

# TALL OAKS BUSINESS PARK

MULTI-BUILDING OFFICE PARK - FOR SALE OR LEASE

4,300 SF to 109,079 ± SF • Lakeland, Florida • Polk County



**SVN**  
SAUNDERS  
RALSTON DANTZLER

**BARON**  
REALTY





Tall Oaks features mature landscaping, and a serene, walkable work environment.

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The business park is centrally located, providing ease of access to the nearby labor pool.

## TALL OAKS BUSINESS PARK

SVN | Saunders Ralston Dantzler and Baron Realty are pleased to present this beautiful, quiet business park for sale or lease. The park is centrally located, offering quick access to downtown Lakeland, nearby restaurants, and nearby major roadways - US 98 and SR 570.

The park has something to offer businesses of all types. The buildings are of various sizes, configurations, and ages and can accommodate your parking needs. The buildings are available for purchase or lease and are available together, individually, or further divided into smaller units.

Site Address:	2310 Commerce Point Dr, Lakeland, FL 33801 (multi-address)
County:	Polk
Property ID #:	242828246980000160 (multi-parcel)
Land Size:	9.49 Total Acres
Building Size:	109,079 Total SF
Years Built:	1981 - 2003
Property Use:	Office Park
Utilities:	City Water and Sewer
Zoning:	PUD 3485 H, and Office [O-2] City of Lakeland
Taxes:	\$244,892.09 (2020)
Price:	Available for Sale or Lease (inquire for more information)

Current income is in place from an existing master tenant. Please inquire with Brokers.



# BUILDING INVENTORY

The following buildings can be purchased or leased together or individually, and can even be further subdivided into half or quarter units.

The office park provides more than five parking spaces per 1,000 SF. Buyers or tenants can request more or less parking, which may impact pricing. All office buildings have abundant, mature landscaping.

Example of the configuration in which this project can be purchased or leased includes:

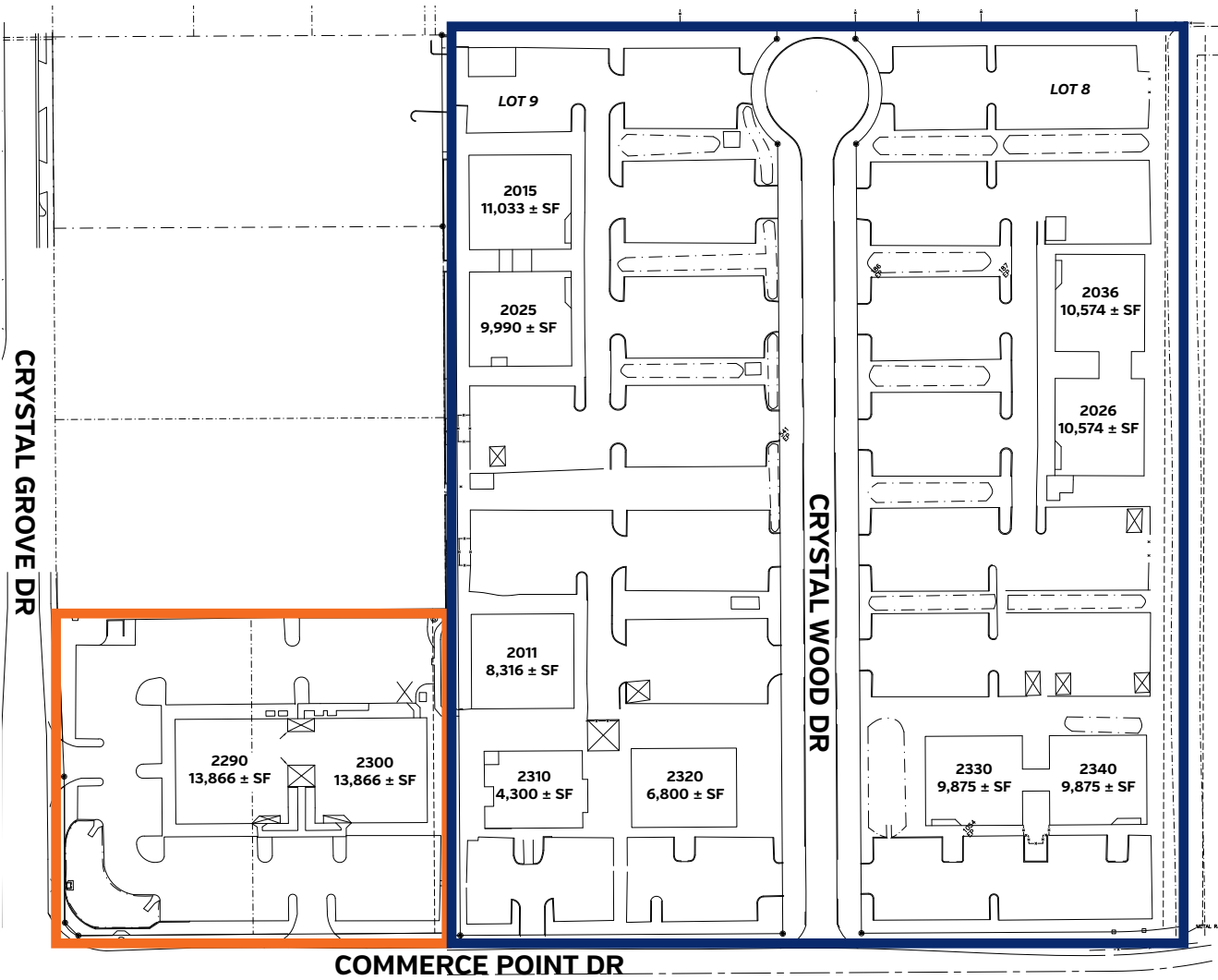
**Crystal Woods Project:**  
9.49 ± Acres  
81,348 ± SF

**Commerce Point Dr Project:**  
1.7 ± Acres  
27,732 ± SF

*Taxes and insurance costs are listed according to parcel ID numbers. Should parcel ID boundaries change, these costs could also change. If parcels are sold or leased individually or into smaller units, this may trigger the formation of an owners association and/or condominium association. Building plans are not to scale, and SVN | Saunders Ralston Dantzler Real Estate does not guarantee accuracy.*



