

US Highway 98 Commercial Development Opportunity

7935 US Highway 98 North, Lakeland, Florida 33809

Danielle Brown
863-670-7842
danielle@saundersrealestate.com
FL #SL3520482

Augie Schmidt, SIOR
863-409-2400
augie@saundersrealestate.com
FL #SL3407527

TABLE OF CONTENTS



Table of Contents

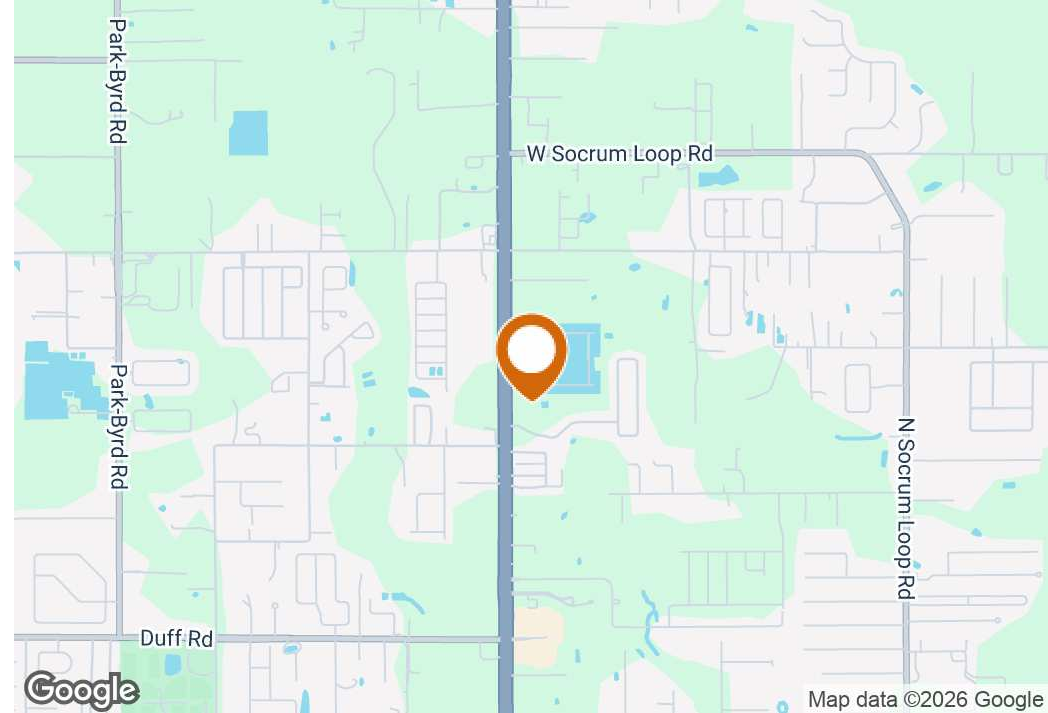
Property Information	3
Property Summary	4
Property Overview	5
Regional Map	6
Location Map	7
Benchmark Demographics	8
Benchmark Demographics	9
City	10
County	11
Maps And Photos	12
Additional Photos	13
Additional Photos	14
Additional Photo	15
Retailer Map	16
Agent And Company Info	17
Advisor Biography	18
Advisor Biography	19



SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$14,000 per Month (NNN)
Lot Size:	4.15 Acres
Zoning:	LCC - Linear Commercial Corridor
Parcel ID:	23-27-12-000000-044040
Traffic Count:	Approx. 42,000 Vehicles Per Day
Utilities:	Sewer & Water - Public
City:	Lakeland
County:	Polk
State:	Florida

Property Overview

Rare 4.15± acre commercial parcel located on the highly visible US-98 North corridor in North Lakeland, available for lease immediately. The property features substantial frontage along a major arterial roadway, strong daily traffic exposure, and access to municipal utilities. The site is fully fenced, graded, and includes a small shed, offering tenants a cost-effective, ready-to-use footprint. With Linear Commercial Corridor (LCC) land use, the property is ideal for a wide range of commercial, office, medical, institutional, or retail development concepts. It provides flexibility for ground lease, build-to-suit opportunities, or interim commercial use. This site is conveniently located just 15 min away from Interstate 4 (I-4), the major east-west highway connecting Tampa and Orlando.

