

10,800 SF Retail/Warehouse
on 3.12 Acres
Zoned LCC - Lakeland

3460 US Highway 92 E, Lakeland, Florida 33801

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,674,000
Building Size:	10,800 SF
Price/SF:	\$155/SF
Lot Size:	3.12 Acres
Zoning:	LCC (Linear Commercial Corridor), Unincorporated Polk County
Parcel ID:	24-28-14-000000-034060,
AADT:	35,500 ± Vehicles/Day
Utilities:	Lakeland Electric and Septic

Property Overview

Excellent Owner-User or Investment Opportunity featuring a 10,800 SF fully finished retail/showroom building on 3.12 acres, zoned LCC (Linear Commercial Corridor), allowing a broad range of uses including retail, office, light industrial, and warehouse.

This impeccably maintained building was formerly operated as a furniture showroom and features a spacious, open floor plan, four private offices, two well-appointed restrooms, and a 10' x 10' roll-up door.

The building is fully air-conditioned and ideally suited for a variety of showroom, retail, office, or commercial applications. A new roof was installed in March 2026.

The property enjoys excellent visibility along US 92, with traffic counts of approximately 35,500 vehicles per day. Additional income is generated through a Lamar Advertising Company billboard lease on the eastern portion of the property, currently producing approximately \$2,700 annually.

