



## PROPERTY FOR LEASE

2525 DRANE FIELD ROAD - LAKELAND, FL

863.648.1528 | [SVNsaunders.com](http://SVNsaunders.com) | 1723 Bartow Rd. Lakeland, Florida 33801

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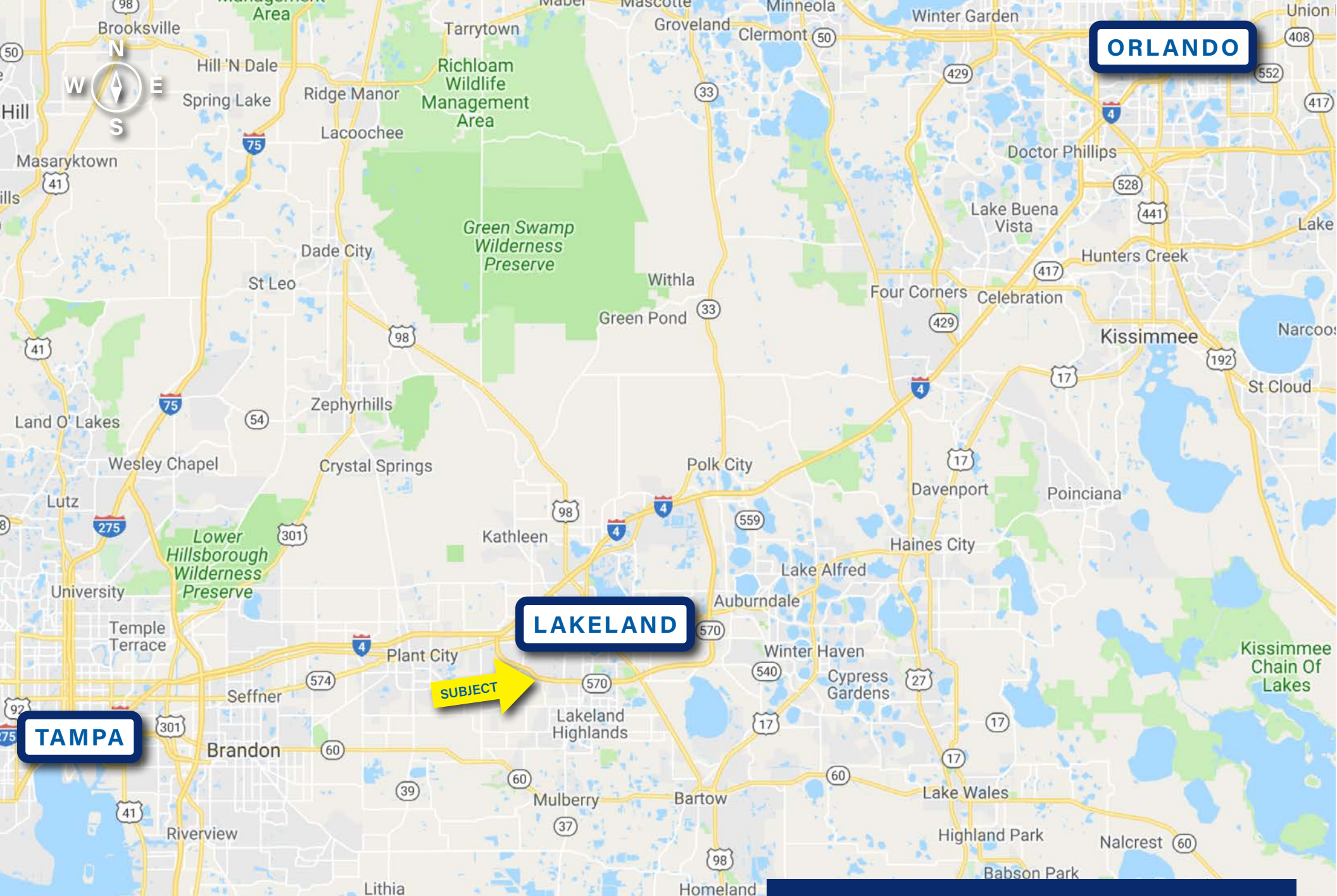
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## EXECUTIVE SUMMARY

