



North Lakeland Retail Site - Shoppes of Lakeland

0 Sharon Dr, Lakeland, Florida 33809

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$355,000
Lot Size:	0.38 Acres
Zoning:	C-2 - City of Lakeland
Parcel ID:	23-27-36-015700-004041
Property Taxes:	\$2,393.00
City:	Lakeland
County:	Polk
State:	Florida
Property Type:	Development Land

Property Overview

Located within the bustling Shoppes of Lakeland, this .38-acre C-2 zoned retail site is fully prepared for development. This rare find offers exceptional versatility, with its highest and best use as retail, but also an excellent fit for professional office, automotive, food, and restaurant-related businesses.

Enjoy outstanding exposure with visibility from both the north and south sides of the lot. The property is ideally positioned between Charberlin's Natural Food Market and Jersey Mike's Subs, and is steps away from national anchor tenants including Target and Dick's Sporting Goods.

The general location is minutes from Exit 32 on Interstate 4, and across from the Lakeland Square Mall, and several hotels. It is also within 15 minutes of downtown Lakeland.

Property Highlights

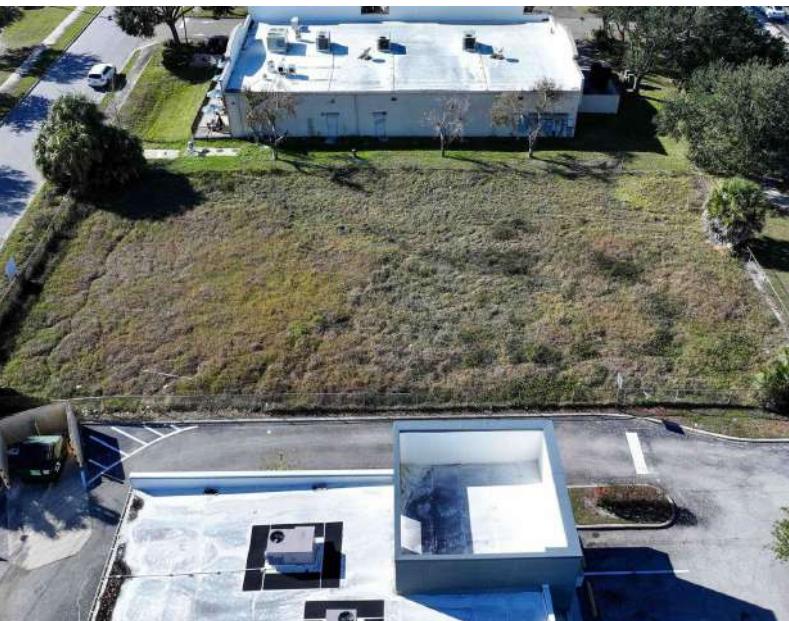
- .38 acre retail site
- Zoned C-2, City of Lakeland
- City utilities, including electric, water and sewer

