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Kathleen Rd

INTERSTATE
4
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Truck Leasing

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INTERSTATE DRIVE OFFICE SPACE

1775 INTERSTATE DR
LAKELAND, FL 33805

Lauren Smith, CCIM, CPM
Property Manager/ Senior Advisor
O: 863.777.9815
lauren.smith@svn.com

David Hungerford, CCIM
Senior Advisor
O: 863.272.7156
david.hungerford@svn.com



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MALL

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1 PROPERTY INFORMATION

1775 Interstate Dr
Lakeland, FL 33805

Property Summary



Lease Rate **\$15.00 SF/YR**
NNN Expenses: **TBD**

OFFERING SUMMARY

Building Size: 80,000 RSF
Available SF: 20,000 - 50,000 RSF
Lease Type: NNN
Lot Size: 12.61 Acres
Year Built: 2003
Parking: 875 + Spaces
PIN: 23-28-02-020501-000011,
23-28-02-020501-000021

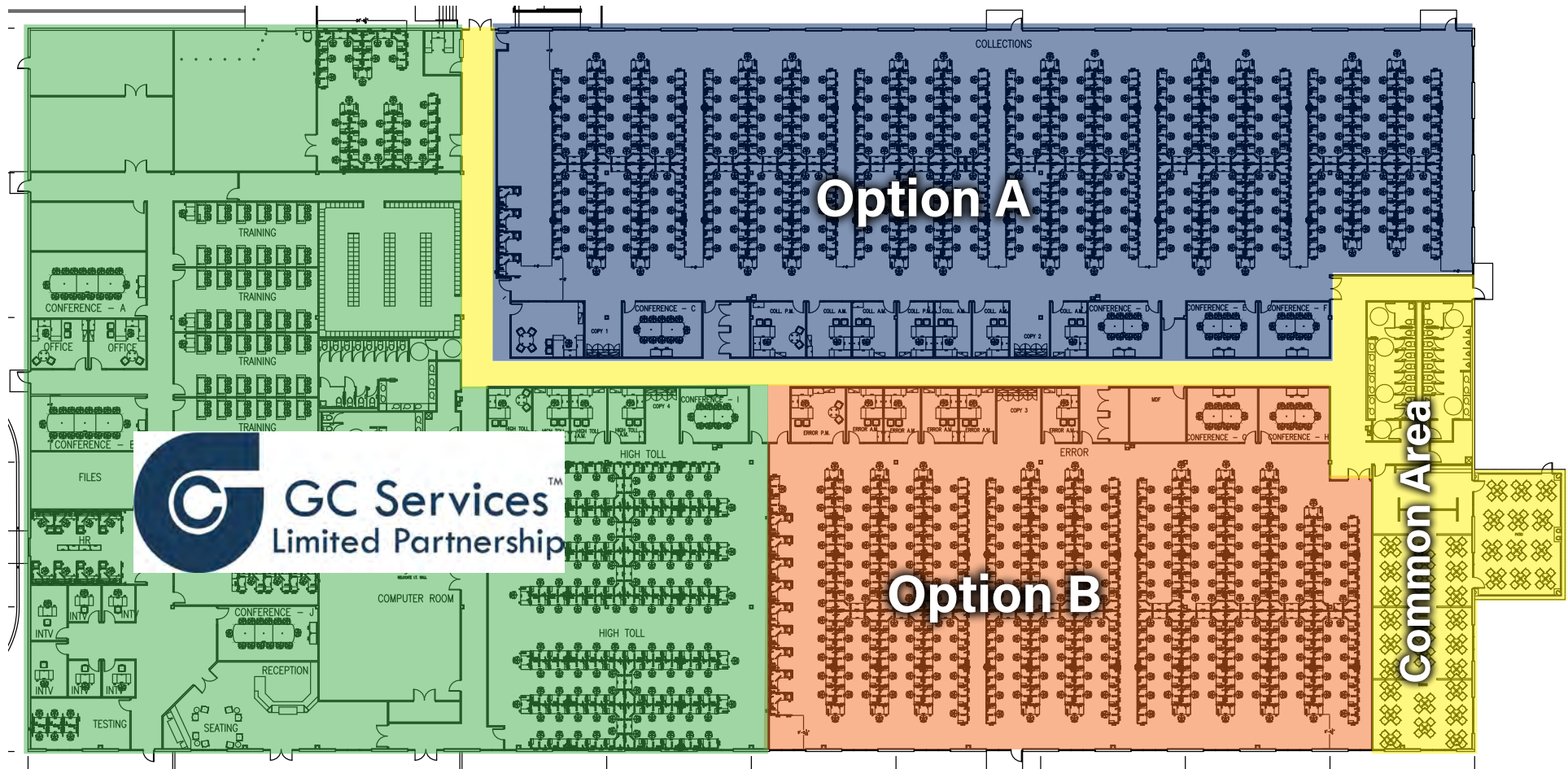
PROPERTY OVERVIEW