Its strategic location provides convenient access throughout Polk County, with downtown Lakeland approximately 12 minutes away, while US 92 provides direct connectivity to Auburndale and Winter Haven.

COMPLETE HIGHLIGHTS



Property Highlights

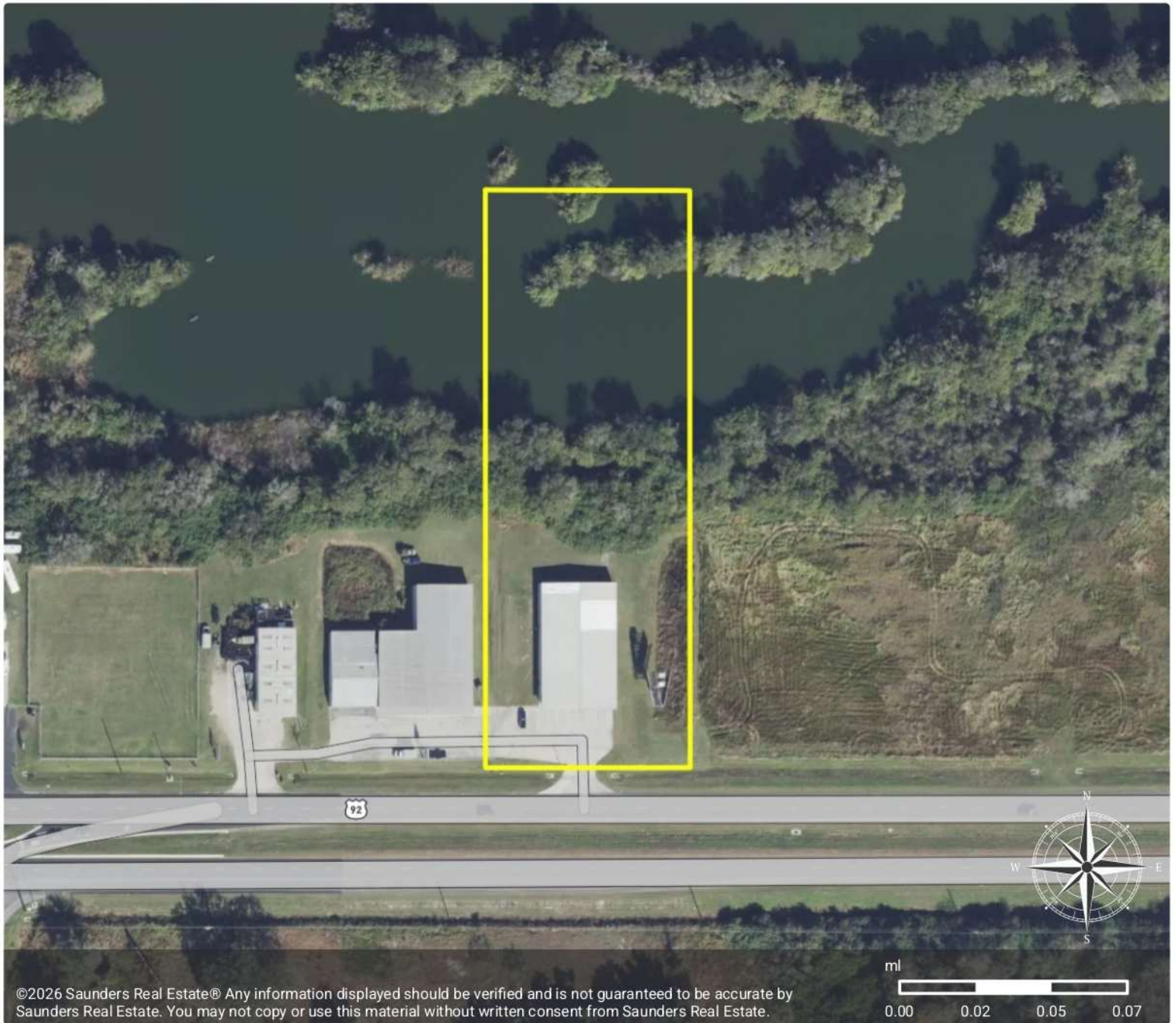
- Superb opportunity to own 10,800 SF on 3.12 acres, zoned LCC, Linear Commercial Corridor. Uses include retail, office and light warehouse/industrial and small bay warehouse
- The former Double Discount Furniture main showroom is fully air conditioned with metal construction and fully finished on the inside with drywall and ceiling insulation. The space is fully carpeted. Clear height is 13', and the windows provide excellent natural lighting
- The configuration is mostly open with 5 offices, generally 10' x 13', with 2 bathrooms, 2 water fountains, and a 10' x 10' roll up door in the rear of the building
- New roof put on the building in March 2026. There are 5 HVAC units of various ages anchoring this building
- LAMAR Lease - Commenced December of 1999 and has been renewed until 1/18/29. Base rent at \$2,700 or 20% of gross revenue, whichever is greater. Lease is available for review
- Property is on Lakeland Electric for electricity and water. It has a septic tank.
- Daily vehicle traffic - 35,500
- No survey or environmental study for the property at the current time

