



Rare Single-Tenant Building Near Polk Parkway

2910 Drane Field Rd, Lakeland, Florida 33811

Lauren Ralston Smith, CCIM, CPM
863-873-1970
lauren@saundersrealestate.com
FL #BK3235233

Carly Powell
863-698-3716
carly@saundersrealestate.com
FL #SL3404321



Drane Field Rd

14,800 ±
Cars/Day

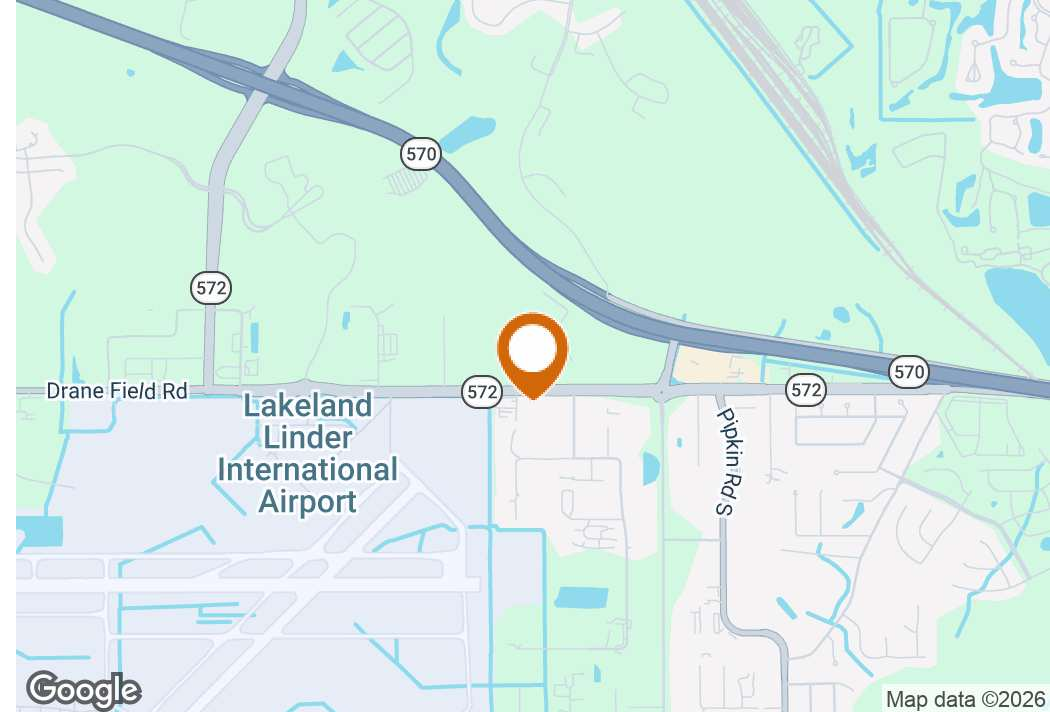
TABLE OF CONTENTS



Table of Contents

Aerial	2
Property Summary	4
Location Description	5
Floor Plans	6
Regional Map	7
Location Map	8
Economic Profile (5 Mile Radius)	9
Economic Profile Cont.	10
Neighborhood Map	11
Retailer Map	12
Exterior Photos	13
Interior Photos	14
Advisor Biography	15
Advisor Biography	16

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$17 SF/yr (NNN)
Building Size:	7,446 SF
Available SF:	7,446 SF
Lot Size:	1.51 Acres
Number of Units:	1
Year Built:	1988
Zoning:	BPC-2
PIN:	23-29-03-139540-001301
Road Frontage:	150 ± FT (Drane Field Rd)
Traffic Count:	14,800 ± Cars/Day (Drane Field Rd)

Property Overview

Rare opportunity to lease a free-standing, single-tenant building in one of Lakeland's established industrial/flex corridors. Located at 2910 Drane Field Rd, near Lakeland Linder International Airport, this fully air-conditioned building gives a single user a location entirely their own – no shared walls, no shared parking, no competing signage or foot traffic from other tenants. The floor plan offers genuine flexibility: two large open areas suited to warehouse, showroom, or light industrial use, a private office, a dedicated sales/reception office, a separate storage room, and multiple restrooms, all under one roof for one occupant.