# 2525 DRANE FIELD ROAD LAKELAND, FL

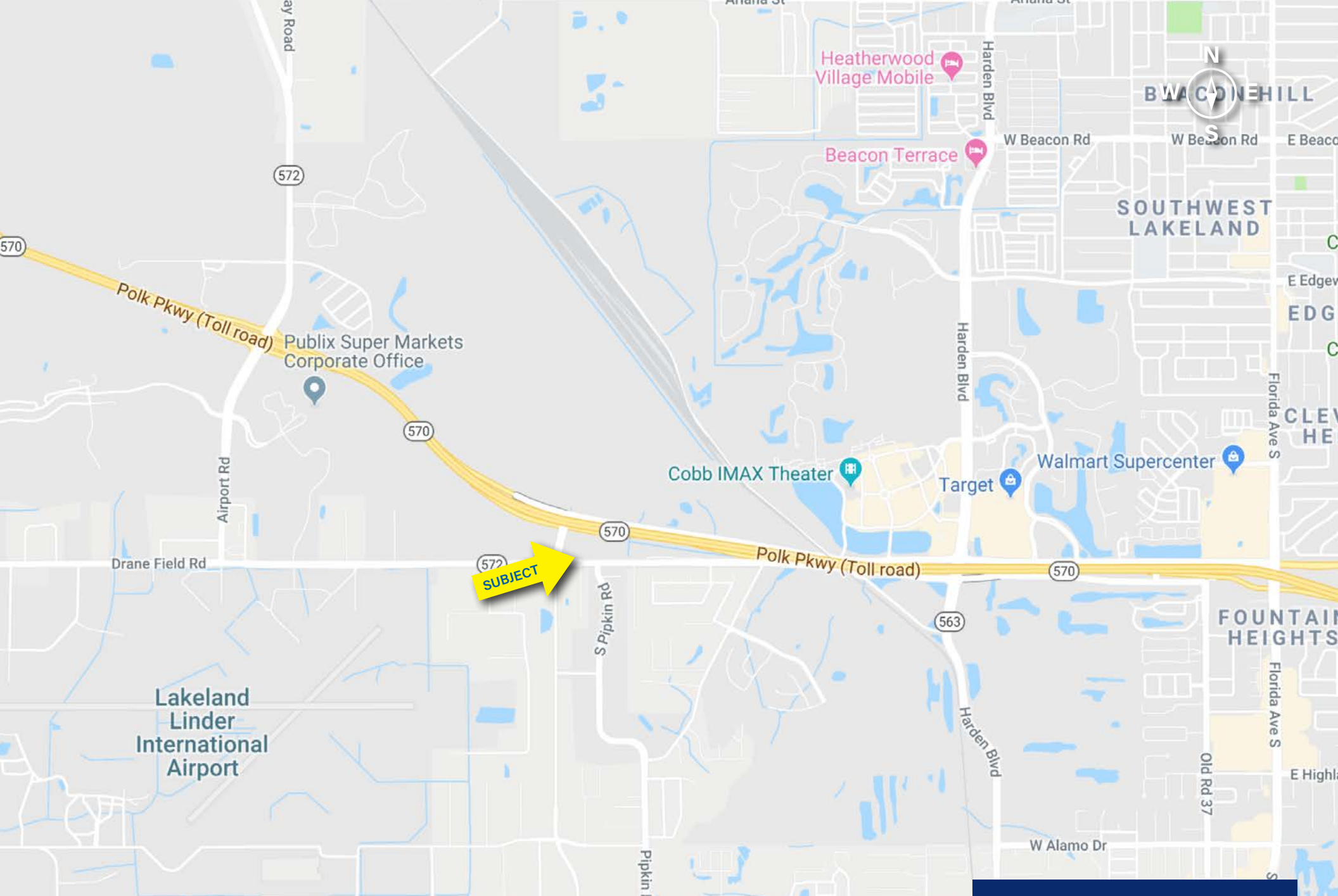
The subject property is a Commercial Business Park located in West Lakeland. The property is in close proximity to the Lakeland International Airport, the Polk Parkway, and Interstate 4. There are 3 spaces available for lease of varying sizes including an area of vacant land that is build-to-suit (20,000 ± SF).

<b>Site Address:</b>	2525 Drane Field Rd, Lakeland, FL 33811
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	232834000000024010
<b>Land Size:</b>	9.42 +/- Acres
<b>Unit Sizes Available:</b>	5 spaces available: A 20,000 ± FT Built-To-Suit Space Three (3) ± FT Spaces One 6,000 ± FT Space
<b>Year Built:</b>	1988
<b>Property Use:</b>	Office Park
<b>Utilities:</b>	Water and Sewer
<b>Zoning:</b>	PUD 3428 C
<b>Taxes:</b>	\$126,667.20 (2018)
<b>Traffic Count:</b>	6,850 cars/day on Drane Field Road 34,100 cars/day on Polk Parkway
<b>Asking Lease Rate:</b>	\$9/SF
<b>NNN Rate:</b>	\$3.81/SF



