



FOR LEASE

## Co-Share Medical Office Space for Practitioners

203 Kerneywood Street

Lakeland, FL 33803

2,788 SF

AVAILABLE

\$4800.00

MONTHLY

Bob Wisdom

President

847-980-3670 (Mobile)

bob.wisdom@wisdomcapitalgroup.com

Wisdom Capital Group

200 S Biscayne Blvd #20-115A

Miami, FL

305-395-4917

<https://wisdomcapitalgroup.com/>



## Property Overview

2,788 SF AVAILABLE SF	\$4800 ASKING RATE MONTHLY	1969 YEAR BUILT	7,336 LOT SIZE	2,788 BUILDING SQFT
242830254800060010 PARCEL ID	Commercial ZONING	Polk COUNTY	94 FRONTAGE	Hospital (medical complex, clinic) PROPERTY TYPE

### — EXECUTIVE SUMMARY

#### Prime Medical Office Lease – Central Lakeland, FL

Positioned in the heart of Lakeland directly across from the historic Southgate Shopping Center, this property offers exceptional accessibility with immediate access to the Polk Parkway and close proximity to Lakeland's primary commercial and medical corridors.

The 2,700 square foot fully built-out medical suite is turnkey and designed for efficient patient flow and clinical functionality. The space features six fully equipped treatment rooms, each outfitted with large flat-panel touch-screen systems for seamless dictation and EHR integration, treatment tables, generous procedure space, and extensive built-in cabinetry for medical supplies.

Additional improvements include a dedicated operative suite, a spacious and welcoming waiting area with ample seating, a staff lounge, and a functional lab with two assistant stations. The layout also incorporates six total workstations, including a private physician office, providing a strong balance between clinical and administrative workflow.

This is an ideal opportunity for physicians, specialists, or nurse practitioners looking to establish or expand within Lakeland's rapidly growing healthcare market. The space offers immediate usability with minimal upfront capital required.

### — PROPERTY HIGHLIGHTS

- 2,700 SF fully built-out medical office suite in true turnkey condition, allowing immediate occupancy with no additional capital required for buildout or renovations
- Six fully equipped treatment rooms featuring integrated flat-panel systems for dictation/EHR, procedure space, and extensive cabinetry, supporting efficient, modern clinical operations
- Functional layout designed for patient flow, including a dedicated operative suite, in-house lab with two assistant stations, and a balanced mix of clinical and administrative workspace
- Professional, patient-friendly environment with a spacious waiting area, comfortable seating, and high-quality interior finishes throughout
- Ideal for a wide range of medical users including primary care, specialty practices, or outpatient services, offering flexibility within an already optimized layout
- Significant cost savings compared to new construction or second-generation conversion, with medical-grade improvements already in place and operational from day one

## ACCESSIBILITY

### TRANSIT

S. Florida Ave. & Pablo St.	121 ft
S. Florida Ave. & Pablo St.	125 ft
Southgate Shopping Center	0.1 mi

### AIRPORTS

Lakeland Linder International Airport	3.8 mi
Tampa Executive Airport	23.7 mi
Bartow Executive Airport	11.4 mi

# Space Available

Lakeland Location

\$4800 Monthly

SF AVAILABLE

**2,788 SF**

TERM

Flexible 1-3 Days/Week | 1-3 Year Term

TYPE

Other

USE

Medical Space

Co-share space available 1-3 days per week at \$400/day plus taxes and fees, with a 1-3 year lease term.





Waffle House



Publix Super Market at Southgate...



Kenneywood St



Windsor St

W Edgewood Dr

E Edgewood Dr

Palencia Pl

Carey Pl

Young Pl

Skipper Pl

EDGEWOOD

28.0133°N, 81.9560°W

# Market Overview



POPULATION  
100,710

AREA  
74.9 sq mi

ELEVATION  
463 ft

TIME ZONE  
Eastern Time Zone

COUNTY  
Polk County

INCORPORATED  
1875

STATE  
Florida

## Market Overview: Lakeland, FL

Lakeland, Florida sits strategically between Tampa and Orlando along the I-4 corridor, making it one of the most accessible and rapidly growing markets in Central Florida. The city has experienced consistent population growth driven by both in-migration and regional expansion, benefiting from its affordability relative to surrounding metro areas. Lakeland's central location, combined with strong infrastructure and connectivity, has made it an attractive hub for logistics, distribution, and healthcare services. Major employers and institutions, including Lakeland Regional Health—one of the largest hospitals in Florida—continue to anchor the local economy and drive demand for medical services across the region.

From a healthcare and real estate perspective, Lakeland is seeing increasing demand for outpatient medical space as population growth, aging demographics, and healthcare system expansion push services closer to where patients live. The market offers a compelling opportunity for providers and investors alike, with lower occupancy costs compared to Tampa and Orlando, while still benefiting from strong patient volume and regional draw. Continued residential development, healthcare investment, and limited supply of well-located, fully built-out medical space position Lakeland as a high-growth market for medical office users looking to establish or expand their presence in Central Florida.

