

37,000 ±
Cars/Day

E Memorial Blvd

Memorial Blvd Commercial Parcel

1325 E Memorial Blvd, Lakeland, Florida 33801

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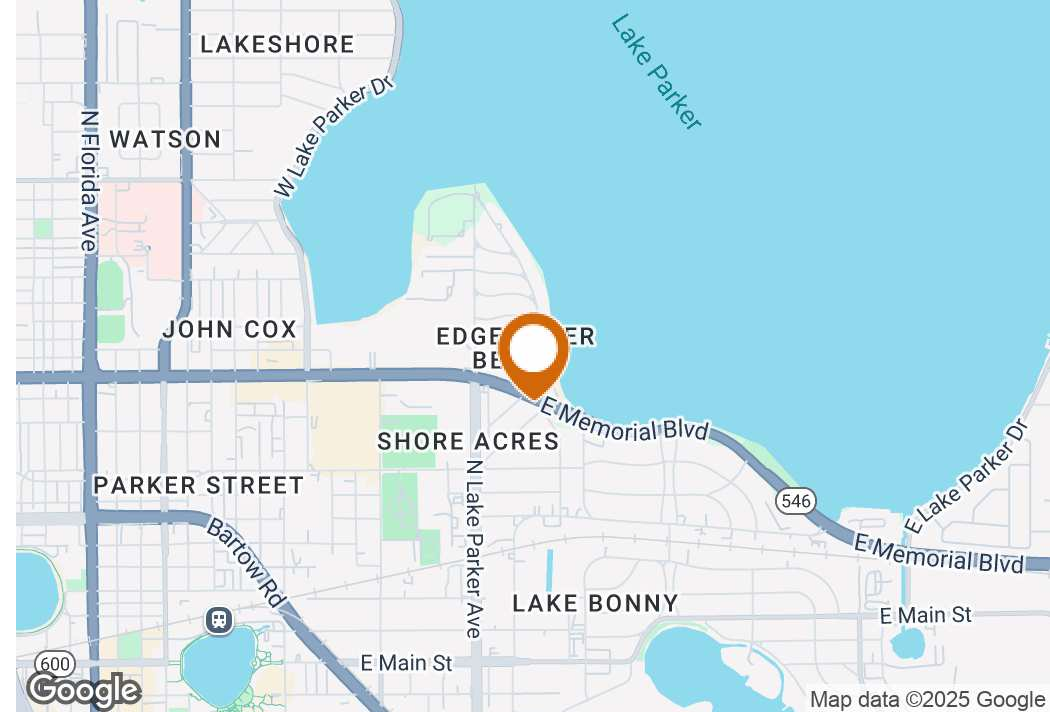
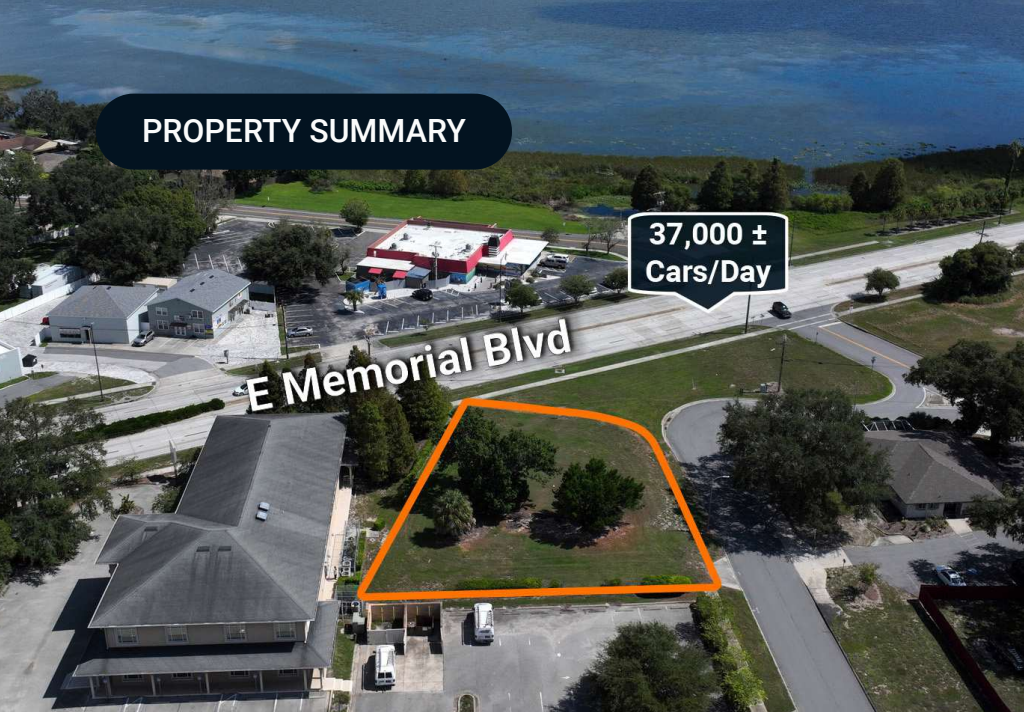
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PROPERTY SUMMARY