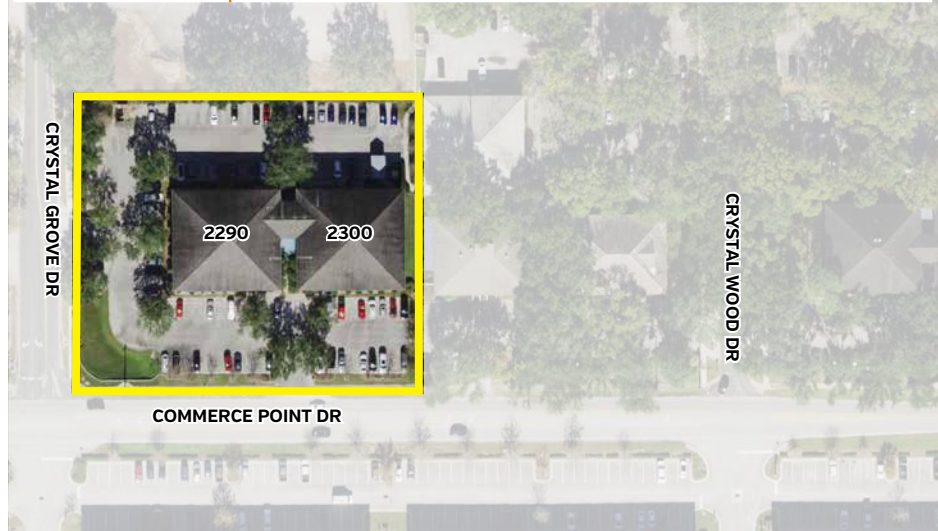
# BUSINESS PARK LAYOUT





# 2290 - 2300 COMMERCE POINT DR

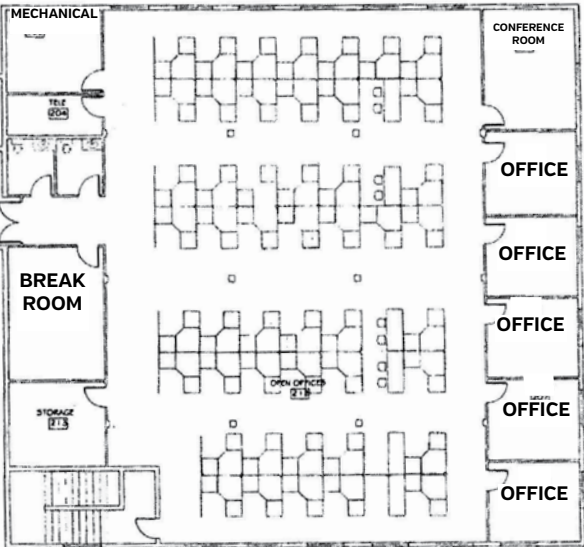
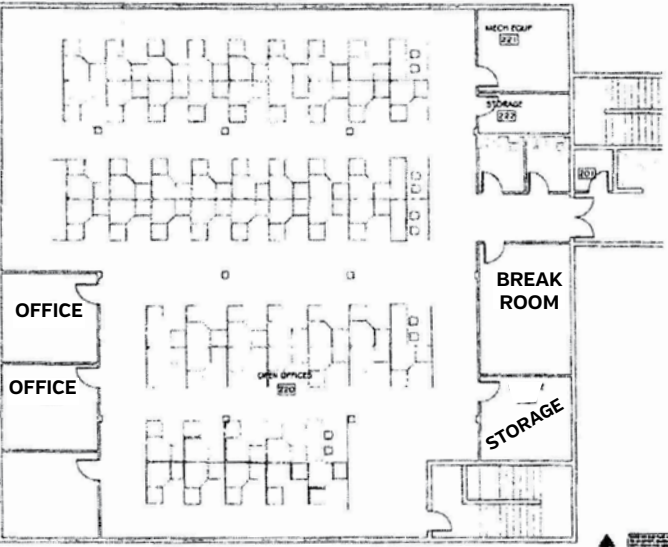
Address:	2290	2300
Purchase Price:	\$1,795,000	\$1,795,000
Rent per SF:	\$13.50 MG	\$13.50 MG
Property ID #:	24-28-28-247012-000020	24-28-28-247012-000010
Building Size:	13,866 ± SF	13,866 ± SF
Taxes:	\$59,621.84 [2020, currently not taxed separately]	
Insurance:	\$15,968.50 [2020, currently not insured separately]	
Year Built:	2003	
Stories:	2 [With Elevator]	
HVAC Units:	5 Units Total	
Notes:	Buildings Are Sprinkled	



2290 COMMERCE POINT DR

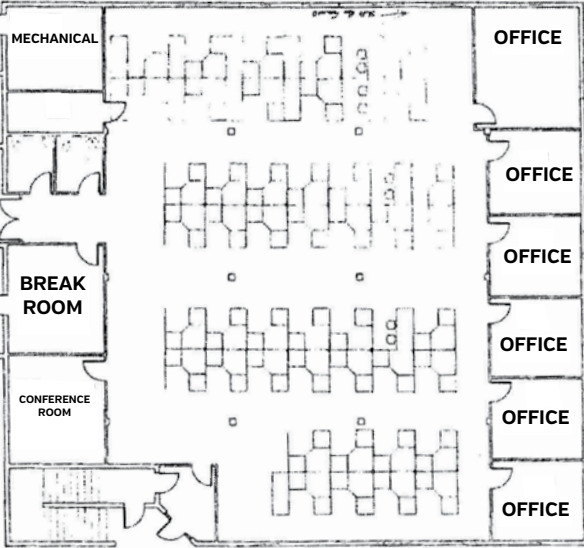
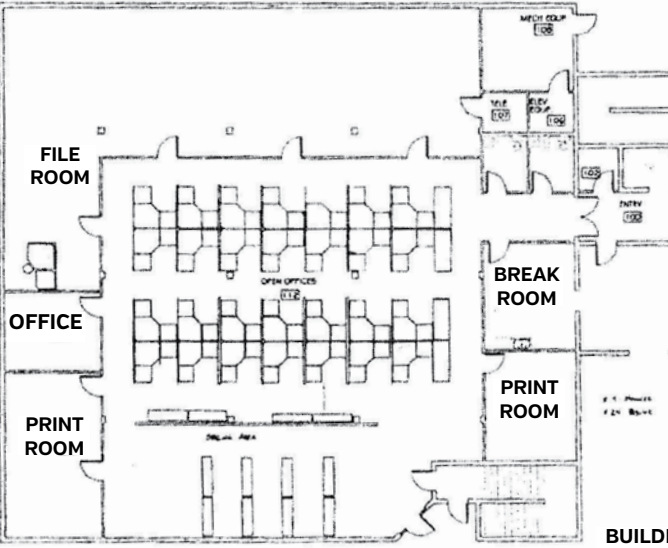
2300 COMMERCE POINT DR

2ND FLOOR  
(6,933 ± SF)



2ND FLOOR  
(6,933 ± SF)

1ST FLOOR  
(6,933 ± SF)



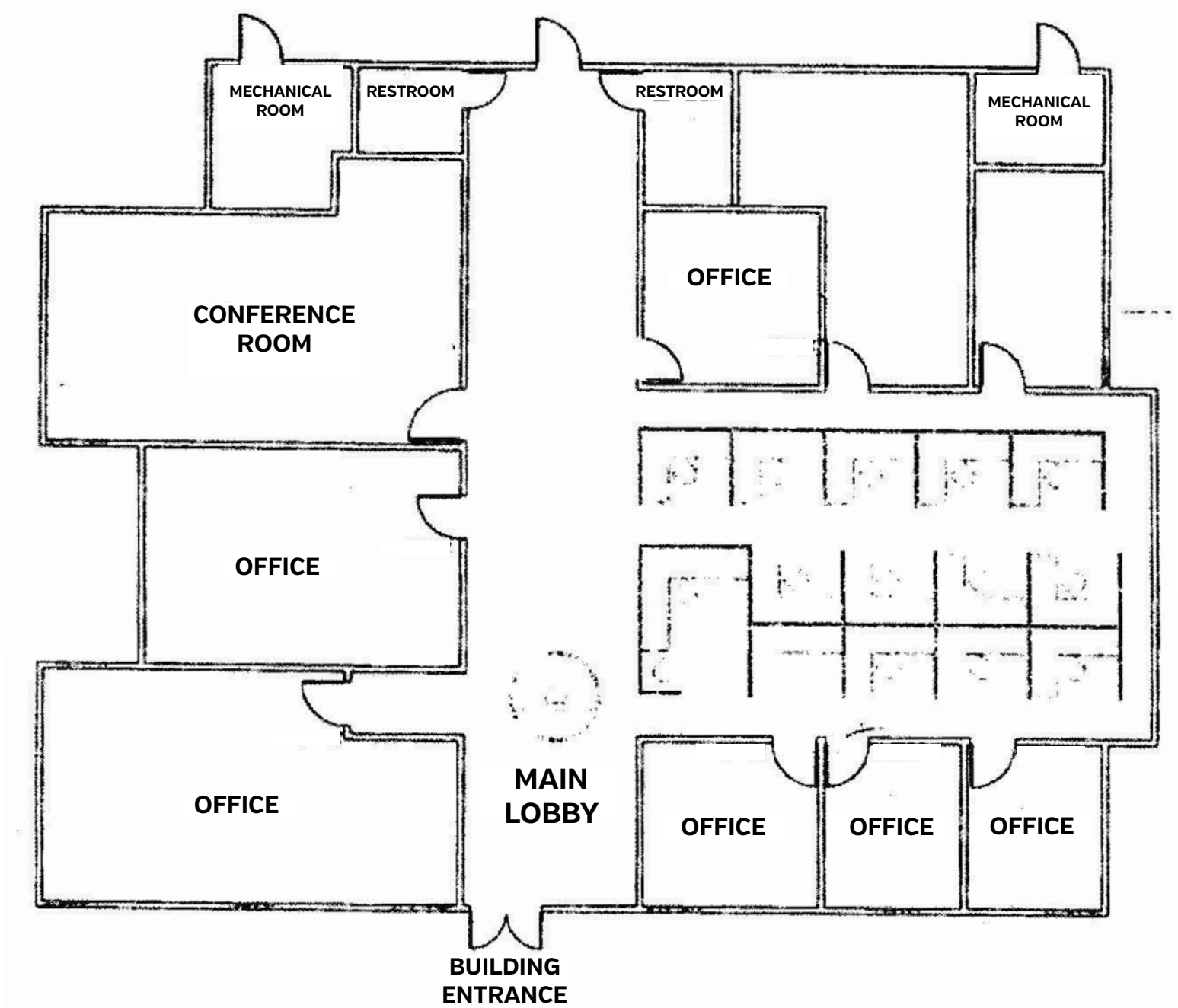
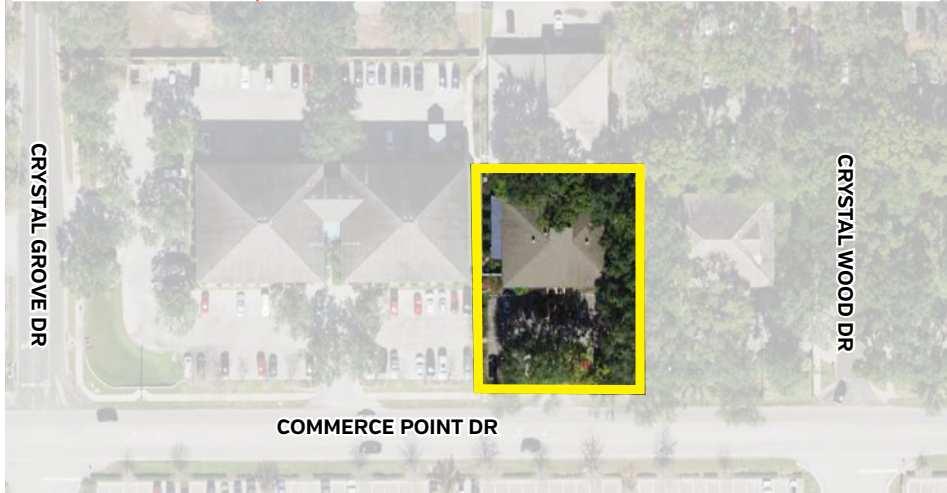
1ST FLOOR  
(6,933 ± SF)