Property Highlights

- Convenient Location
- Ample Parking Space
- High Visibility
- Flexibility for Various Uses
- High Traffic Area
- Open Floor Plan
- Easy Access to Major Highways

LOCATION DESCRIPTION



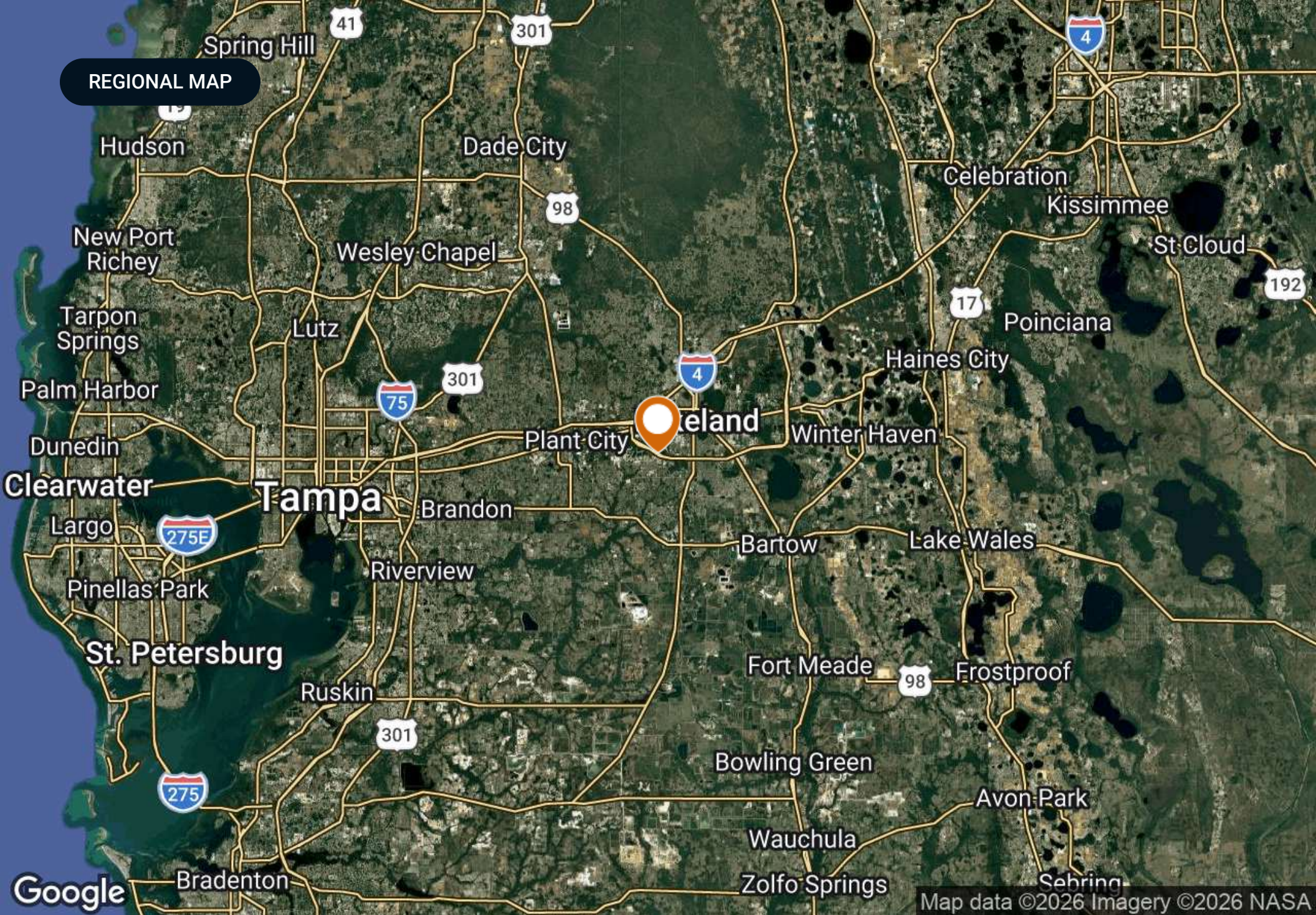
Location Description

The area surrounding the property in Lakeland, FL, offers a strategic advantage for industrial and retail users. With its close proximity to major transportation routes, including the Lakeland Linder International Airport and the Polk Parkway, businesses benefit from seamless connectivity for shipping and distribution.