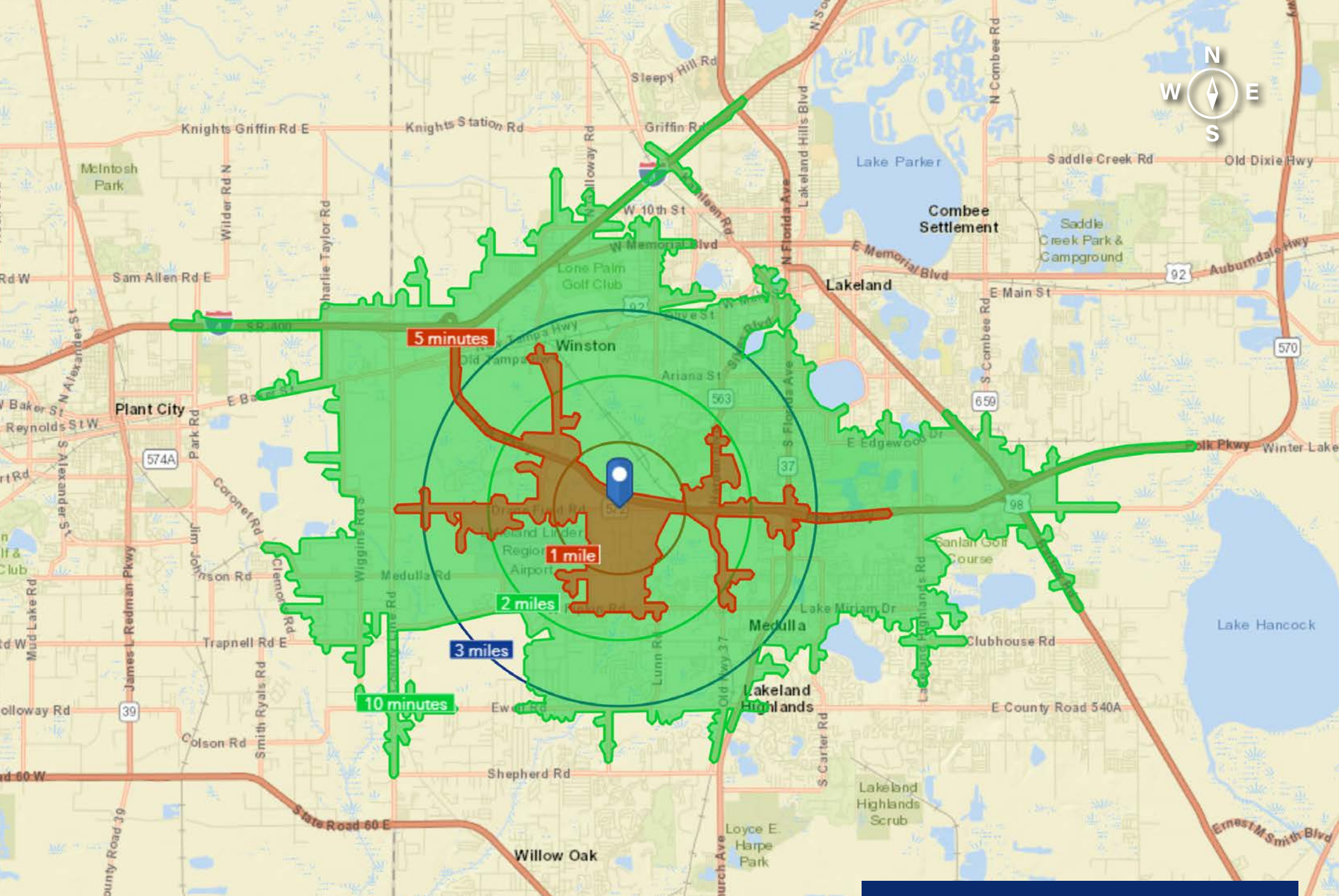
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

## REGIONAL LOCATION MAP



The subject property is located on Drane Field Road, in close proximity to the Lakeland-Linder International Airport and the Polk Parkway.

## LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

**DEMOGRAPHICS MAP**

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	1,103	11,674	39,369	2,470	74,583	683,954	21,239,528	332,417,793
Households	378	5,138	16,460	1,010	30,394	255,025	8,299,404	125,168,557
Families	259	3,256	10,375	643	19,528	177,233	5,366,533	82,295,074
Average Household Size	2.92	2.26	2.39	2.42	2.44	2.63	2.51	2.59
Owner Occupied Housing Units	282	3,503	10,461	625	19,038	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	96	1,635	5,999	385	11,356	80,217	2,924,369	45,709,279
Median Age	42.2	47.7	43.5	43.2	42.3	41.6	42.5	38.5
<b>Income</b>								
Median Household Income	52,452	58,123	48,269	55,990	51,109	50,006	54,238	60,548
Average Household Income	68,182	85,997	67,417	80,969	71,652	67,890	78,335	87,398
Per Capita Income	26,460	37,803	28,368	32,682	29,333	25,412	30,703	33,028
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
Population	0.84%	2.06%	1.82%	1.38%	1.50%	1.55%	1.41%	0.83%
Households	0.78%	1.98%	1.67%	1.39%	1.39%	1.48%	1.36%	0.79%
Families	0.69%	1.90%	1.65%	1.24%	1.33%	1.42%	1.30%	0.71%
Owner HHs	1.11%	2.71%	2.62%	1.97%	2.16%	2.07%	1.91%	1.16%
Median Household Income	2.12%	2.61%	2.60%	2.59%	2.31%	2.65%	2.52%	2.50%

The 2-mile radius indicates a favorable population density with 11,674 people. The median household income is also higher in comparison to Polk County, \$58,123 and \$50,006 respectively.

# BENCHMARK DEMOGRAPHICS

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

## Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	7.70%	6.90%	11.40%	8.30%	11.00%	12.10%	11.70%	11.20%
\$15,000 - \$24,999	11.90%	10.50%	12.70%	10.70%	11.80%	11.70%	10.60%	9.40%
\$25,000 - \$34,999	11.60%	10.80%	12.50%	9.50%	11.50%	11.80%	10.70%	9.30%
\$35,000 - \$49,999	15.30%	13.00%	14.70%	15.00%	14.40%	16.60%	14.70%	12.80%
\$50,000 - \$74,999	23.00%	21.00%	20.50%	20.00%	19.80%	19.90%	18.70%	17.60%
\$75,000 - \$99,999	15.90%	12.90%	10.90%	13.10%	11.50%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	8.50%	13.00%	10.50%	13.60%	11.60%	9.90%	12.10%	14.40%
\$150,000 - \$199,999	2.60%	4.60%	3.00%	3.30%	4.00%	2.90%	4.50%	6.00%
\$200,000+	3.40%	7.40%	3.80%	6.60%	4.40%	2.90%	5.10%	6.70%

