



FALCON PROFESSIONAL CENTER

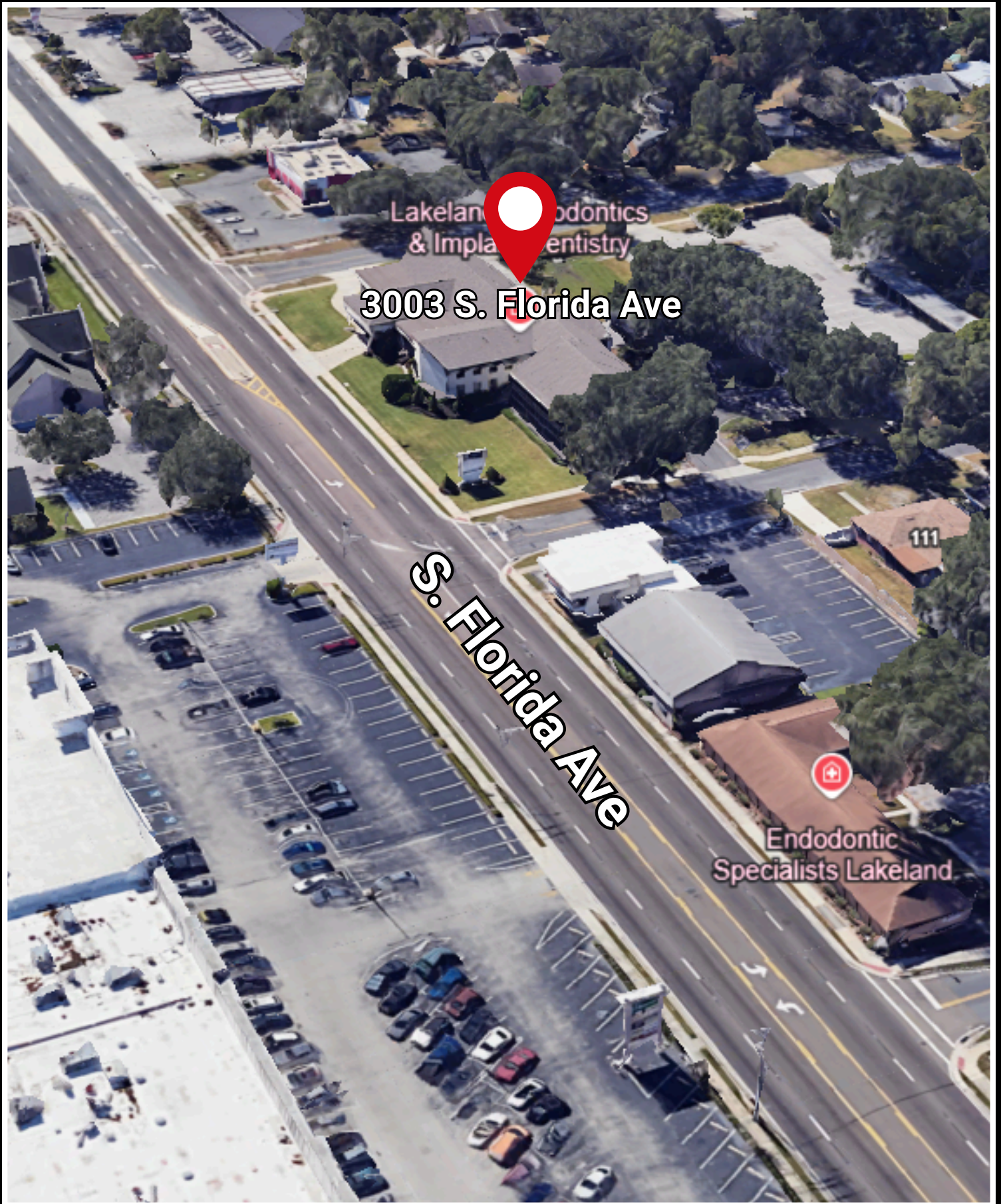
3003 S. Florida Ave, Lakeland FL 33803

FOR LEASE



Why Lakeland, FL is a Prime Spot for Your Business

- **Strategic Central Florida Location:** Lakeland sits between two of Florida's largest economic hubs – Tampa and Orlando – with direct access to I-4, offering unparalleled connectivity for logistics, clients, and workforce.
- **Booming Growth & Business-Friendly Environment:** Lakeland is one of Florida's fastest-growing cities. With a pro-business climate, low cost of living, and a surging population, it's an ideal environment for commercial success.
- **Expanding Infrastructure:** Lakeland Linder International Airport is rapidly expanding and is now home to Amazon's regional air hub, bolstering commerce, shipping, and job growth.
- **Vibrant Economy Anchored in Healthcare, Retail, Logistics & Education:** Home to major institutions like Publix Super Markets HQ, Lakeland Regional Health, and several universities, the city enjoys a diversified economy with a strong local consumer base.
- **High Traffic Corridors & Visibility:** These addresses sit along major arterial roads with high daily traffic counts – perfect for maximizing brand visibility and walk-in customers.