Ample office space available for lease within a highly active market in Lakeland, Florida, and excellent access to I-4. This open floorplan space available totals 50,000 ± RSF; however, it can be adapted into smaller suites if necessary. The property is situated in a prime location, near I-4 off exit 31, only 53 miles from Orlando and 32 miles from Tampa.

PROPERTY HIGHLIGHTS

- Excellent workforce demographics
- Easy access to I-4
- Ample parking: 875 ± spaces
- Parking and space configuration ideal for call center or data center
- Network provided by Frontier Fios

Floor Plan



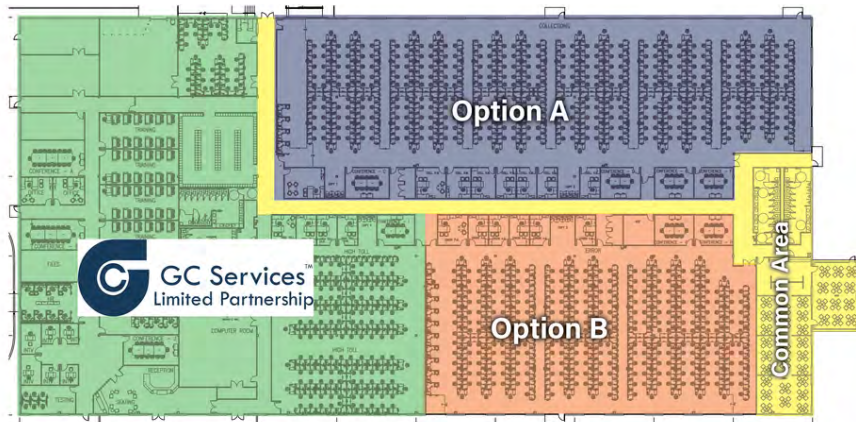
Configuration Options:

Option A: 30,000 ± SF

Option B: 20,000 ± SF

Options A + B: 50,000 ± SF

Lease Spaces



Configuration Options:
Option A: 30,000 ± SF
Option B: 20,000 ± SF
Options A + B: 50,000 ± SF



LEASE & BUILDING SPECS

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,000 - 50,000 SF	Lease Rate:	\$15.00 SF/yr
Ceiling Height:	10' to Drop Ceiling	Column Spacing:	± 40'
Building Sprinkled:	Yes	Lighting:	Fluorescent