Property Highlights

- **Prime Visibility & Access:** High-traffic frontage on US-98 North with convenient access to I-4, connecting Tampa and Orlando.
- **Flexible Development Potential:** LCC zoning supports commercial, office, medical, institutional, and service-oriented uses.
- **Investment & Development Appeal:** A rare opportunity for build-to-suit development, ground lease, or long-term commercial leasing along a growing North Lakeland corridor.
- **Ideal for Target Tenants:** Well-suited for medical/dental, professional office, retail, service plaza, restaurant, or community/institutional users.

PROPERTY OVERVIEW

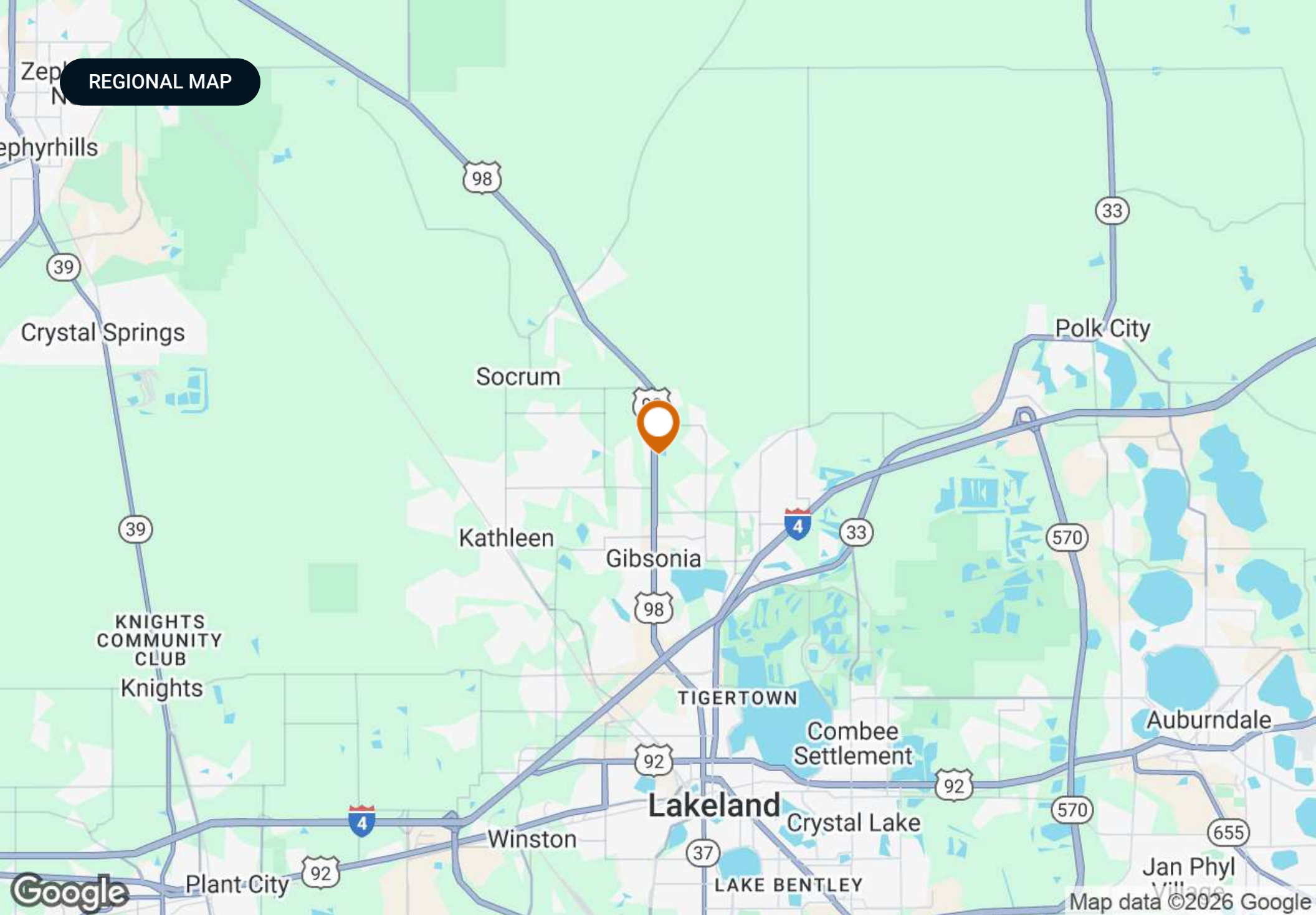


Principle Uses

- Professional, Administrative, and Business Offices (Government and Non-Government)
- Office-Type Research and Development
- Retail Sales and Service Establishments
- Personal and Business Service Uses
- Travel Agencies and Similar Office-Based Services
- Veterinary Services, Clinics, and Kennels
- Vocational Training, Career Schools, and Instructional Facilities
- Motor Vehicle Sales, Leasing, and Minor Repair Services
- Automotive Service Uses (excluding major or heavy repair)
- Retail Building Material and Home Improvement Sales
- Retail Marine Sales and Service
- Agricultural Support and Service Uses
- Pest Control and Similar Service Operations
- Warehousing, Distribution, and Wholesale Trade Uses (limited to low-intensity, enclosed operations)
- Motor Freight and Logistics Support Uses
- Transit Storage and Maintenance for Passenger Transportation
- Parking Lots and Parking Structures
- Limited Outdoor Storage, when accessory to a principal use

