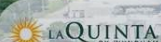


Lakeland Square Mall



LOWE'S

 **LAQUINTA**
BY DYNORAN

98

HOME
SUNNY & BRIGHT

DICK'S
SPORTING GOODS

ROSS
DRESS FOR LESS

OLD NAVY

five
BEL'W

ULTA
BEAUTY

SHOE STATION

MILLER'S
ALE-HOUSE

TARGET

Olive Garden



Michael's

petco

Panera
BREAD

Burlington

DOLLAR TREE

TJ-maxx

Lakeland Park Center Outparcel

0 Lakeland Park Center Dr, Lakeland, Florida 33809



105,500 ±
Cars/Day

Richard 'Mac' Bayless
863-581-5561
mac@saundersrealestate.com
FL #SL3619636



E



105,500 ±
Cars/Day

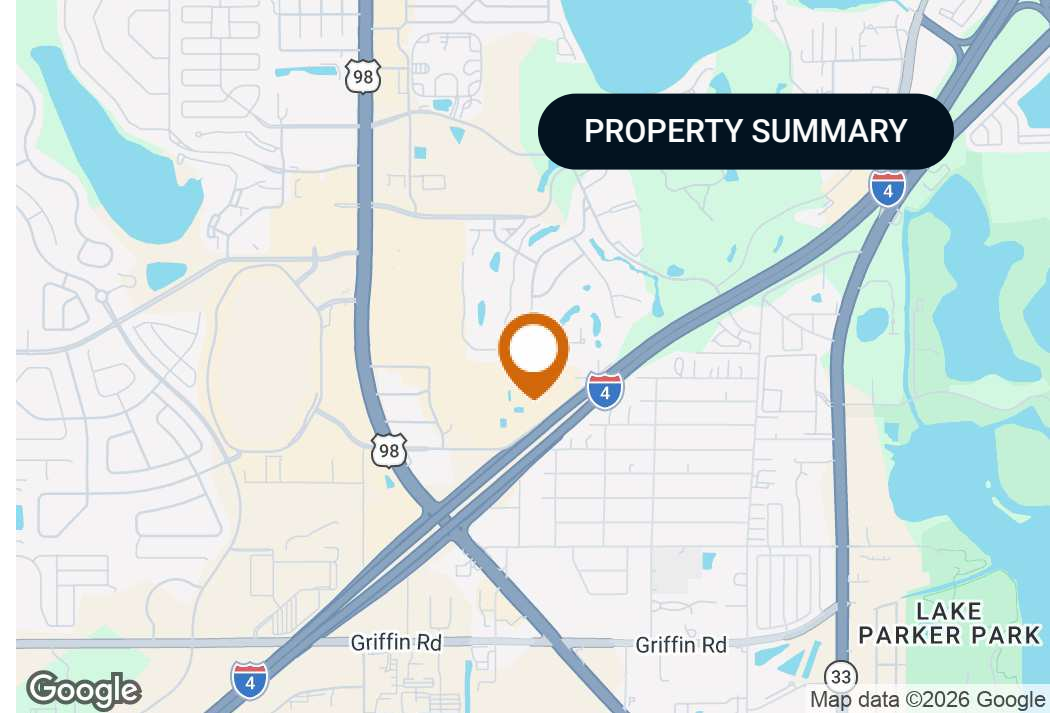
Crevasse St

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Offering Summary

Sale Price:	\$825,000
Lot Size:	1.02 Acres
Zoning:	PUD-5509
PIN:	232736016031000030
City:	Lakeland
County:	Polk
State:	Florida
Property Type:	Development Land

Property Overview

Rare commercial pad opportunity at one of North Lakeland's premier retail centers. This 1.02-acre outparcel sits at the entrance to Lakeland Park Center with I-4 frontage and high visibility, positioned in front of an established, built-in shopper base. The property is entitled under the Lakeland Park Center PUD (Ord. 5239, as amended by 5509), carrying C-5 regional-center commercial uses by reference, and a prior building permit was issued for a ~6,941 SF structure, an early signal of the pad's development path that leaves a new buyer full flexibility to design and permit their own concept. Well suited to a restaurant, quick-service, retail, or financial user, or a single-tenant net lease investor seeking interstate visibility and center-generated traffic. Certain uses are restricted under the PUD.