### DEMOGRAPHIC SNAPSHOT

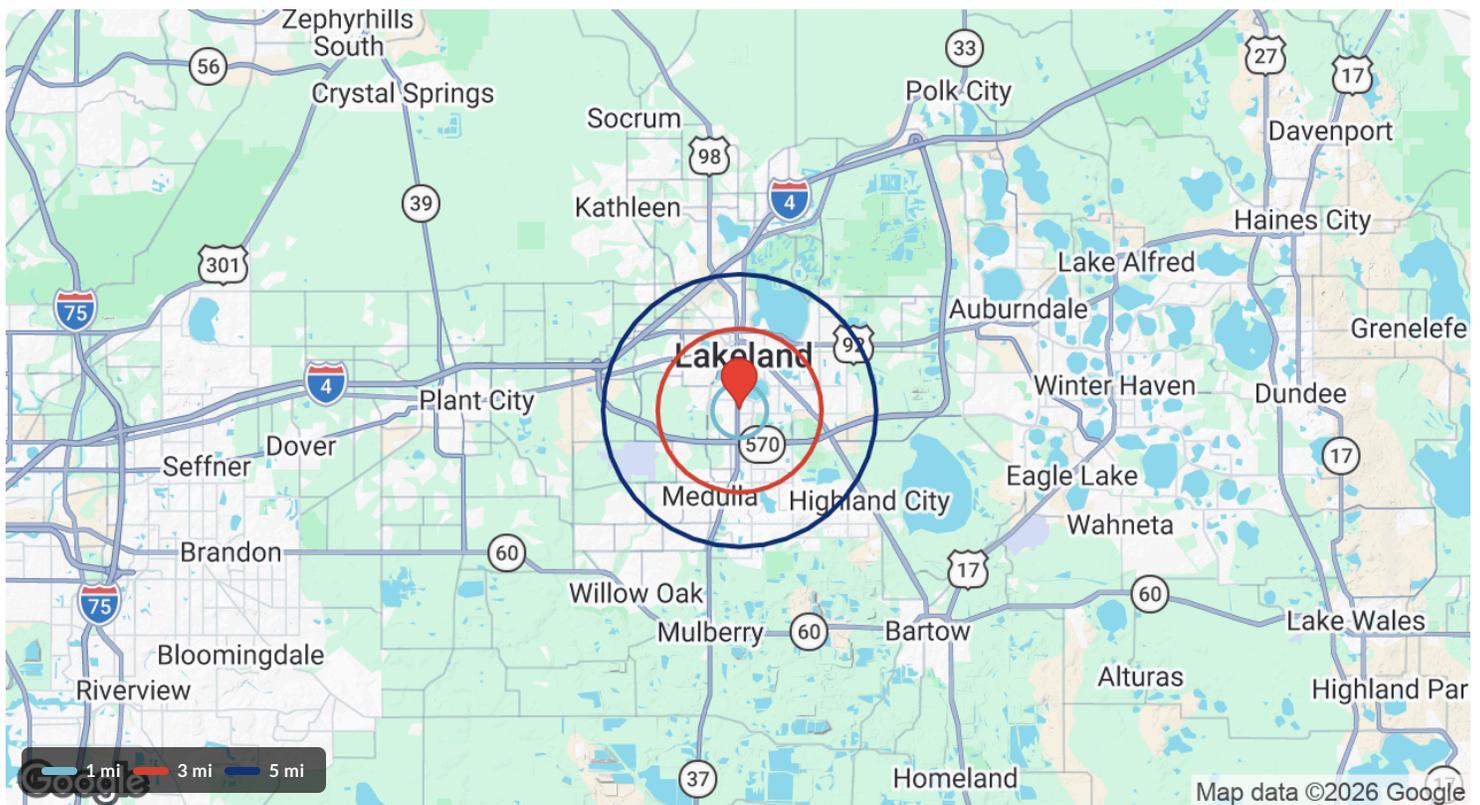
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	12,314	Population	73,254	Population	149,144
Median HH Income	\$72,688	Median HH Income	\$66,304	Median HH Income	\$67,084
Households	5,491	Households	29,704	Households	58,472

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,178	63,526	122,591
2010 Population	11,758	65,445	132,554
2025 Population	12,314	73,254	149,144
2030 Population	13,010	80,281	163,017
2025-2030 Growth Rate	1.11 %	1.85 %	1.79 %
2025 Daytime Population	12,563	90,862	175,449

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,294	26,688	48,880	less than \$15,000	280	2,818	5,695
2010 Total Households	5,162	26,869	51,611	\$15,000-\$24,999	261	1,963	4,142
2025 Total Households	5,491	29,704	58,472	\$25,000-\$34,999	284	2,302	4,531
2030 Total Households	5,858	33,131	64,790	\$35,000-\$49,999	640	3,617	6,867
2025 Avg. Household Size	2.23	2.26	2.43	\$50,000-\$74,999	1,377	5,900	11,015
2025 Owner Occupied Housing	3,475	17,672	36,800	\$75,000-\$99,999	736	3,950	7,590
2030 Owner Occupied Housing	3,958	20,184	42,148	\$100,000-\$149,999	1,112	5,271	10,188
2025 Renter Occupied Housing	2,016	12,032	21,672	\$150,000-\$199,999	352	1,988	4,219
2030 Renter Occupied Housing	1,899	12,947	22,642	\$200,000 or greater	449	1,894	4,225
2025 Vacant Housing	464	2,986	5,912	Median HH Income	<b>\$72,688</b>	<b>\$66,304</b>	<b>\$67,084</b>
2025 Total Housing	5,955	32,690	64,384	Average HH Income	<b>\$100,560</b>	<b>\$90,646</b>	<b>\$92,123</b>



Source: ESRI / ArcGIS Business Analyst

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4917 <https://wisdomcapitalgroup.com/>

## PRESENTED BY



**Bob Wisdom**

President

847-980-3670 [bob.wisdom@wisdomcapitalgroup.com](mailto:bob.wisdom@wisdomcapitalgroup.com)

Lic# BK3485707



**Brady Wisdom**

Director of Medical Real Estate

305-320-1148 [brady.wisdom@wisdomcapitalgroup.com](mailto:brady.wisdom@wisdomcapitalgroup.com)

Lic# SL3588056

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# Photo Gallery

