



For Lease
Office Building

PRIME OFFICE SPACE FOR LEASE

1500 SF Office Suite

2001 US Highway 98 South | Lakeland, FL 33801

Property Summary



Property Description

This newly remodeled 1,500 s.f. office suite includes 4 private offices, two open plan work areas, a break bar and men and women's rest rooms.

It is centrally located on Hwy 98 S. with close proximity to The Polk Parkway, downtown Lakeland, Bartow and Winter Haven.

LEASING INFORMATION

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,500 SF
Lot Size:	17,831 SF
Building Size:	5,138 SF

Spaces	Lease Rate	Space Size
2001 US Hwy 98S	\$20.00 SF/yr	1,500 SF

Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

ULYSSES
REALTY GROUP

Additional Photos



Property Details & Highlights

Building Name	2001 US Hwy 98S
Property Type	Office
Property Subtype	Executive Suites
APN	24-28-28-246000-001010
Building Size	5,138 SF
Lot Size	17,831 SF
Building Class	C
Year Built	1976
Number of Floors	1
Average Floor Size	4,500 SF
Parking Spaces	10

This newly remodeled 1,500 s.f. office suite includes 4 private offices, two open plan work areas, a break bar and men and women's rest rooms.

It is centrally located on Hwy 98 S. with close proximity to The Polk Parkway, downtown Lakeland, Bartow and Winter Haven.



