

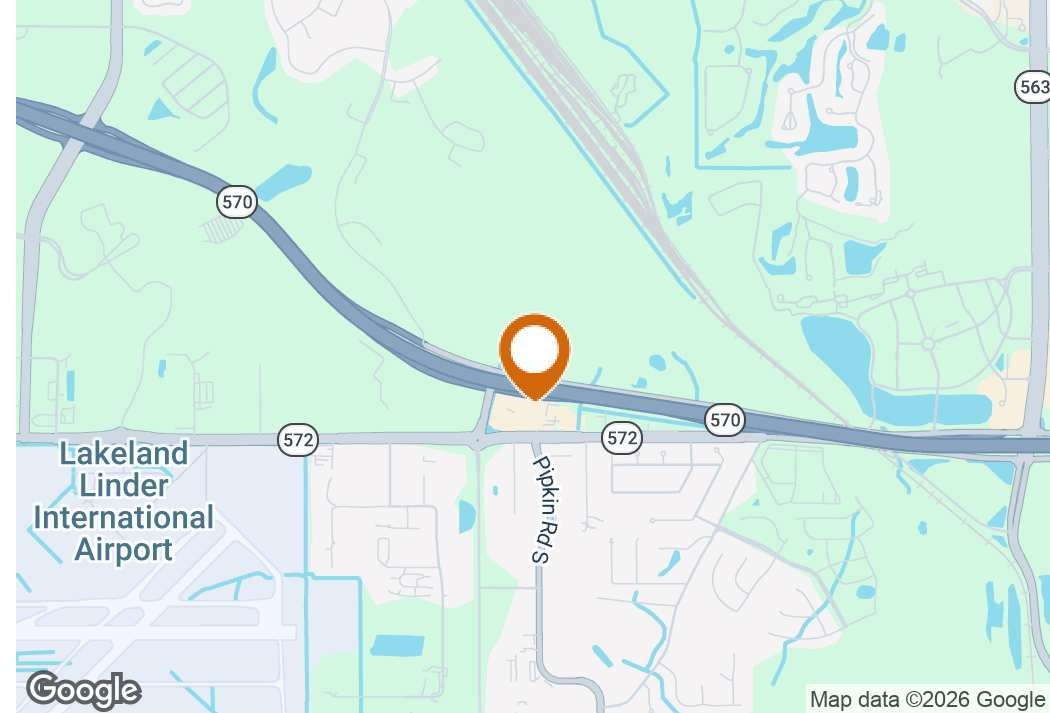
2525 Drane Field Road

2525 Drane Field Road, Lakeland, Florida 33811

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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$15.00 - 17.25 SF/yr (NNN)
Building Size:	42,000 SF
Available SF:	2,400 - 10,500 SF
Year Built:	1988
APN:	232834000000024010

Property Overview

The property is a Commercial Business Park located in West Lakeland. The site is in close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4. There are 4 spaces available for lease of varying sizes, including an area of vacant land that is build-to-suit.

Property Highlights

- Commercial Business Park located in West Lakeland
- Close proximity to the Lakeland International Airport, Polk Parkway, and Interstate 4

LEASE SPACES



Lease Information

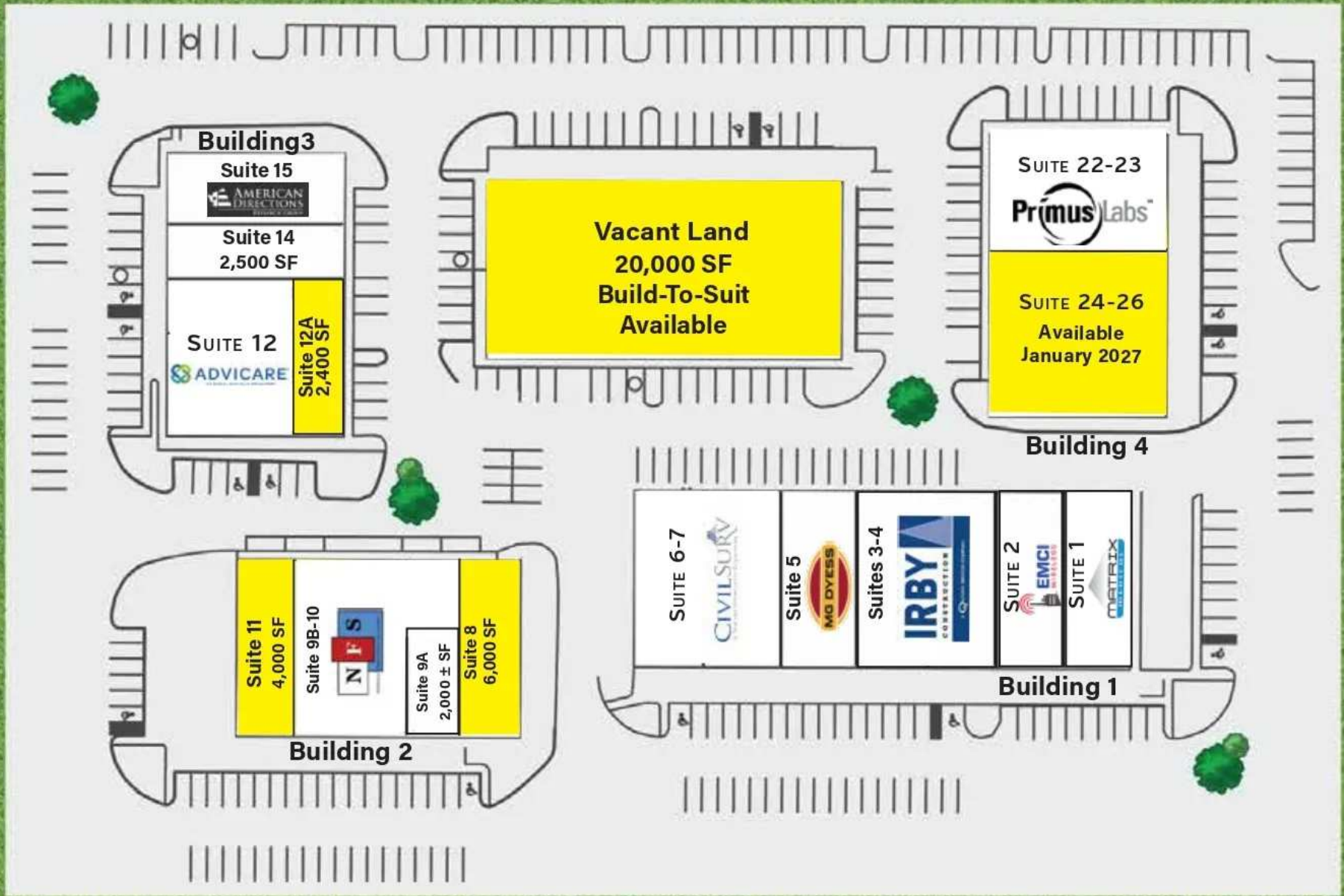
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 - 10,500 SF	Lease Rate:	\$15.00 - 17.25 SF/yr