AERIAL PHOTOS

Downtown Lakeland
(18 ± Minutes) ↘



PROPERTY OUTLINE MAP

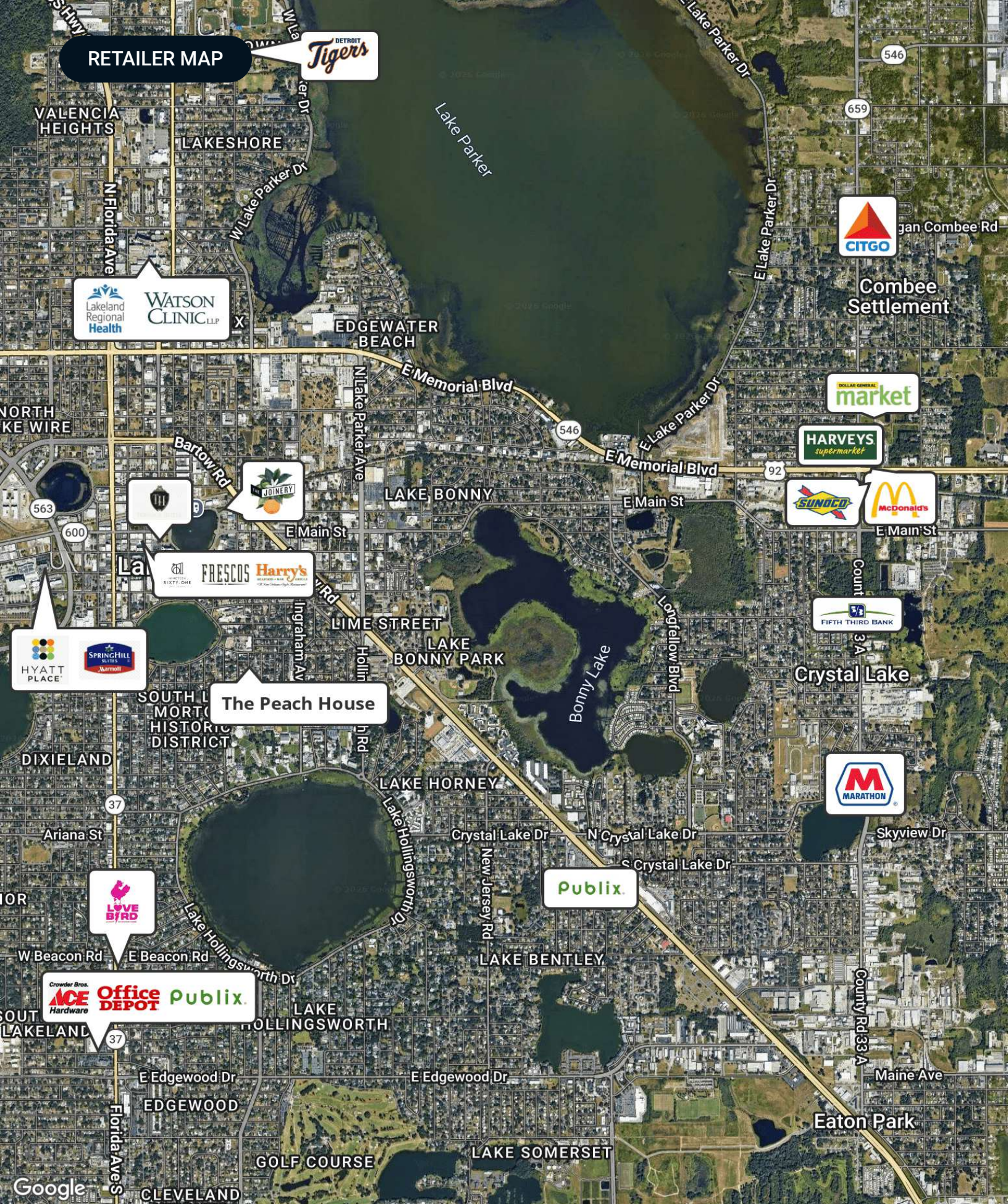


10,800 SF on US Hwy 92