Offering Summary

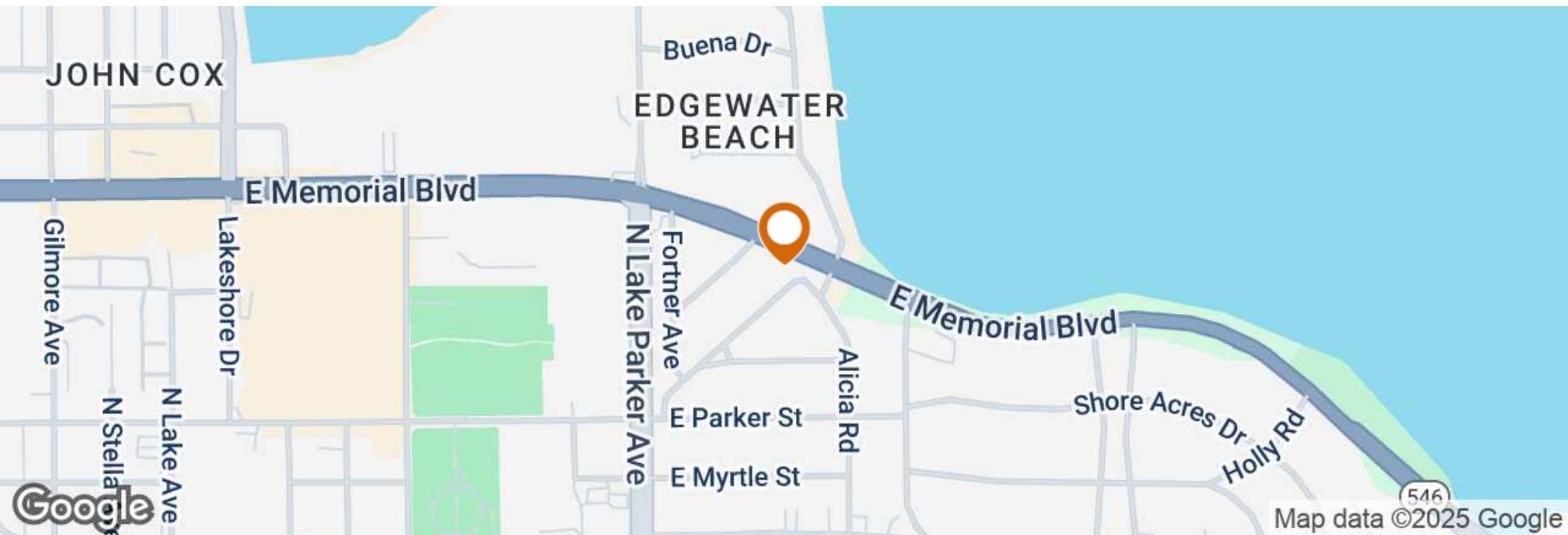
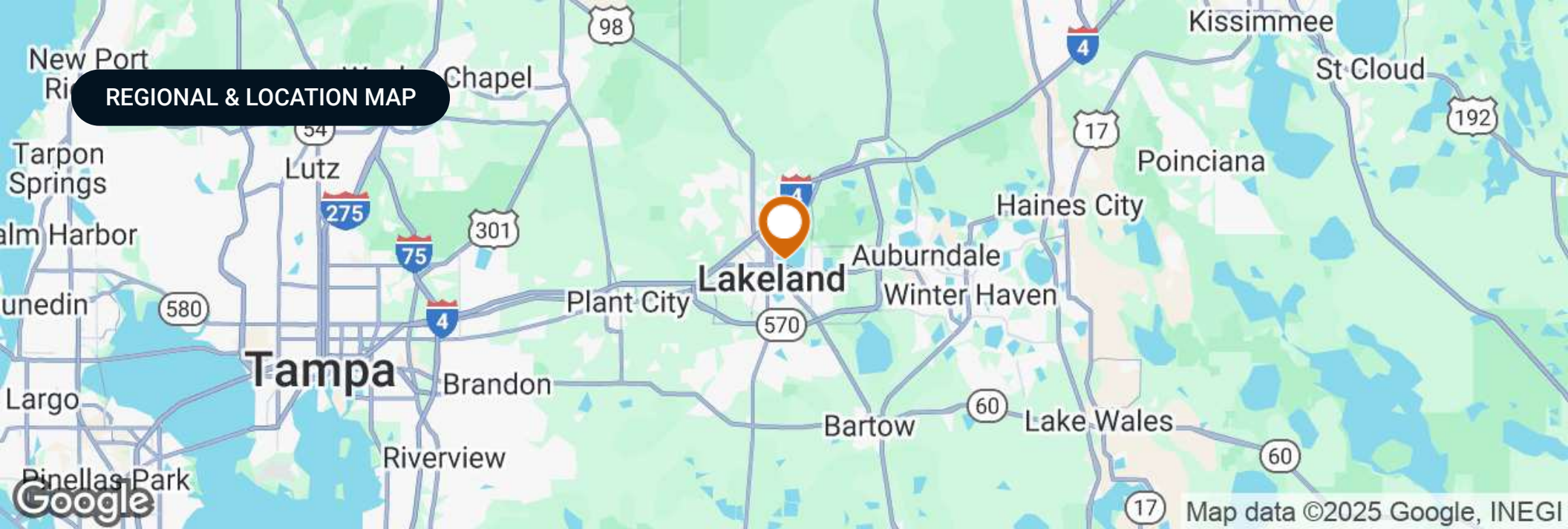
Sale Price:	\$180,000
Lot Size:	0.37 Acres
Zoning:	C2
Market:	Lakeland / Winter Haven MSA
Submarket:	Central Lakeland
APN:	242817193500004120

