

South Florida Ave Medical Office

3875 Florida Avenue South, Lakeland, Florida 33813-1109

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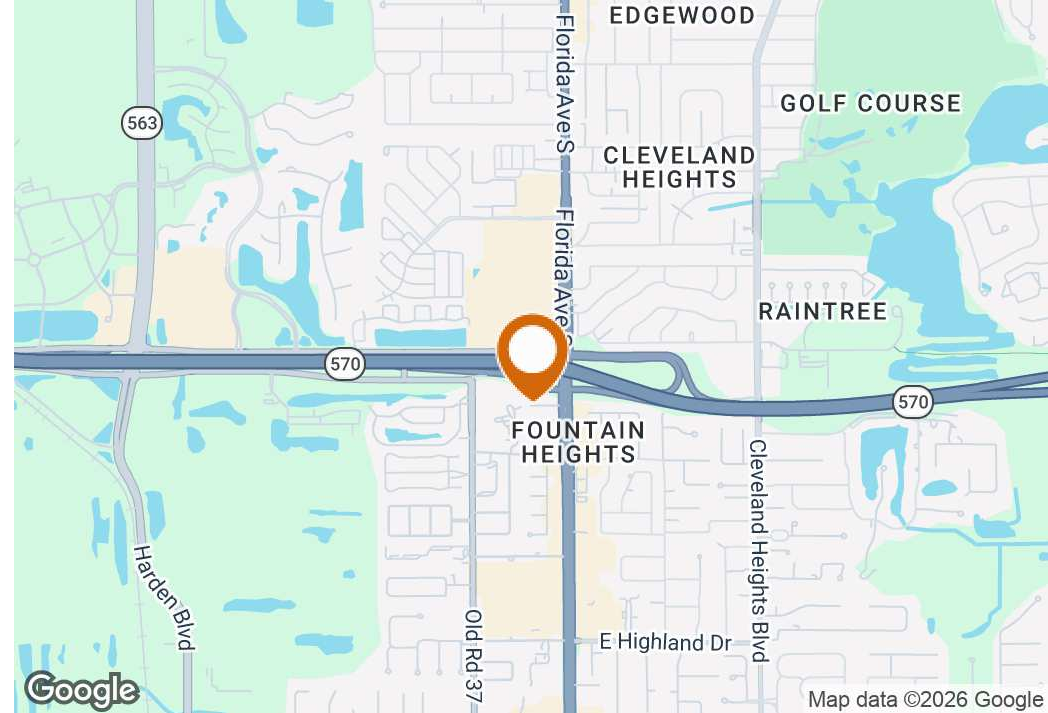
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$800,000
Building Size:	2,933 SF
Lot Size:	0.44 Acres
Number of Units:	1
Price / SF:	\$272.76
Year Built:	1984
Zoning:	O-1 (City of Lakeland)
PIN:	23-29-01-000000-011110
City:	Lakeland
County:	Polk
State:	Florida
Traffic Count:	41,500 ± Cars/Day (S Florida Ave)

Property Overview

Move in ready medical office minutes from the Polk Parkway. This property is currently a dental office located on the south side of South Loop Drive, west of South Florida Avenue in Lakeland, Florida, within a small office park south of the Polk Parkway.

Nicely decorated professional office interior with carpet and laminate flooring, painted wood baseboards, and suspended acoustical ceiling tiles. Includes Formica cabinets, shelves, and countertops in the exam rooms and kitchen, along with granite countertops in the reception area and restrooms. All procedure/exam rooms have sinks and x ray connections, and central heat and air throughout.

Property Highlights

- 2,933 SF office building built in 1984
- Zoned O-1 (City of Lakeland)
- Prime location in Lakeland
- Attractive for owner/user
- Well-maintained property
- High traffic area

LOCATION DESCRIPTION



Location Description

Positioned along South Florida Avenue, one of Lakeland's primary north-south corridors, 3875 Florida Avenue South offers exceptional accessibility and visibility. The property benefits from a heavily traveled roadway connecting downtown Lakeland to South Lakeland's growing residential base, ensuring consistent traffic flow and strong patient access.