COMPLETE HIGHLIGHTS



Complete Highlights

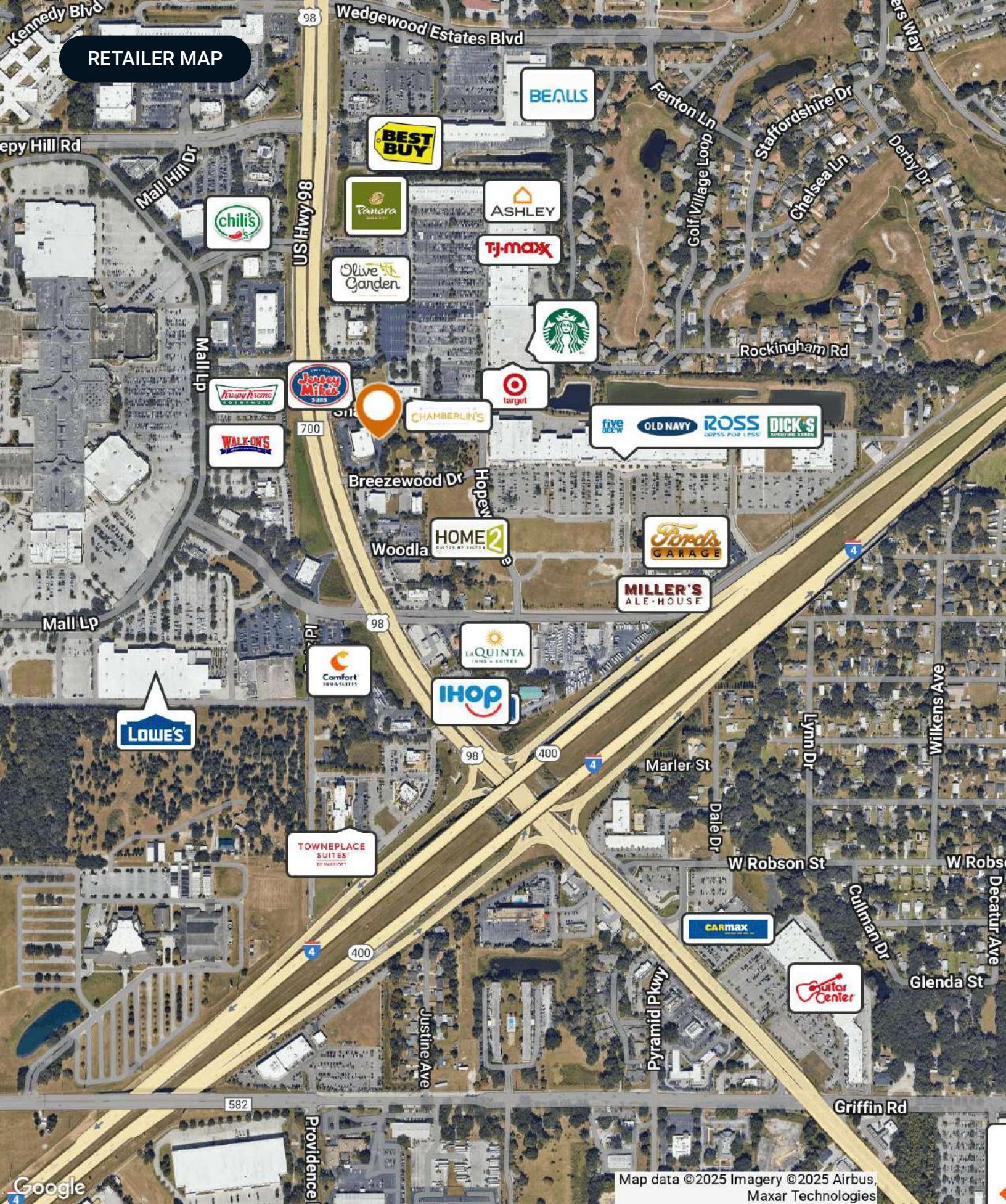
- .38 acre retail site
- Zoned C-2, City of Lakeland
- Uses include retail, restaurant, professional office, automotive and many others
- A new owner can fit an approx. 3,800 SF one story building on the property, and height allowance is 36' or 3 stories. Development standards from City of Lakeland are available
- Retailers in the immediate vicinity include Target, Dick's Sporting Good, Ashley Furniture, Rooms to Go, Old Navy, TJ Maxx and many national restaurant chains
- Vehicle count on US 98 is 50,000 automobiles per day
- City Utilities, including Electric, Water and Sewer
- Located just off Interstate 4, Exit 32, US Hwy 98. US 98 is major thoroughfare through Lakeland, also known as South Florida Ave locally
- 15 minutes from downtown Lakeland
- Use 4001 US 98 North for navigation purposes



