



**4231 S. Pipkin Road, Lakeland, Florida 33811**

# **FOR SALE**

## **PROPERTY HIGHLIGHTS**

- **10,618 SF**
- **FREESTANDING MEDICAL**
- **AMPLE ON-SITE PARKING**



**JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER  
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801**

**PHONE: (863) 683-3425**

**JSTROLLO@RESBROADWAY.COM**

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**Property:** This site features a freestanding 10,618 sf medical building built in 2008. It has been meticulously maintained by the prior GSA tenant. Double glass auto entry doors into large waiting and reception area. Extensive exam rooms with sinks, staff offices, conference rooms, and audiology labs. Block/stucco exterior with sloped flat roof. Mature landscaping throughout the property. Utilities, both water and sewer, are provided by Lakeland Electric. The entire space is well laid out and specifically designed for medical use. 7:1000 parking ratio.

While 4231 S. Pipkin is on its own parcel id, the prior tenant occupied two buildings as a campus, so this can be sold as a single building site, or it can also be combined with the adjacent property at 4237 S. Pipkin, which is almost identical, for a total of 21,236 sf. and a two-building campus.

**4231 S. Pipkin Rd. Sale Price: \$1,964,330 - 1.84 Acres**

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## PHOTOS



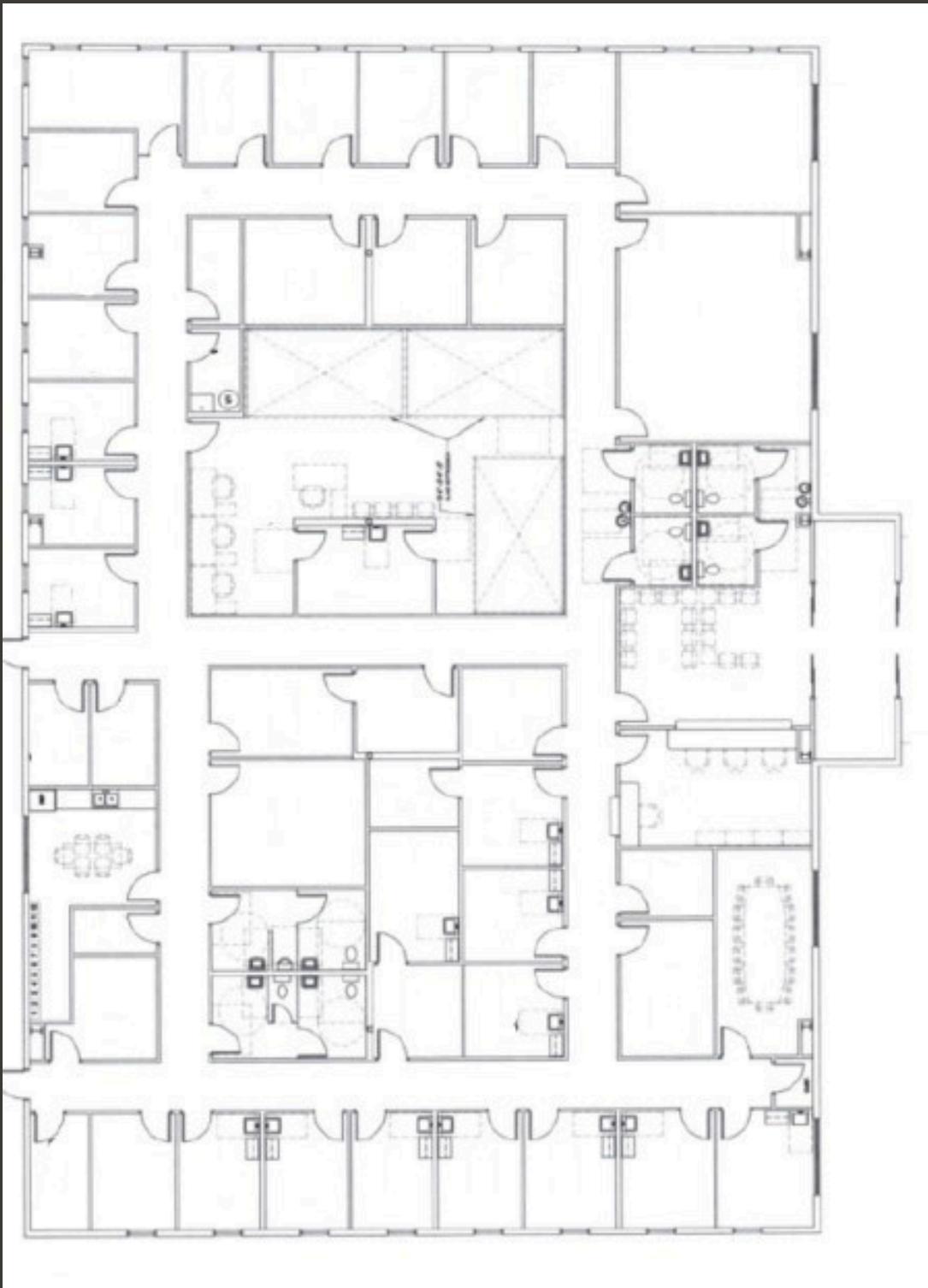
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FLOOR PLAN



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**Location:** This property is located in the Parkway Corporate Center in SW Lakeland. Conveniently located just minutes away from the Lakeland Linder Regional Airport and the Polk Parkway, it ensures seamless connectivity to major transportation hubs and thoroughfares. Parkway Corporate Center is home to Marcobay Construction, Northwestern Mutual Life, Curry Controls, and IOA Insurance. Nearby Lakeside Village offers a host of dining options for employees and guests, and the city hub is just 6 miles away, a quick 15-minute drive to city offices, parks, dining and the finance center of Lakeland.