Located just minutes from the Polk Parkway (SR 570), the site provides convenient regional connectivity to Interstate 4, facilitating access to Tampa and Orlando. This location is well-suited for medical office users seeking both visibility and convenience for patients and staff alike.



PROPERTY OUTLINE



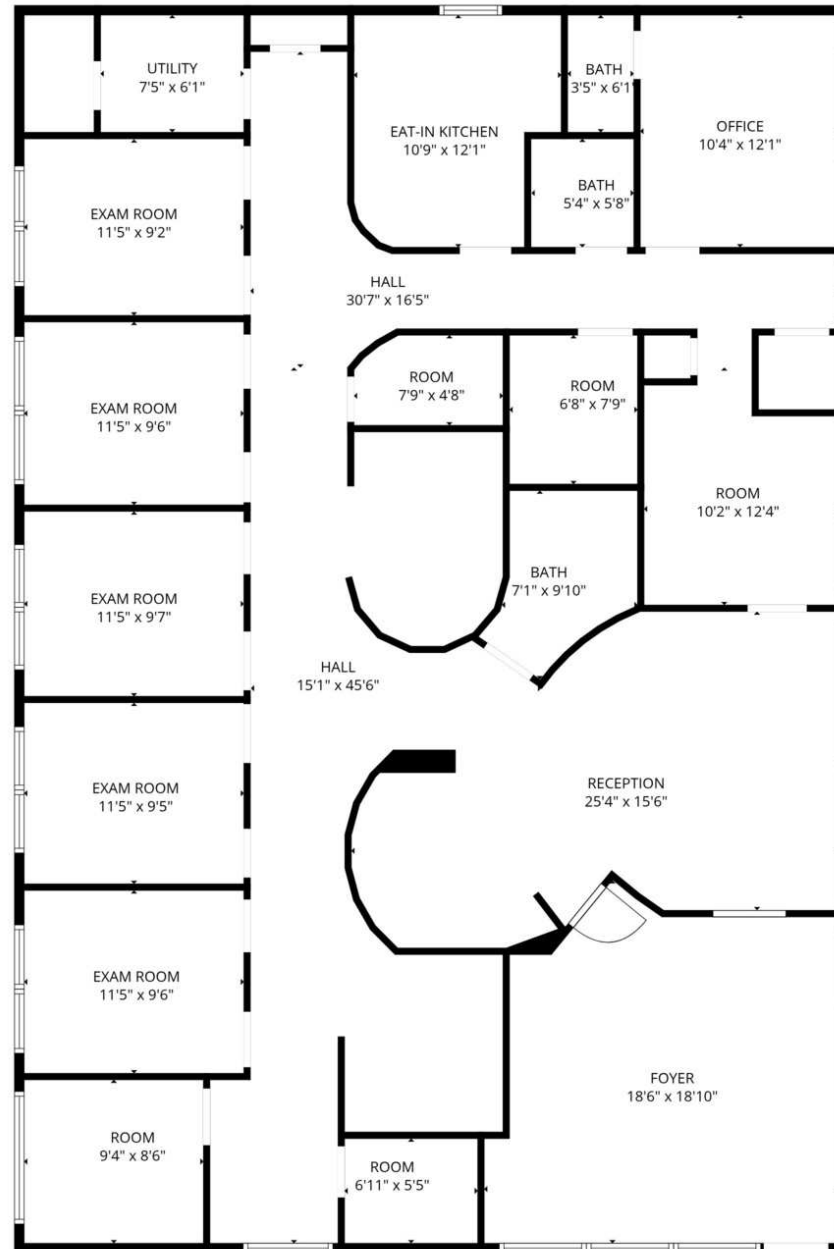
3875 S Florida Ave

Polygon

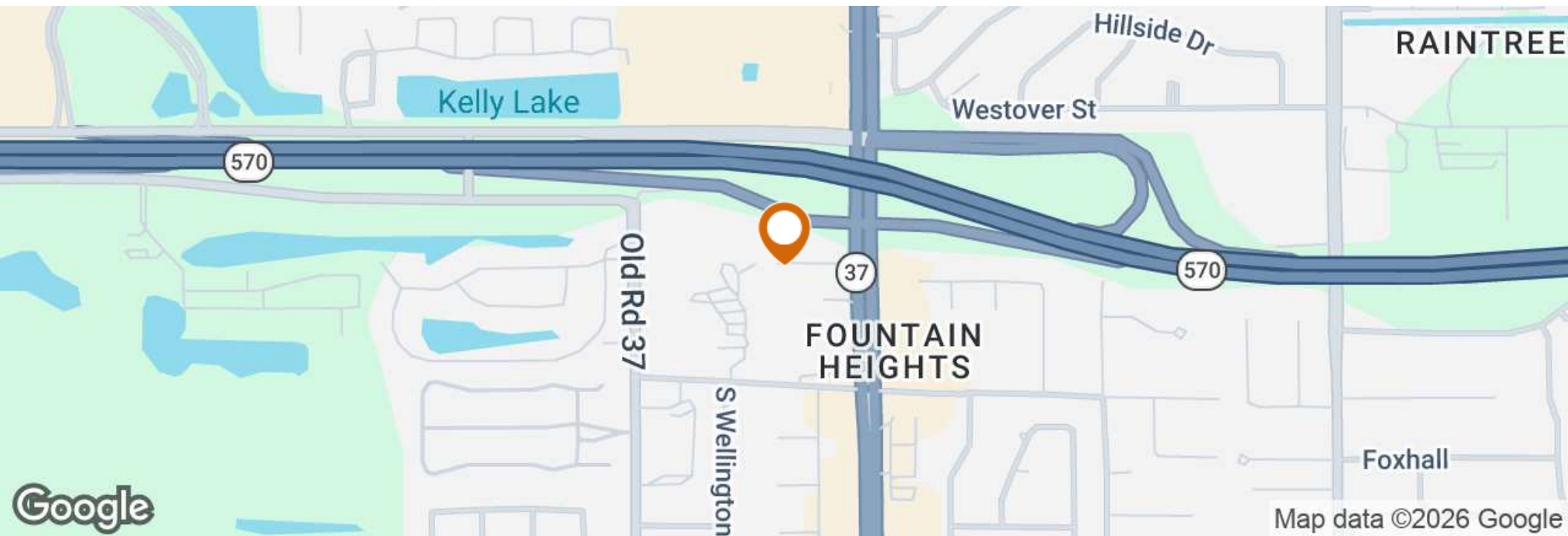