This prime location is ideal for industrial and retail tenants seeking a bustling commercial environment with easy access to logistics and customer outreach. Additionally, the area's blend of nearby retail centers and commercial establishments provides ample opportunities for businesses to thrive and attract customers. The combination of accessibility, commercial infrastructure, and retail presence makes this location an attractive choice for industrial and retail users alike.

FLOOR PLANS

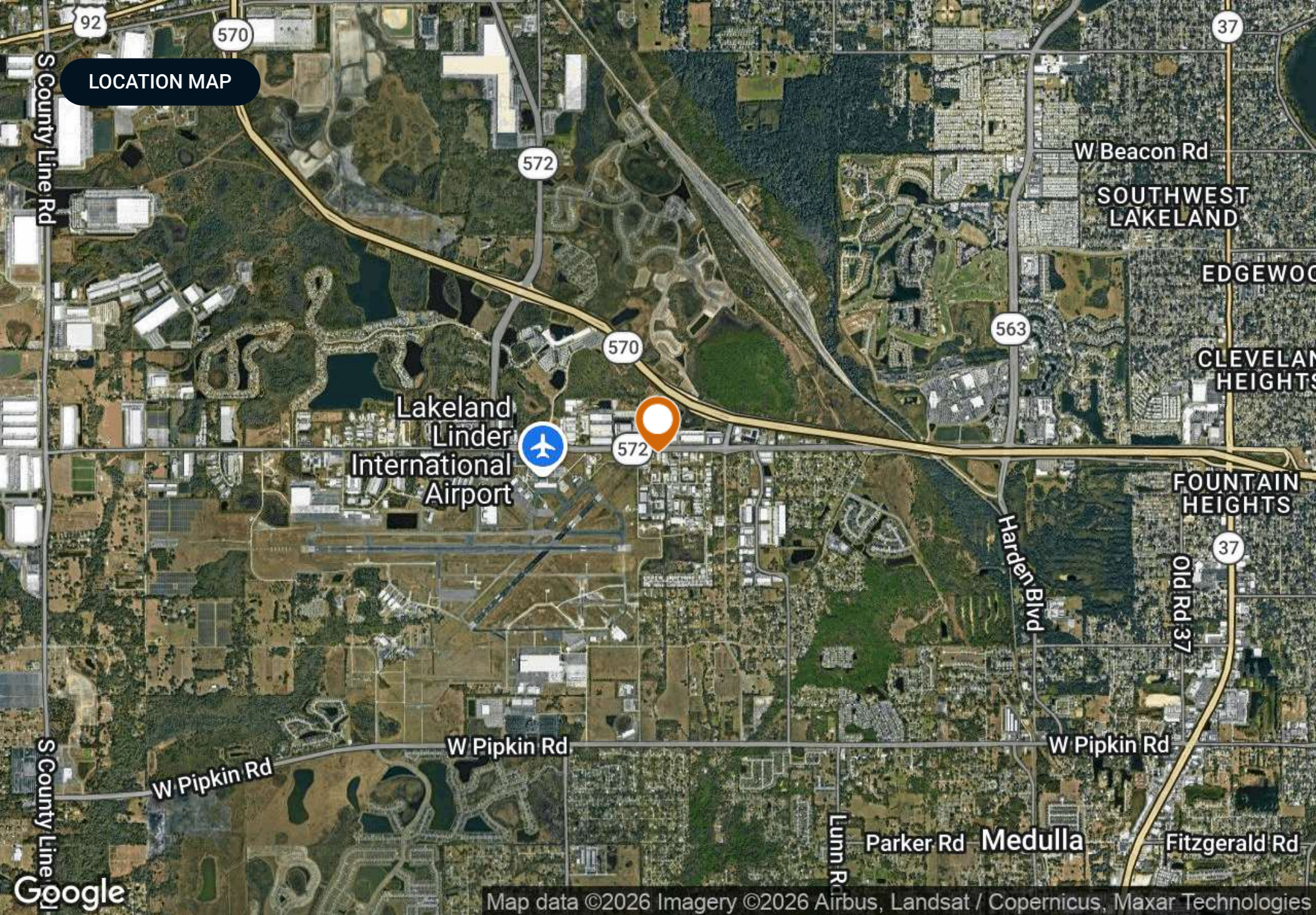




REGIONAL MAP

Google

Map data ©2026 Imagery ©2026 NASA



LOCATION MAP

Lakeland Linder
International
Airport

W Beacon Rd

SOUTHWEST
LAKELAND

EDGEWOOD

CLEVELAND
HEIGHTS

FOUNTAIN
HEIGHTS

Harden Blvd

Old Rd 37

W Pipkin Rd

W Pipkin Rd

Parker Rd Medulla

Fitzgerald Rd

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

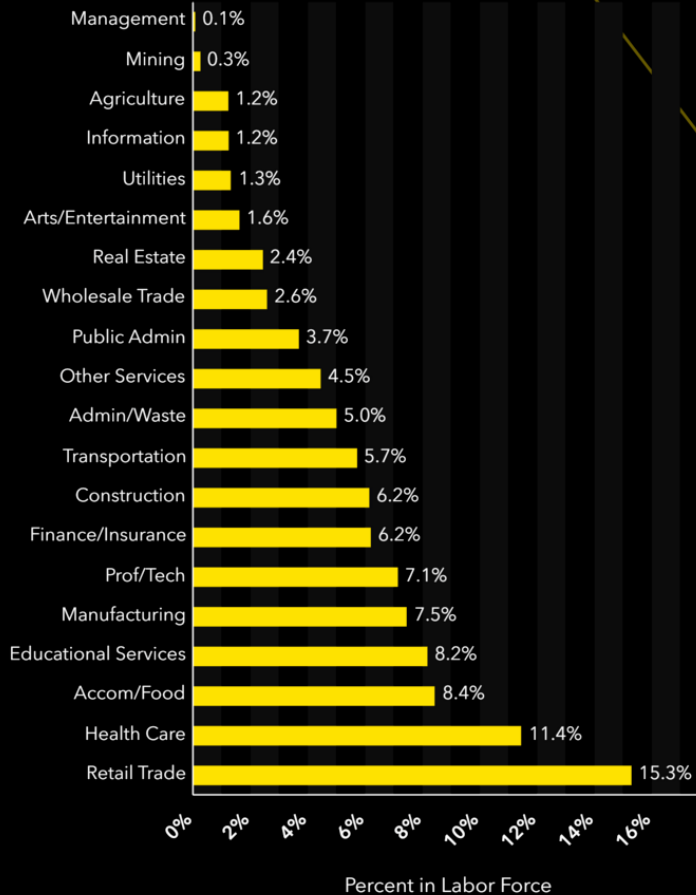
ECONOMIC PROFILE (5 MILE RADIUS)