Available Spaces

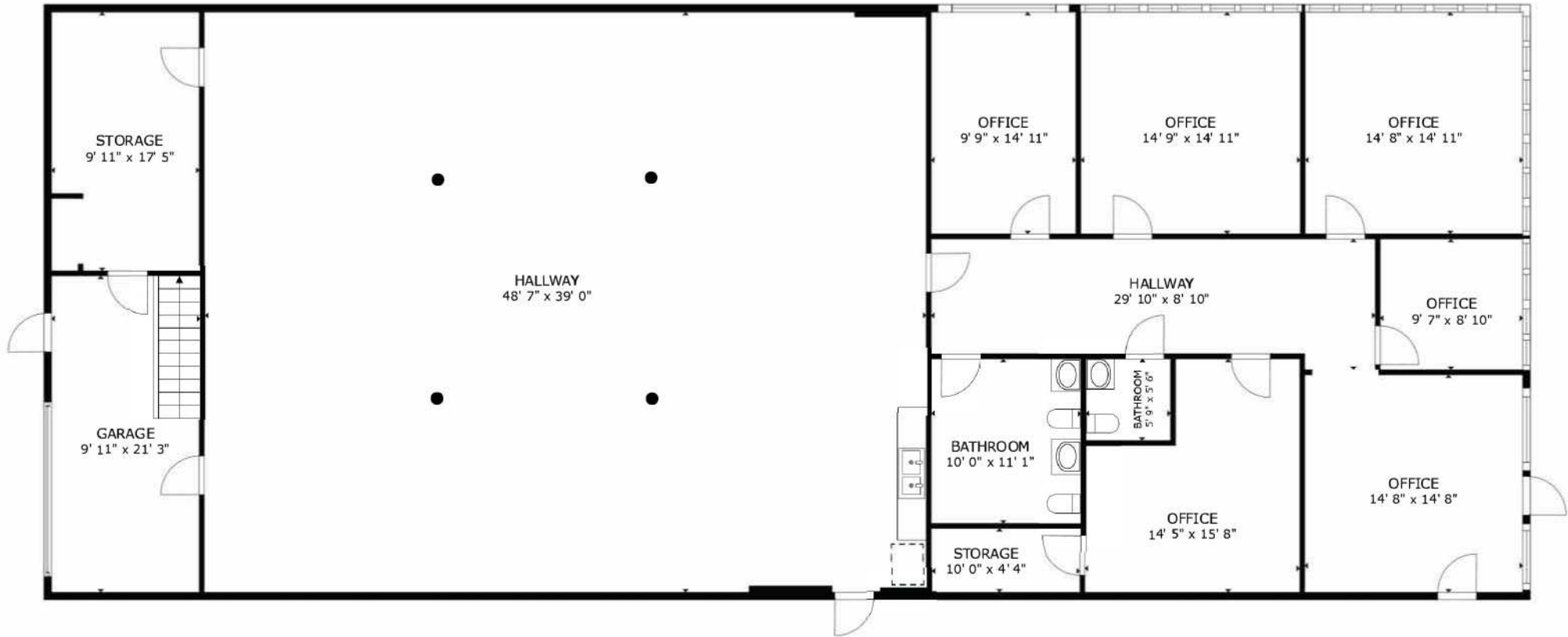
Suite	Size (SF)	Lease Rate	Matterport
Suite 8	6,000 SF	\$17.25 SF/yr	View Here
Suite 24-26 (Available January 2027)	10,500 SF	\$17.25 SF/yr	View Here
Suite 12A	2,400 SF	\$15.00 SF/yr	View Here
Suite 11	4,000 SF	\$17.25 SF/yr	View Here