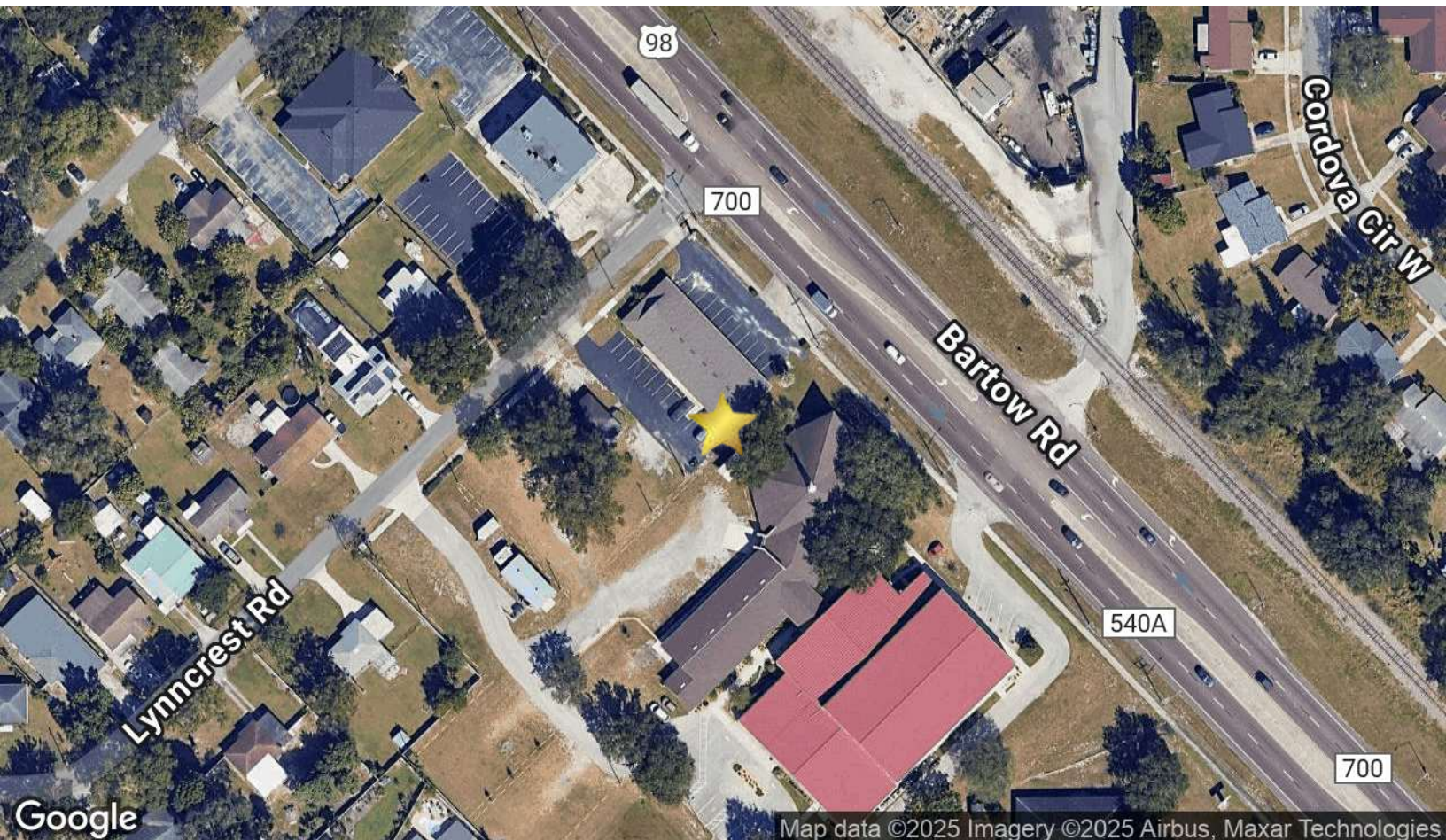
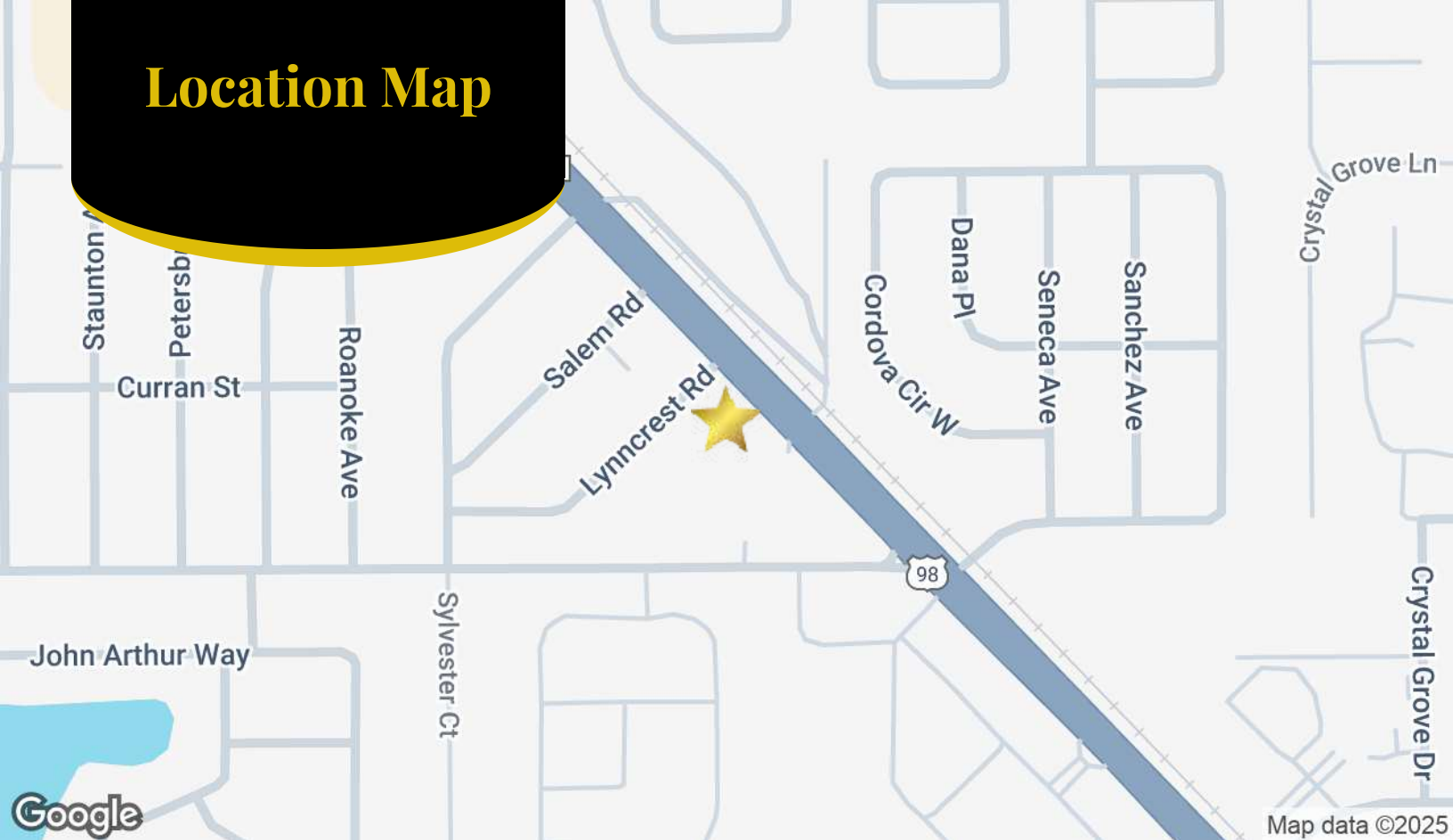
Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com