Economic Development Profile

2910 Drane Field Rd, Lakeland, Florida, 33811

Ring of 5 miles

Labor Force by Industry



16.6%
Services



21.7%
Blue Collar



61.7%
White Collar

Employment

Workforce Overview

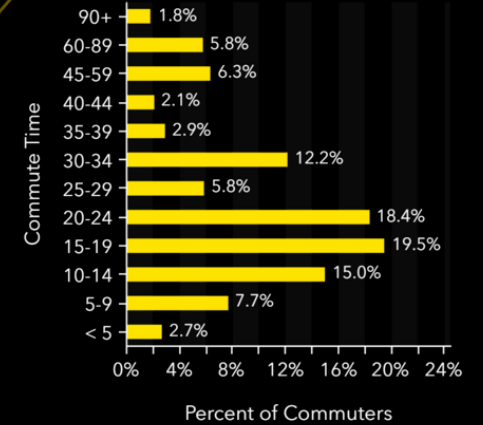
Businesses



4,884

Total Businesses

Commute Time: Minutes



Transportation to Work



0.5%

Took Public
Transportation



8.5%

Carpooled



1.9%

Walked to
Work



0.8%

Bike to Work



73%

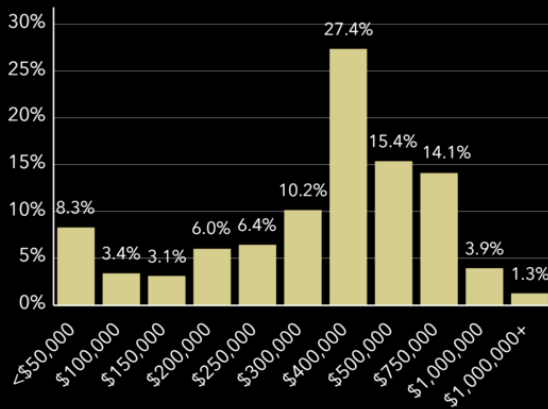
Drove Alone
to Work

Source: This infographic contains data provided by ACS (2020-2024), Esri (2026), Esri-Data Axle (2026), Esri-U.S. BLS (2026), AGS (2026).

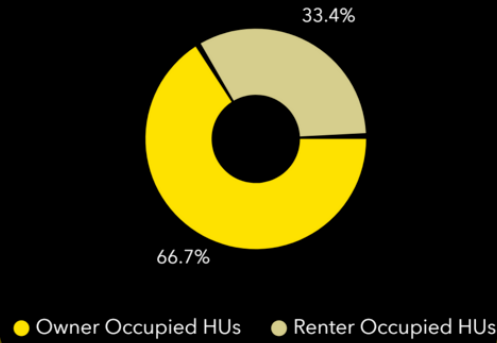
© 2026 Esri

ECONOMIC PROFILE CONT.

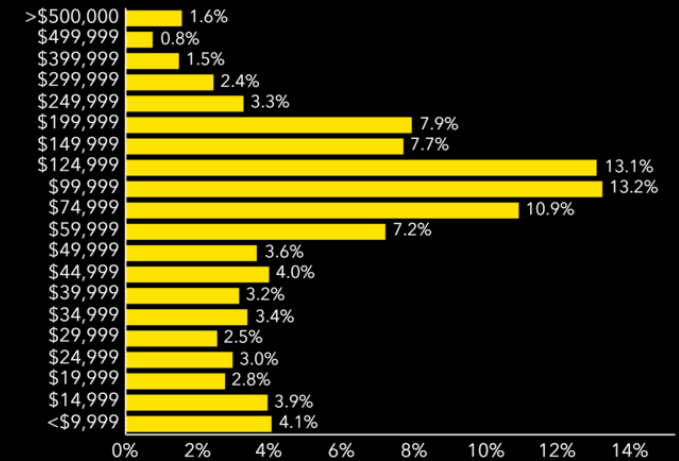
Home Value



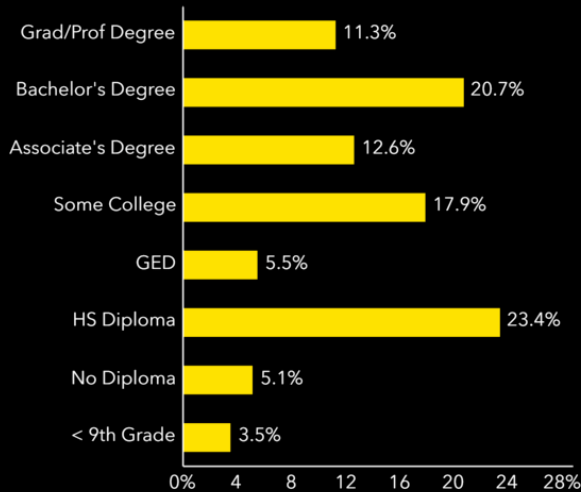
Home Ownership



Household Income



Educational Attainment



Community Overview

Key Facts

55,559

Total Housing Units

85

Housing Affordability Index

6,051

Households Below the Poverty Level (ACS)

40.1

Median Age

\$63,807

Median Disposable Income

128,691

Total Population

84

Wealth Index

74

Diversity Index

84

Total Crime Index

Tapestry

Top 3 segments by household count



[View comparison table](#)

Source: This infographic contains data provided by ACS (2020-2024), Esri (2026), Esri-Data Axle (2026), Esri-U.S. BLS (2026), AGS (2026).