Property Highlights

- 1.02-acre commercial outparcel with I-4 frontage and high visibility
- At the entrance to Lakeland Park Center, a proven North Lakeland retail hub
- Prior building permit issued for a ~6,941 SF structure
- Entitled under the Lakeland Park Center PUD, carrying C-5 regional-center commercial uses (some use restrictions apply)

PROPERTY DETAILS

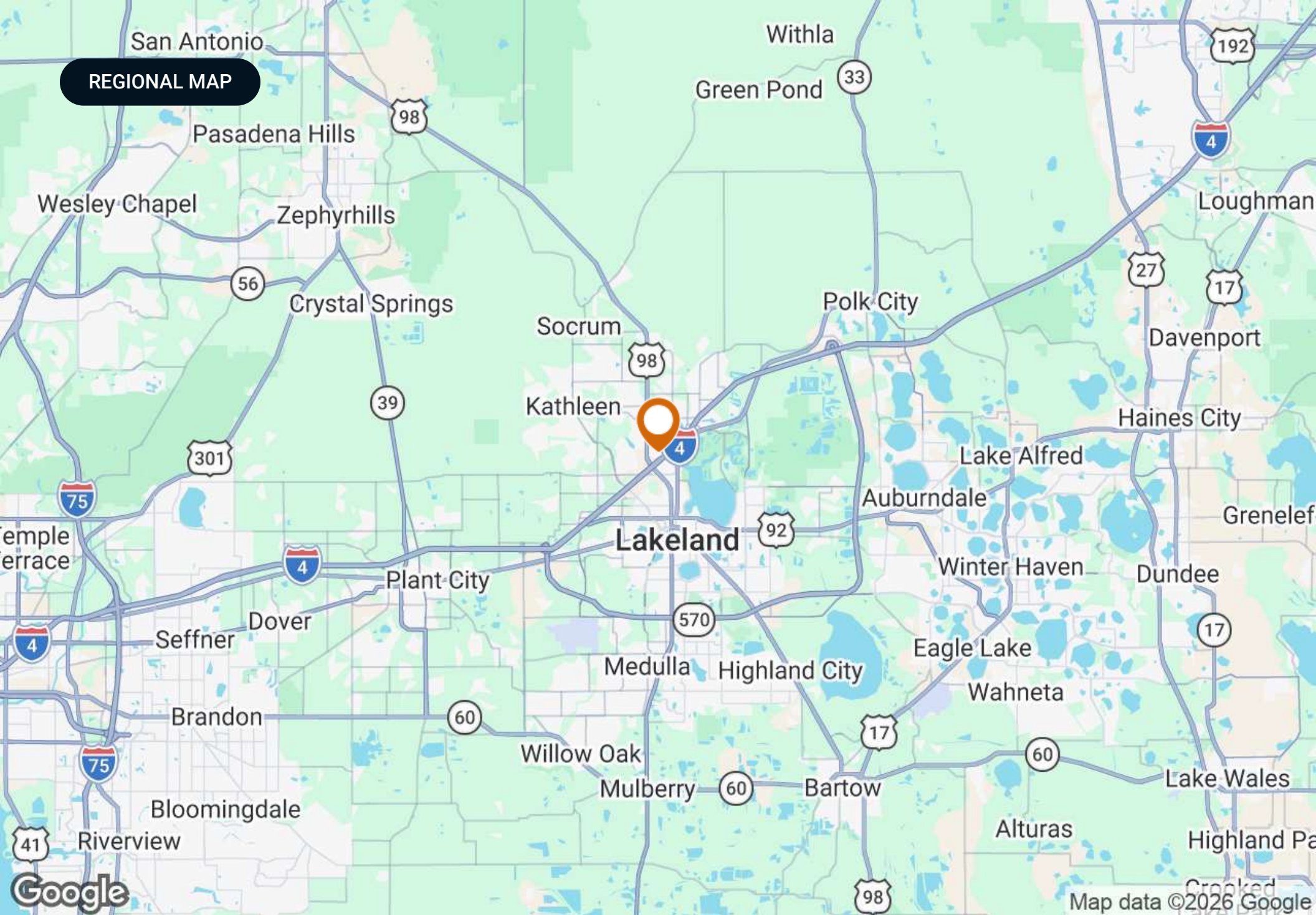


Location Description

Positioned along Lakeland Park Center Drive with direct frontage and visibility to I-4, this 1.02-acre outparcel sits at the entrance to Lakeland Park Center, North Lakeland's dominant retail destination. The center draws steady daily traffic from anchors and national inline tenants, placing this pad in front of an established, built-in shopper base rather than betting on future growth. With I-4 carrying the region's primary east-west commuter and tourist flow just steps away, few pad sites in the Lakeland market combine this level of exposure with an already-proven retail environment.

Prohibited PUD Principle Uses

- Funeral homes and crematoriums
- Mobile home sales, rental, and service agencies
- Motor vehicle and boat sales and rental
- Outdoor commercial recreation
- Regulated (adult) uses
- Retail marine sales and service (marine accessory stores with incidental watercraft sales/service are permitted)