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**Area Information:** Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. 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 I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.



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## KEY FEATURES:

- **Prime Location:** Situated at 4231 S. Pipkin Road, this medical complex is ideally positioned to serve the Lakeland community, offering easy access for patients and staff.
- **Well-Designed Space:** This facility is thoughtfully designed with health and wellness in mind, ensuring a comfortable and efficient environment for both practitioners and patients.
- **Ample Parking:** The properties offer ample on-site parking, ensuring convenience for both patients and staff. 7:1,000 Parking Ratio.



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- **Comprehensive Amenities:** This building includes a welcoming waiting area, a well-organized reception, multiple exam rooms with hand sinks, private restrooms inside the suites, large private offices, spacious conference rooms to meet the diverse needs of your medical practice.
- **Versatile Usage:** Ideal for a wide range of medical practices, this complexe offers the flexibility to accommodate various specialties and services.
- **Modern Infrastructure:** Built in 2008, this building is equipped with modern medical infrastructure, ensuring they meet the highest standards of healthcare delivery.



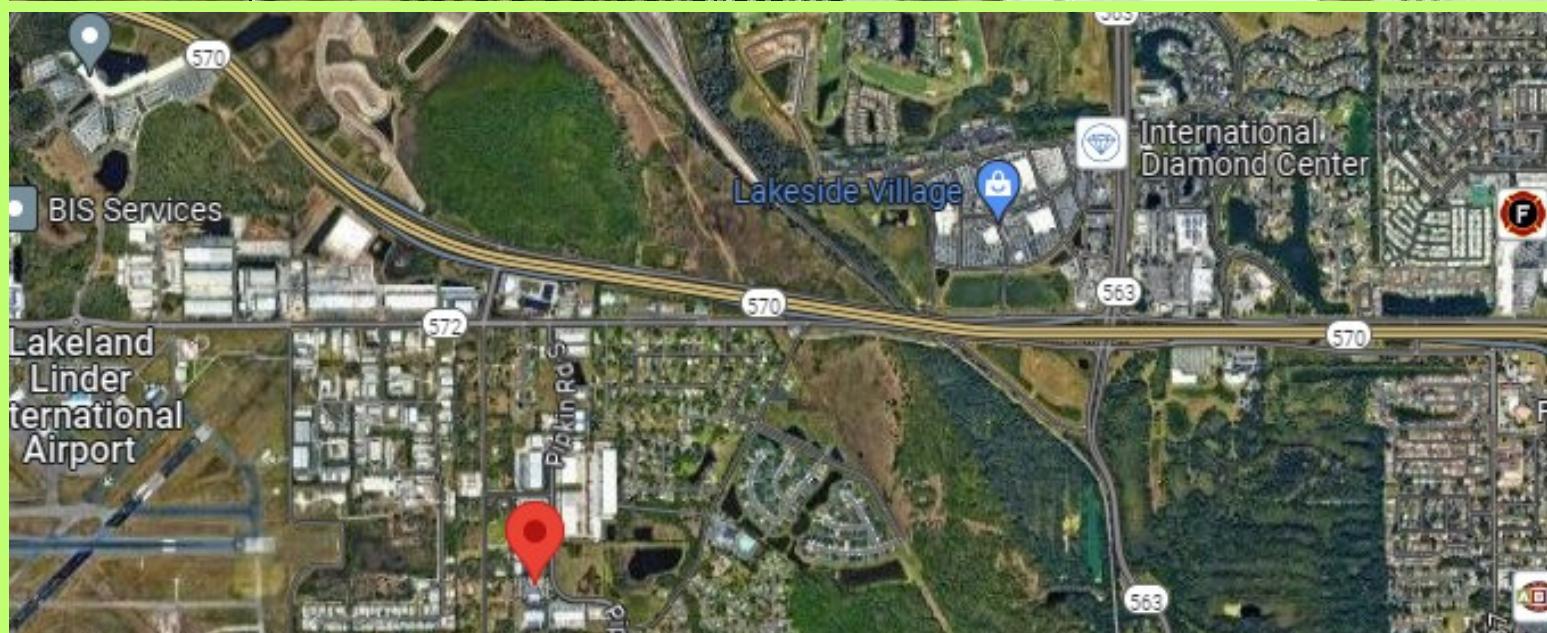
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## MAPS



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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