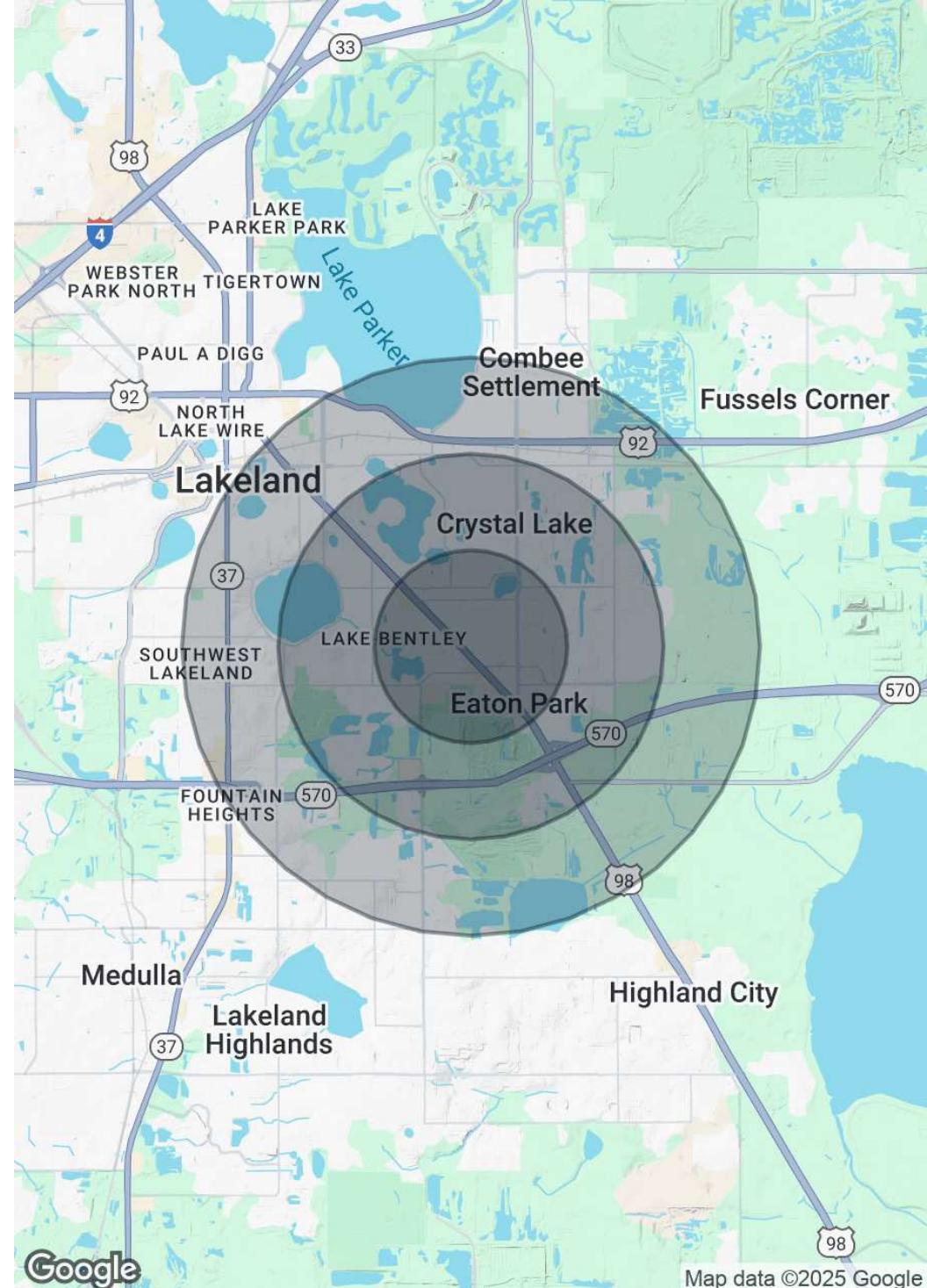
Total Population	1 MILE	2 MILES	3 MILES
Total Population	9,916	27,946	60,159
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

### HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

Total Households	1 MILE	2 MILES	3 MILES
# 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