SITE PLAN

Waring Road

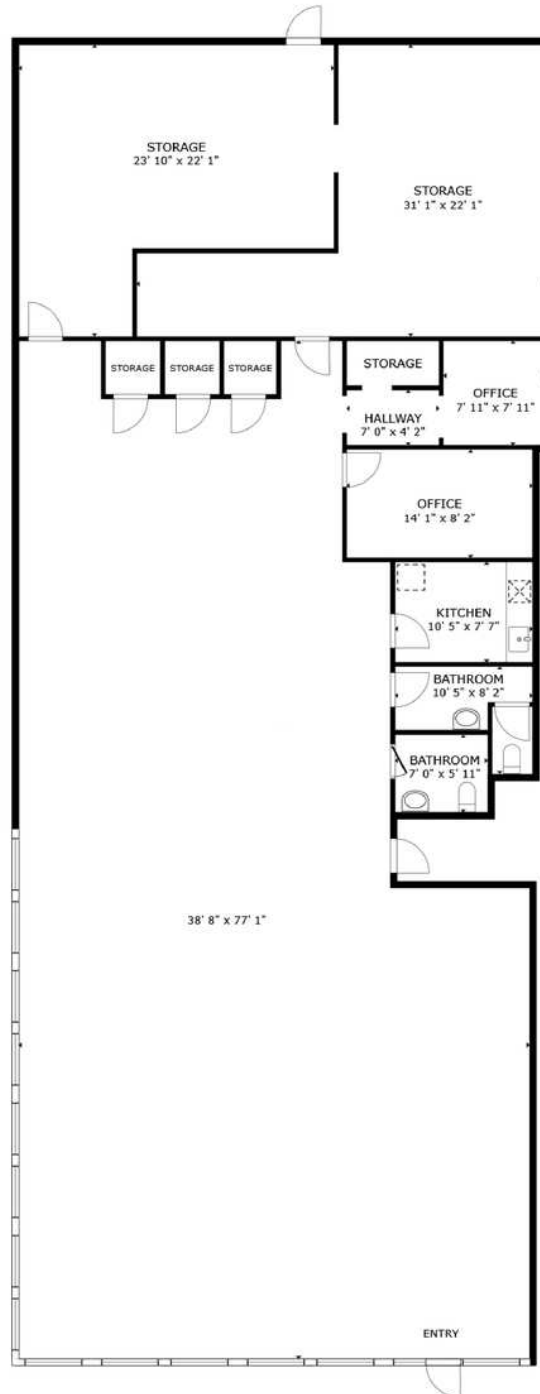


SUITE 8 FLOOR PLAN

