

One Lakeland Square

FOR LEASE



4120 US Hwy 98 N., Lakeland, Florida 33809

Property Highlights

- 1,100 SF OFFICE
- 56,000 VPD
- CLOSE TO I-4
- PROFESSIONAL, MULTI TENANT BUILDING
- AMPLE ONSITE PARKING



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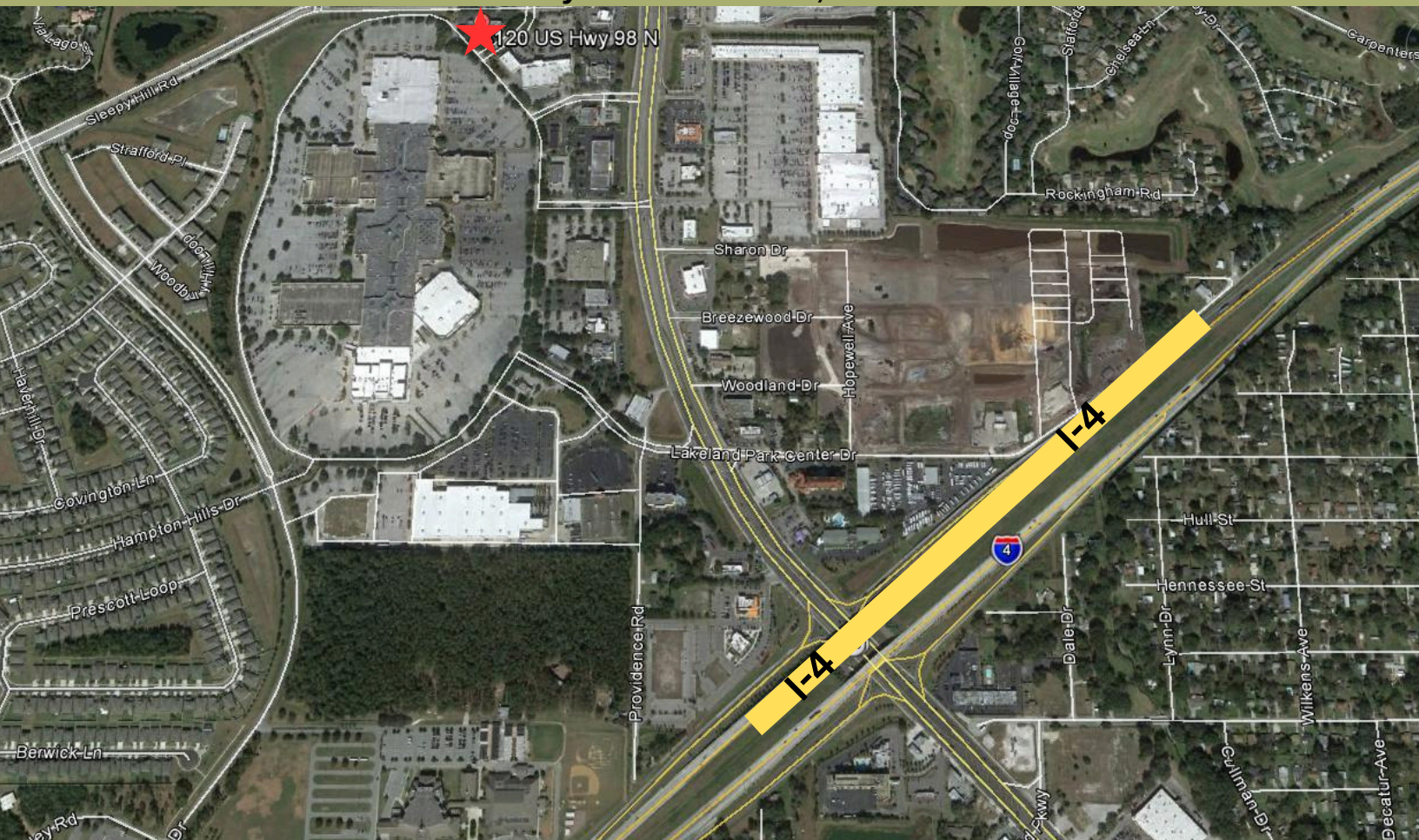
Property: This 12,000 sq. ft. Class A building has 56,000 VPD. There is one suite available at this time with 1,100 SF of prime medical office with private entrance. This site offers ample on-site parking. This is the perfect opportunity for a professional office, doctor's office, medical specialist, eye specialist, or dentist, Suite is independently metered for water and electric, and nicely appointed with a reception, three exams rooms and private restroom.