 Polygon

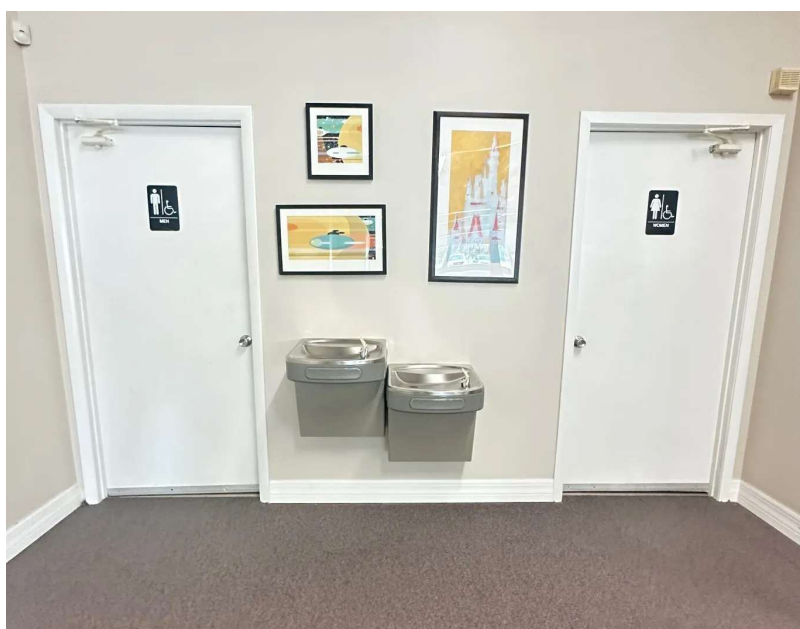
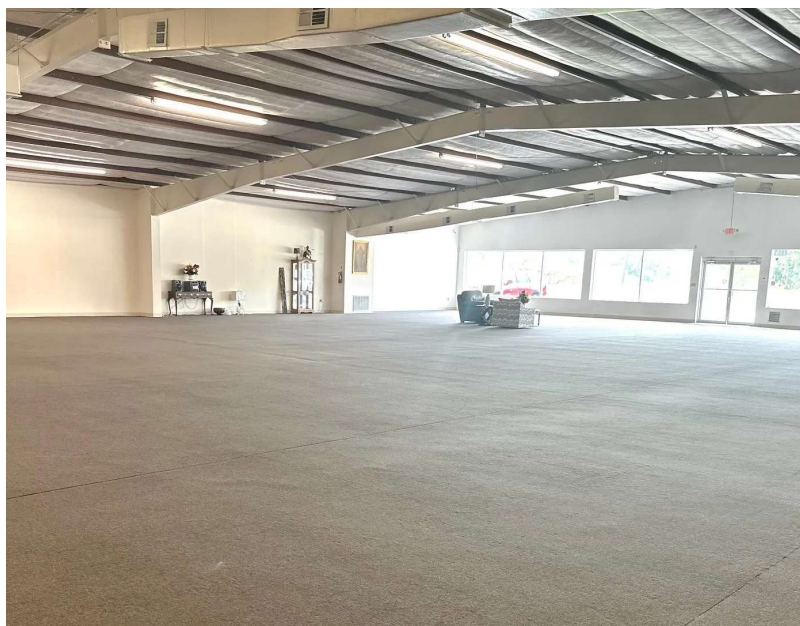
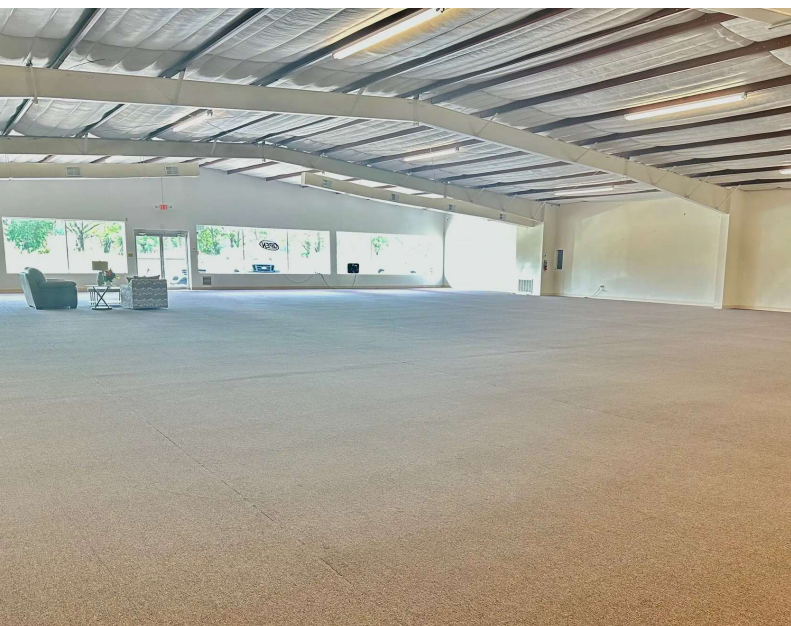
RETAILER MAP