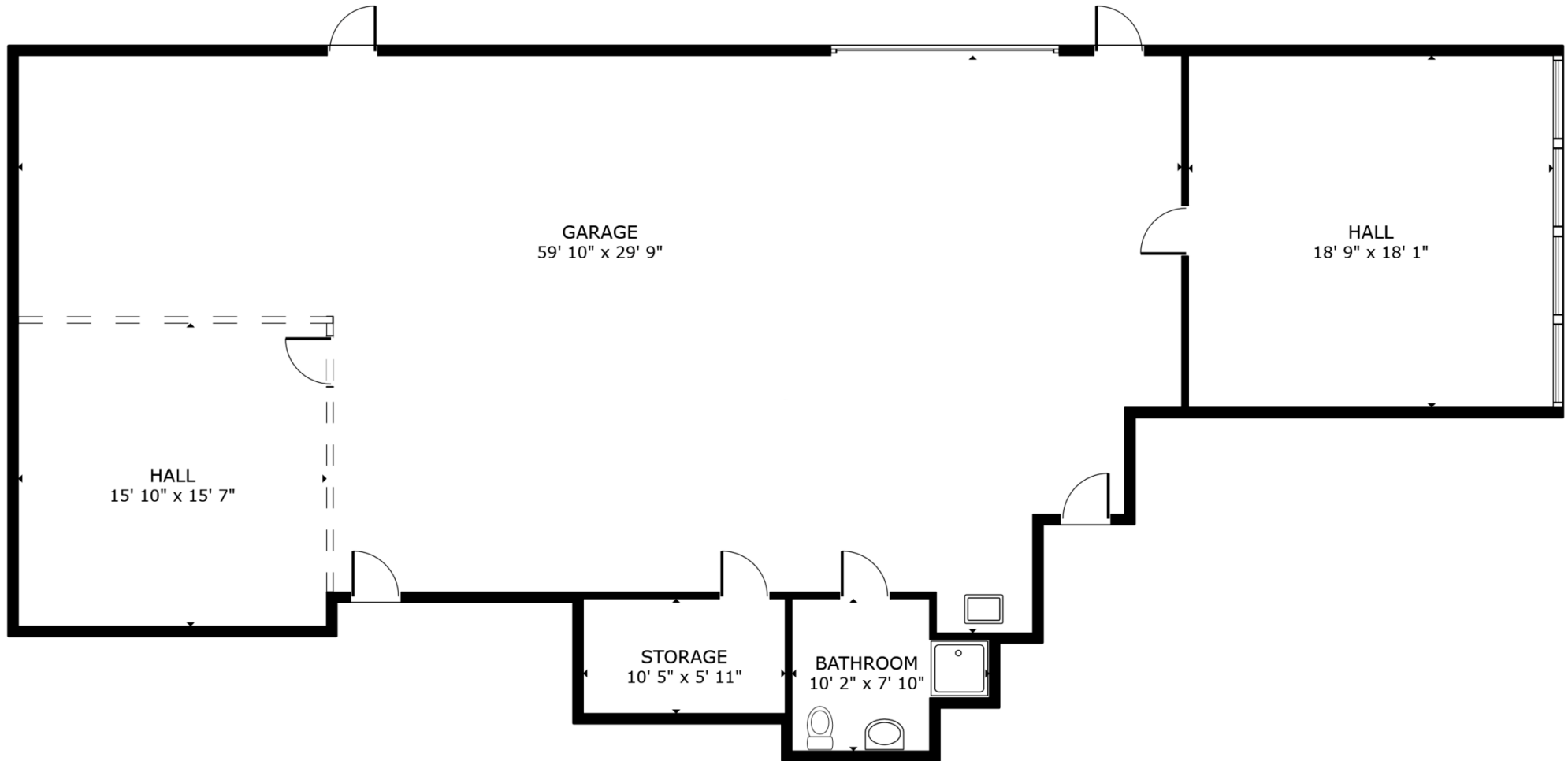


FLOOR PLAN

SUITE 11 FLOOR PLAN

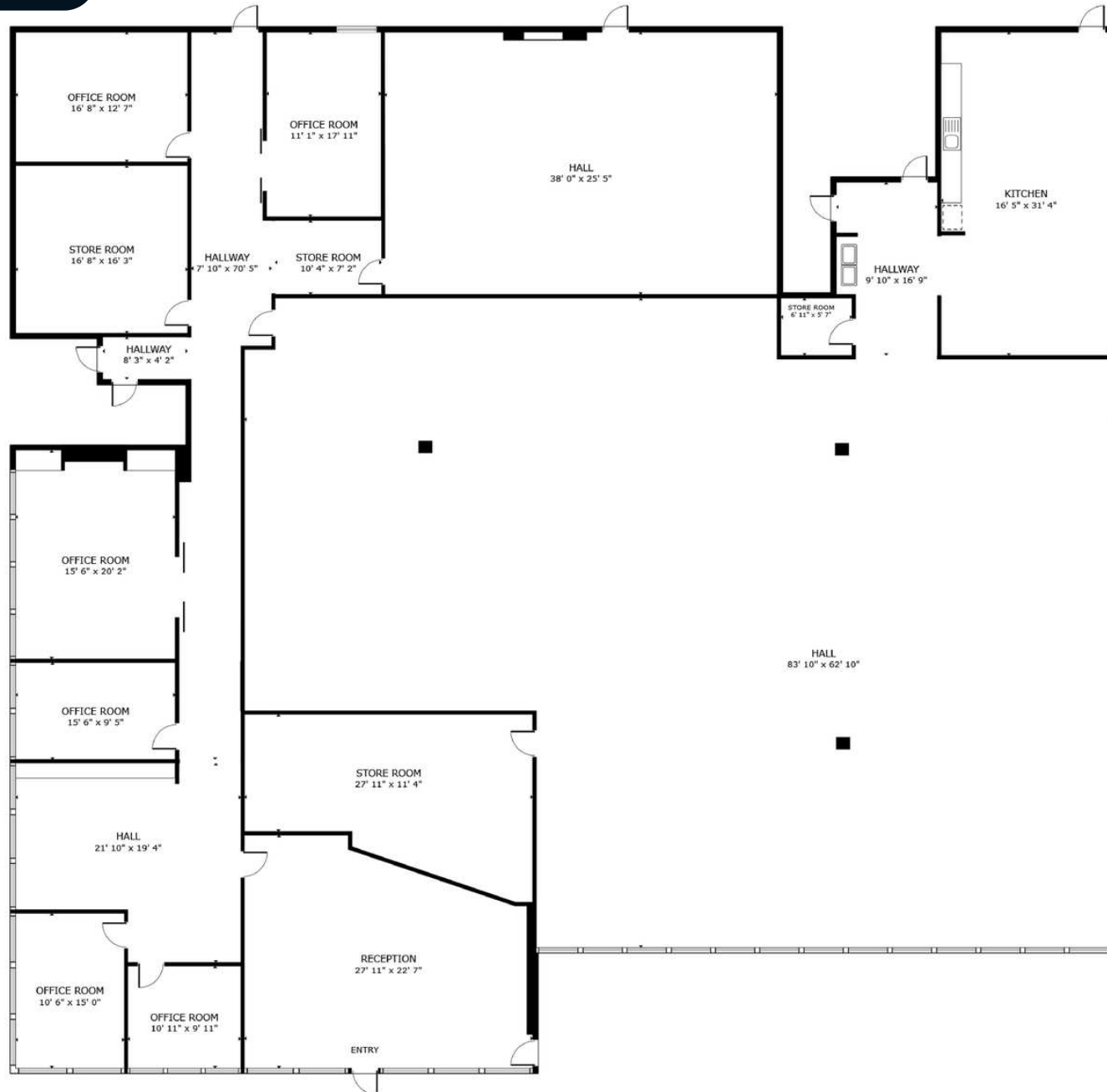