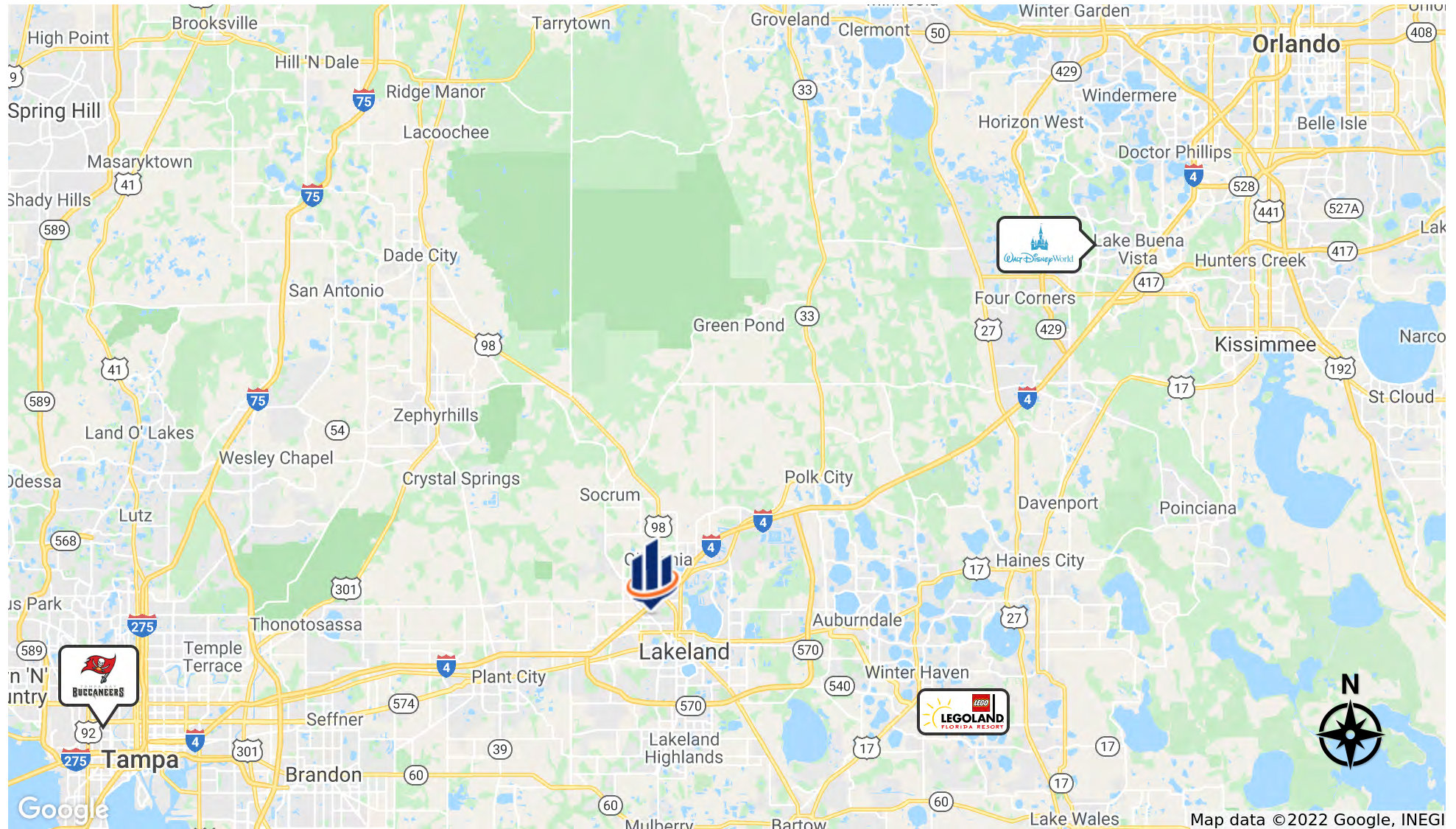
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1775 Interstate Dr	Available	20,000 - 50,000 SF	NNN	\$15.00 SF/yr	Large space with open floorplan. The space is available in two different configurations. Option A offers a 30,000 ± SF space while Option B offers 20,000 ± SF. However, the spaces are also available as a whole if needed for the total 50,000 ± SF available space.