Building can be subdivided and sold/leased by address or even into 1/4 units



# 2310 COMMERCE POINT DR

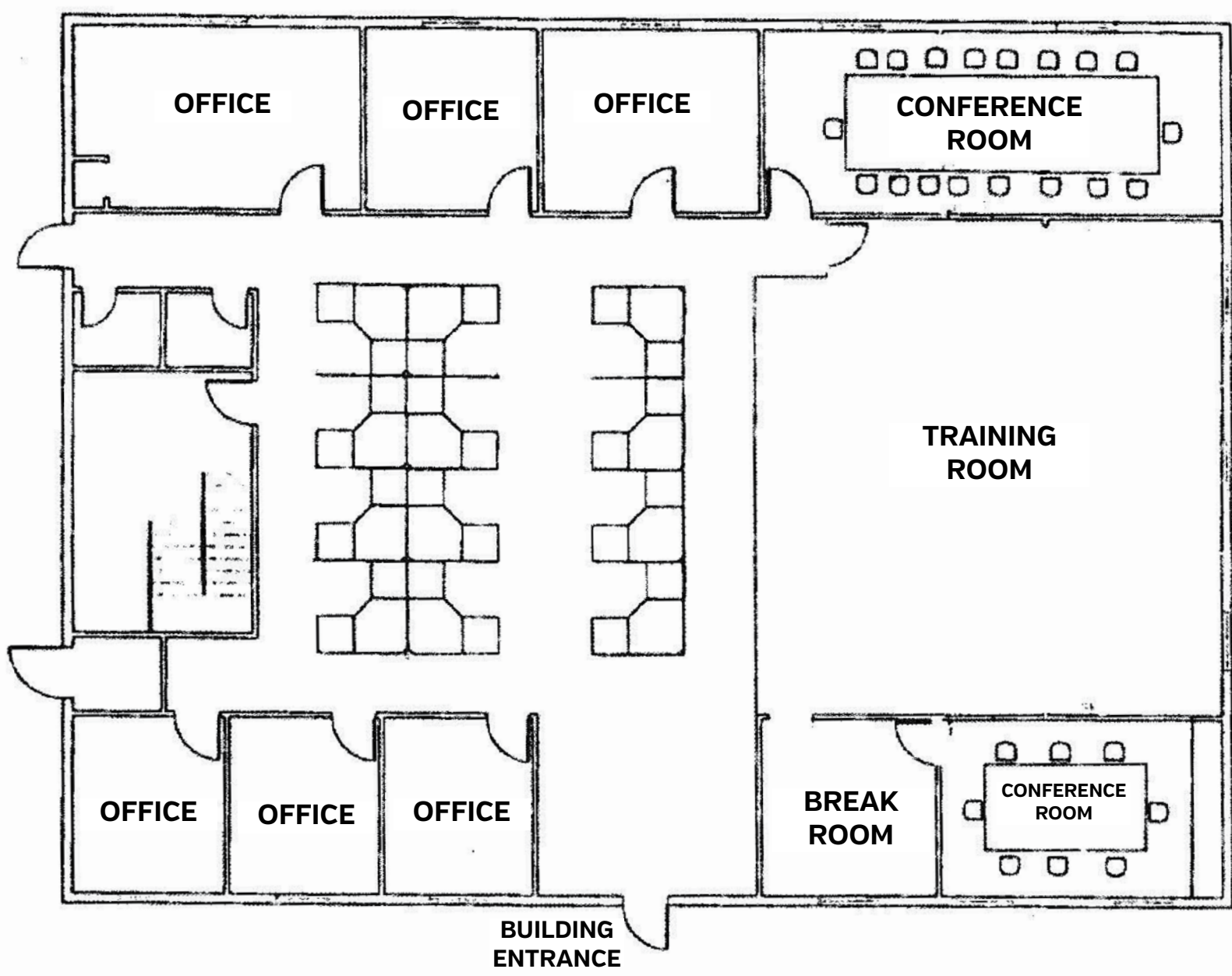
Purchase Price:	\$595,000
Rent per SF:	\$13.50 MG
Property ID #:	24-28-28-246980-000160
Building Size:	4,300 ± SF
Taxes:	\$9,786.60 [2020]
Insurance:	\$4,783.50 [Property, Liability & Umbrella]
Year Built:	1981
Stories:	1
HVAC Units:	5 Units
Notes:	Cathedral ceiling, executive conference room, and executive finishes





2320 COMMERCE POINT DR

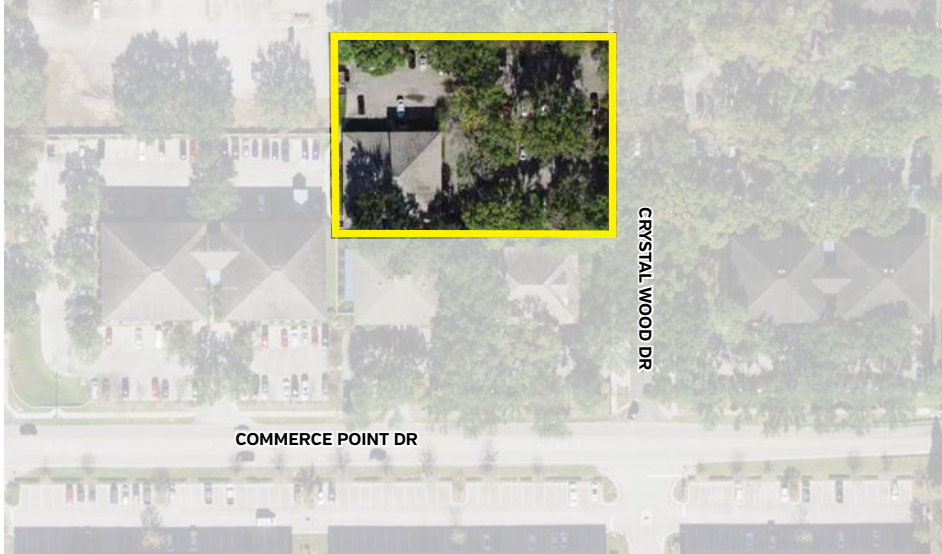
Purchase Price:	\$895,000
Rent per SF:	\$13.50 MG
Property ID #:	24-28-28-246980-000150
Building Size:	6,800 ± SF
Taxes:	\$12,747.21 [2020]
Insurance:	\$6,187.50 [Property, Liability & Umbrella]
Year Built:	1986
Stories:	1
HVAC Units:	5 Units
Notes:	Large open training room and conference room