E. Edgewood Dr

Endodontic Specialists Lakeland

S. Florida Ave

**3012 Florida Ave S
Lakeland, Florida**

**3003 S. Florida Ave
& Implant Dentistry**

128

111

Redemption Lakeland







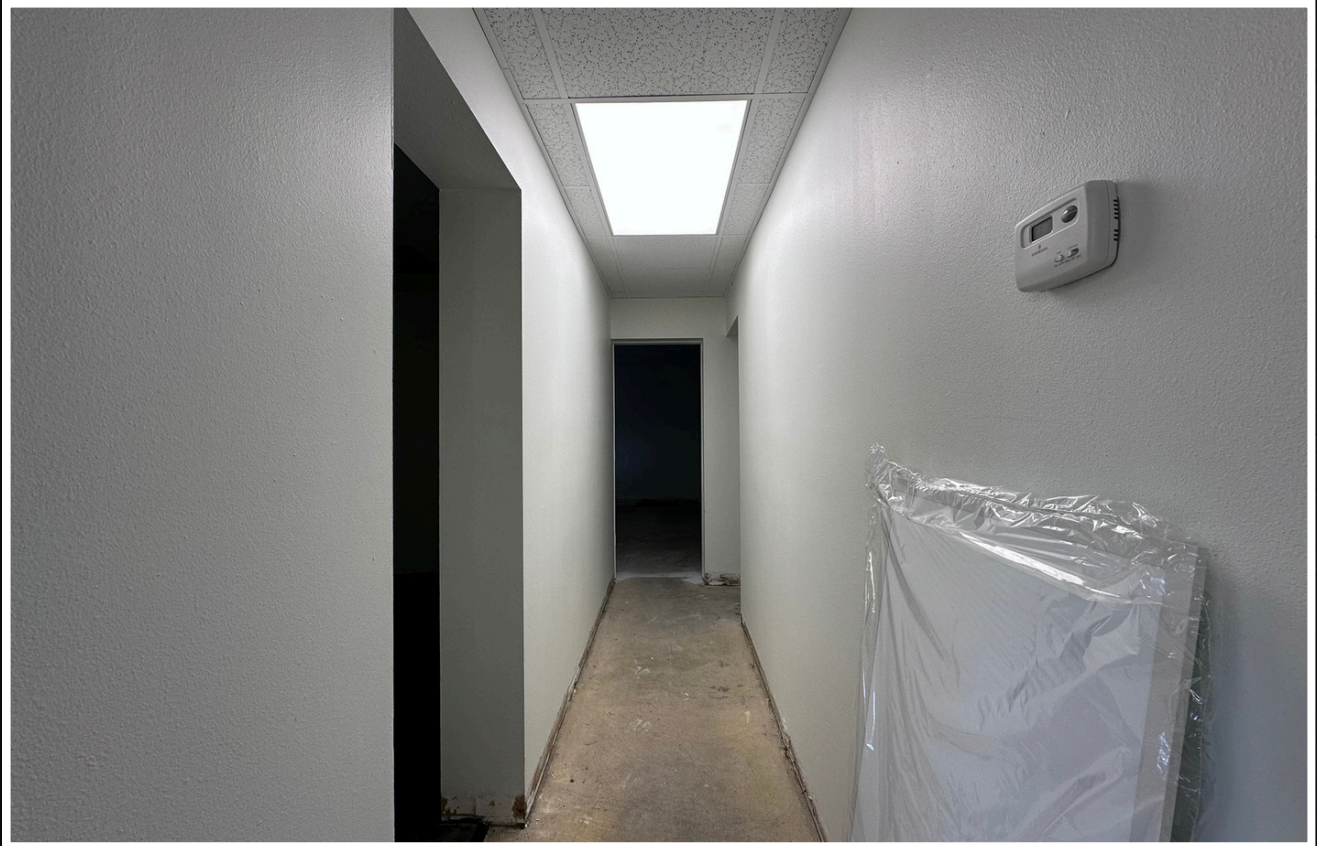
















Falcon Professional Center

Highlights:

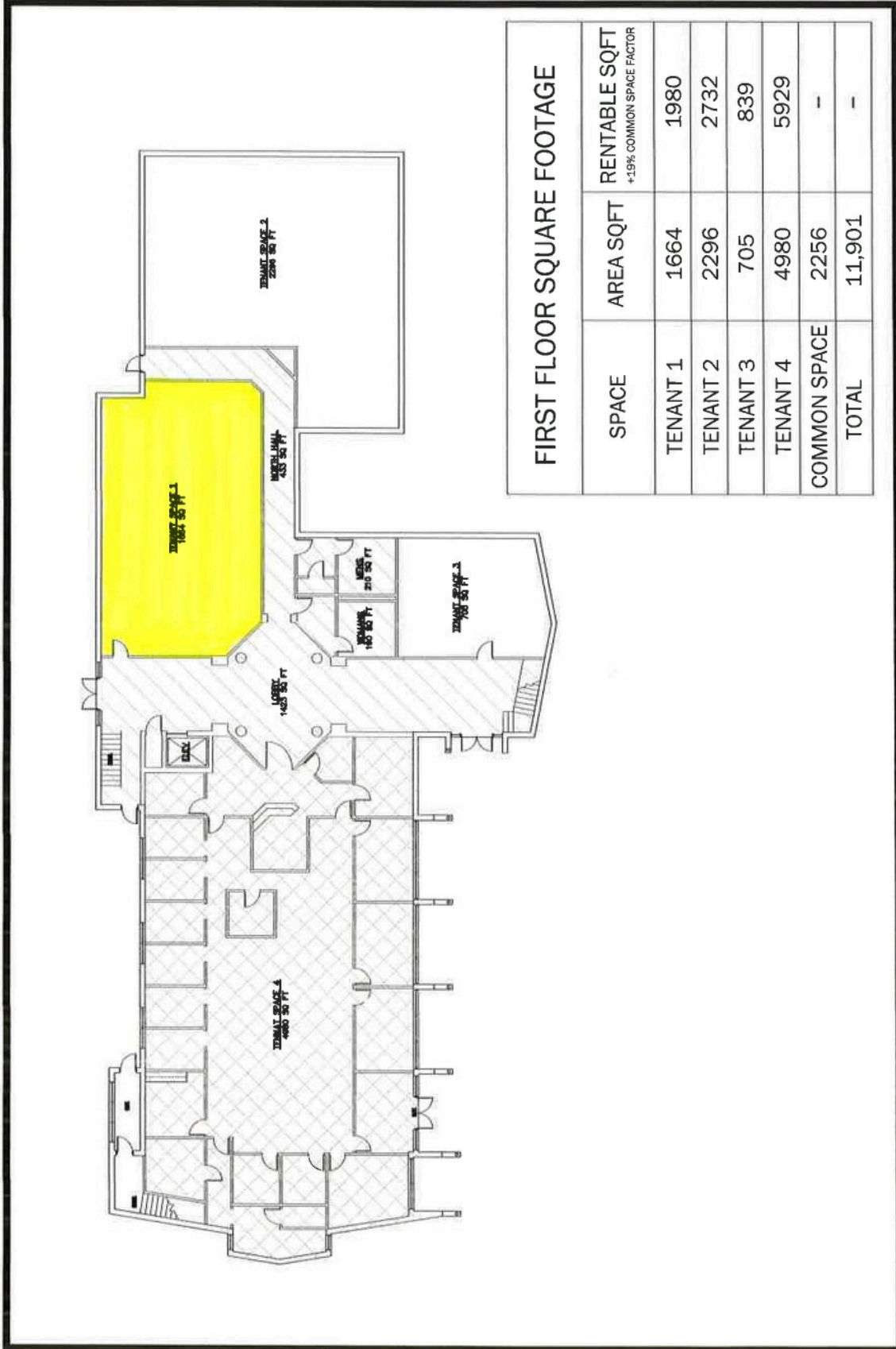
- Located on South Florida Avenue (US 98), Lakeland's primary north-south commercial corridor.
- Surrounded by retail, dining, and service businesses, including Chick-fil-A, Starbucks, banks, medical offices, and shopping centers.
- High traffic counts and excellent storefront visibility.
- Just minutes from downtown Lakeland and Lakeside Village, the city's premier open-air lifestyle shopping center.
- Easy access to Polk Parkway (SR 570) connecting to I-4.
- Strong demographics with steady daytime population from nearby businesses, schools, and medical offices.

Key Features:

- \$18.50 SF/YR
- Spacious Parking lot area.
- Front Property on High traffic highway.
- Handicap Accessible building.
- Elevators.