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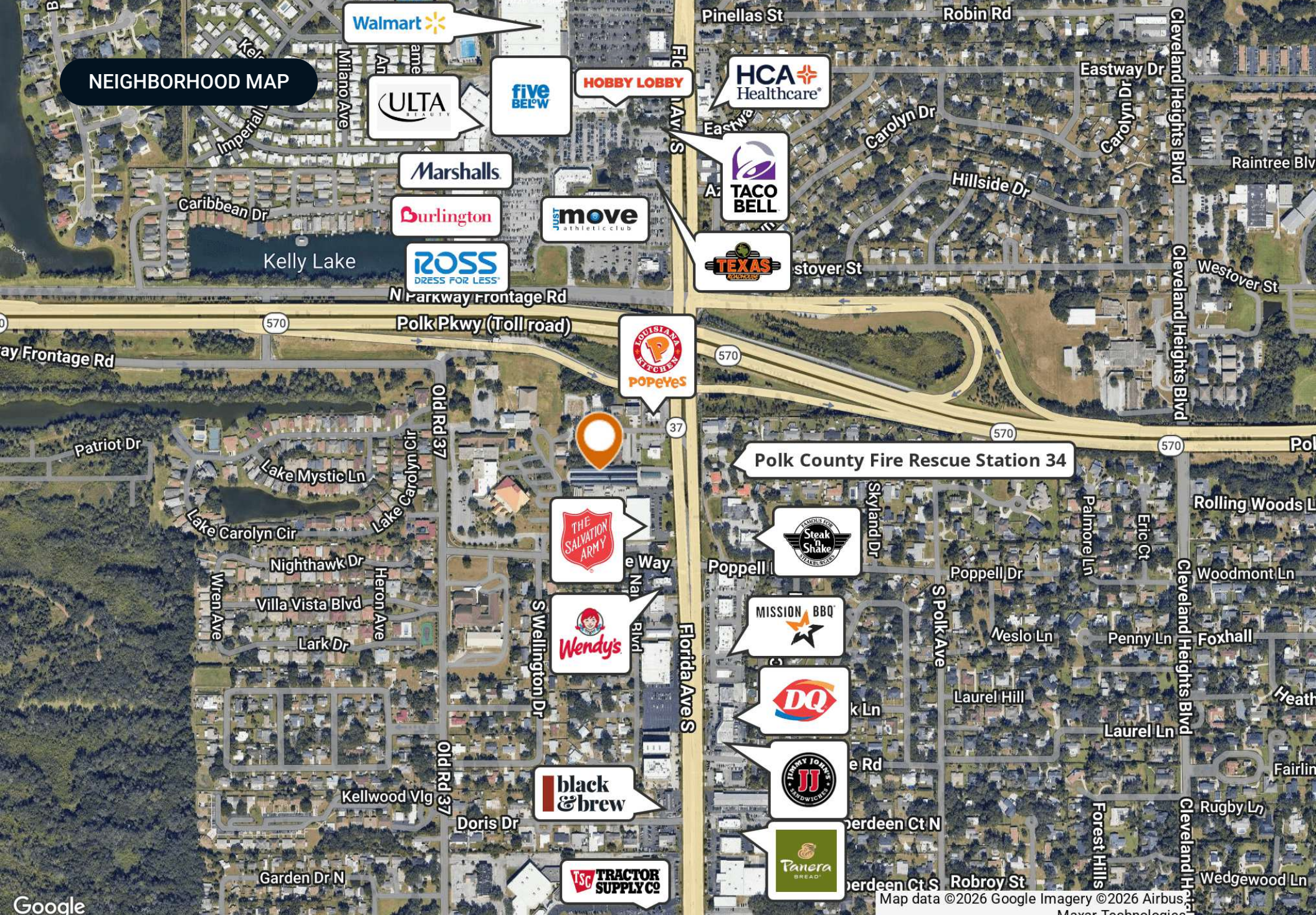
FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



NEIGHBORHOOD MAP



Polk County Fire Rescue Station 34

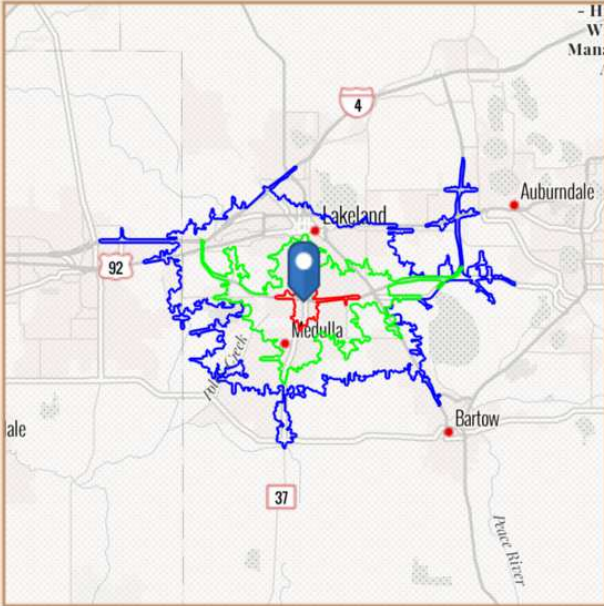
Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

BENCHMARK DEMOGRAPHICS

3875 S Florida Ave, Lakeland, Florida, 33813

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Polk County
 CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area
 States Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
0 - 4	4.94%	5.01%	5.25%	5.30%	5.30%	4.69%	5.39%
5 - 9	4.70%	5.22%	5.54%	5.61%	5.61%	5.03%	5.75%
10 - 14	5.88%	5.58%	5.91%	6.00%	6.00%	5.34%	5.98%
15 - 19	5.53%	5.83%	6.69%	6.26%	6.26%	5.84%	6.47%
20 - 34	18.27%	19.09%	20.41%	18.85%	18.85%	18.43%	20.33%
35 - 54	24.67%	24.30%	24.03%	24.12%	24.12%	24.41%	25.20%
55 - 74	23.91%	23.68%	23.13%	23.96%	23.96%	25.55%	22.82%
75+	12.22%	11.26%	9.08%	9.91%	9.91%	10.74%	8.05%