Location: Site is an outparcel to Lakeland Square Mall, located along US Hwy 98 North & Sleepy Hill Road. Just one mile off I-4 at Exit 32, between Hobby Lobby and Chase Bank, and across from Outback Steakhouse! Terra Largo residential development recently constructed over 600 homes within one mile of this property on Sleepy Hill Road. Don't miss this rare opportunity, as this property is a prime location for your business due to the high traffic volume created by the surrounding retail! 120,000 population within a 5-mile radius and a traffic count of 45,000 VPD. Very central location for easy access to/from Tampa and Orlando areas.

Lease Rate: \$23.00 per Sqft



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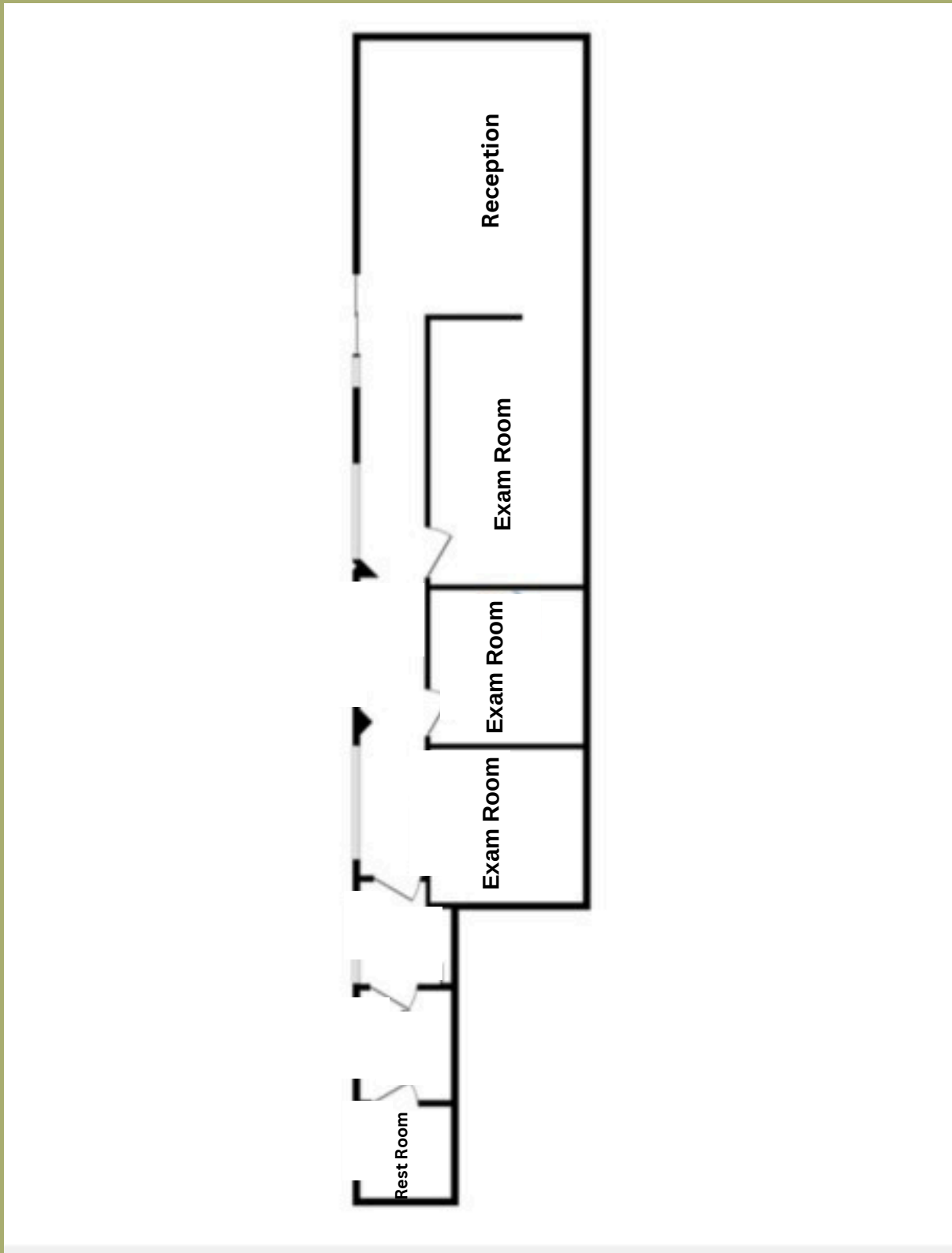


Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I4 corridor. There are over 10,000,000 people within a 100mile radius of Lakeland; a fact that is causing exponential growth in the area.



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Floor Plan
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Photos

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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**