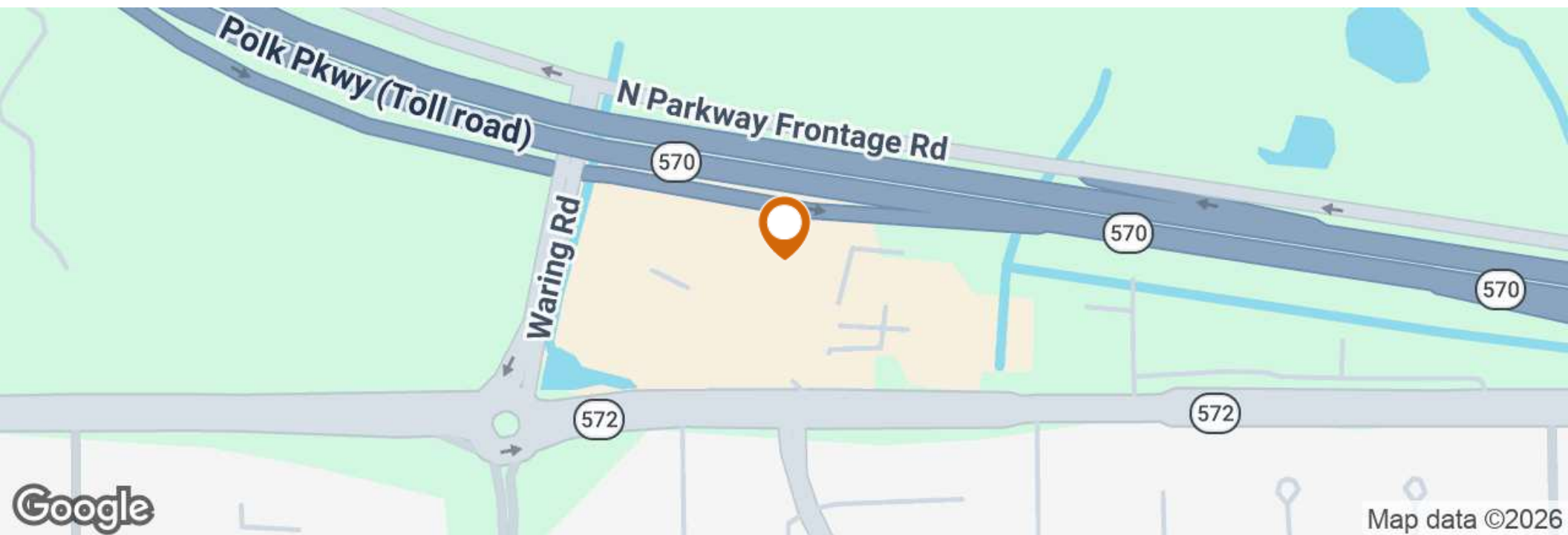
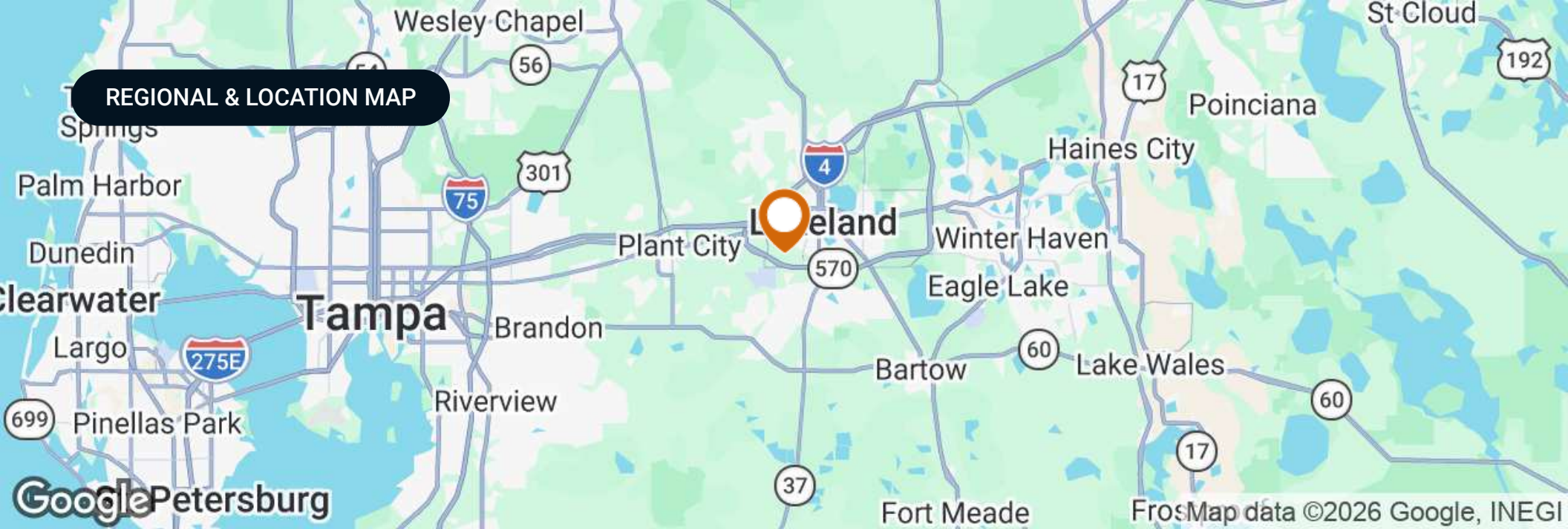
SUITE 12A FLOOR PLAN