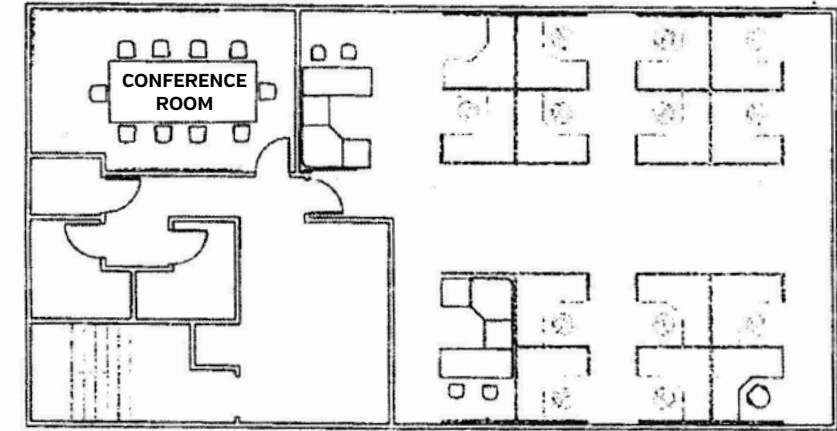


# 2111 CRYSTAL WOOD DR

Purchase Price:	\$995,000
Rent per SF:	\$13.00 MG
Property ID #:	24-28-28-246980-000141, 24-28-28-246980-000131
Building Size:	8,316 ± SF
Taxes:	\$19,995.55 [2020]
Insurance:	\$6,803.50 [Property, Liability & Umbrella]
Year Built:	1982
Stories:	2 [Without Elevator]
HVAC Units:	7 Units
Notes:	Large temperature-controlled server room, dedicated fiber, generator, hurricane shutters.

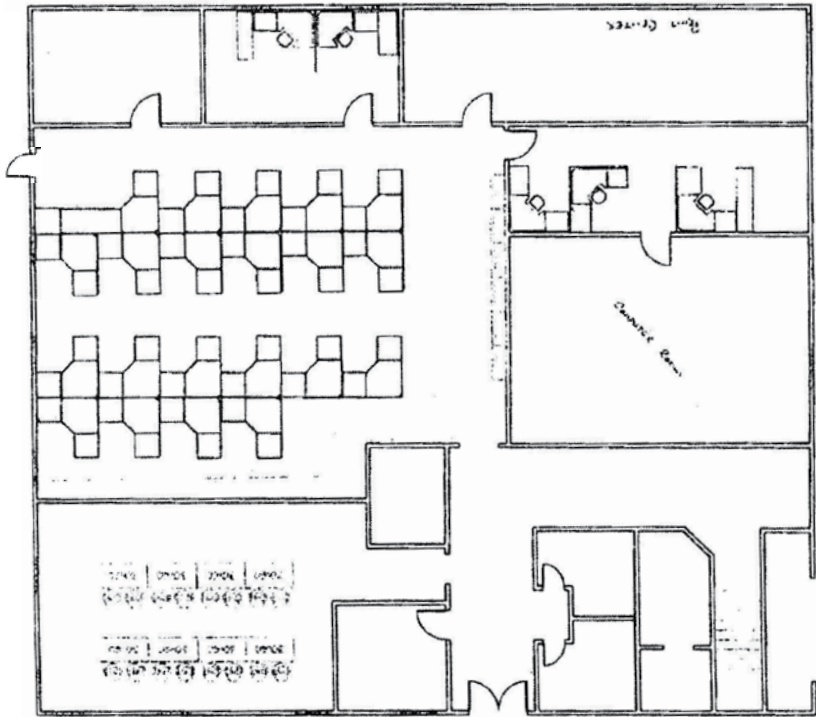


2ND FLOOR



BUILDING  
ENTRANCE

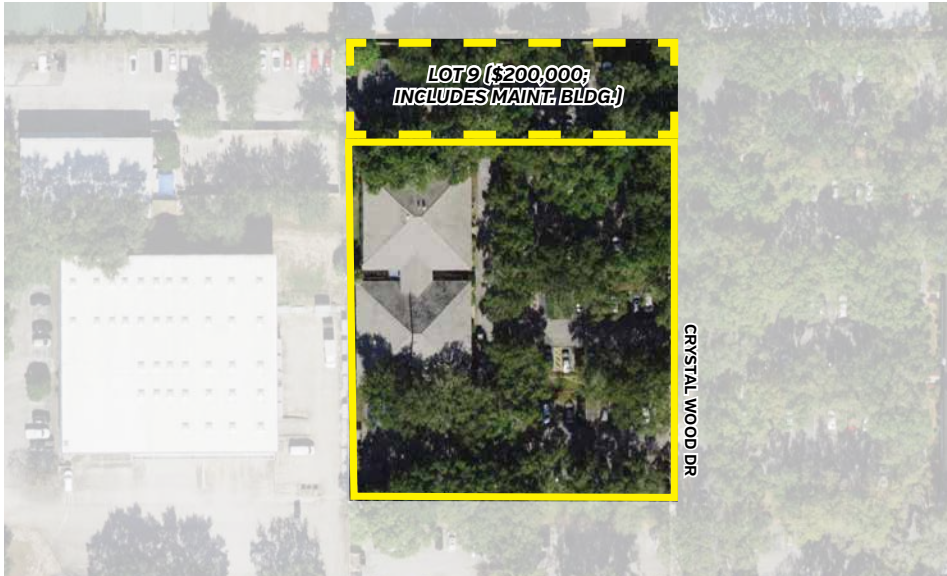
1ST FLOOR



BUILDING  
ENTRANCE



2015 - 2025 CRYSTAL WOOD DR

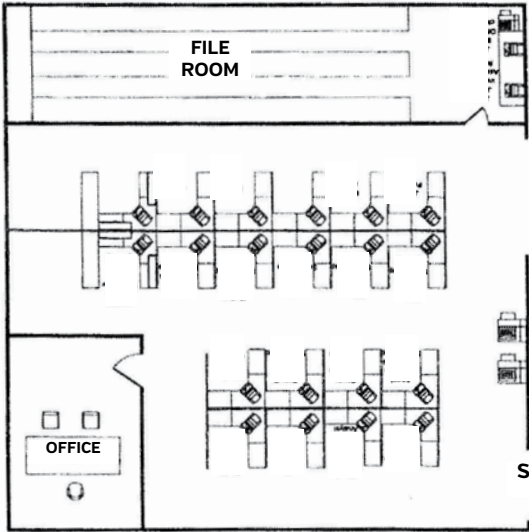


Address:	2015	2025
Purchase Price:	\$1,395,000	\$1,195,000
Rent per SF:	\$13.00 MG	\$12.50 MG
Property ID #:	242828246980000100	242828246980000110
Building Size:	11,033 ± SF	9,990 ± SF
Taxes:	\$20,429.02 [2020]	\$16,077.88 [2020]
Insurance:	\$13,846.50 [2020, currently not insured separately]	
Year Built:	1987	1985
Stories:	2 [With Elevator]	
HVAC Units:	9 Units Total	