HOUSEHOLD INCOME

Income Bracket	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	2.7%	7.4%	8.0%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	7.0%	5.4%	5.8%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	4.3%	6.6%	6.6%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	16.2%	10.6%	11.1%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	28.2%	19.8%	18.2%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	11.1%	14.0%	13.4%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	20.0%	19.3%	19.7%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	5.1%	8.5%	8.8%	8.1%	8.1%	8.7%	9.8%
\$200,000+	5.5%	8.4%	8.4%	6.6%	6.6%	12.1%	14.0%

KEY FACTS

Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Population	4,276	54,400	164,484	822,142	822,142	23,027,836	339,887,819
Daytime Population	7,555	63,677	177,795	782,956	782,956	22,846,618	338,218,372
Employees	1,952	25,024	70,560	334,740	334,740	10,832,721	167,630,539
Households	1,829	22,972	64,332	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.34	2.33	2.46	2.57	2.57	2.43	2.50
Median Age	43.0	42.1	39.8	41.3	41.3	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	296,970	335,376	331,330	319,676	319,676	416,969	370,578
Owner Occupied %	65.5%	67.3%	66.8%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	34.5%	32.7%	33.1%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	1,997	25,117	70,461	361,112	361,112	10,635,372	146,800,552

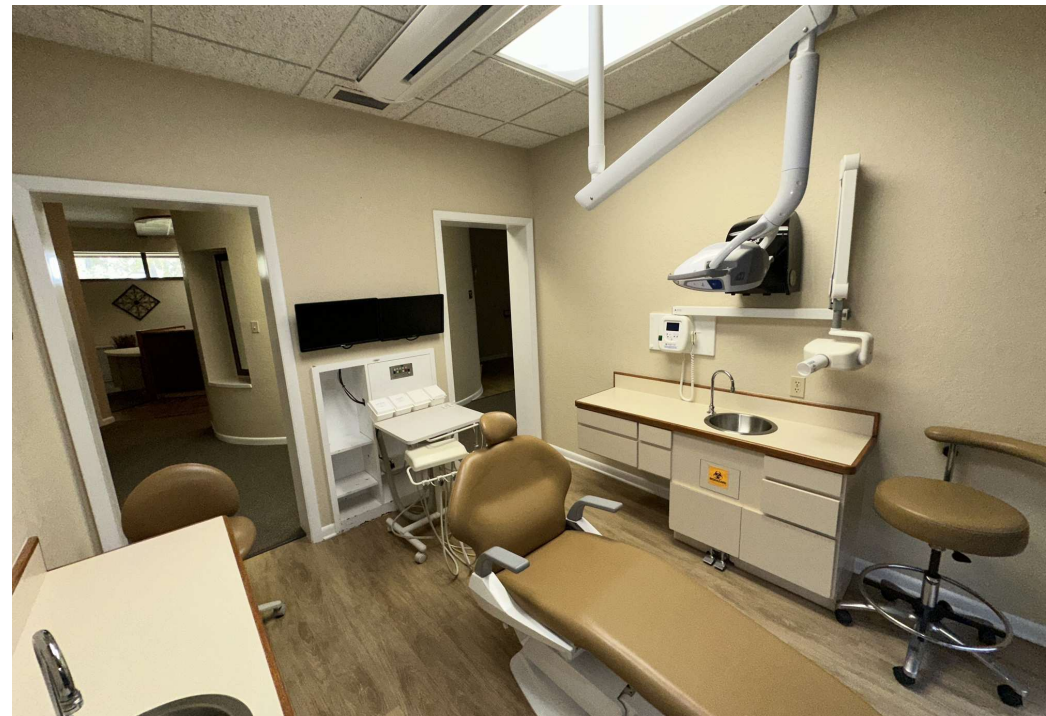
INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$66,500	\$75,278	\$75,366	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$38,701	\$42,969	\$39,386	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$223,812	\$226,250	\$214,966	\$224,923	\$224,923	\$253,219	\$228,144

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



R. Todd Dantzler, CCIM

Managing Partner, Senior Advisor

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Professional Background

R. Todd Dantzler, CCIM is a Managing Partner and Senior Advisor at Saunders Real Estate.

Todd is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. He specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 42 years and is a second-generation real estate leader - his father served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors®. This would make him the youngest president in the history of Florida Realtors® until 2022. He is a current member of the board of directors, past Treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, and the Polk Transportation Planning Organization. Todd was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and past chairman of the CFDC.

