

**AVAILABLE FOR
SUBLEASE**

**6600 Socrum Loop Rd
Lakeland, FL 33813**

PROPERTY HIGHLIGHTS

- Available: 25,686 SF
- ±116' of frontage | ±22' clear height
- Access to signalized intersection (37,100+ AADT)
- Delivery Q4 2026

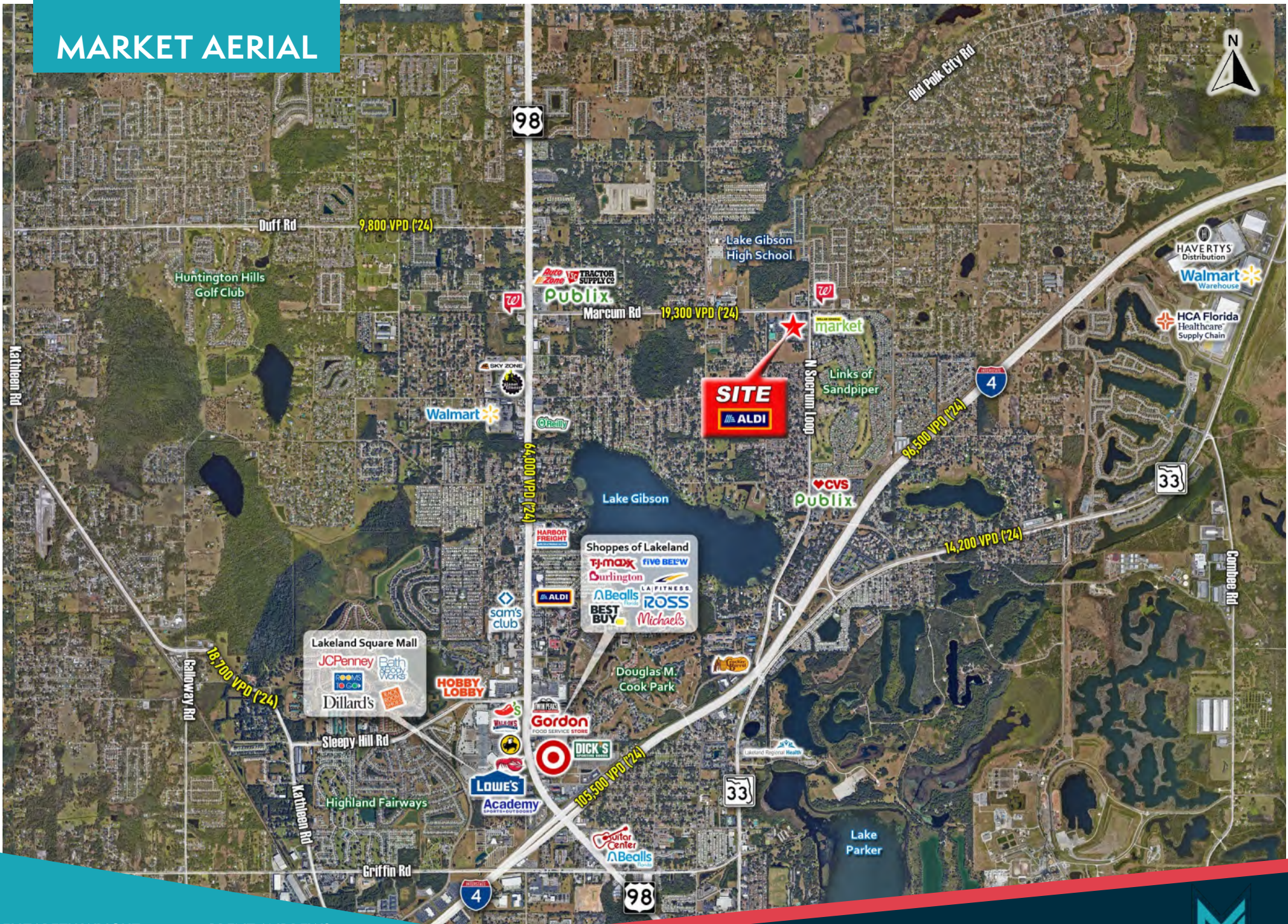


2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,681	50,082	96,811
Median HH Income	\$65,440	\$71,264	\$68,467
Median Age	47.1	43.6	42.2