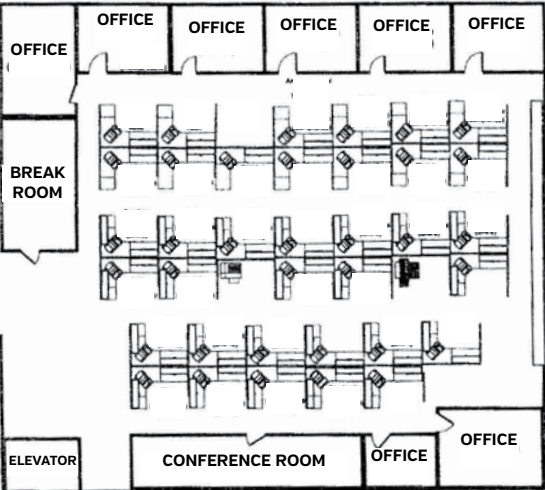


2ND FLOOR  
(4,995 ± SF)

2025 CRYSTAL WOOD DR

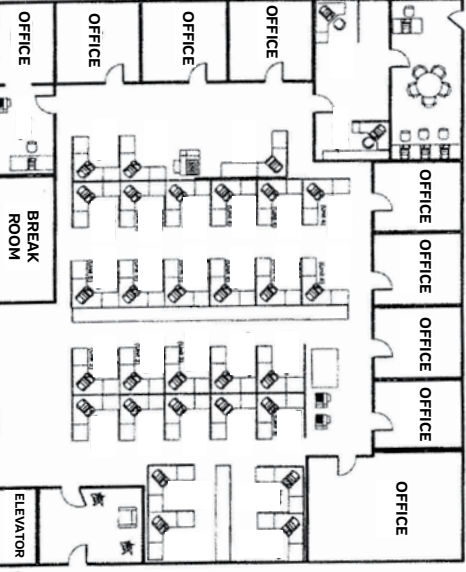
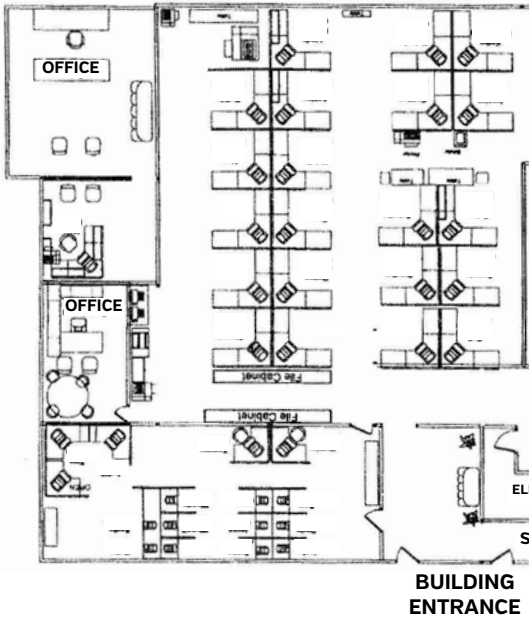


2015 CRYSTAL WOOD DR



2ND FLOOR  
(5,516 ± SF)

1ST FLOOR  
(4,995 ± SF)



1ST FLOOR  
(5,517 ± SF)

Building can be subdivided and sold/leased by address or even into 1/4 units



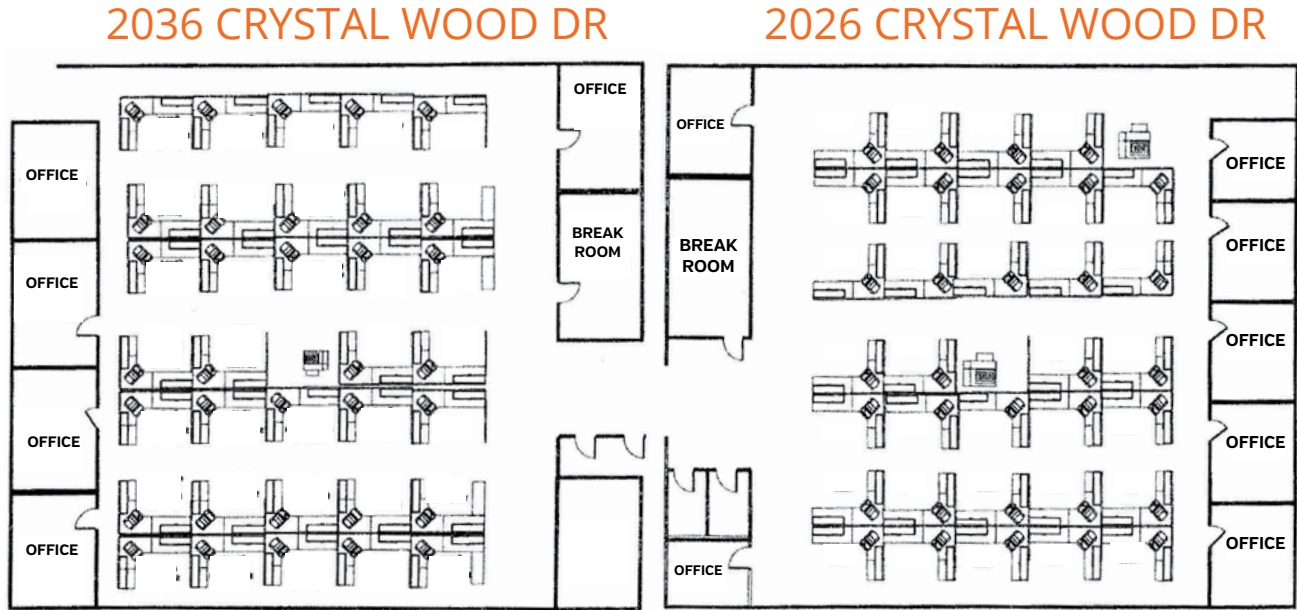
2026 - 2036 CRYSTAL WOOD DR



Address:	2026	2036
Purchase Price:	\$1,295,000	\$1,295,000
Rent per SF:	\$13.00 MG	\$13.00 MG
Property ID #:	242828246980000050, 242828246980000040	242828246980000070, 242828246980000060
Building Size:	10,574 ± SF	10,574 ± SF
Taxes:	\$49,811.80 [2020, currently not taxed separately]	
Insurance:	\$11,729.50 [2020, currently not insured separately]	
Year Built:	1991	
Stories:	2 [With Elevator]	
HVAC Units:	7 Units Total	

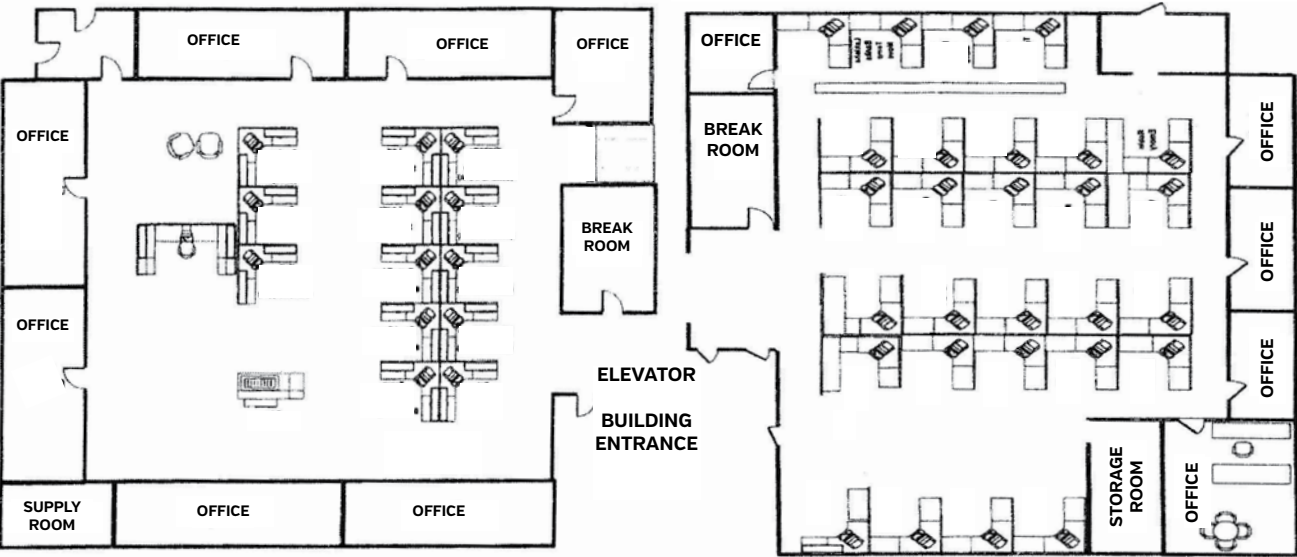


2ND FLOOR  
(5,287 ± SF)