ULYSSES
REALTY GROUP

Location Map



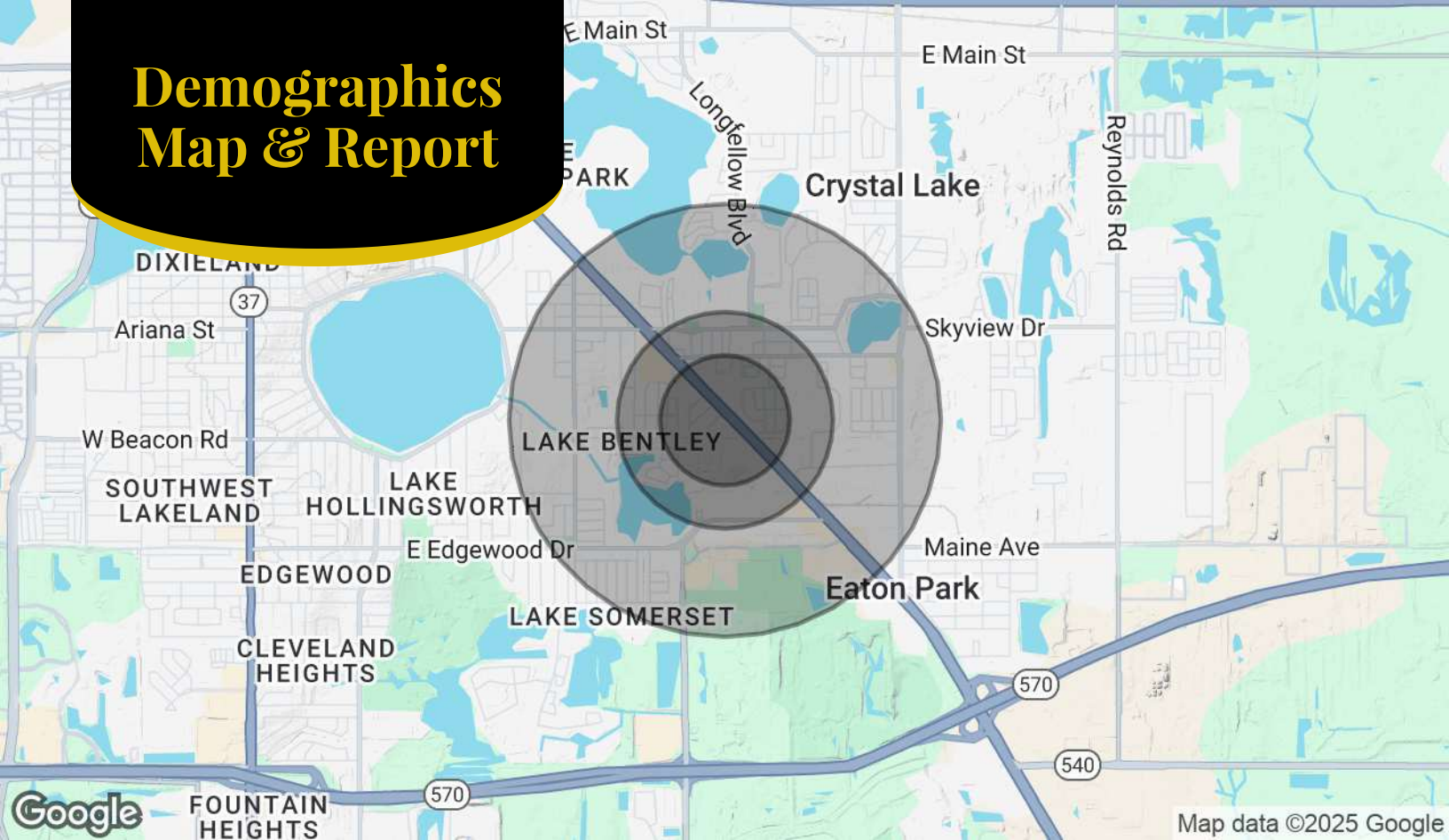
Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

ULYSSES
REALTY GROUP

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	24	394	1,941
Average Age	40	40	38
Average Age (Male)	39	38	37
Average Age (Female)	42	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	10	155	717
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$72,961	\$70,775	\$65,559
Average House Value	\$235,978	\$223,604	\$193,230