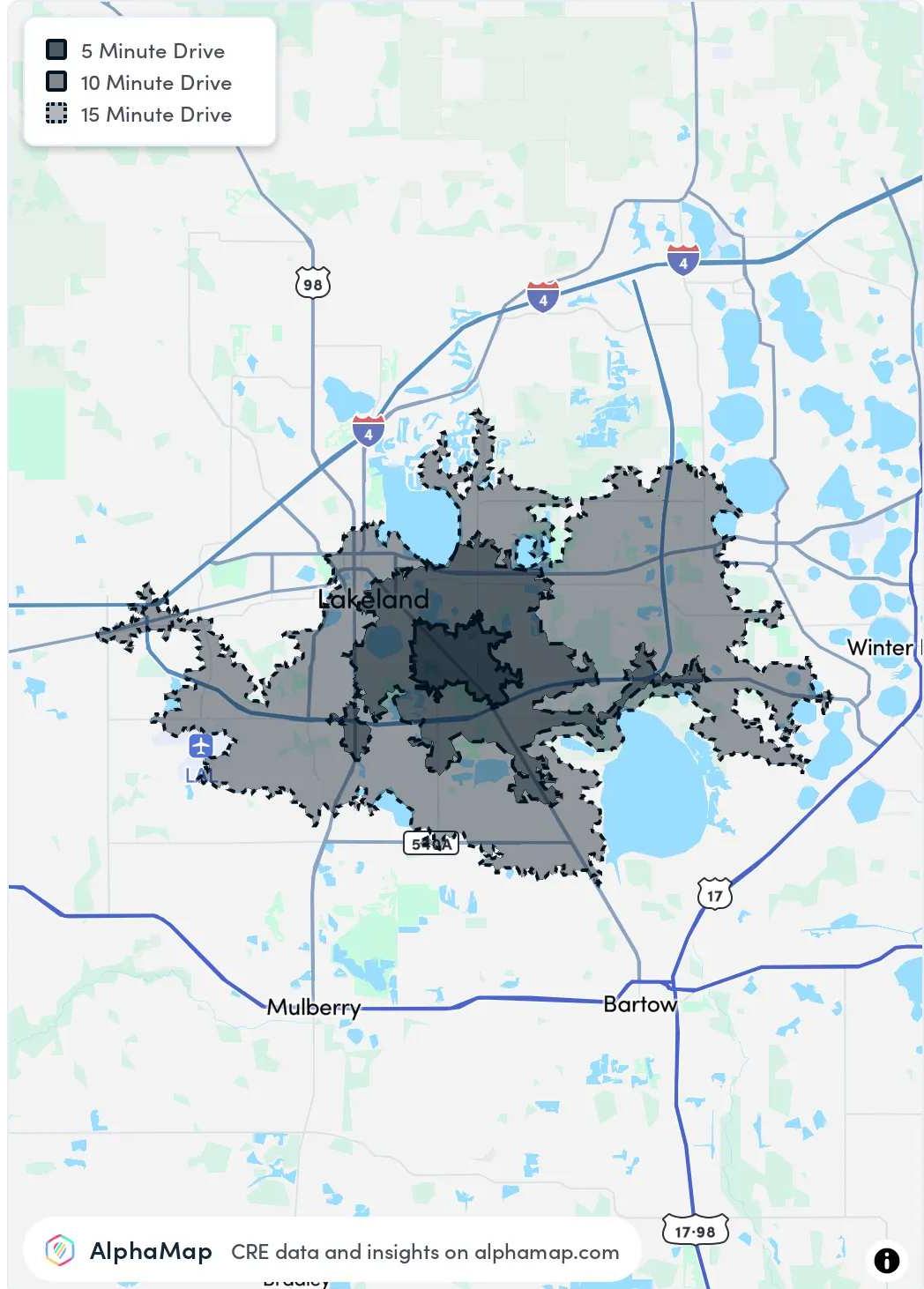
Map data ©2025 Google

## 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

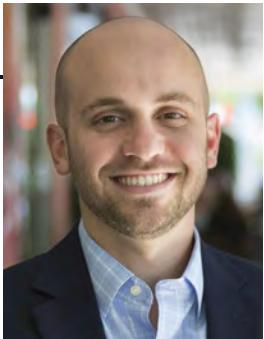




#### Section 4

## AGENT AND COMPANY INFO

## ADVISOR BIOGRAPHY



### DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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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.

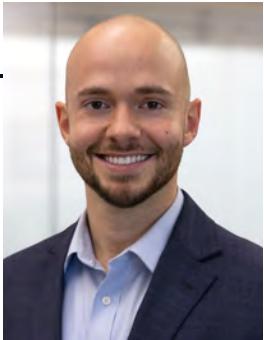
David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property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

Associate Advisor

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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



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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