2ND FLOOR  
(5,287 ± SF)

1ST FLOOR  
(5,287 ± SF)



1ST FLOOR  
(5,287 ± SF)

Building can be subdivided and sold/leased by address or even into 1/4 units



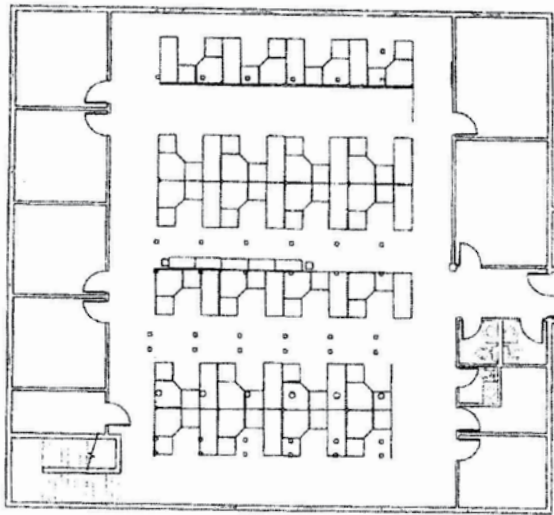
# 2330 - 2340 COMMERCE POINT DR

Address:	2330	2340
Purchase Price:	\$1,195,000	\$1,195,000
Rent per SF:	\$12.50 MG	\$12.50MG
Property ID #:	242828246980000021	242828246980000010
Building Size:	9,880 ± SF	9,880 ± SF
Taxes:	\$20,099.92 [2020]	\$20,110.05 [2020]
Insurance:	\$11,729.50 [2020, currently not insured separately]	
Year Built:	1990	
Stories:	2 [Without Elevator]	
HVAC Units:	13 Units Total	

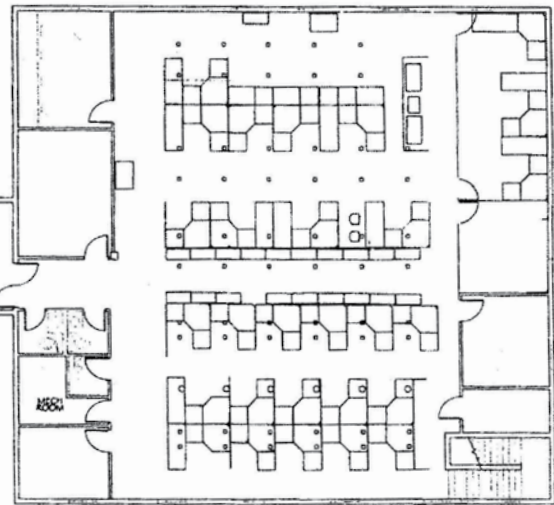


2ND FLOOR  
(4,937 ± SF)

2330 COMMERCE POINT DR

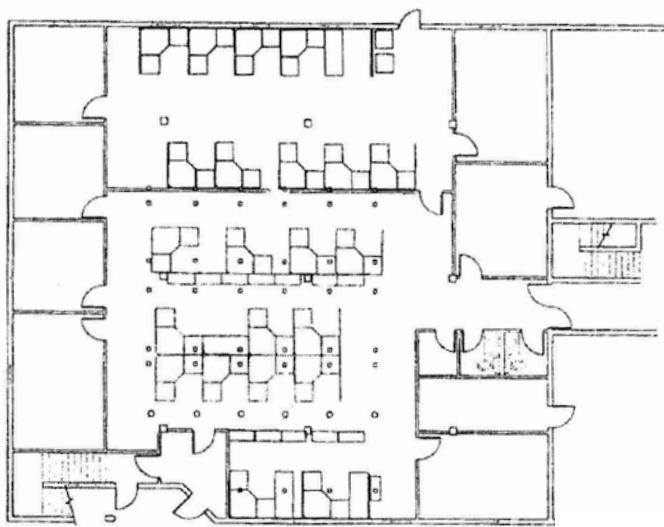


2340 COMMERCE POINT DR

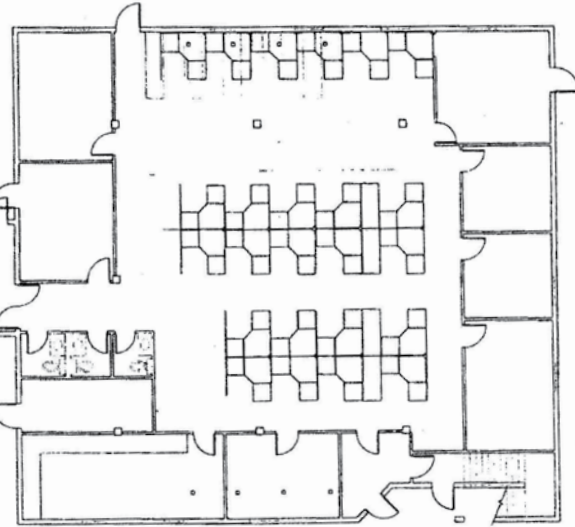


2ND FLOOR  
(4,937 ± SF)

1ST FLOOR  
(4,938 ± SF)