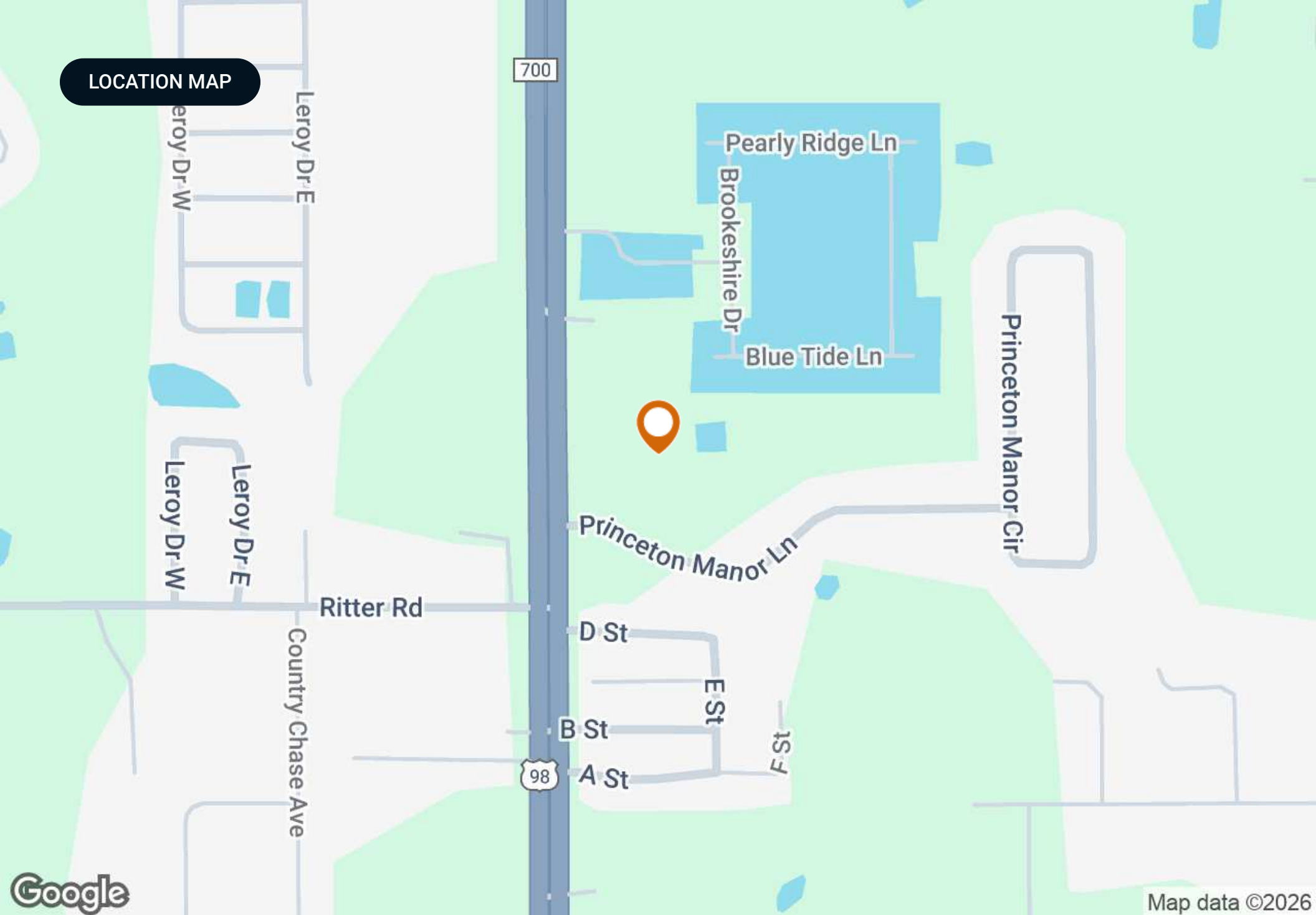
Location Description

Located along US Highway 98 North in Lakeland, this property benefits from direct frontage on a major north-south transportation corridor serving Central Florida. US 98 provides efficient connectivity to Interstate 4, allowing for quick access to Downtown Lakeland, Plant City, and the greater Tampa Bay and Orlando markets.



REGIONAL MAP

LOCATION MAP



BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	LAKELAND	POLK COUNTY	FL	US
Population	5,893	47,480	91,772	120,565	822,142	23,027,836	339,887,819
Households	2,069	18,936	36,238	49,322	313,012	9,263,074	132,422,916
Families	1,537	13,307	24,906	29,075	215,849	6,004,732	84,464,295
Average Household Size	3	2	3	2.28	2.57	2.43	2.50
Owner Occupied Housing Units	1,518	14,509	25,100	28,624	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	551	4,427	11,138	20,698	88,257	3,040,931	47,370,111
Median Age	38	45	43	40.3	41.3	43.6	39.6
INCOME							
Median Household Income	\$67,318	\$72,511	\$71,560	\$65,995	\$70,958	\$78,205	\$81,624
Average Household Income	\$84,965	\$93,490	\$91,897	\$88,637	\$91,650	\$111,382	\$116,179
Per Capita Income	\$30,344	\$37,208	\$36,297	\$36,452	\$34,967	\$44,891	\$45,360
TRENDS: 2025 - 2030 ANNUAL GROWTH RATE							
Population	2.72%	1.88%	1.94%	1.91%	2.36%	1.08%	0.42%
Households	2.87%	2.03%	2.14%	2.18%	2.57%	1.28%	0.64%
Families	2.84%	2.04%	2.11%	2.34%	2.55%	1.30%	0.54%
Owner HHs	3.60%	2.60%	2.79%	2.97%	3.08%	1.83%	0.91%
Median Household Income	3.77%	2.46%	2.14%	1.93%	2.34%	2.85%	2.53%