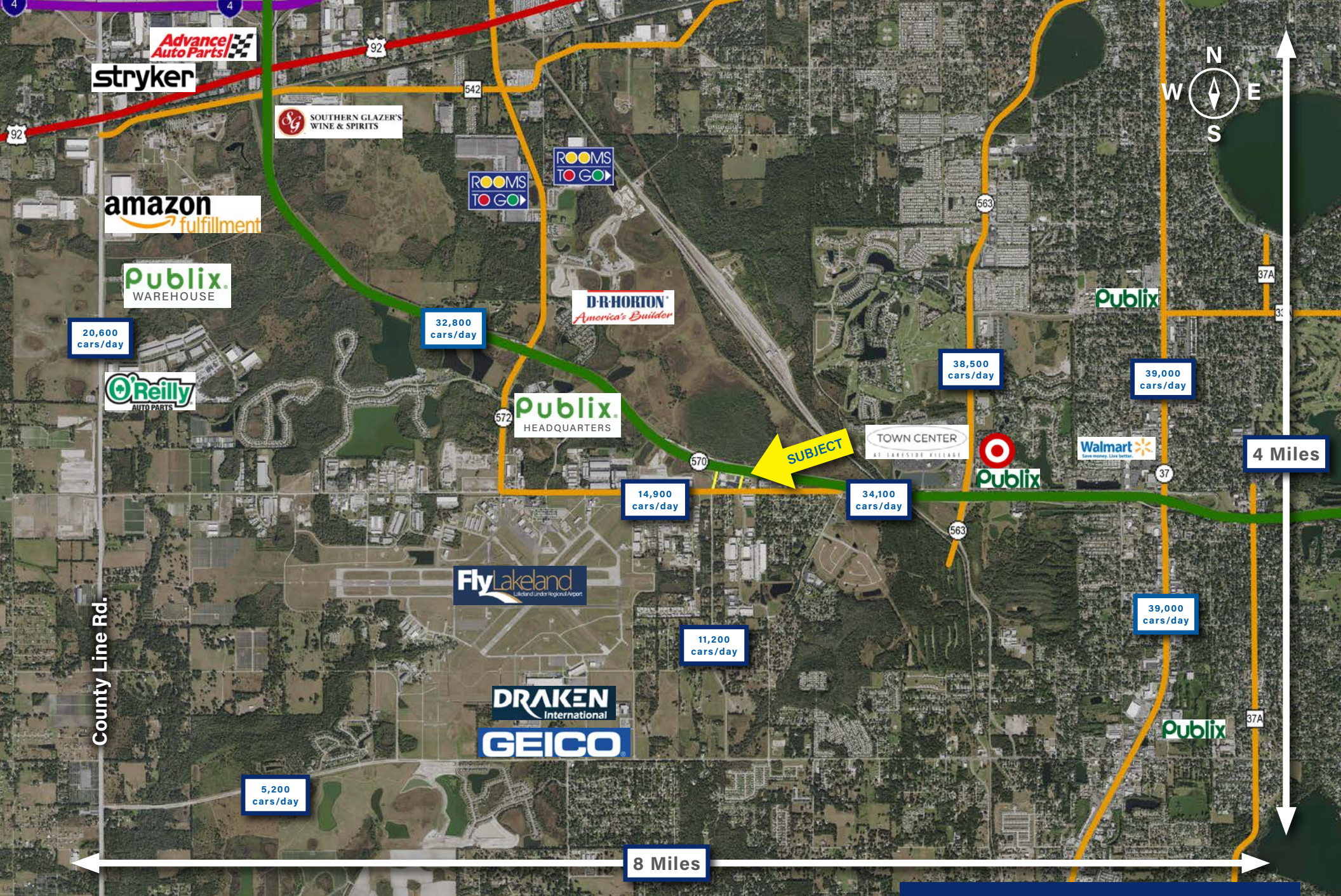
## Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.40%	4.70%	5.80%	5.40%	5.80%	6.00%	5.30%	6.00%
5 - 9	5.70%	4.90%	5.70%	5.70%	5.70%	6.00%	5.40%	6.20%
10 - 14	5.70%	4.90%	5.70%	5.80%	5.80%	6.00%	5.60%	6.30%
15 - 19	5.30%	4.60%	5.30%	5.20%	5.50%	5.90%	5.70%	6.40%
20 - 24	5.30%	4.60%	5.40%	5.10%	5.70%	5.90%	6.30%	6.90%
25 - 34	13.30%	11.70%	12.50%	12.90%	13.10%	12.70%	13.20%	13.90%
35 - 44	12.70%	11.30%	11.30%	11.90%	11.40%	11.40%	11.70%	12.50%
45 - 54	13.10%	11.80%	11.60%	12.70%	11.90%	11.80%	12.70%	12.80%
55 - 64	13.00%	13.70%	13.00%	13.40%	13.40%	13.10%	13.60%	13.00%
65 - 74	10.60%	14.30%	12.70%	11.40%	12.00%	12.10%	11.50%	9.40%
75 - 84	6.70%	8.70%	7.40%	7.00%	6.70%	6.60%	6.30%	4.60%
85+	3.30%	4.70%	3.60%	3.50%	3.00%	2.40%	2.70%	2.00%

## Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	82.00%	84.80%	78.40%	81.20%	78.20%	72.30%	73.00%	69.90%
Black Alone	6.10%	6.20%	11.00%	6.70%	11.40%	15.30%	16.40%	12.90%
American Indian Alone	0.70%	0.40%	0.50%	0.60%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.70%	2.30%	1.60%	2.30%	1.70%	1.90%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.00%	3.70%	5.30%	6.10%	5.20%	7.00%	4.30%	6.90%
Two or More Races	2.40%	2.70%	3.20%	3.00%	3.00%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	18.40%	14.80%	19.60%	19.10%	18.80%	22.60%	25.90%	18.30%