© 2026 Esri

NEIGHBORHOOD MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

RETAILER MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

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



Carly Powell

Advisor

carly@saundersrealestate.com

Direct: **877-518-5263 x489** | Cell: **863-698-3716**

FL #SL3404321

Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

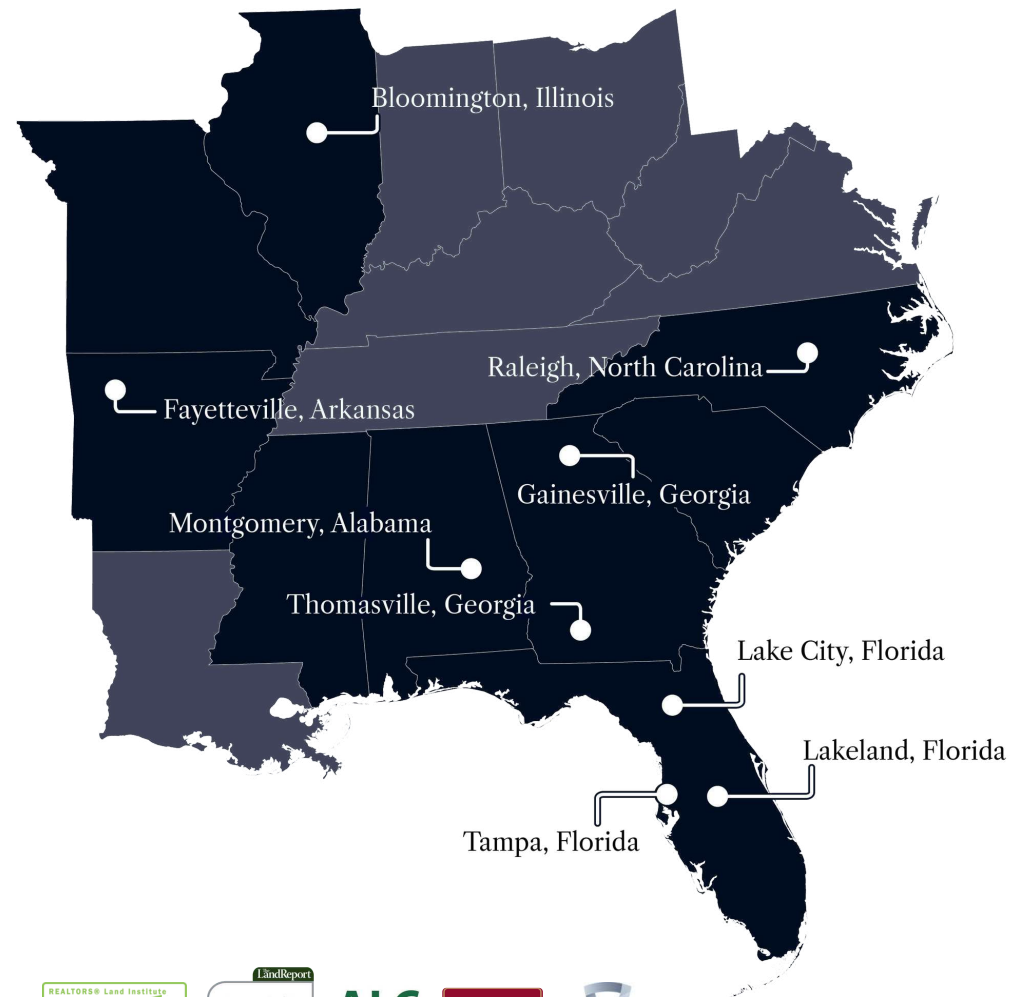
- Sales
- Leasing
- Development



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.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.