BUILDING  
ENTRANCE

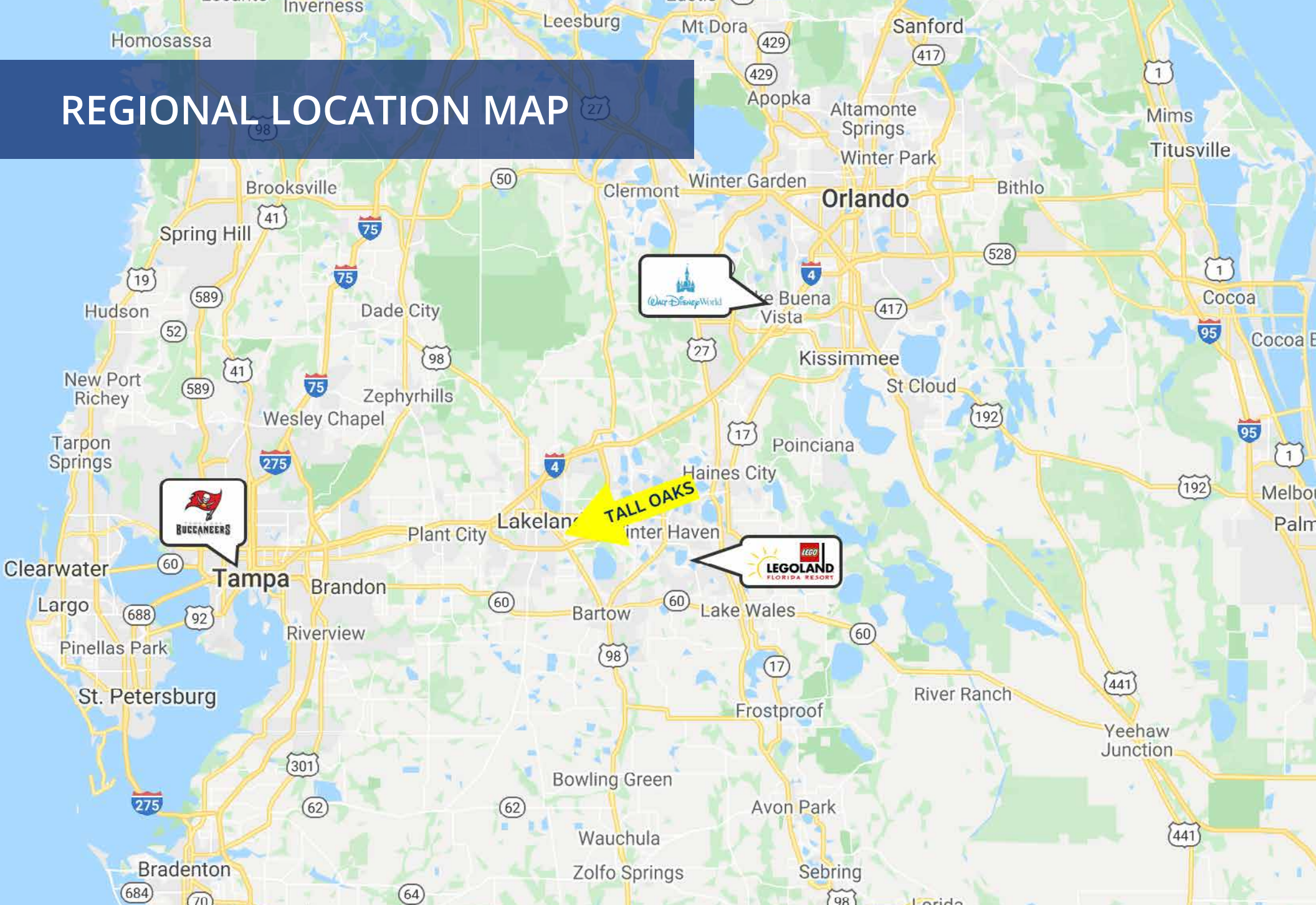


BUILDING  
ENTRANCE

1ST FLOOR  
(4,938 ± SF)

Building can be subdivided and sold/leased by address or even into 1/4 units









LAKELAND  
POLK COUNTY

FOUNDED	1885
POPULATION	111,262 [2020]
AREA	74.4 sq mi
WEBSITE	<a href="http://lakelandgov.net">lakelandgov.net</a>
MAJOR EMPLOYERS	<ul style="list-style-type: none"><li>• Publix Supermarkets [8,008]</li><li>• Lakeland Regional Health [5,500]</li><li>• GEICO Insurance [3,700]</li><li>• Watson Clinic [1,857]</li><li>• Southeastern University [1,072]</li><li>• Saddle Creek Logistics [1,042]</li></ul>

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlan-do. 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 or 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.





# LAKELAND'S POINTS OF INTEREST

## Southeastern University

Named one of the fastest-growing liberal arts universities in the nation by The Chronicle of Higher Education, SEU is taking steps to meet our expanding community's needs. The campus features a brand-new football stadium, Chick-fil-A Express and multiple academic buildings added in the past year, with construction already moving forward on additional facilities.

**Student enrollment has increased by 215% since 2010.**

(<https://www.seu.edu/about-southeastern-university/>)

## Publix Headquarters

Lakeland is home to grocery titan Publix Supermarkets headquarters. There are more than 1,400 high paying jobs at this location.

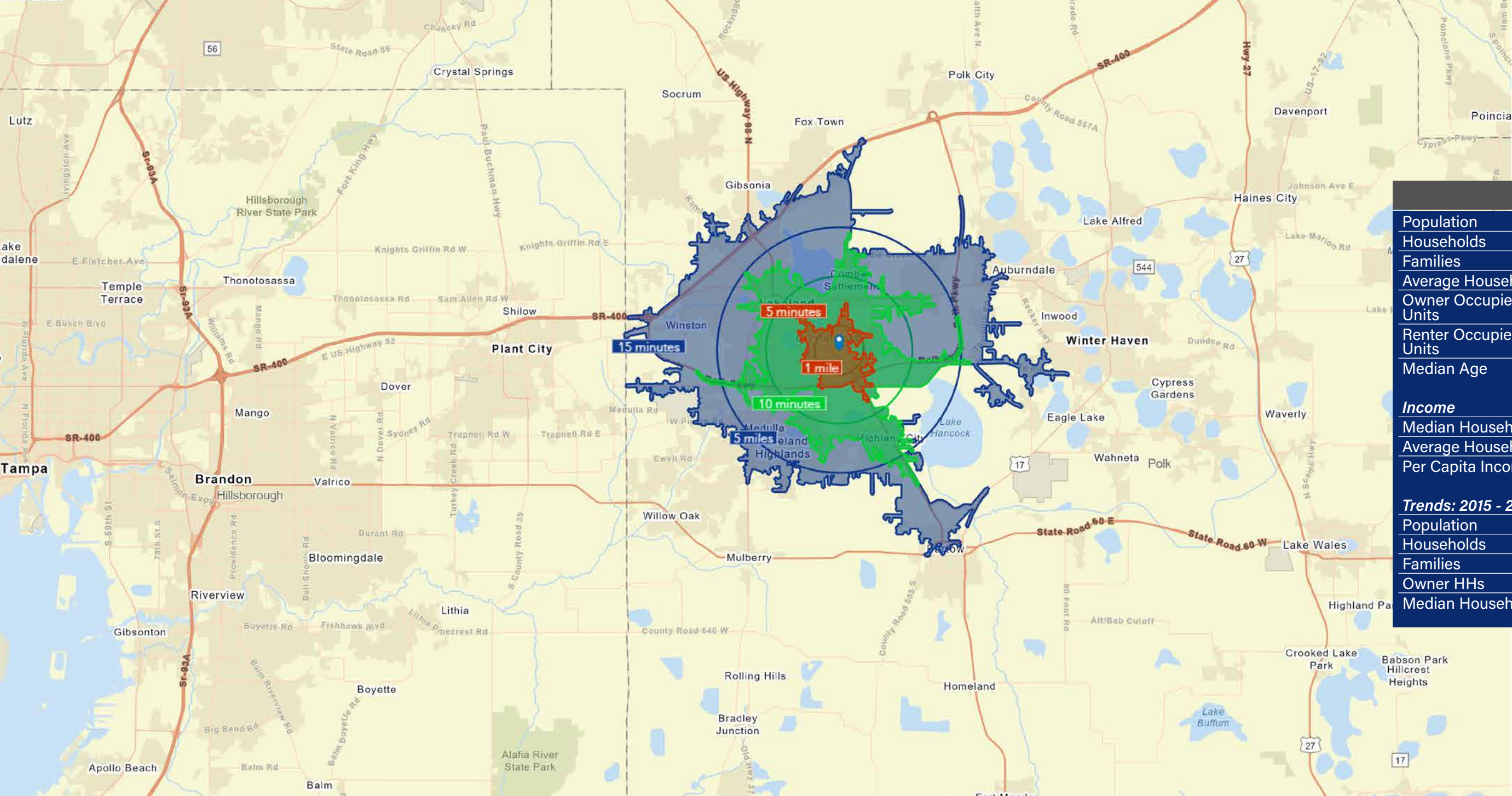
Publix also recently went through an expansion plan to add 190,000 SF of office space to this location, which is expected to create an additional 700 jobs.