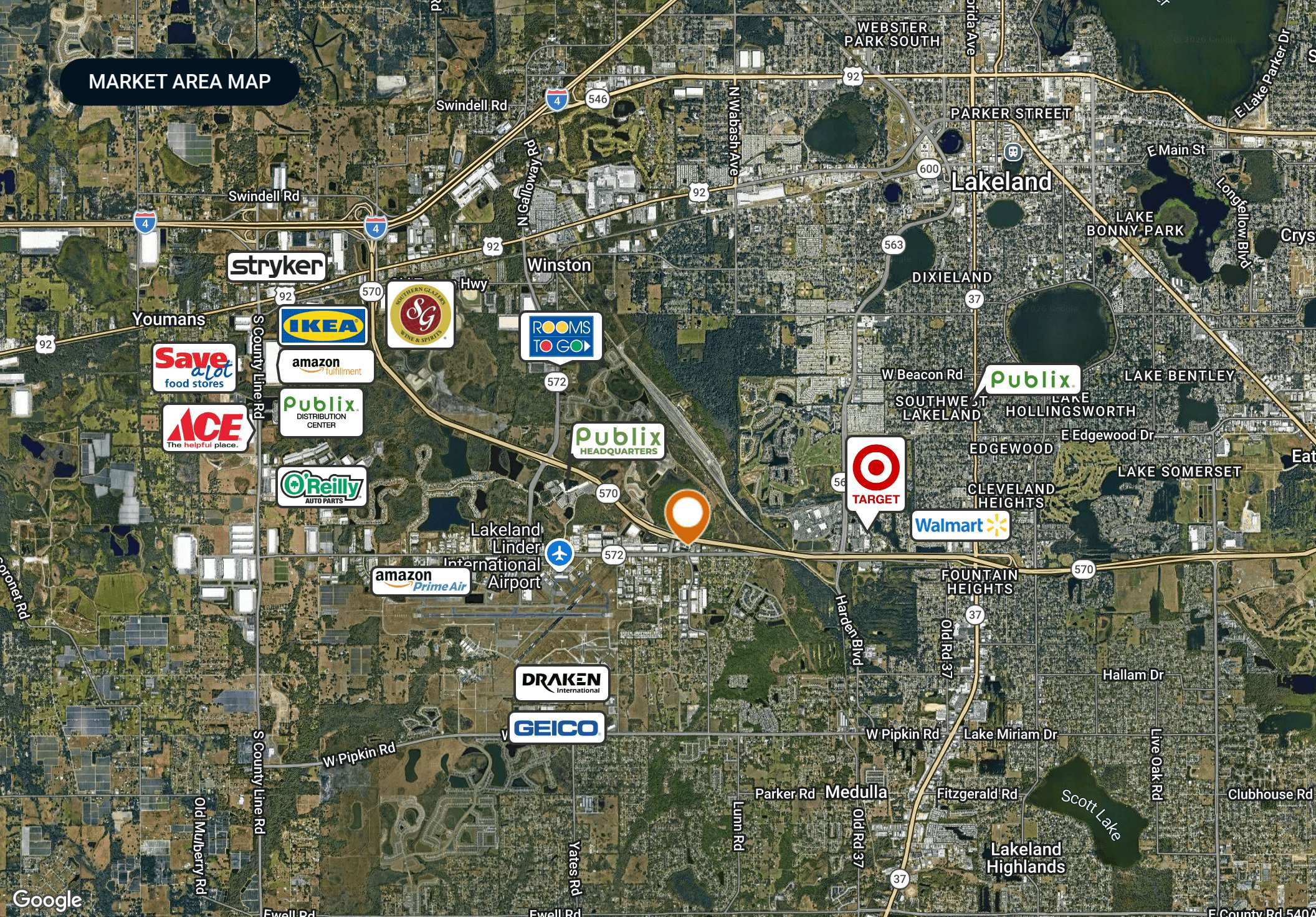
FLOOR PLAN

SUITE 24-26 FLOOR PLAN

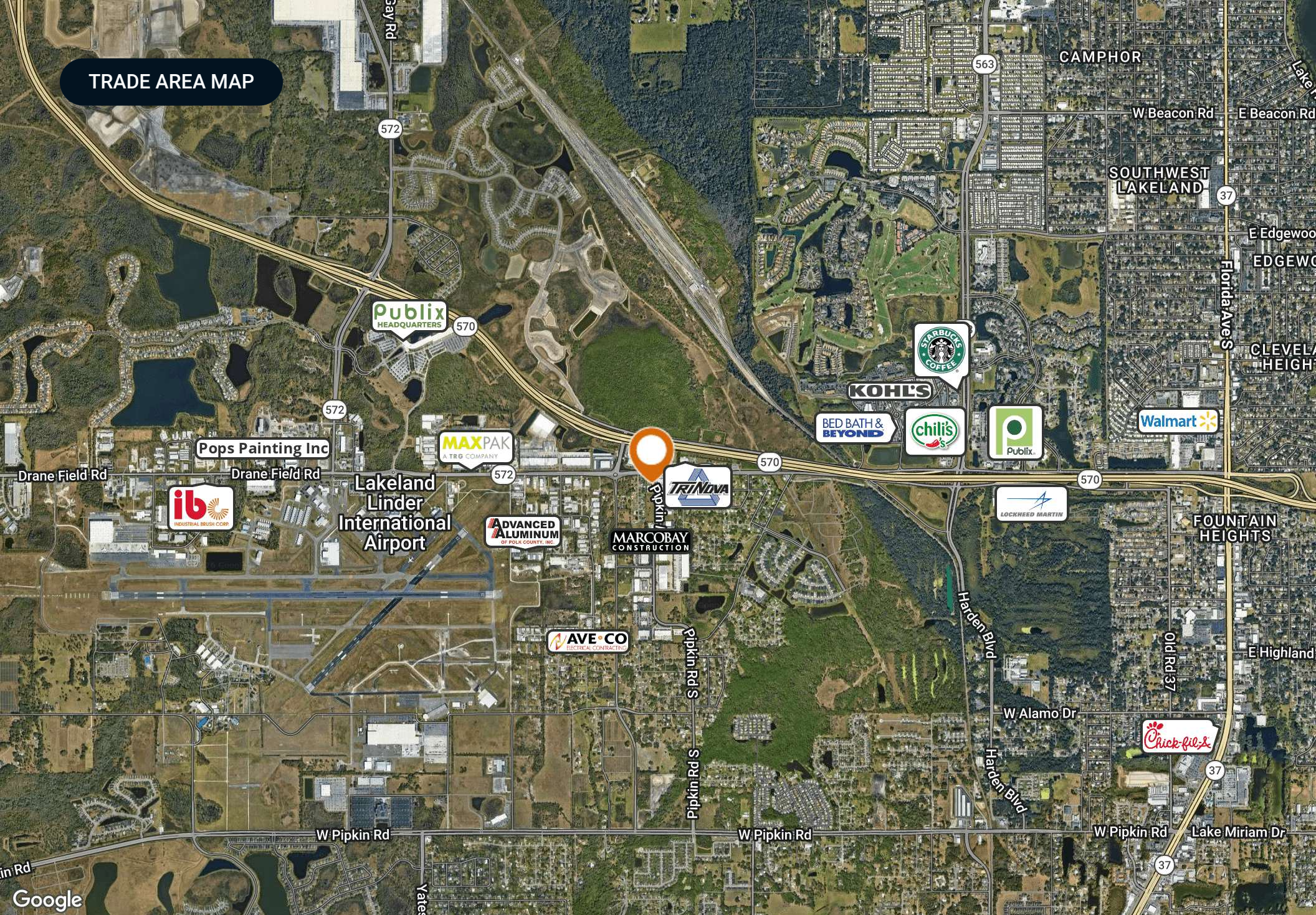




MARKET AREA MAP



TRADE AREA MAP





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 under 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.

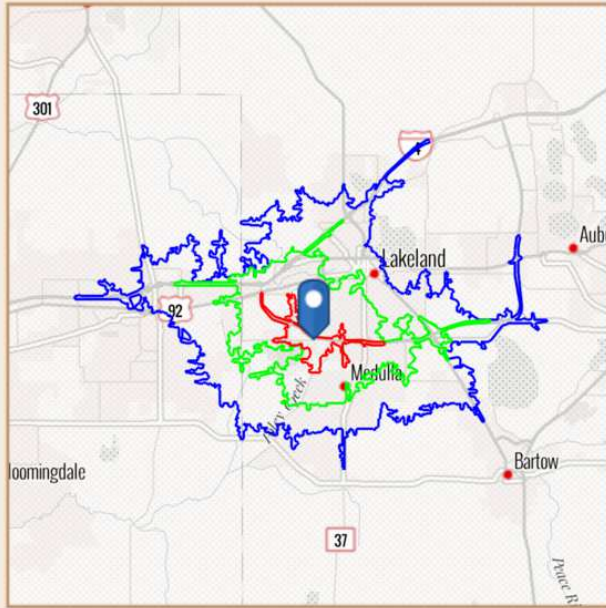
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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.

BENCHMARK DEMOGRAPHICS

2525 Drane Field Rd, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	6.48%	5.32%	5.45%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.81%	5.52%	5.71%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.54%	5.87%	6.09%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.95%	5.80%	6.64%	6.26%	6.26%	5.84%	6.47%
20 - 34	19.80%	18.13%	20.47%	18.85%	18.85%	18.43%	20.33%
35 - 54	25.19%	23.95%	24.07%	24.12%	24.12%	24.41%	25.20%
55 - 74	21.42%	24.21%	22.61%	23.96%	23.96%	25.55%	22.82%
75+	7.15%	11.19%	8.94%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	5.7%	7.3%	8.2%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	7.9%	6.0%	6.2%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	3.0%	6.9%	6.8%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	5.2%	11.3%	11.1%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	19.3%	20.0%	18.8%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	18.1%	13.8%	13.7%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	21.8%	19.3%	19.7%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	9.6%	7.9%	8.2%	8.1%	8.1%	8.7%	9.8%
\$200,000+	9.4%	7.5%	7.4%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	1,773	62,822	202,609	822,142	822,142	23,027,836	339,887,819
Daytime Population	3,897	74,243	219,125	782,956	782,956	22,846,618	338,218,372
Employees	870	27,395	87,460	334,740	334,740	10,832,721	167,630,539
Households	670	26,435	78,615	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.64	2.36	2.49	2.57	2.57	2.43	2.50
Median Age	37.5	42.3	39.3	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	402,158	327,309	327,450	319,676	319,676	416,969	370,578
Owner Occupied %	80.8%	68.4%	65.4%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	19.3%	31.6%	34.6%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	699	29,197	85,561	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$85,581	\$72,751	\$73,270	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$42,377	\$40,669	\$37,344	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$326,755	\$222,974	\$193,687	\$224,923	\$224,923	\$253,219	\$228,144

ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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Direct: **877-518-5263 x428** | Cell: **863-873-1970**

FL #BK3235233

Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Jill Howard

Property Manager, Associate Advisor

jill@saundersrealestate.com

Direct: **877-518-5263 x477** | Cell: **813-777-8386**

Professional Background

Jill Howard is a Property Manager and Associate Advisor at Saunders Real Estate, bringing a wealth of expertise and a proven track record in property management to every client partnership. With a dedicated focus on optimizing commercial properties and fostering strong tenant relationships, Jill consistently delivers exceptional results.

Throughout her career, Jill has held various roles in commercial property management, refining her skills in:

- Enhancing operational procedures
- Streamlining information flow
- Improving business processes

Jill has also overseen the financial operations and rental requirements for single-family homes, achieving success both domestically and internationally. In her current role at Saunders Real Estate, Jill plays a pivotal part in managing the seamless operation, maintenance, and financial performance of commercial properties.

Core Responsibilities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Coordination
- Vendor Management
- Property Inspections
- Onboarding & Property Closeout

Jill's extensive background, combined with her exceptional skills in property management, makes her a valuable asset for commercial real estate investors. Her dedication to fostering tenant relationships, optimizing property operations, and achieving financial objectives has granted excellence to each of her clients.

Jill specializes in:

- Retail Properties
- Office Space

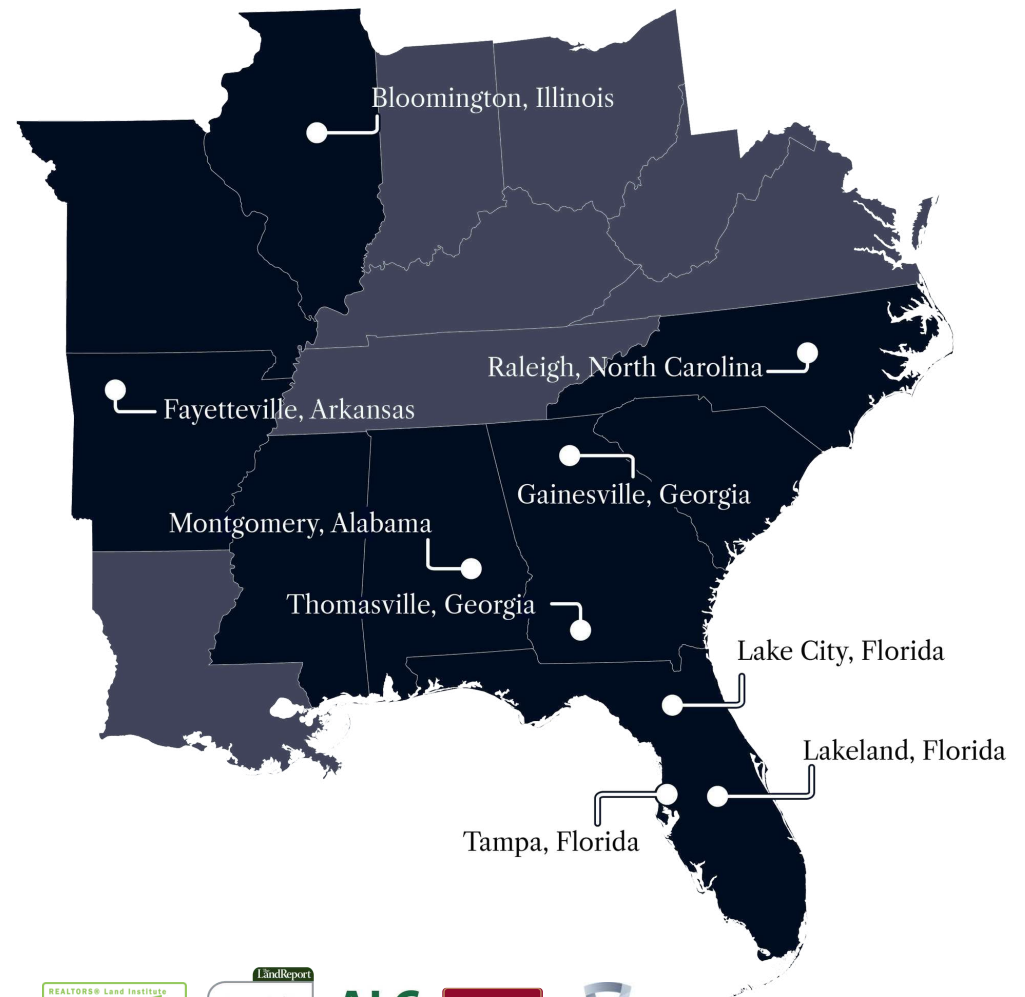
As a CPM Candidate, Jill's attention to detail, strategic mindset, and commitment to excellence enable her to create value for real estate investors by optimizing property operations and achieving financial objectives.



877-518-5263 • info@saundersrealestate.com

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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