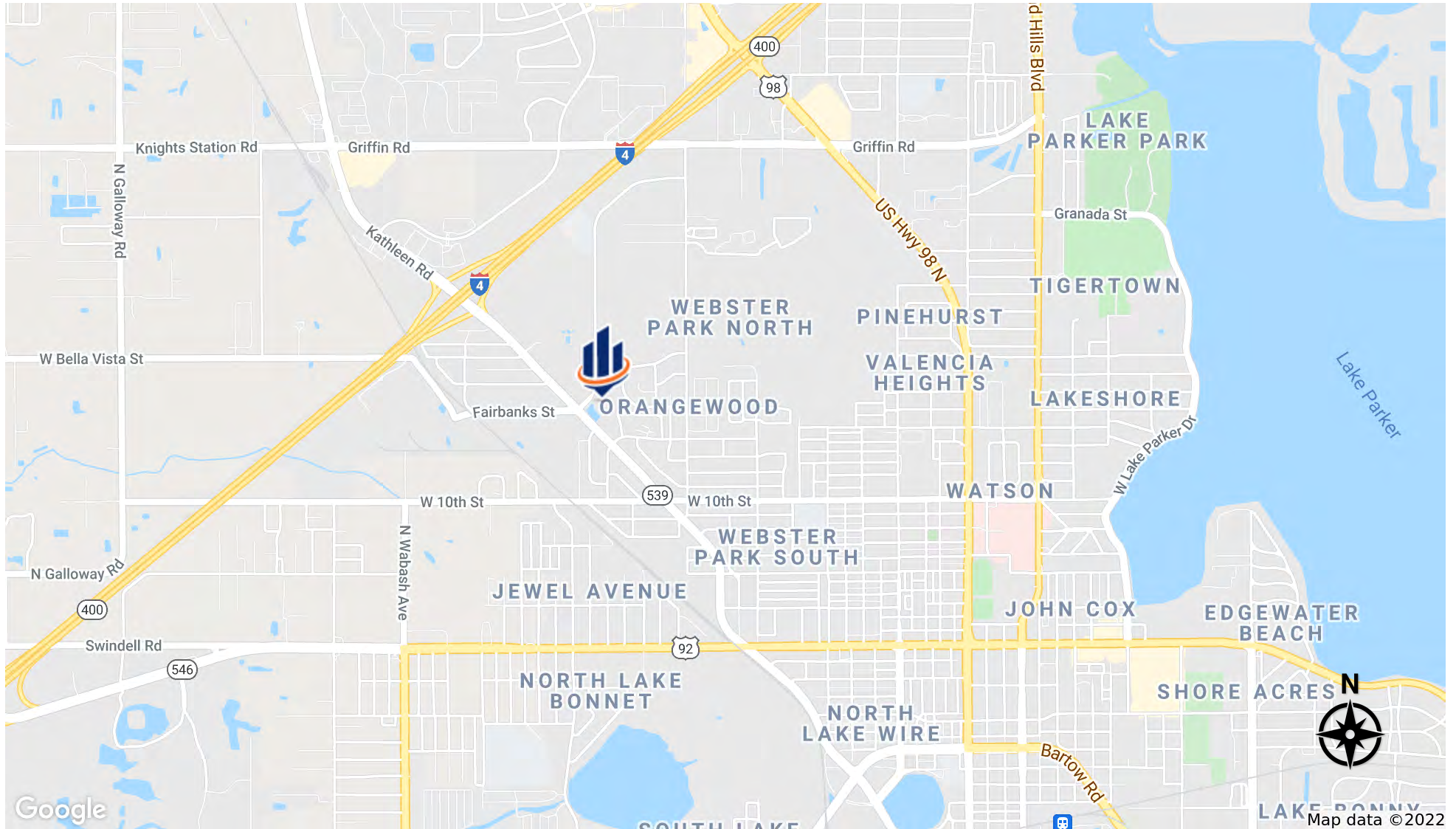
2 LOCATION INFORMATION

1775 Interstate Dr
Lakeland, FL 33805

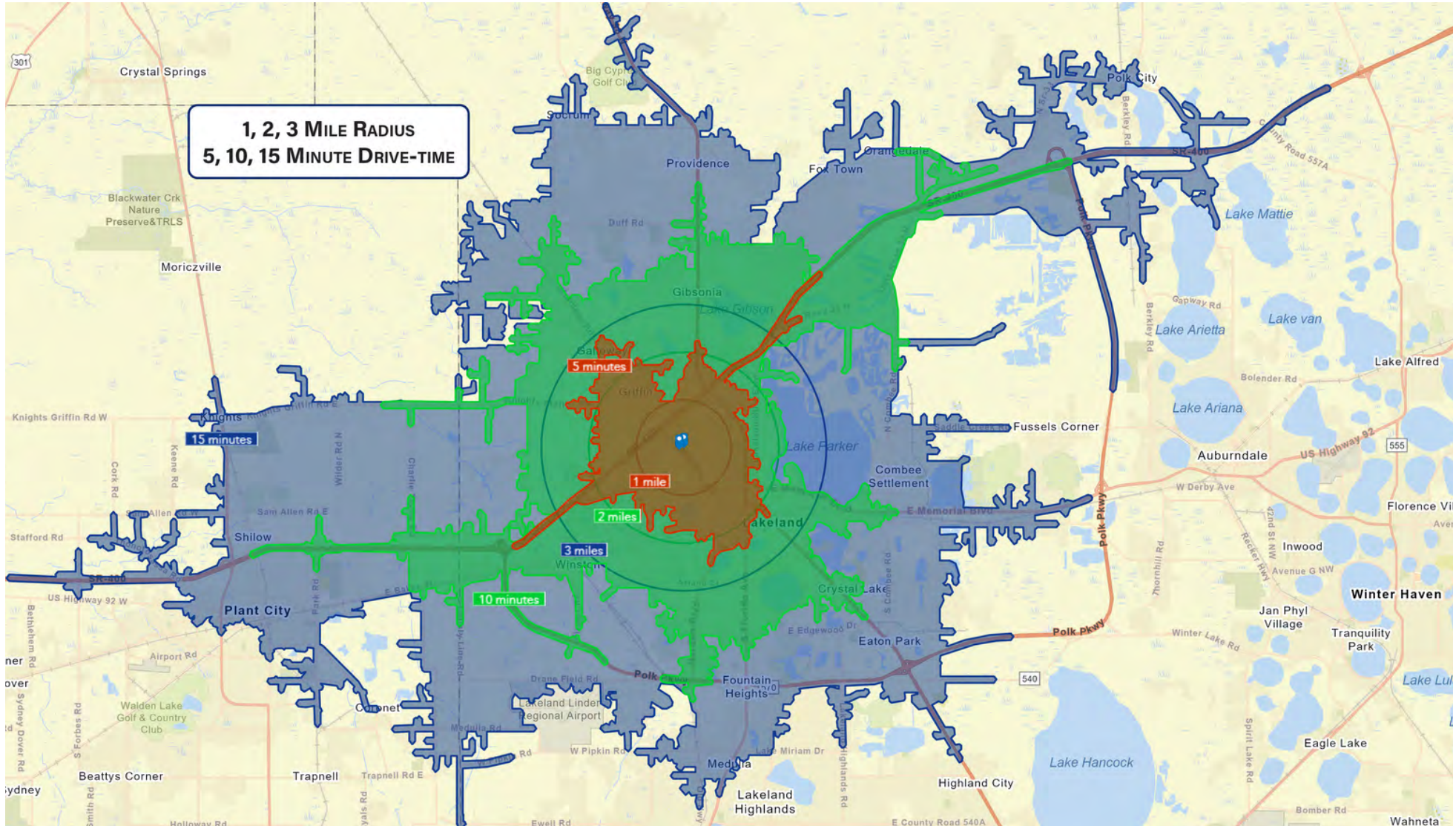
Regional Map



Location Map



Demos Map



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	8,828	31,196	61,908	22,429	108,333	217,579	721,312	21,733,419	333,934,112
Households	2,795	11,011	24,403	7,947	43,622	84,196	269,314	8,514,543	126,470,675
Families	1,940	7,038	14,294	5,046	26,207	54,472	186,883	5,499,508	82,824,624
Average Household Size	3.15	2.74	2.45	2.74	2.41	2.53	2.63	2.50	2.58
Owner Occupied Housing Units	1,186	5,584	11,733	3,664	24,089	52,266	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	1,609	5,427	12,670	4,283	19,533	31,930	78,942	2,881,106	44,563,900
Median Age	31.2	37.5	39.0	36.1	40.7	40.20	41.9	42.80	38.80
Income									
Median Household Income	\$26,757	\$31,725	\$37,458	\$29,497	\$44,828	\$50,113	\$52,507	\$58,462	\$64,730
Average Household Income	\$36,497	\$46,406	\$52,435	\$43,016	\$61,554	\$64,292	\$68,539	\$83,820	\$92,435
Per Capita Income	\$12,091	\$16,577	\$20,504	\$15,351	\$24,842	\$24,846	\$25,640	\$32,917	\$35,106
