



LYONAL DRIVE FLEX SPACE FOR LEASE

2619 LYONAL DR
LAKELAND, FL 33803

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1 PROPERTY INFORMATION

2619 Lyonal Dr
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Property Summary



Lease Rate: **\$8.15 SF/YR (NNN)**

OFFERING SUMMARY

Available SF:	21,000 ± SF
NNN:	\$2.80/SF
Year Built:	1975
Future Land Use:	Warehousing, distribution terminals, trucking terminals
APN:	2428330000000011010
Traffic Count:	36,000 Cars per Day on US-98

PROPERTY OVERVIEW

12,000 ± SF of office space and 9,000 ± SF of warehouse space located along S Combee Rd. The warehouse portion has 16-foot ceilings and ground-level loading with roll-up doors with access to dock-high loading if needed. This property can be easily accessed via US 98 S and S Combee Rd and can accommodate wide variety of flex-space users.

PROPERTY HIGHLIGHTS

- Located Less than 1 mile from the Polk Parkway (FL-570)
- Grade Level Doors
- Frontage along Bartow Rd (US-98)

Building Photos



Office Photos



Aerial Photos



Warehouse Photos

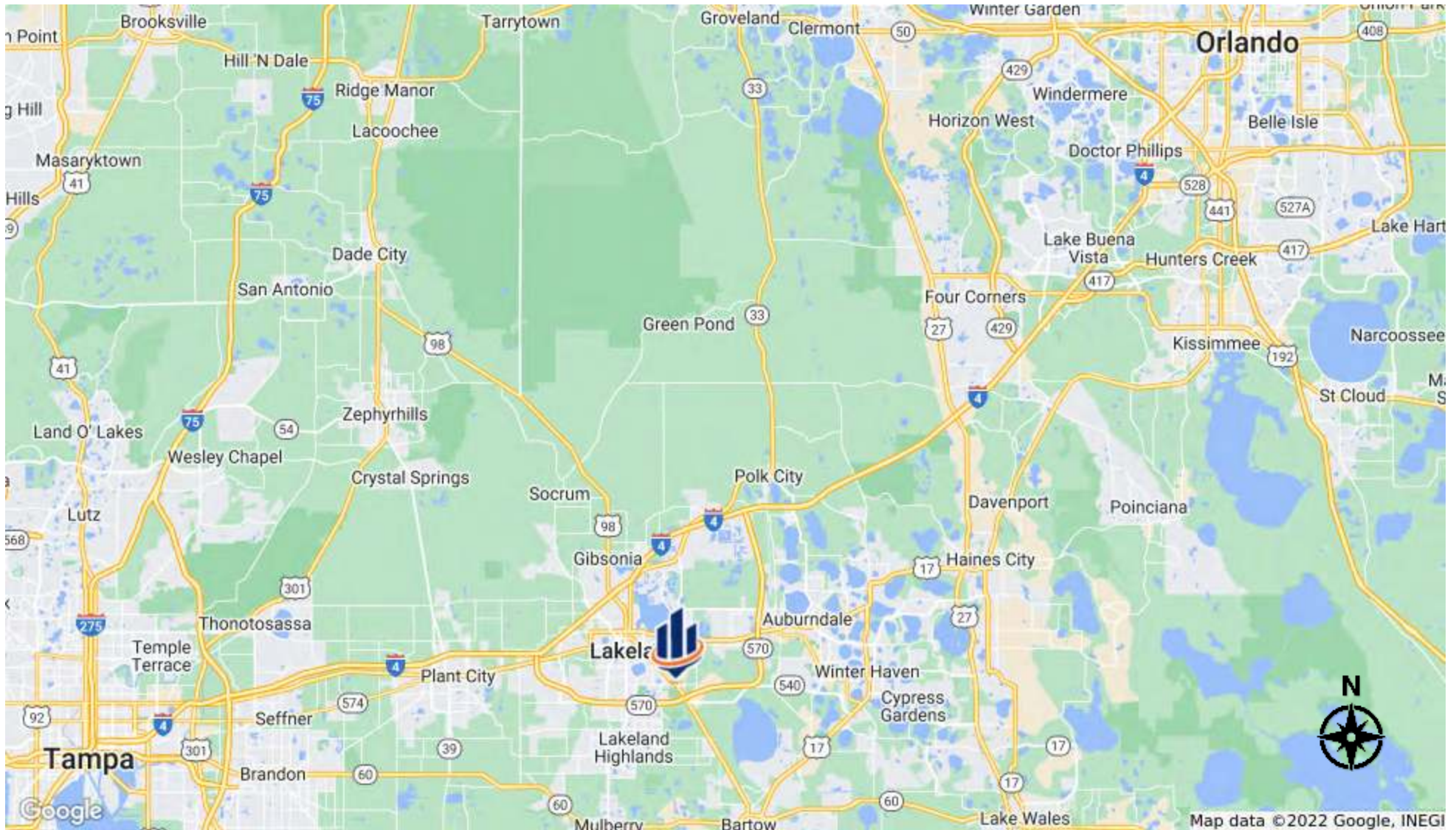




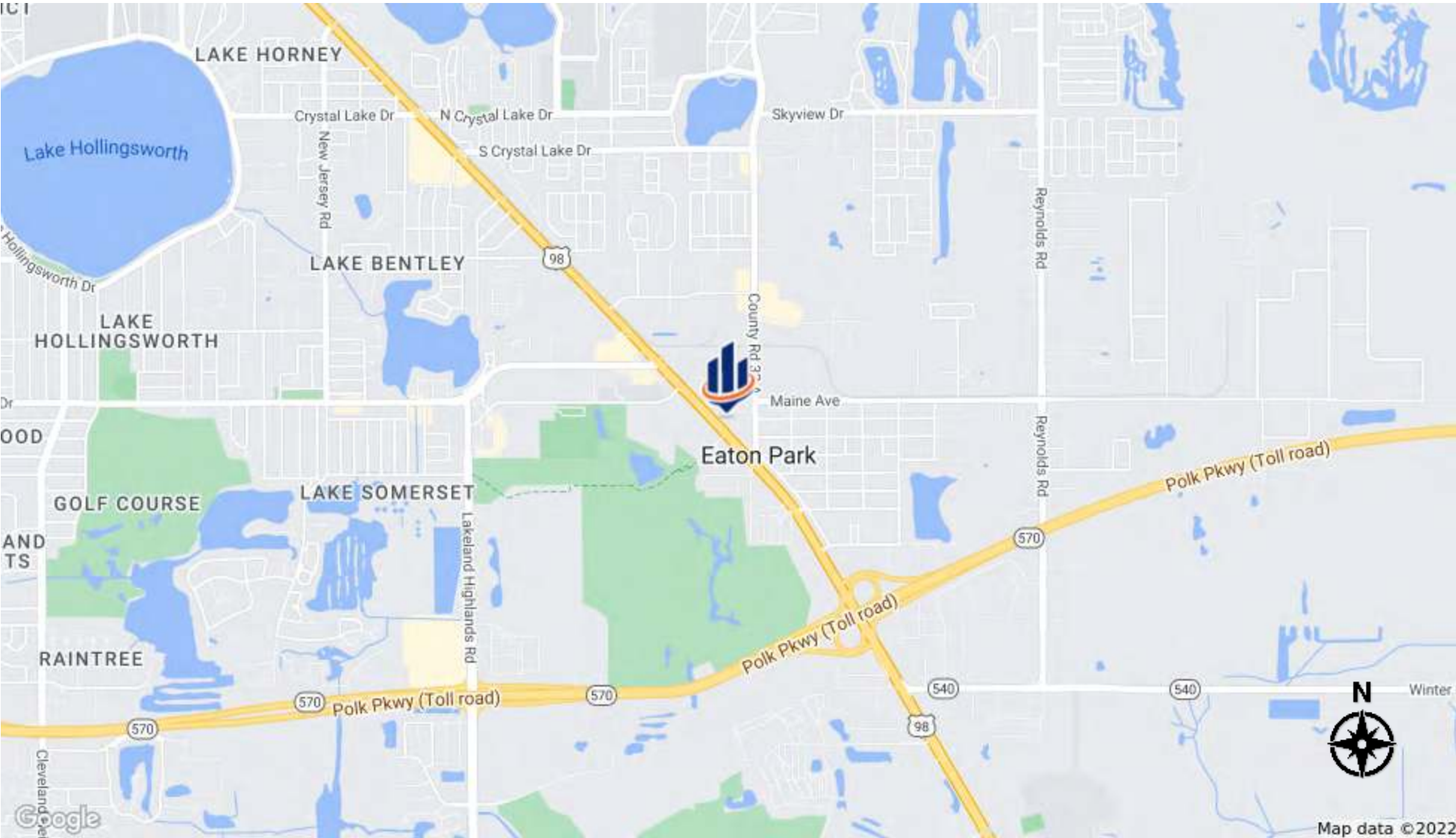
2 LOCATION INFORMATION

2619 Lyonal Dr
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Regional Map



Location Map

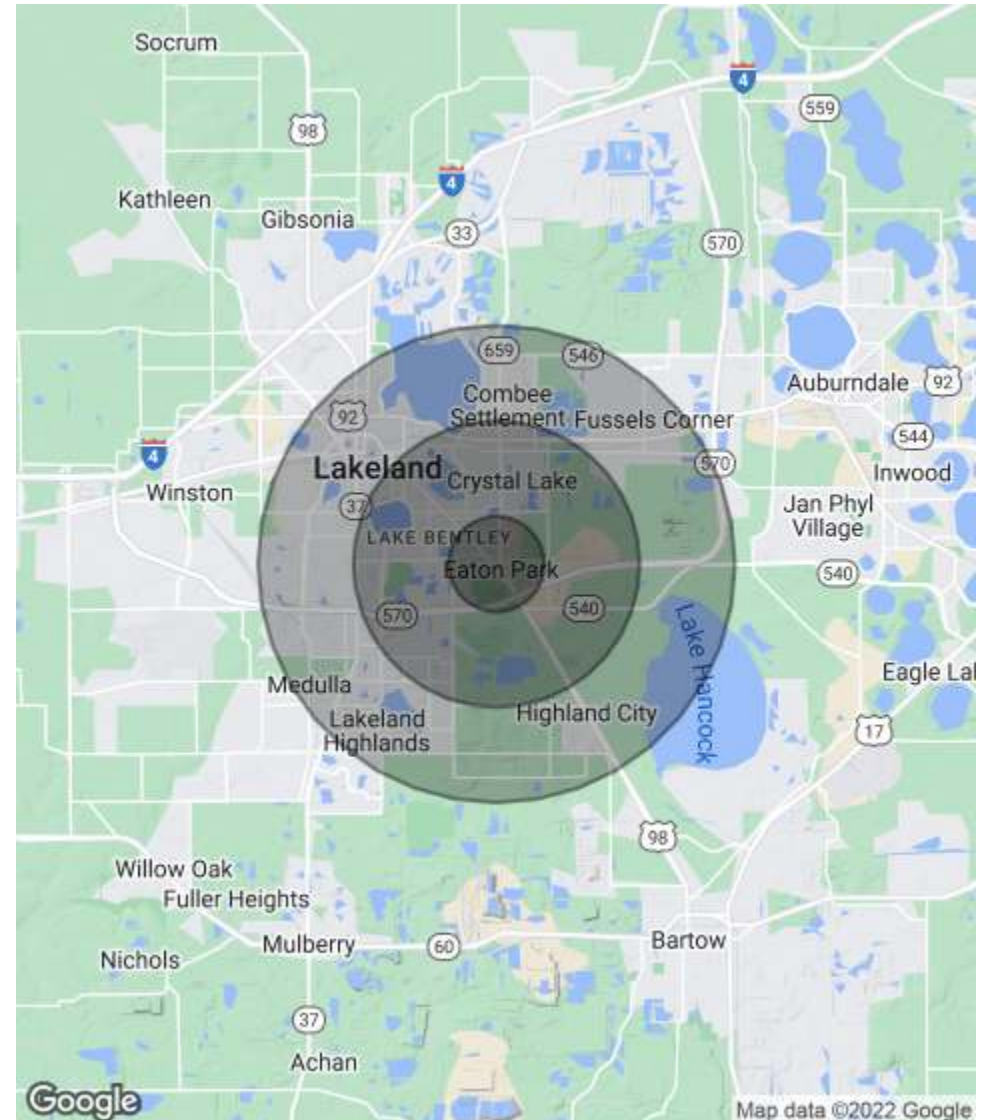


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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,555	46,324	115,739
Average Age	31.4	35.8	38.1
Average Age (Male)	30.9	35.0	36.6
Average Age (Female)	31.5	35.8	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,965	17,172	45,253
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$57,822	\$65,685	\$63,329
Average House Value	\$284,361	\$200,945	\$196,019

* Demographic data derived from 2010 US Census



3 MAPS AND PHOTOS

2619 Lyonal Dr
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Trade Area Map



Aerial Facing North



4 AGENT AND COMPANY INFO

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Lakeland, FL 33803



LINDA SCHULTZ

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PROFESSIONAL BACKGROUND

Linda Schultz is an Associate Advisor with SVN Saunders Ralston Dantzler Realty and focuses on representing owners and tenants in Polk County. She brings diverse experience to the firm. She joined SVN SRD after working in a law firm in downtown Orlando, where she practiced law. She also managed an accounting firm in Gainesville, Florida for four years.

Linda studied International Business Law at Charles University in Prague, Czech Republic and holds a Juris Doctor from Nova Southeastern University and a Bachelor of Arts in Criminology from the University of Florida.

She is a member of Variety-the Children's Charity of Florida and resides in Lakeland, Florida.

EDUCATION

University of Florida

Nova Southeastern University - Shepard Broad College of Law

MEMBERSHIPS

Lakeland Association of Realtors

Vice-Chair of The Housing Finance Authority of Polk County

Orange County Bar Association

American Bar Association

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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.



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