



FOR LEASE OFFICE SPACE

170 FITZGERALD RD, SUITE 2
LAKELAND, FL 33813

Size: 4,505 SF

Lease Type: Modified Gross

Zoning: Office

PRICE UPON REQUEST

OFFICE SPACE



PRIME SOUTH LAKELAND LOCATION

Convenient Access to US 98 • Lakeland Highlands Rd. • Polk Parkway • I-4
Strategically Positioned Between Tampa & Orlando

Located in South Lakeland, 170 Fitzgerald Road offers a convenient South Lakeland location with access to major transportation corridors, established residential communities, and the growing commercial activity throughout the Lakeland Highlands area.

SURROUNDED BY COMMERCE. CONNECTED TO SOUTH LAKELAND.

- Located within an established South Lakeland commercial district, 170 Fitzgerald Road benefits from proximity to a diverse mix of professional offices, medical services, retail, restaurants and everyday amenities. The property offers a professional setting with convenient access to major commercial corridors, providing an attractive location for businesses seeking accessibility, visibility and proximity to an established customer and employee base.
- Growing South Lakeland Trade Area – The surrounding area continues to benefit from residential and commercial growth, supporting a diverse customer and employee base.
- Regional Accessibility – The location provides convenient access throughout Lakeland and Polk County while maintaining connectivity to the broader Central Florida market.

KEY LOCATION HIGHLIGHTS

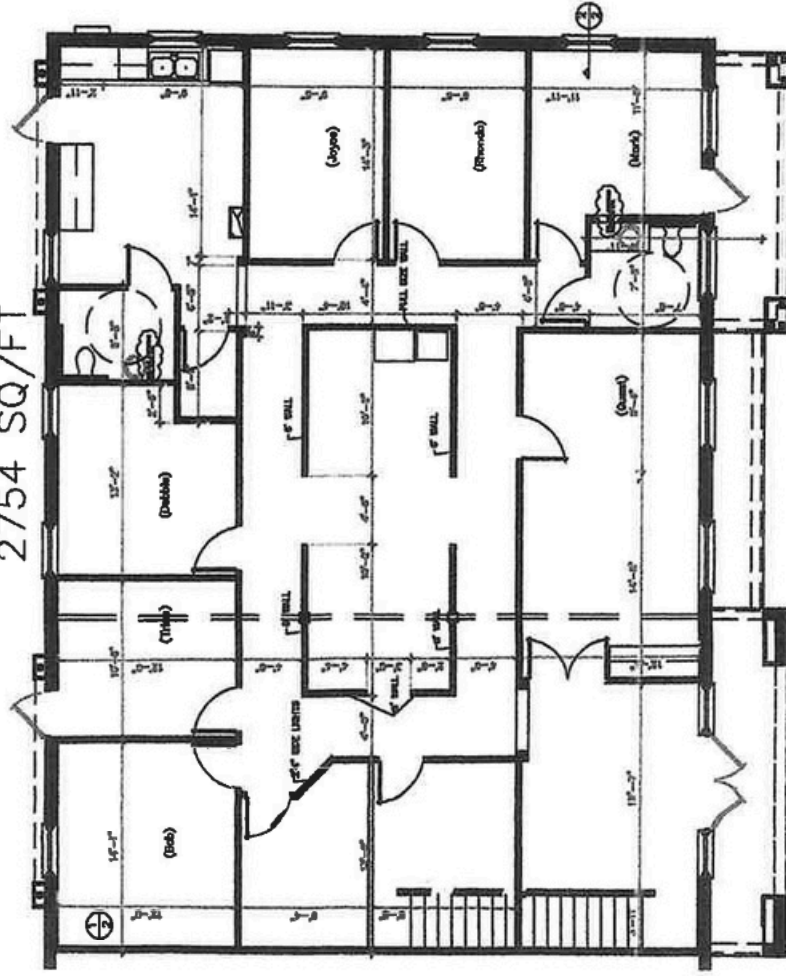
DESTINATION / CORRIDOR	APPROX. DISTANCE	CONNECTIVITY
US Highway 98 S	~2 miles	Major north/south commercial corridor
S. Florida Ave. / US 98	~2-3 miles	Direct access to retail, services & employment
Lakeland Highlands Rd.	~3 miles	Major South Lakeland corridor
Polk Parkway (SR 570)	~4 miles	Regional east/west connectivity
I-4	~7 miles	Direct Tampa-Orlando connection
Downtown Lakeland	~6 miles	Central business, civic & cultural district
Lakeland Linder International Airport	~8 miles	Aviation, cargo & business connectivity
Tampa	~35 miles	Major West Central Florida market
Orlando	~55 miles	Major Central Florida market