Trends: 2021 - 2026 Annual Growth Rate									
Population	0.91%	1.13%	1.23%	1.04%	1.17%	1.09%	1.50%	1.31%	0.71%
Households	0.78%	0.98%	1.23%	0.89%	1.15%	1.05%	1.43%	1.27%	0.71%
Families	0.70%	0.97%	1.07%	0.84%	1.02%	0.95%	1.37%	1.22%	0.64%
Owner HHs	1.27%	1.50%	1.47%	1.33%	1.45%	1.35%	1.67%	1.45%	0.91%
Median Household Income	1.89%	2.30%	2.59%	2.16%	2.51%	1.60%	1.83%	2.38%	2.41%

Strong workforce pool with a young and dense population within the immediate market.

Over 22,000 people with a median age of 36.1 within a 5-minute drive from the property.

Benchmark Demographics

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

<\$15,000	27.70%	21.60%	17.50%	24.00%	13.50%	11.80%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	18.70%	17.10%	16.30%	17.70%	14.00%	12.10%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	15.70%	15.30%	13.40%	15.60%	12.40%	11.60%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	13.60%	12.50%	13.30%	11.80%	14.00%	14.50%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	12.60%	15.70%	17.70%	14.90%	19.40%	20.70%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	5.50%	8.30%	10.60%	7.40%	11.30%	12.60%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	5.50%	6.80%	7.70%	6.40%	9.50%	10.90%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	0.50%	1.60%	2.00%	1.40%	3.00%	3.20%	3.70%	5.60%	7.20%
\$200,000+	0.00%	1.10%	1.60%	0.70%	2.90%	2.70%	3.30%	6.80%	8.50%

Population by Age

0 - 4	9.50%	7.60%	6.90%	8.00%	6.00%	6.00%	5.80%	5.10%	5.90%
5 - 9	8.80%	7.00%	6.40%	7.40%	5.80%	6.00%	5.90%	5.30%	6.10%
10 - 14	8.20%	6.80%	6.00%	7.00%	5.60%	5.90%	5.90%	5.50%	6.20%
15 - 19	7.20%	6.00%	5.60%	6.30%	5.70%	6.00%	5.80%	5.50%	6.30%
20 - 24	7.20%	5.90%	6.20%	6.50%	6.30%	6.30%	5.60%	5.90%	6.50%
25 - 34	14.20%	13.60%	14.00%	13.50%	13.70%	13.50%	12.90%	13.30%	14.00%
35 - 44	11.50%	11.50%	11.20%	11.30%	11.20%	11.60%	11.60%	11.90%	12.80%
45 - 54	9.70%	9.60%	9.80%	10.00%	10.20%	11.00%	11.20%	12.00%	12.10%
55 - 64	10.70%	11.30%	11.40%	11.50%	11.90%	12.30%	12.90%	13.60%	13.00%
65 - 74	7.70%	10.60%	11.00%	9.90%	11.80%	11.50%	12.60%	12.20%	10.20%
75 - 84	4.00%	7.20%	7.60%	6.10%	7.90%	7.00%	7.20%	6.90%	5.00%
85+	1.30%	3.00%	3.80%	2.60%	3.80%	2.90%	2.50%	2.80%	2.00%