12/18/25

BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	LAKELAND	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME							
<\$15,000	9.60%	4.50%	5.50%	9.10%	7.40%	8.00%	8.30%
\$15,000 - \$24,999	8.20%	5.90%	5.50%	6.60%	6.10%	5.80%	5.90%
\$25,000 - \$34,999	4.70%	6.40%	6.70%	7.90%	7.20%	6.70%	6.30%
\$35,000 - \$49,999	11.10%	14.80%	13.40%	12.40%	12.00%	10.50%	9.80%
\$50,000 - \$74,999	20.70%	20.00%	21.40%	20.60%	19.80%	16.90%	15.60%
\$75,000 - \$99,999	12.60%	13.30%	14.10%	13.40%	14.60%	12.90%	12.50%
\$100,000 - \$149,999	13.90%	19.70%	18.50%	17.20%	18.10%	18.40%	17.80%
\$150,000 - \$199,999	15.60%	9.10%	9.10%	6.80%	8.10%	8.70%	9.80%
\$200,000+	3.60%	6.30%	5.90%	6.10%	6.60%	12.10%	14.00%
POPULATION BY AGE							
0 - 4	5.70%	4.80%	5.20%	5.00%	5.30%	4.70%	5.40%
5 - 9	5.80%	5.10%	5.40%	5.20%	5.60%	5.00%	5.80%
10 - 14	6.80%	5.50%	5.80%	5.50%	6.00%	5.30%	6.00%
15 - 19	6.90%	5.60%	5.80%	6.30%	6.30%	5.80%	6.50%
20 - 24	6.10%	5.60%	5.70%	8.40%	6.20%	6.00%	6.70%
25 - 34	14.50%	11.60%	12.80%	13.20%	12.60%	12.40%	13.60%
35 - 44	13.90%	11.70%	12.00%	11.80%	12.60%	12.40%	13.20%
45 - 54	11.80%	11.10%	11.40%	10.50%	11.50%	11.90%	12.00%
55 - 64	11.70%	12.50%	12.20%	11.40%	12.10%	13.10%	12.10%
65 - 74	9.70%	13.30%	12.40%	11.50%	11.90%	12.40%	10.70%
75 - 84	5.60%	9.90%	8.50%	8.10%	7.70%	8.10%	6.10%
85+	1.50%	3.20%	2.90%	3.10%	2.20%	2.70%	2.00%
RACE AND ETHNICITY							
White Alone	57.60%	63.90%	61.10%	56.20%	56.00%	56.30%	60.00%
Black Alone	12.60%	12.10%	14.30%	19.40%	15.30%	14.90%	12.50%
American Indian Alone	0.70%	0.50%	0.50%	0.60%	0.60%	0.50%	1.10%
Asian Alone	3.00%	2.20%	2.70%	2.30%	2.10%	3.30%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	9.90%	7.50%	7.50%	8.30%	10.90%	7.60%	8.80%
Two or More Races	16.20%	13.80%	13.70%	13.20%	15.00%	17.40%	10.80%
Hispanic Origin (Any Race)	28.90%	23.70%	23.70%	23.80%	30.60%	27.70%	19.70%



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.

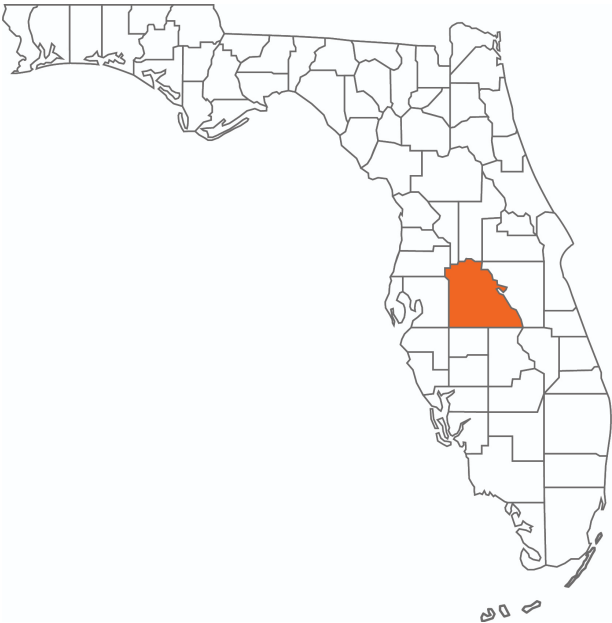
Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



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.

I-4 
(15 ± Minutes)



42,000 ±
Cars/Day

SECTION 2

Maps And Photos

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTO



RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Danielle Brown

Associate Advisor

danielle@saundersrealestate.com

Direct: **877-518-5263 x440** | Cell: **863-670-7842**

FL #SL3520482

Professional Background

Danielle Brown is an Associate Advisor at Saunders Real Estate.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

ADVISOR BIOGRAPHY



Augie Schmidt, SIOR

Senior Advisor

augie@saundersrealestate.com

Direct: **863-774-7133** | Cell: **863-409-2400**

FL #SL3407527

Professional Background

Augie Schmidt, SIOR is a Senior Advisor at Saunders Real Estate.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
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.



877-518-5263 • info@saundersrealestate.com