AERIAL PHOTOS



RETAILER MAP

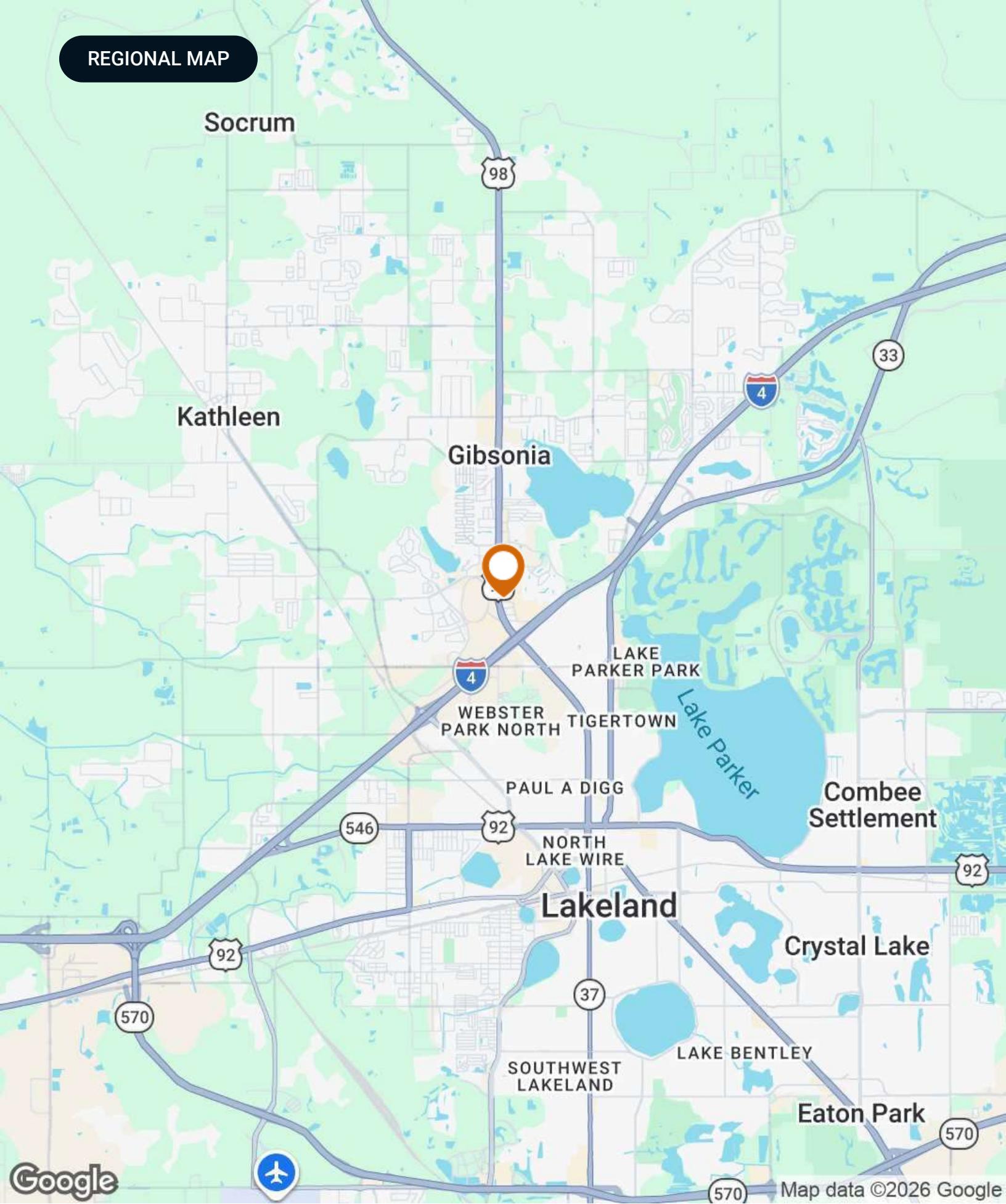


Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

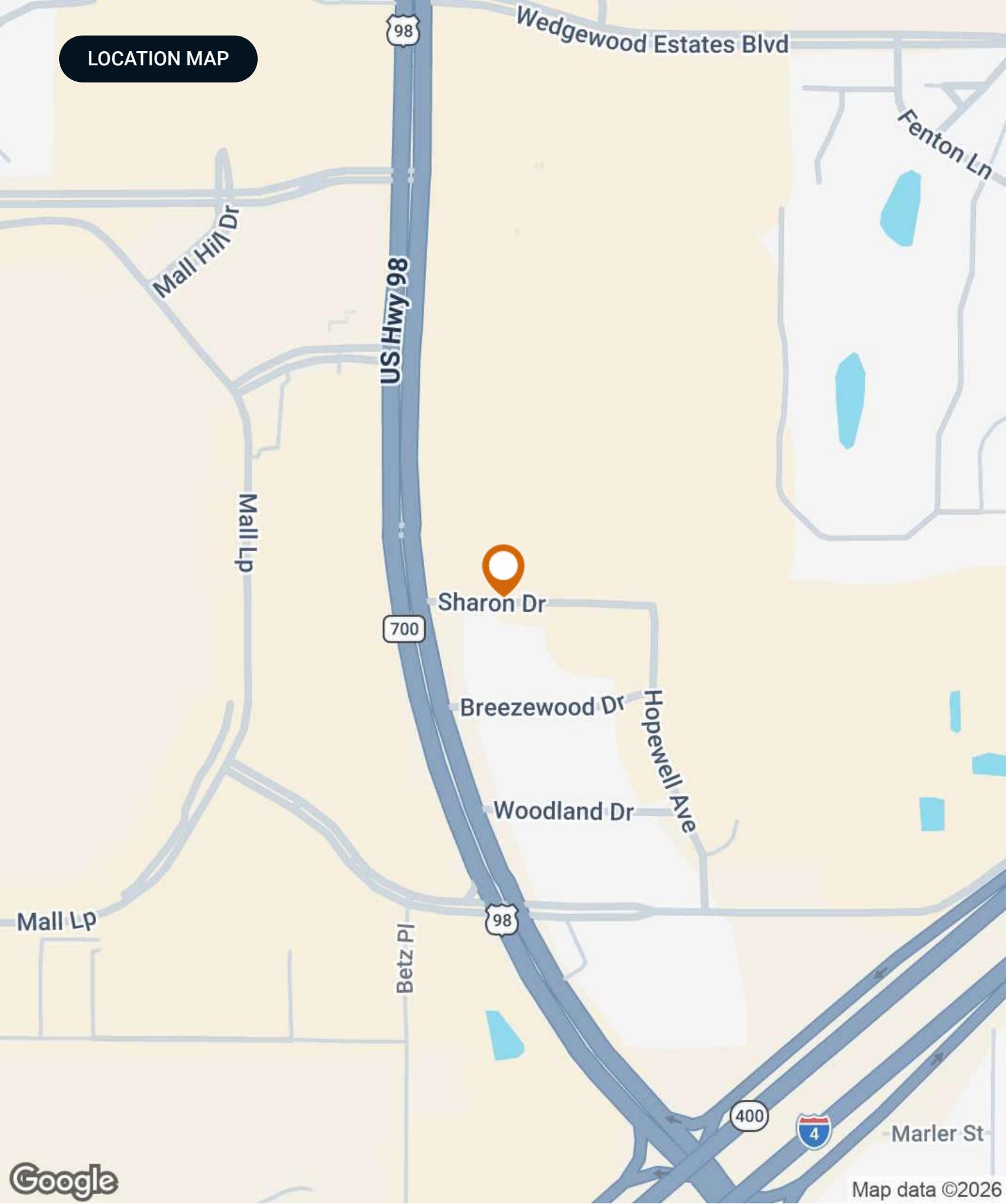
ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION MAP