Race and Ethnicity

White Alone	19.10%	39.80%	53.70%	34.80%	64.30%	69.20%	70.50%	72.30%	69.20%
Black Alone	68.00%	45.60%	31.90%	52.40%	22.90%	17.60%	15.60%	16.40%	13.00%
American Indian Alone	0.40%	0.30%	0.50%	0.40%	0.40%	0.50%	0.50%	0.40%	1.00%
Asian Alone	0.50%	1.70%	1.80%	1.00%	1.90%	1.80%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.30%	8.60%	8.30%	7.80%	6.80%	7.30%	8.20%	4.70%	7.10%
Two or More Races	3.60%	3.80%	3.70%	3.50%	3.60%	3.60%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	19.40%	24.20%	24.00%	21.50%	22.00%	23.20%	26.50%	27.40%	18.90%



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	326.06
COUNTY SEAT	Bartow	POPULATION	703,886 (2020)
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



LAKELAND

POLK COUNTY

FOUNDED 1885

POPULATION 111,262 [2020]

AREA 74.4 sq mi

WEBSITE lakelandgov.net

MAJOR EMPLOYERS

- Publix Supermarkets [8,008]
- Lakeland Regional Health [5,500]
- GEICO Insurance [3,700]
- Watson Clinic [1,857]
- Southeastern University [1,072]
- Saddle Creek Logistics [1,042]

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around historic brick buildings surrounding the historic Munn Park town square.