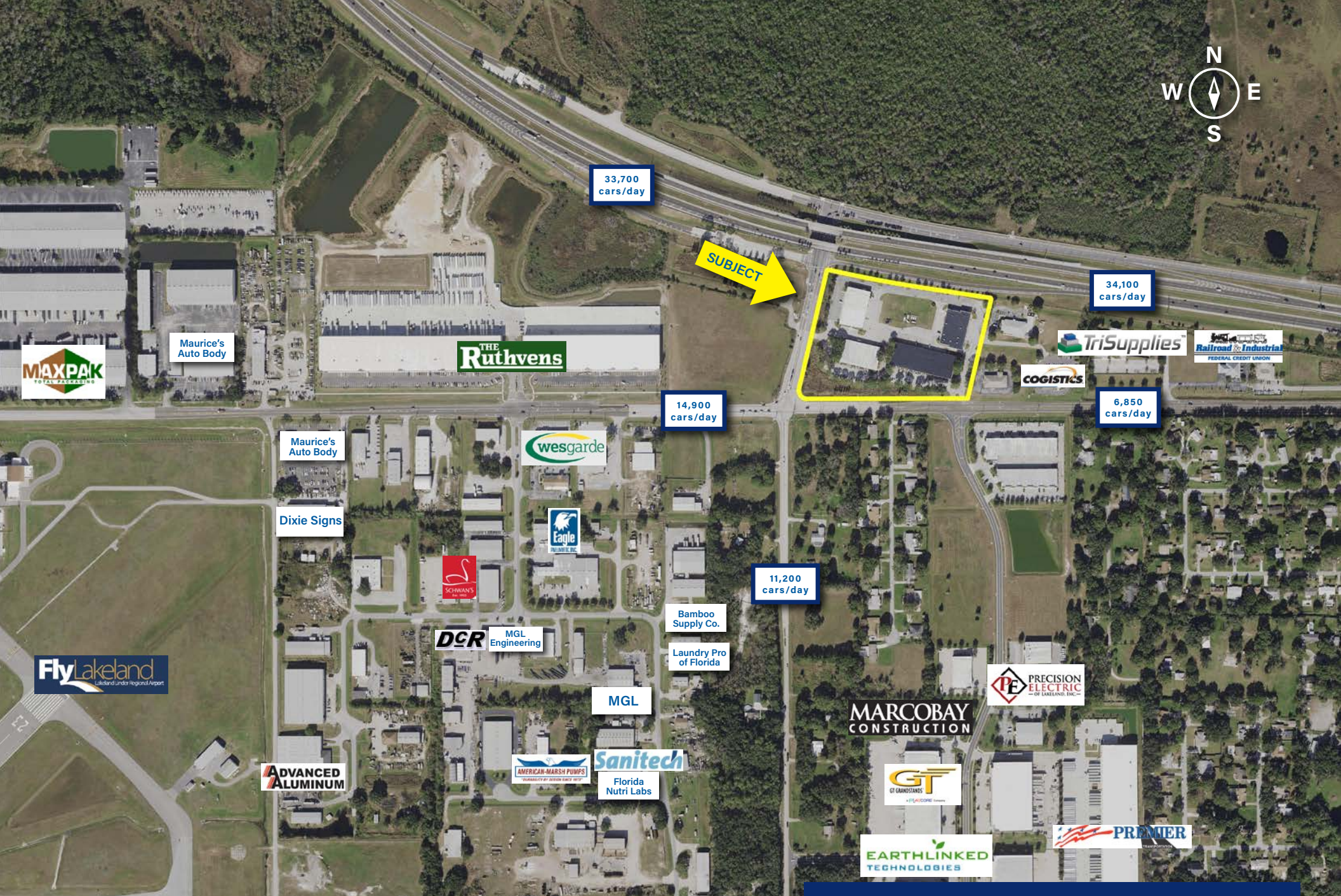


The southwest Lakeland market area is dominated by manufacturing, warehousing, and some of Lakeland's largest employers.



Subject property is located east of the Lakeland-Linder International airport and boasts close proximity to Harden Boulevard, the Polk Parkway, and I-4.

**TRADE AREA MAP**



The surrounding neighborhood market is dense with industrial and commercial uses.