Property Overview

One third acre vacant land zoned C-2 on busy Memorial Boulevard in Lakeland. Allows retail, office and other uses. 37,000 vehicles per day at this location. All utilities available.

Property Highlights

- Vacant Commercial Land
- Site on E Memorial Blvd with high traffic count
- Views of Lake Parker





RETAILER MAP

WATSON
CLINIC,LLP

Lakeland
Regional
Health

Krystal

Arby's

McDonald's

STEAK 'N SHAKE
FAMOUS FOR
STEAKBURGERS

7
ELEVEN

DOLLAR
GENERAL

Save
a lot

Checkers
CRAZY GOOD FOOD!

Walgreens

PARLOR
DOUGHNUTS

THE JOINERY

Harry's
SEAFOOD • BAR • GRILLE
"A New Orleans Style Restaurant"

NINETEEN
SIXTY-ONE
LAKELAND CAFE

Lakeland

TEXAS
CATTLE COMPANY

Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

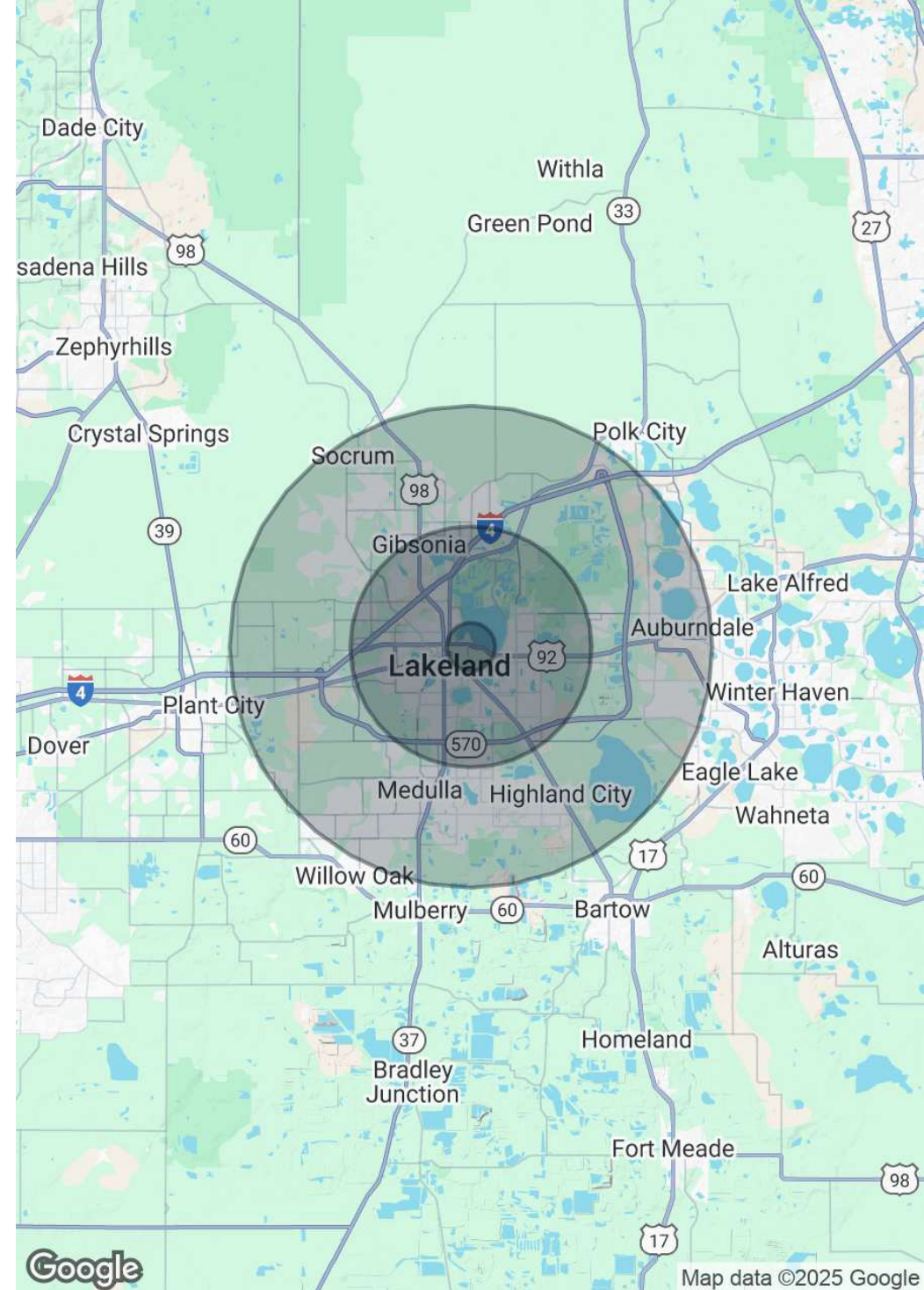
Population

	1 Mile	5 Miles	10 Miles
Total Population	4,963	133,817	317,191
Average Age	37.7	39.4	40
Average Age (Male)	32.7	37.7	38.7
Average Age (Female)	40.6	41.4	41.2

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	2,507	59,749	129,232
# of Persons per HH	2	2.2	2.5
Average HH Income	\$38,832	\$52,254	\$62,947
Average House Value	\$80,065	\$132,434	\$162,344

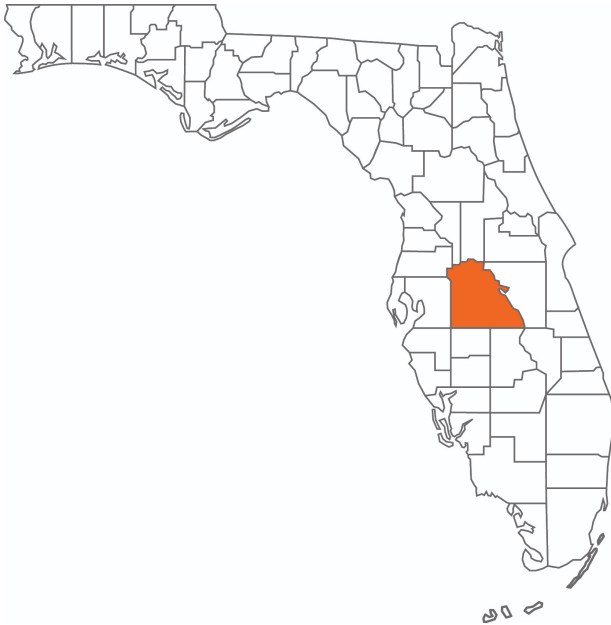
2020 American Community Survey (ACS)





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.

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



James Edwards, AICP

Senior Advisor

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Professional Background

James Edwards, AICP is a Senior Advisor at Saunders Real Estate.

James has 40 years of real estate development and redevelopment experience in both the public and private sectors. He brings value to his clients by finding creative solutions and uses for difficult properties, whether leasing or selling.

James has personally built over 300,000 square feet of new development and has renovated historic residences and an historic commercial property on speculation.

Edwards is known for accomplishing results beyond expectations, and his extensive knowledge of urban and traditional neighborhood development and design, his ability to work with regulatory authorities, and his persistence.

James holds a Master of Science in Planning from Florida State University where he received the APA Outstanding Student Award. He has also earned a Bachelor of Landscape Architecture from the University of Florida and is a registered landscape architect. He also holds the AICP certification.

James specializes in:

- Real Estate Development
- Urban and Traditional Redevelopment
- Financial and Market Analysis
- Site Evaluation & Selection
- Acquisition, Disposition, Leasing



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REAL ESTATE



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LAND



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COMMERCIAL

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.



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