LOCATION MAP



Google

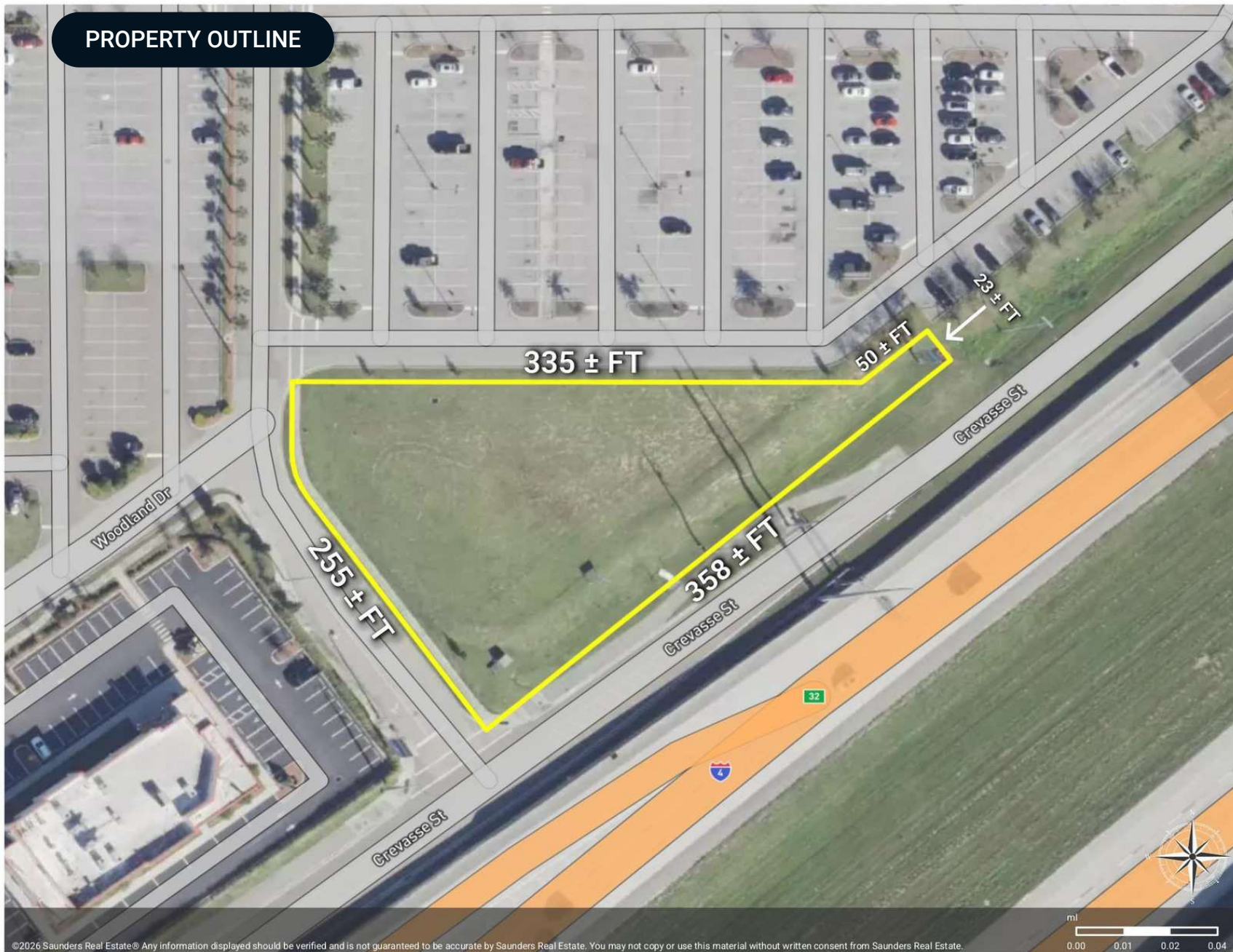
Map data ©2026

PROPERTY OUTLINE



Lakeland Park Center Out Parcel

Polygon

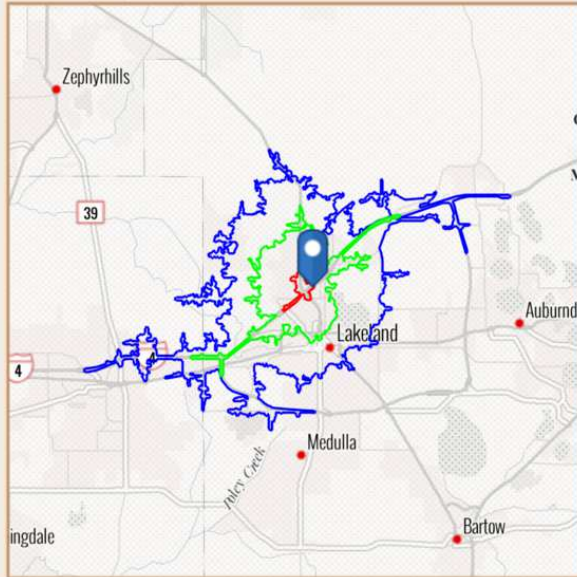


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BENCHMARK DEMOGRAPHICS

Lakeland Park Center Dr, Lakeland, Florida,
33809

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



AGE SEGMENTS

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Polk County	Lakeland-Winter Haven, FL	Florida	
0 - 4	5.62%	5.83%	5.50%	5.33%	5.33%	4.68%	5.39%
5 - 9	5.49%	5.74%	5.59%	5.56%	5.56%	4.97%	5.68%
10 - 14	6.53%	5.97%	5.80%	5.95%	5.95%	5.32%	5.93%
15 - 19	5.88%	6.51%	6.22%	6.23%	6.23%	5.81%	6.43%
20 - 34	20.66%	20.06%	20.07%	18.90%	18.90%	18.48%	20.35%
35 - 54	24.17%	23.18%	23.16%	24.18%	24.18%	24.37%	25.21%
55 - 74	21.18%	21.75%	23.24%	23.83%	23.83%	25.43%	22.77%
75+	9.99%	10.93%	10.36%	9.99%	9.99%	10.91%	8.23%