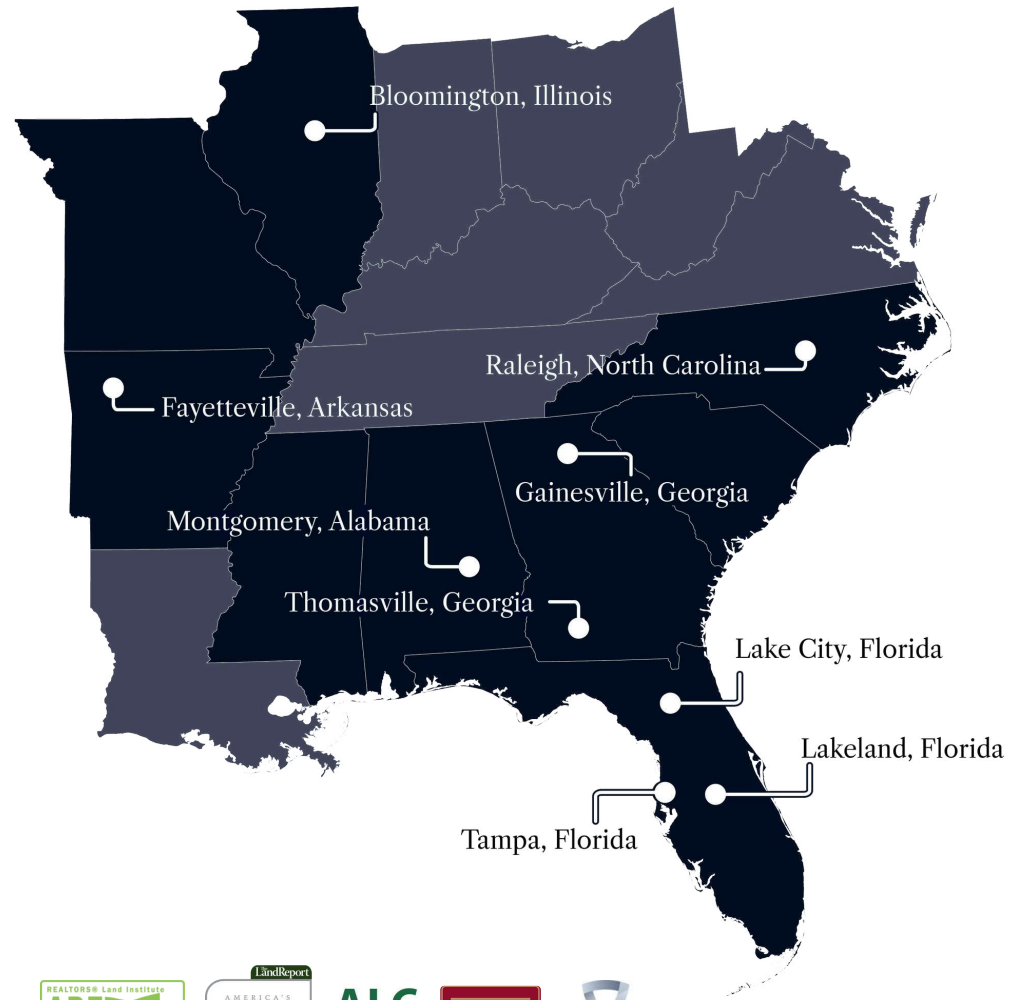
In addition, Todd is the immediate past Chairman of the Winter Haven Hospital/BayCare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving the east Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues. He is also the host of a bi-monthly podcast titled "Todd's Podcast," which can be found on ToddDantzler.com.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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