Demographics data derived from AlphaMap

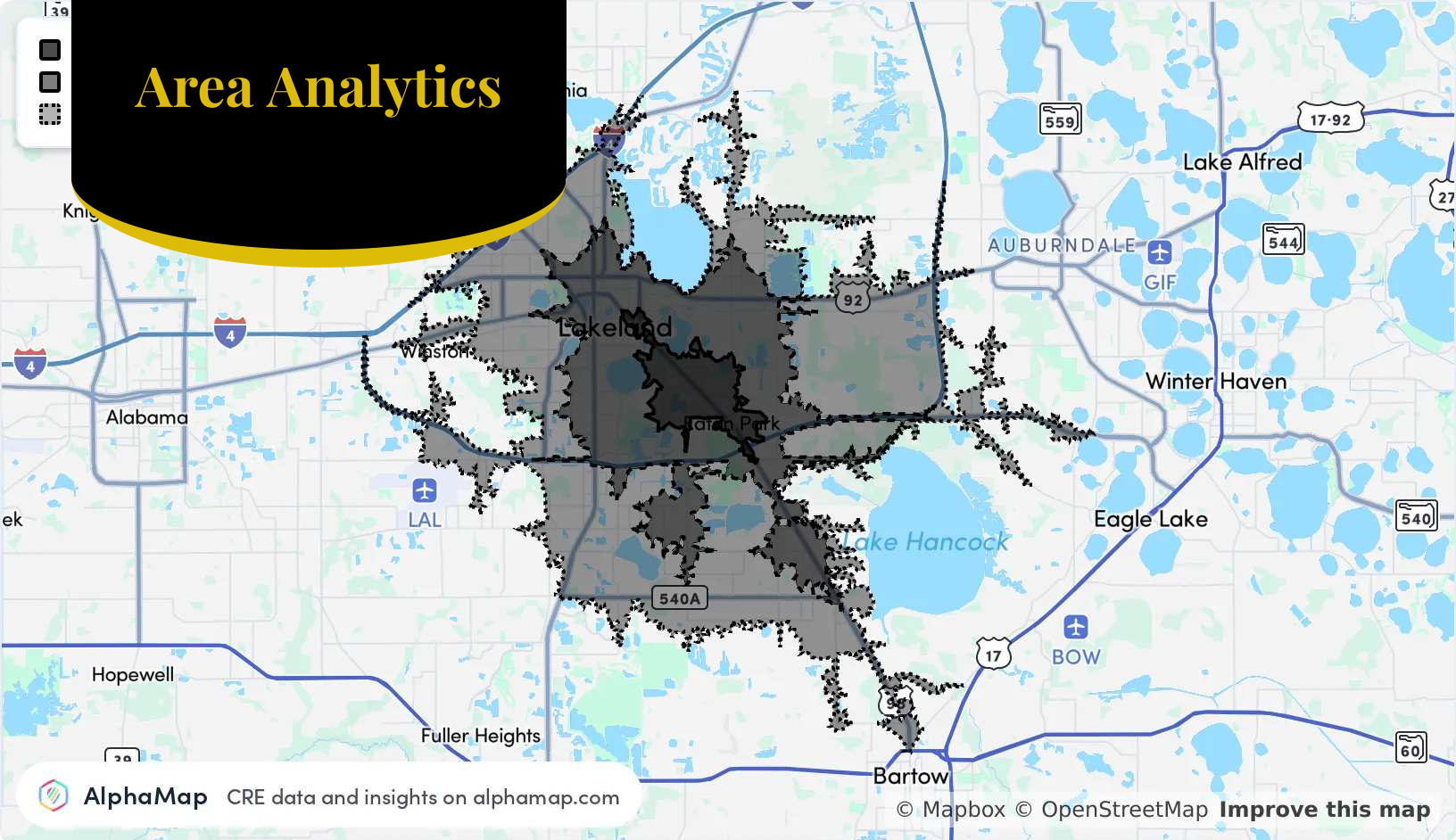
Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

★★★★★
ULYSSES
REALTY GROUP

Area Analytics



Population	5 Minutes	10 Minutes	15 Minutes
Total Population	3,977	64,733	185,436
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	1,576	24,508	70,909
Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,143	\$91,357	\$91,928
Average House Value	\$223,289	\$287,093	\$291,652
Per Capita Income	\$28,057	\$35,137	\$35,356

Phillip Mays

863.409.2277

phil@ulyssesrealtgroup.com

ULYSSES
REALTY GROUP