AREA TENANTS



MARKET AERIAL



ELIZABETH WRIGHT

561.699.2790

ewright@marketlinkcre.com

BRENT ANDREWS

772.708.1599

brent@marketlinkcre.com

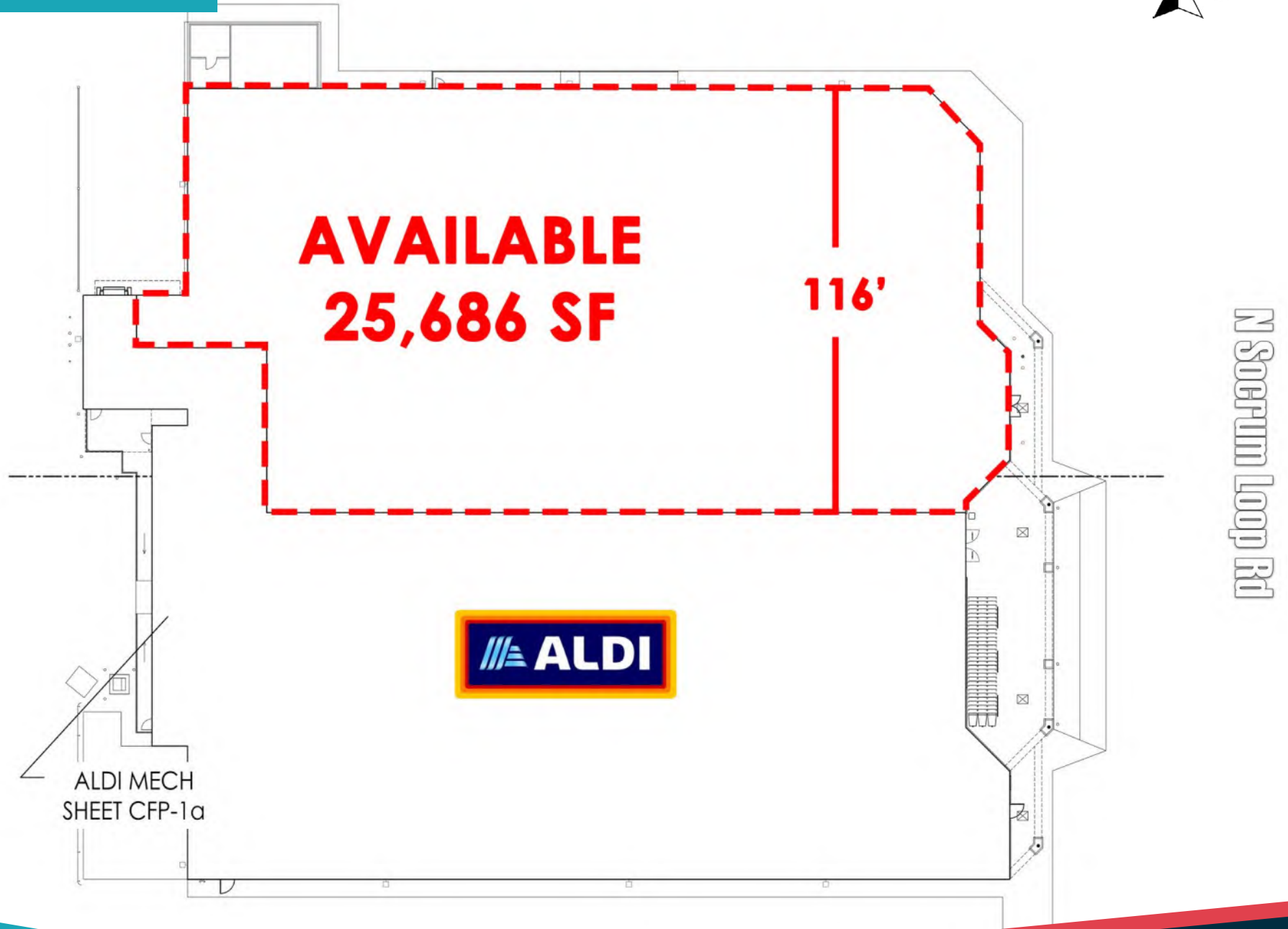
ZOOM AERIAL



ELIZABETH WRIGHT
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ewright@marketlinkcre.com

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FLOOR PLAN







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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	13,957	54,830	120,406
 HOUSEHOLDS	5,600	21,799	47,701
 DAYTIME POPULATION	10,991	49,843	121,511
 AVERAGE HH INCOME	\$92,935	\$89,719	\$84,523
 MEDIAN AGE	45.8	43.3	41.9