## Bonnet Springs Park

Bonnet Springs Park is envisioned as a place within walking distance to our city's urban core where art, recreation, fun, and tranquility intersect by design. This 180-acre blended urban/natural park will provide spaces to escape, engage, and explore with one another and with nature while experiencing and learning about the extraordinary history of Central Florida. (<https://bonnetspringspark.com/about/our-vision/>)







# REGIONAL GROWTH & DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	10,308	53,689	127,055	14,550	78,201	178,996	703,886	21,587,015	333,793,107
Households	3,448	20,701	49,239	5,362	30,029	68,682	262,339	8,438,100	126,083,849
Families	2,137	12,621	31,541	3,309	18,517	44,804	182,227	5,454,945	82,747,156
Average Household Size	2.77	2.46	2.50	2.61	2.49	2.55	2.63	2.51	2.58
Owner Occupied Housing Units	1,695	11,113	29,042	2,756	16,114	41,570	180,725	5,459,375	80,135,109
Renter Occupied Housing Units	1,753	9,588	20,197	2,606	13,915	27,112	81,614	2,978,725	45,948,740
Median Age	33.3	37.0	40.2	35.5	38.0	40.2	41.6	42.5	38.5
Income									
Median Household Income	\$40,745	\$49,739	\$51,359	\$45,683	\$49,854	\$51,156	\$52,516	\$56,362	\$62,203
Average Household Income	\$55,421	\$68,186	\$71,819	\$62,642	\$68,056	\$71,398	\$69,985	\$81,549	\$90,054
Per Capita Income	\$19,807	\$26,326	\$27,836	\$23,576	\$26,125	\$27,472	\$26,136	\$31,970	\$34,136
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.92%	0.83%	0.94%	0.88%	0.88%	1.19%	1.52%	1.33%	0.72%
Households	0.93%	0.78%	0.88%	0.83%	0.83%	1.13%	1.43%	1.27%	0.72%
Families	0.84%	0.68%	0.78%	0.74%	0.73%	1.05%	1.37%	1.23%	0.64%
Owner HHs	0.59%	0.70%	0.88%	0.71%	0.77%	1.27%	1.47%	1.22%	0.72%
Median Household Income	0.92%	0.84%	0.98%	0.98%	0.87%	1.08%	1.10%	1.51%	1.60%

- Very good density with more than 50,000 people within 3 miles
- Young median age translates to a strong access to labor force





## OWN FOR LESS THAN RENT!

Because of today's record-low interest rates, ownership is more affordable than ever. In most situations, your mortgage payment would be less than rent, all while building equity.

Buying at Tall Oaks Business Park could lower your occupancy cost while enjoying an ideal working environment!

By securing a long term real estate loan, you can control most of your occupancy costs and prevent annual rent increases.

SVN | Saunders Ralston Dantzler and Baron Realty have pre-identified traditional and SBA financing options for qualified buyers. We can help expedite the application and closing processes.

*Seller financing available with as little as 10% down!!*





## CONTACT THE LISTING ADVISORS



**Gary Ralston**, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, FRICS  
Managing Director & Senior Advisor  
gary.ralston@svn.com | 863.738.2246

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Managing Director and a senior advisor for SVN | Saunders Ralston Dantzler Real Estate. Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor and group investment sponsor. Gary is a senior instructor for the CCIM Institute and a member of the board of directors.



**Cory Petcoff**  
President and CEO of Baron Realty  
cory@baronrealty.com  
863.660.7912

Cory Petcoff, President of Baron Realty, is a commercial real estate professional with an extensive background in investment analysis, property management, and leasing. Baron, under Petcoff's leadership, has brokered over \$300MM in investment sales and leasing transactions and currently manages a portfolio of more than 1,200,000 square feet of office, industrial, and retail properties.



**David Hungerford**, CCIM  
Senior Advisor  
david.hungerford@svn.com  
863.660.3138

David Hungerford, MBA, CCIM, is a senior advisor with SVN | Saunders Ralston Dantzler Real Estate. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ARCgis specialist within the firm, and formerly served as the firm's Director of Research.







**SVN**  
SAUNDERS  
RALSTON DANTZLER

SVN | Saunders Ralston Dantzler Real Estate  
1723 Bartow Rd,  
Lakeland, FL 33801





**BARON**  
REALTY

SALES • LEASING • MANAGEMENT

Baron Realty Inc  
1661 Williamsburg Square  
Lakeland, FL 33803

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3.2 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial,

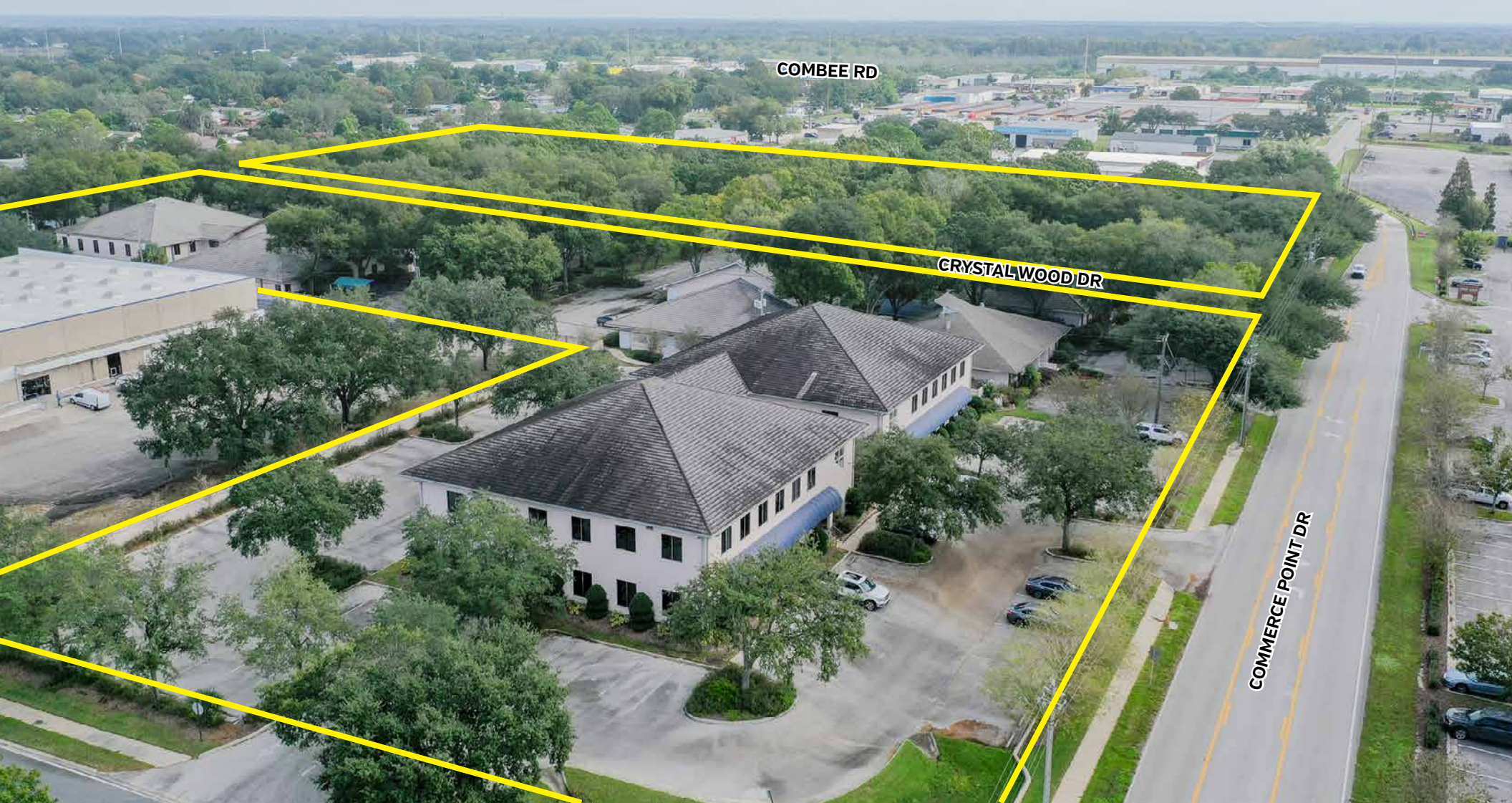
and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida’s I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).

Baron Realty, Inc is a 40 year old commercial real estate consulting firm located in Lakeland, Florida. The company specializes in the leasing, management, and sale of office and retail properties. Baron’s research and history in the Lakeland office and retail markets provide property owners with the knowledge necessary to make the decision to buy, sell, or lease a property and at what rates.

Baron’s focus on relational customer service has resulted in exceptional tenant retention rates, resulting in less turnover

and higher yield for property owners. Baron Realty’s full service property management services can help investors realize worry free ownership. Baron currently manages a portfolio of 1.6 million square feet of office, retail, and industrial property.





## ABOUT SVN | SAUNDERS RALSTON DANTZLER REAL ESTATE

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3.2 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](https://SVNsaunders.com).

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