# NEIGHBORHOOD AERIAL



33,700 cars/day

Polk Parkway

34,100 cars/day

Access Point

Waring Rd

14,900 cars/day

Drane Field Rd

6,850 cars/day

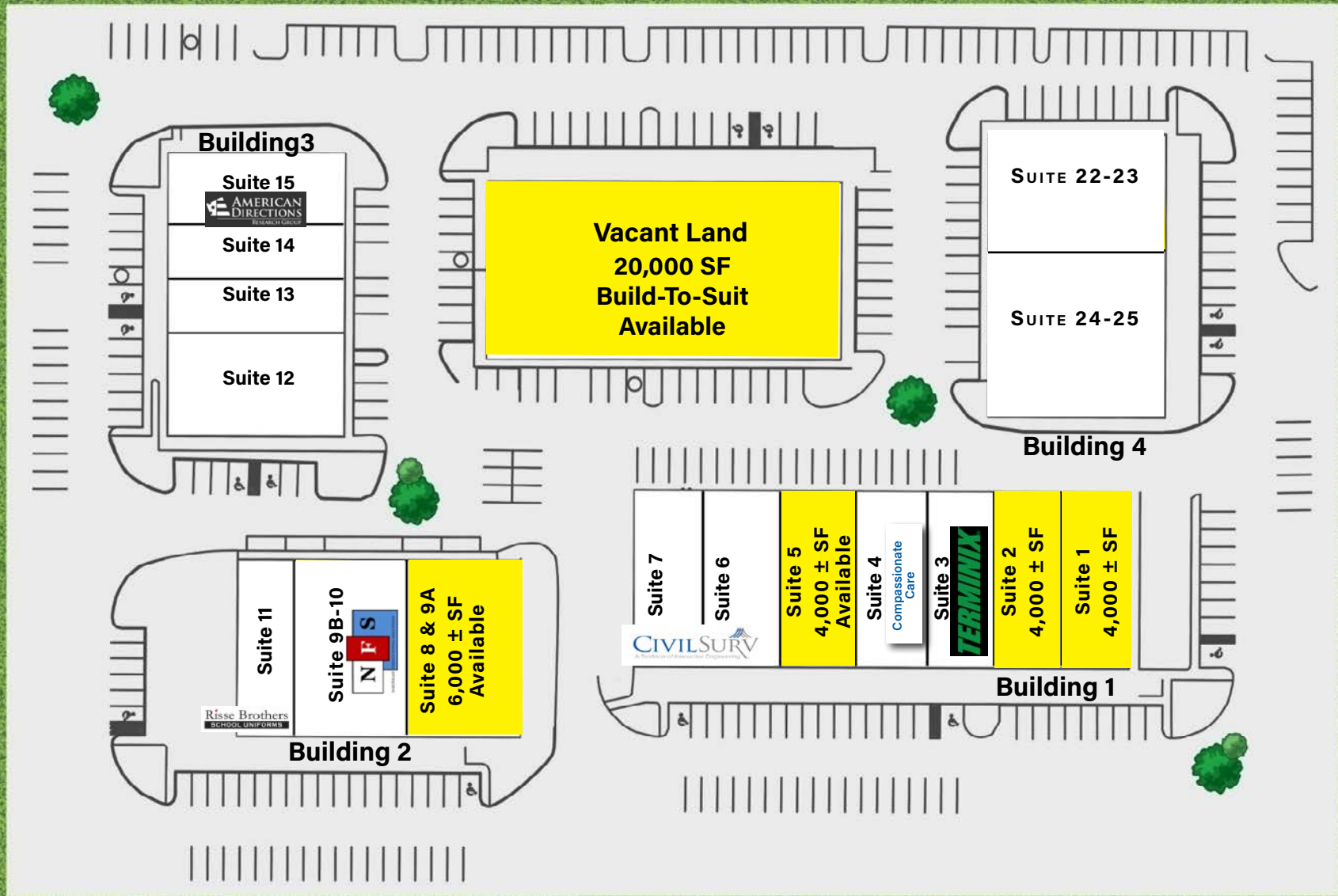
Access Point

**SITE AERIAL**

The subject property has full access on Drane Field Rd and Right in/ Right Out access via Waring Rd.

# Site Layout

Waring Road





Ground-view of Building 1



Ample parking and shaded sidewalks for customers and employees



Both suites in this picture are available for lease



Active business park with great visibility and easy accessibility

## PUBLIX HQ



- Publix Corporate Headquarters
- 320,000 SF office and over 2,000 employees at this location.
- There will be a 190,000 SF, \$25 million dollar extension project that will add 700 jobs to the location.
- The project will begin in late 2018 and is set to be completed in 2027.