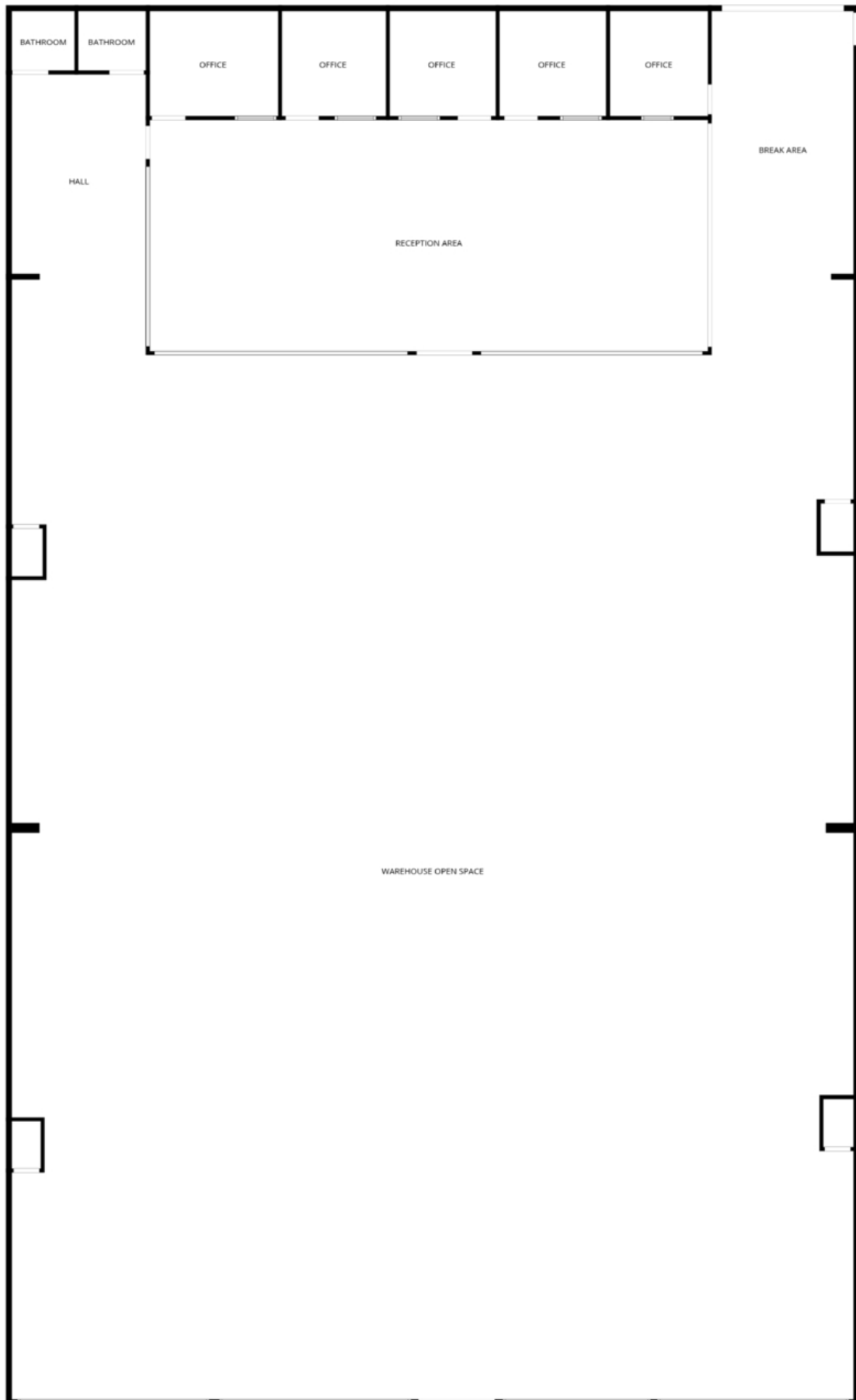
BUILDING EXTERIOR



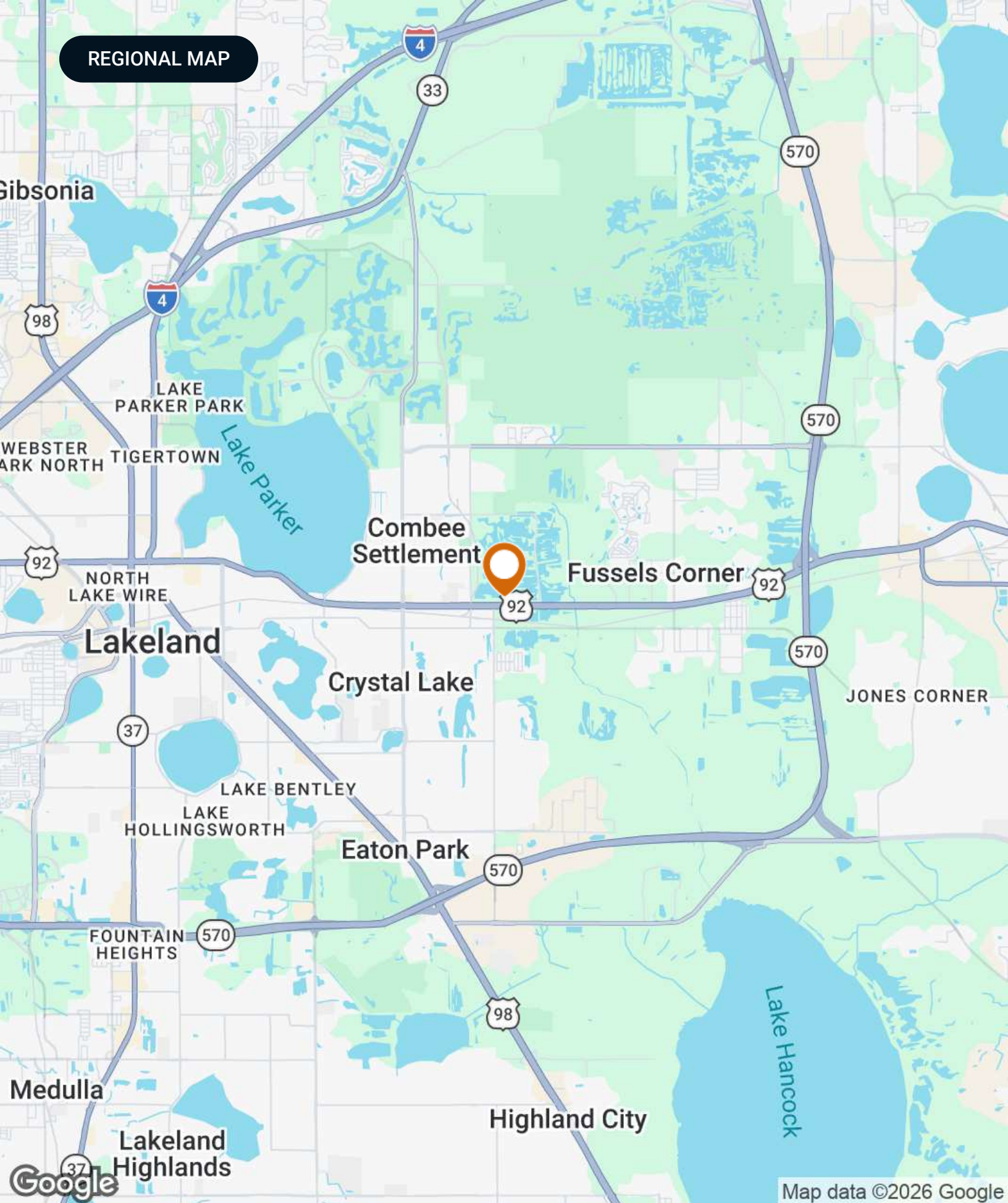
BUILDING INTERIOR



BUILDING FLOOR PLAN - 10,800 SF



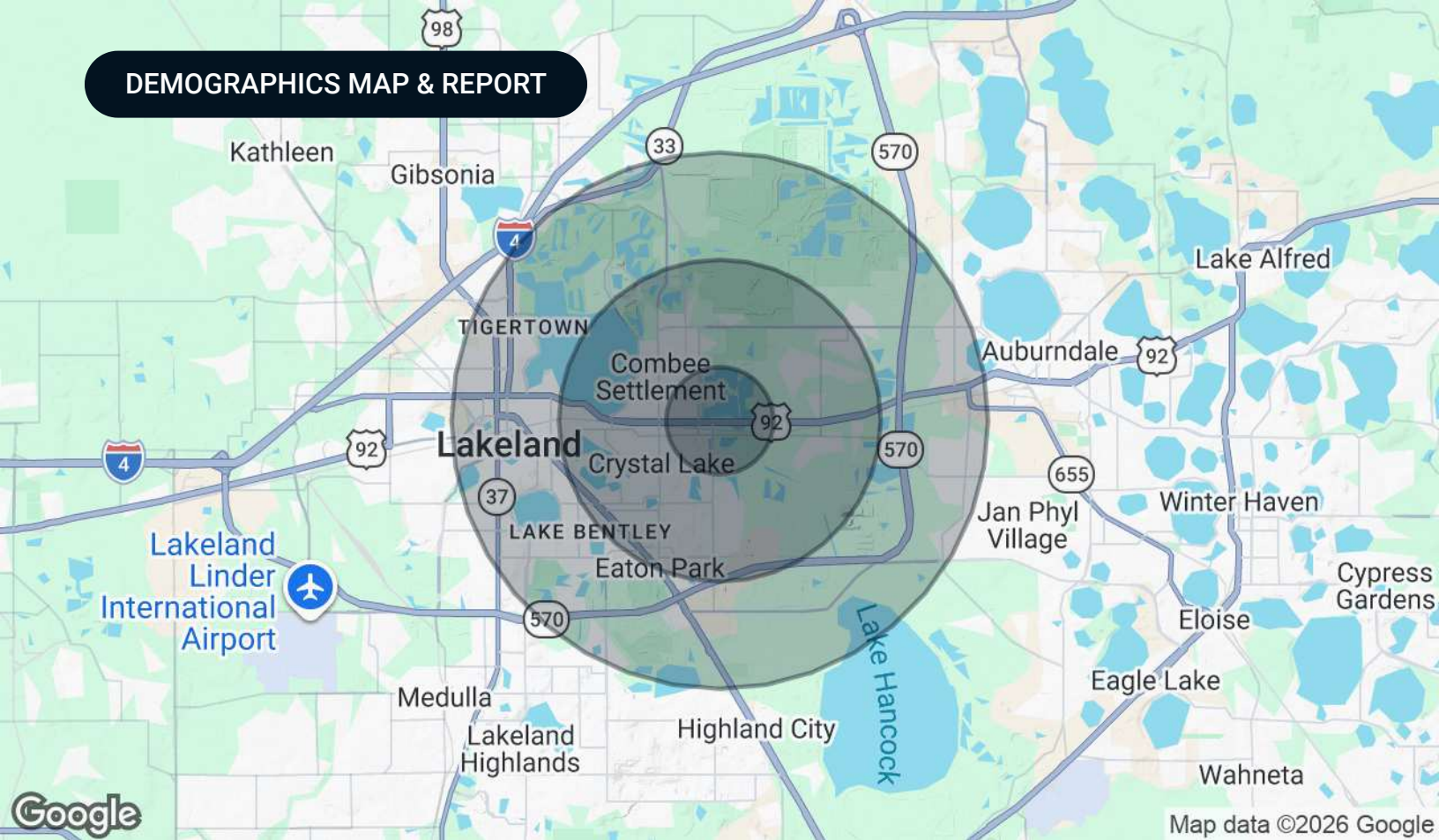
REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,918	29,139	83,939
Average Age	42.1	38.1	38.6
Average Age (Male)	44.4	37	36.8
Average Age (Female)	39.3	37.9	39.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	741	10,561	31,302
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$58,124	\$63,366	\$77,871
Average House Value	\$188,022	\$149,382	\$209,437

2023 American Community Survey (ACS)



Lakeland

POLK COUNTY

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website lakelandgov.net

Major Employers

- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

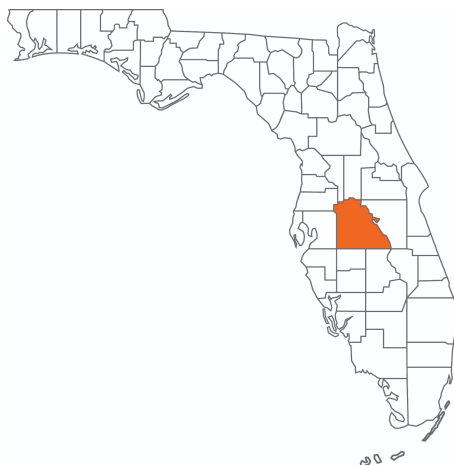
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



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