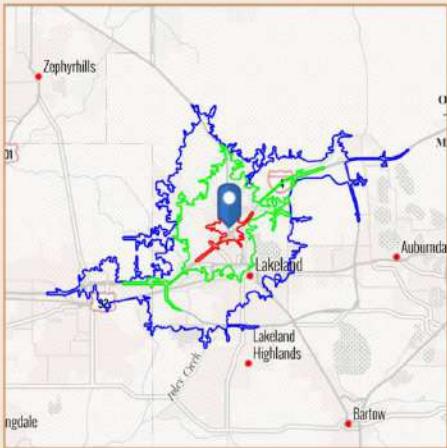


DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

Sharon 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		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
0 - 4	5.08%	5.80%	5.33%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.06%	5.85%	5.49%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.00%	6.14%	5.75%	6.00%	6.00%	5.34%	5.98%
15 - 19	4.97%	6.35%	6.12%	6.26%	6.26%	5.84%	6.47%
20 - 34	18.16%	19.90%	20.26%	18.85%	18.85%	18.43%	20.33%
35 - 54	19.99%	23.29%	22.83%	24.12%	24.12%	24.41%	25.20%
55 - 74	22.82%	22.41%	23.65%	23.96%	23.96%	25.55%	22.82%
75+	18.92%	10.26%	10.62%	9.91%	9.91%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.9%	9.5%	8.6%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	7.1%	7.8%	7.0%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	10.1%	8.2%	7.9%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	13.0%	14.1%	13.0%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	21.8%	20.5%	20.3%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	10.9%	12.7%	13.0%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	19.1%	17.0%	17.3%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	4.9%	6.2%	7.5%	8.1%	8.1%	8.7%	9.8%
\$200,000+	5.2%	4.0%	5.4%	6.6%	6.6%	12.1%	14.0%
KEY FACTS							
Population	8,255	68,222	163,705	822,142	822,142	23,027,836	339,887,819
Daytime Population	12,298	73,089	175,206	782,956	782,956	22,846,618	338,218,372
Employees	3,317	27,998	66,829	334,740	334,740	10,832,721	167,630,539
Households	3,472	26,808	64,109	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.32	2.49	2.45	2.57	2.57	2.43	2.50
Median Age	46.6	39.8	40.7	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	274,161	283,618	294,615	319,676	319,676	416,969	370,578
Owner Occupied %	53.2%	53.5%	62.7%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	46.8%	46.5%	37.3%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	3,867	29,105	70,652	361,112	361,112	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$62,958	\$62,311	\$65,675	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$37,130	\$31,106	\$33,915	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$158,114	\$107,241	\$166,080	\$224,923	\$224,923	\$253,219	\$228,144



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 over 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.



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.



Craig Morby

Senior Advisor

craig@saundersestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



Eric Ammon, CCIM

Senior Advisor

eric@saundersestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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.



877-518-5263 • info@saundersrealestate.com