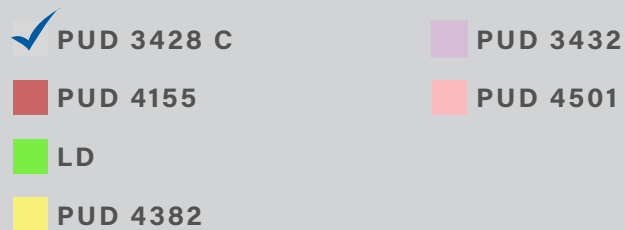
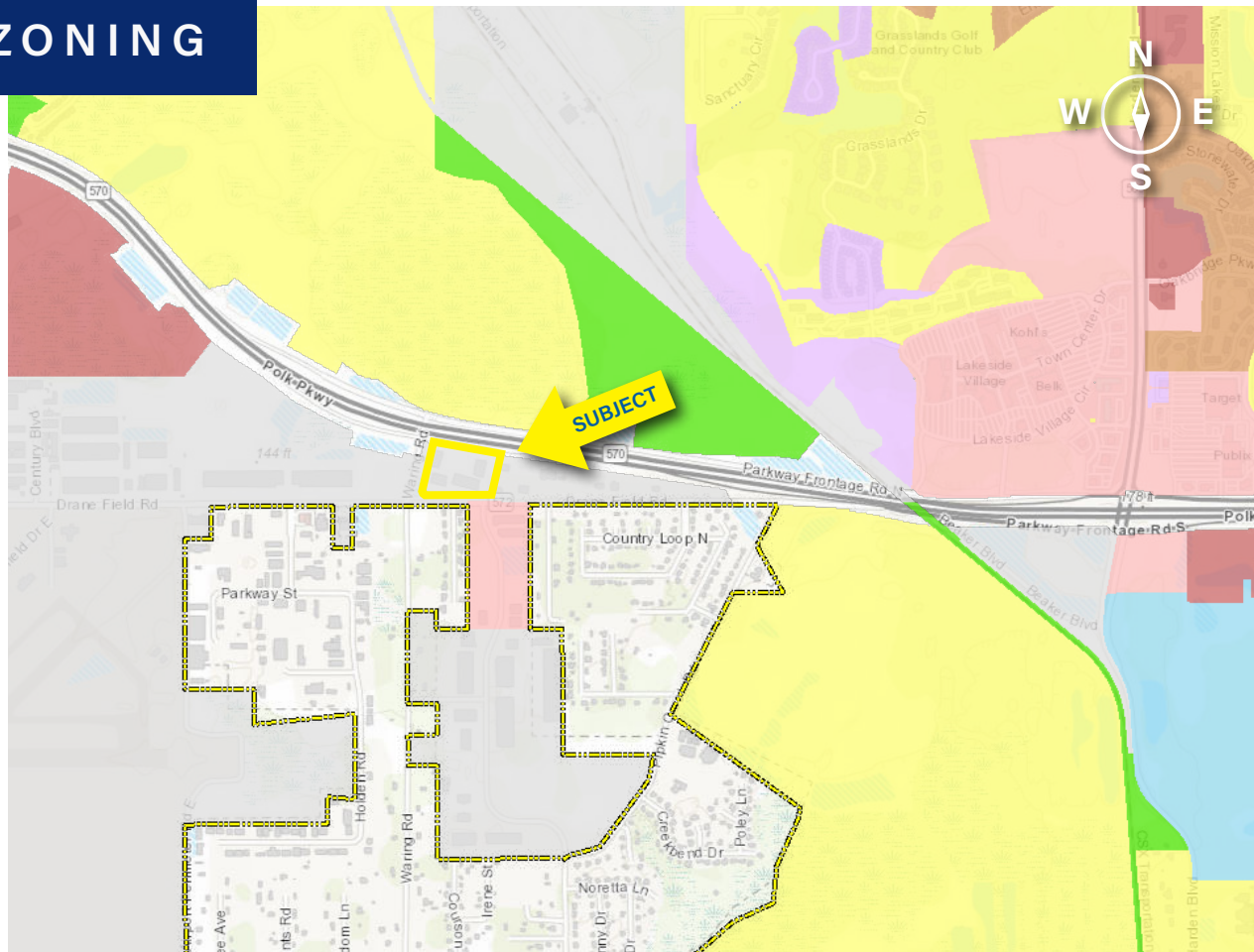
## LAKELAND-LINDER INTERNATIONAL AIRPORT



- In November of 2017 Lakeland-Linder became an International Airport with opening of a U.S. Customs and Border Protection office.
- 1,700 acres and 1 million SF of facilities.
- 115th busiest airport in the US out of 5,136 public use airports in the United States and 19,536 total facilities.
- Ranked the 19th busiest airport in Florida ranking above Jacksonville International (JAX).



# ZONING



## PUD 3428(C)

It is the intent of this article to provide procedures and standards for the creation of Planned Unit Development zoning districts as an alternative to conventional zoning districts. PUD zoning is intended to facilitate flexibility to respond to special circumstances and to promote design innovation that provides qualitative improvement over normal design standards.

**P**ermitted Uses: Any uses permitted in the I-2 (Medium Industrial) zoning district classification including:

- Offices
- Consignment/Thrift
- Kennels
- Indoor Gun Clubs
- Motor Vehicle Repair/ Retail
- Pest Control
- Wholesale Trade Users Levels 1 & 2



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