Suite 102

Suite Area 1980 SqFt

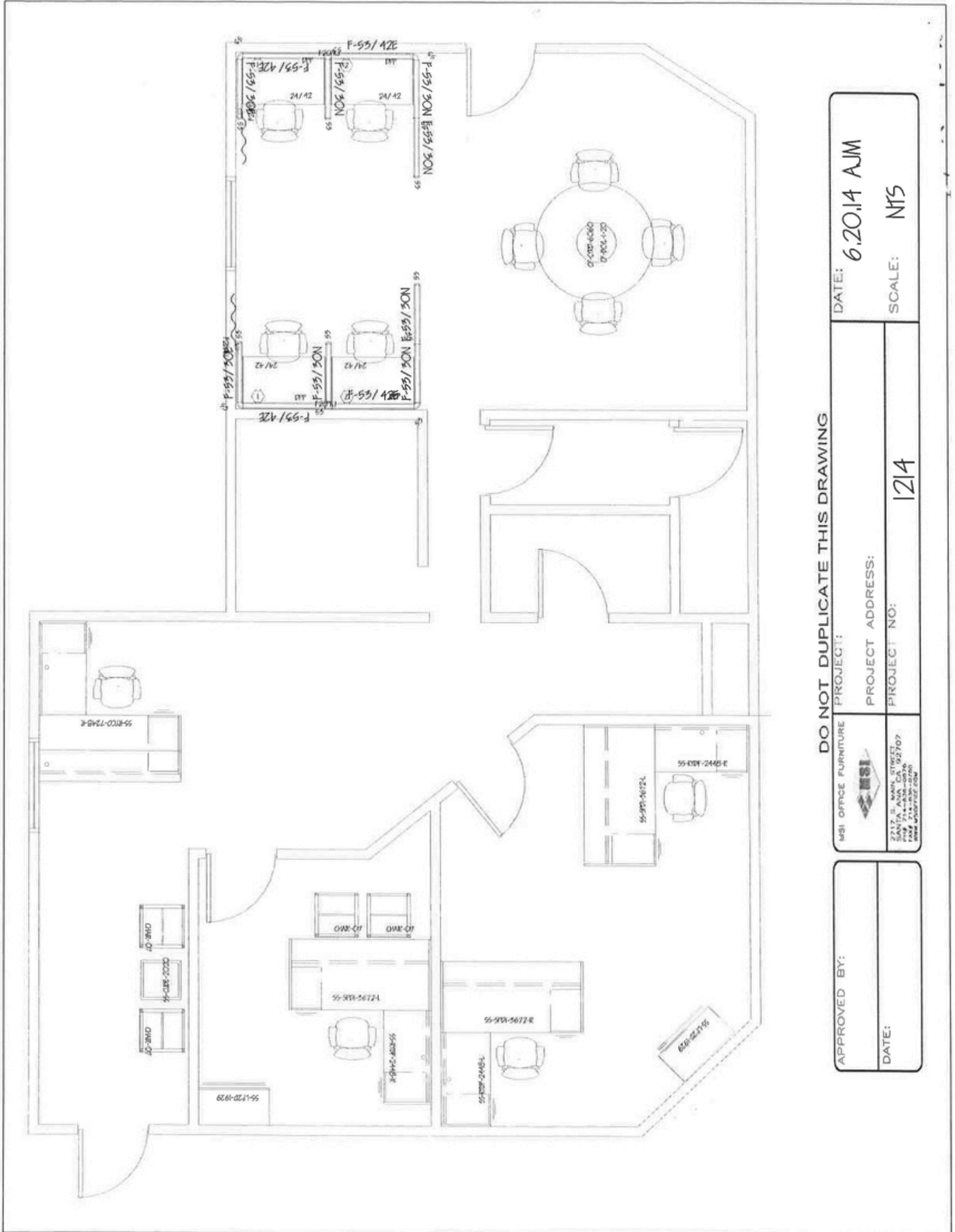


OFFICE SPACE
 3003 SOUTH FLORIDA AVE
 LAKELAND, FLORIDA

LORIO & ASSOCIATES, INC.
 Commercial Real Estate & Property Management

Suite 102

Suite Area 1980 SqFt



DO NOT DUPLICATE THIS DRAWING

DATE: 6.20.14 AJM
SCALE: N15

PROJECT ADDRESS:
PROJECT NO: 1214

APPROVED BY:
DATE:


MSI OFFICE FURNITURE

 2212 S. MAIN STREET
 PHOENIX, AZ 85027
 WWW.MSI-FURNITURE.COM



Lorio & Associates, Inc. is a Lakeland, Florida based real estate firm, offering specialized brokerage services, with a focus on commercial property management, leasing, and sales. With over two decades of knowledge and experience with the area, Lorio & Associates, Inc. provides a great resource for locating the perfect site for your business or investment opportunity.

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