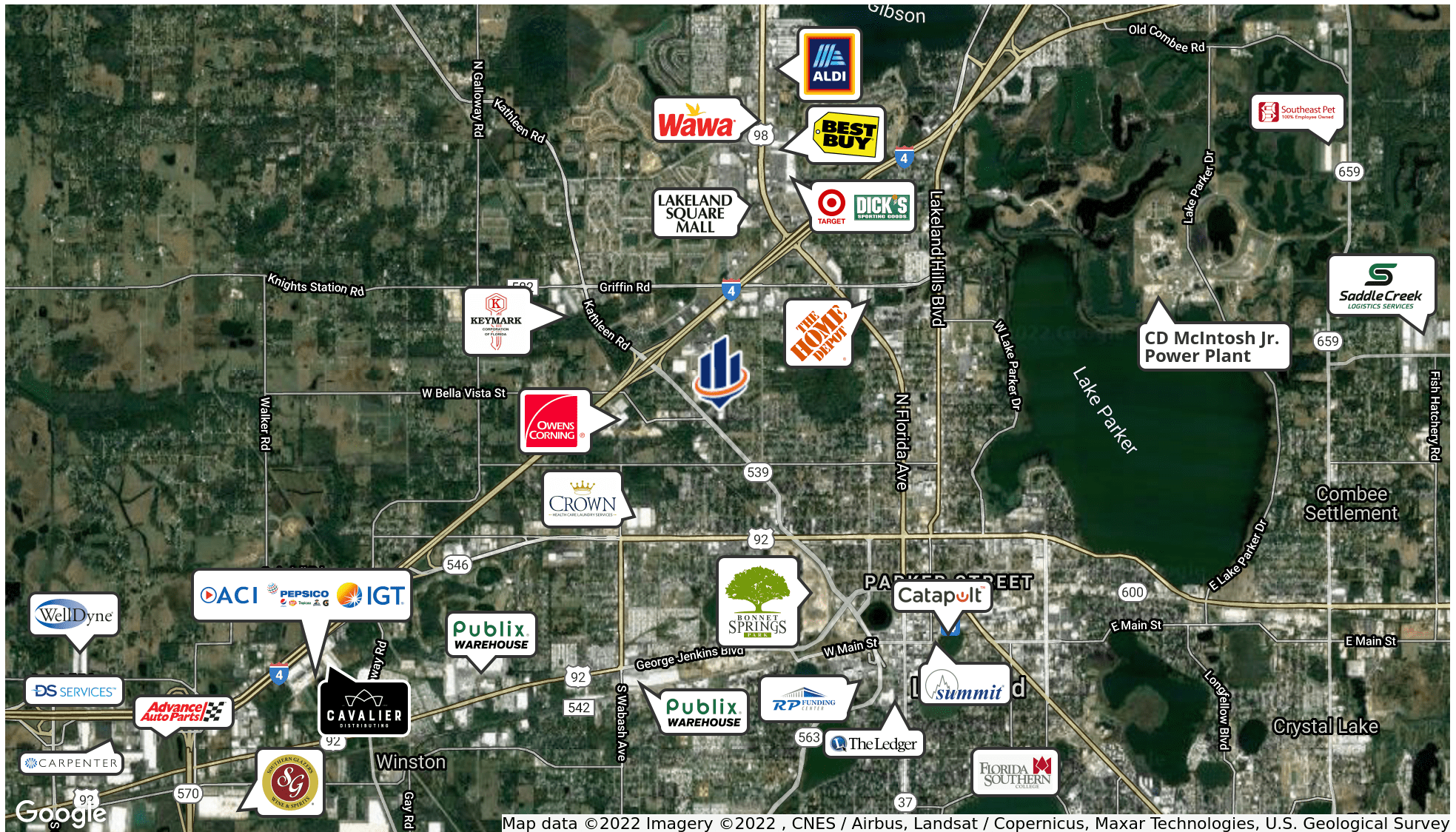
The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

50,000 ± SF

3 MAPS AND PHOTOS

1775 Interstate Dr
Lakeland, FL 33805

Market Area Map



Trade Area Map



Site Aerial



Interior Photos



4 AGENT AND COMPANY INFO

1775 Interstate Dr
Lakeland, FL 33805





LAUREN SMITH, CCIM, CPM

Property Manager/ Senior Advisor

lauren.smith@svn.com

Direct: 863.777.9815 | **Cell:** 863.873.1970

FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM, is an Asset Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

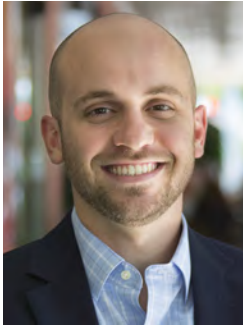
Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over ten years, handling every aspect, such as sales, leasing, property management & development. She is a member of the International Council of Shopping Centers (ICSC) and Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). In 2021, Lauren earned her Certified Commercial Investment Member (CCIM) designation.

Also, she has worked in business development, assisting several small businesses with their accounting, marketing, human resources & operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Disciplines:

- Sales
- Leasing
- Property management
- Development



DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: 863.272.7156 | **Cell:** 863.660.3138

PROFESSIONAL BACKGROUND

Gary Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is Managing Director of SVN Saunders Ralston Dantzler Realty, LLC – the premier commercial services provider in Central Florida. Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor and group investment sponsor.

Gary holds the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors professional designations. He is also a Florida licensed real estate broker and certified building contractor.

Disciplines:

- Commercial Real Estate
- Leasing and Tenant Representation
- Mortgage Broker
- Certified Building Contractor
- Instructor, Adjunct Faculty

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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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.



1723 Bartow Rd
Lakeland, Florida 33801
863.777.9815

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

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