HOUSEHOLD INCOME

<\$15,000	7.9%	10.4%	9.6%	8.0%	8.0%	7.7%	8.0%
\$15,000-\$24,999	6.6%	7.1%	7.1%	5.8%	5.8%	5.6%	5.5%
\$25,000-\$34,999	10.0%	7.4%	7.6%	6.5%	6.5%	6.1%	5.8%
\$35,000-\$49,999	14.0%	13.1%	13.2%	12.0%	12.0%	9.9%	9.3%
\$50,000-\$74,999	22.7%	21.8%	19.8%	19.3%	19.3%	16.0%	15.1%
\$75,000-\$99,999	13.1%	12.4%	12.3%	13.6%	13.6%	12.8%	12.4%
\$100,000-\$149,999	14.0%	17.7%	17.7%	18.9%	18.9%	18.8%	18.0%
\$150,000-\$199,999	5.2%	5.2%	7.2%	7.7%	7.7%	9.6%	10.4%
\$200,000+	6.6%	4.8%	5.4%	8.1%	8.1%	13.5%	15.4%

KEY FACTS

Population	782	50,946	133,862	870,943	870,943	23,597,813	343,528,394
Daytime Population	2,429	56,732	144,073	826,969	826,969	23,413,280	341,846,552
Employees	331	19,939	56,424	368,123	368,123	11,049,242	168,700,572
Households	229	20,371	53,289	331,547	331,547	9,529,651	134,397,562
Average HH Size	3.34	2.44	2.43	2.58	2.58	2.43	2.49
Median Age	39.1	39.7	40.3	41.3	41.3	43.6	39.6

HOUSING FACTS

Median Home Value	325,000	282,308	295,691	324,746	324,746	421,319	376,272
Owner Occupied %	52.0%	49.4%	59.2%	71.5%	71.5%	66.6%	64.0%
Renter Occupied %	48.0%	50.6%	40.8%	28.4%	28.4%	33.4%	36.0%
Total Housing Units	258	21,890	58,154	380,937	380,937	10,955,223	149,274,959

INCOME FACTS

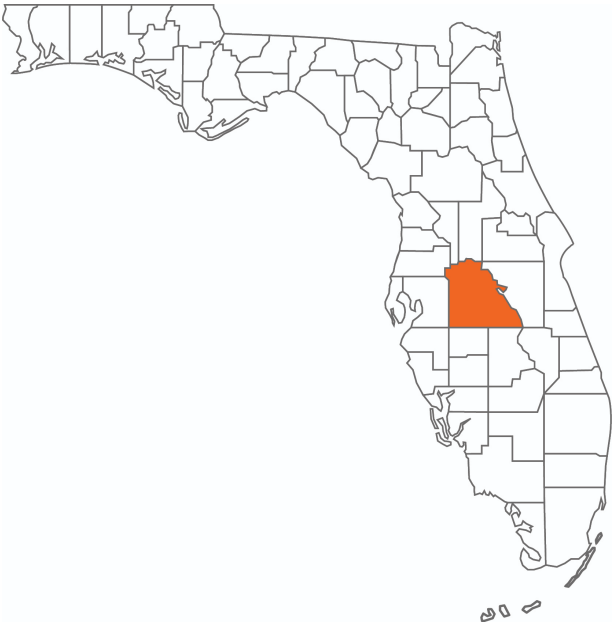
Median HH Income	\$63,747	\$63,222	\$64,885	\$72,392	\$72,392	\$82,707	\$85,893
Per Capita Income	\$34,557	\$31,913	\$33,263	\$36,199	\$36,199	\$47,873	\$48,241
Median Net Worth	\$131,636	\$110,624	\$164,660	\$261,761	\$261,761	\$292,996	\$276,821



COUNTY

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.



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.



RETAILER MAP



Sharon Dr



Breezewood Dr



Woodland Dr



Hopewell Ave



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Richard 'Mac' Bayless

Associate Advisor, Research Analyst

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FL #SL3619636

Professional Background

Richard 'Mac' Bayless is a Research Advisor at Saunders Real Estate.

Originally from Lakeland, Mac's academic journey would bring him to Colorado Mesa University where he earned a Bachelor of Science in Business Administration and Finance and gained a solid understanding of market research and analytics. During his time at university, Mac was not only recognized for his academic excellence, making the Dean's List and receiving the President's Academic Scholarship, but he also demonstrated significant leadership as the captain of the men's lacrosse team.