170 FITZGERALD RD, SUITE 2 LAKELAND, FL 33811



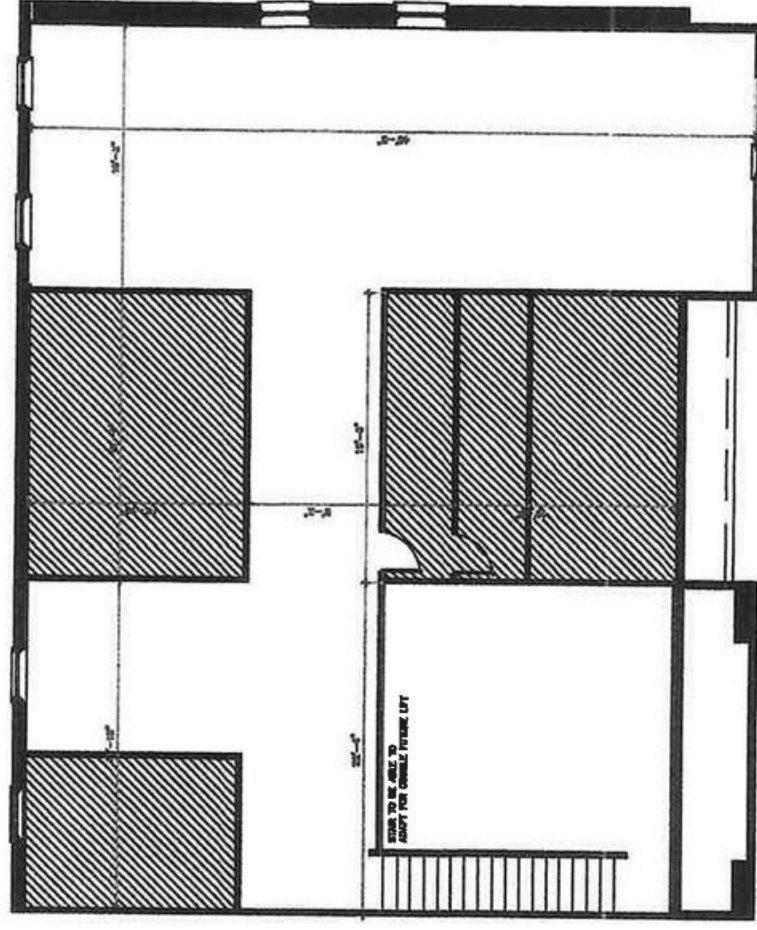
GROUND FLOOR

2754 SQ/FT



SECOND FLOOR

1751 SQ/FT



170 FITZGERALD ROAD
SUITE 2

What sets us apart

Lorio & Associates, Inc. is Lakeland's leading commercial real estate firm, specializing in property management, leasing, and sales. With over 36 years of local market expertise, we are the trusted authority for businesses and investors seeking the ideal location to grow and succeed.

Focused exclusively on commercial spaces, we provide unmatched insight, strategic guidance, and personalized service. Our deep understanding of Lakeland's evolving commercial landscape allows us to identify opportunities that align with your business goals and investment objectives. At Lorio & Associates, Inc., we don't just find properties, we help businesses thrive.



Client Feedback

Joe takes very good care of his properties and cares greatly about his tenants. My interactions with him have been professional and insightful. He is a wealth of knowledge that only comes from years of experience. His staff are friendly, prompt and professional. I highly recommend working with Joe Lorio and Associates.

- John Conklin

Lorio and Associates has been nothing but excellent! Great communication, with Heather's prompt responsiveness to maintenance issues and Joe's overall professionalism its a winning team. Highly recommended!

- Raymond Wells

Absolutely the best group of property managers and leasing agents I have ever worked with. I can trust Joe Lorio has my best interests. That is a hard business to please everyone, but hiring Joe to manage my properties 8 years ago was the best decision I could have made.

- Gayland Panko

Contact Us



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**(863) 680-1628
info@lorio.com
www.lorio.com**

Business Hours

**Monday to Friday
8:30 am to 4:30 pm**

**Saturday by
appointment only.**