Before joining Saunders Real Estate, Mac honed his skills in various roles, from managing client investment portfolios to improving the efficiency and collaboration of specialized teams. His professional experiences have enabled him to provide expert real estate advisory services to various investors looking to improve their portfolios.

Now working as a licensed commercial real estate advisor (#SL3619636), Mac specializes in the medical office and industrial real estate sectors. His experience in market research helps to identify effective real estate solutions while ensuring a thorough due diligence process for every client.

Mac specializes in:

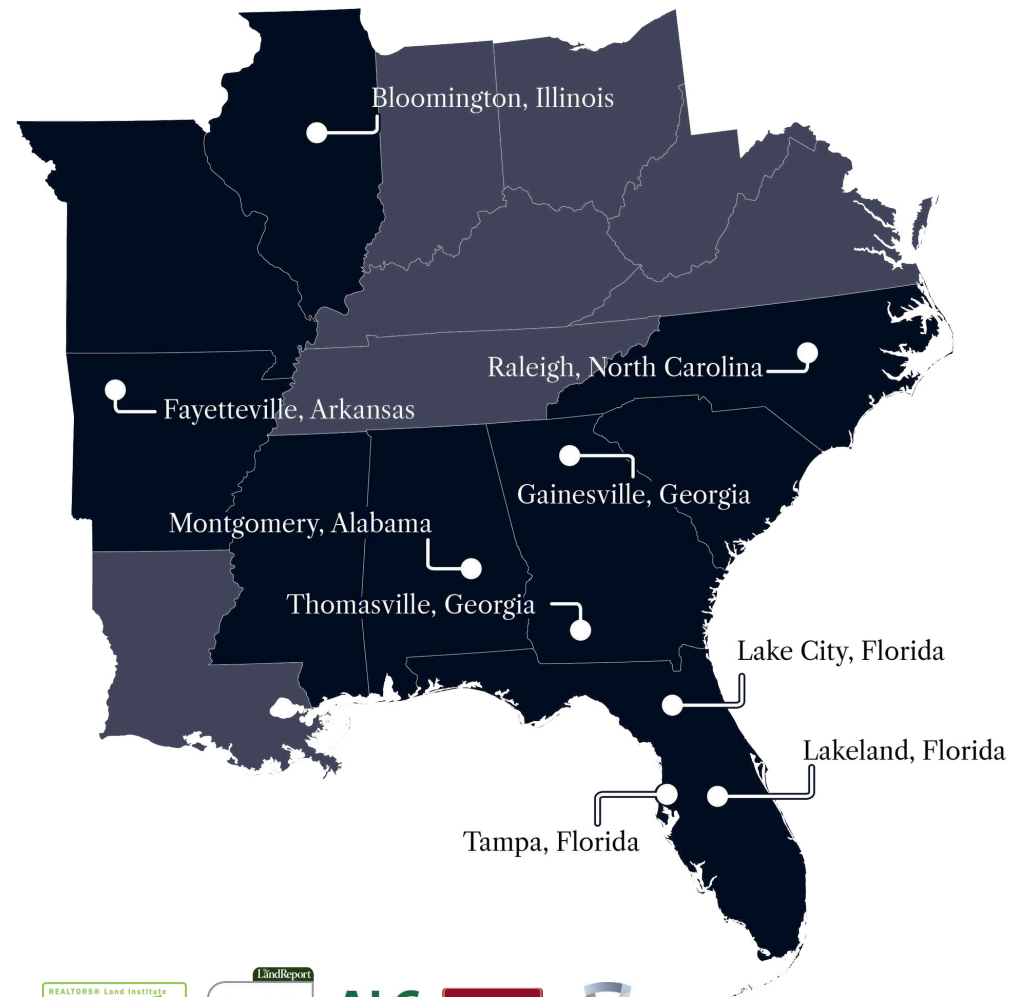
- Industrial Real Estate
- Medical Offices



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