

FOR SALE

2920 Winter Lake Road, Lakeland, Fl 33803



BROADWAY
REAL ESTATE SERVICES

JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
863-683-3425 OFFICE 863-640-8238 CELL
JSTROLLO@RESBROADWAY.COM
100 S. KENTUCKY AVENUE SUITE 290 LAKELAND, FL 33801

2920 WINTER LAKE ROAD, LAKELAND, FL 33803

PROPERTY HIGHLIGHTS

- **2,673 SF, FREESTANDING OFFICE**
- **SIX PRIVATE OFFICES**
- **OPEN WORK AREA**
- **SOUTH LAKELAND LOCATION**
- **CLOSE TO POLK PARKWAY**

CLICK [HERE](#) FOR 3D FLOOR PLAN



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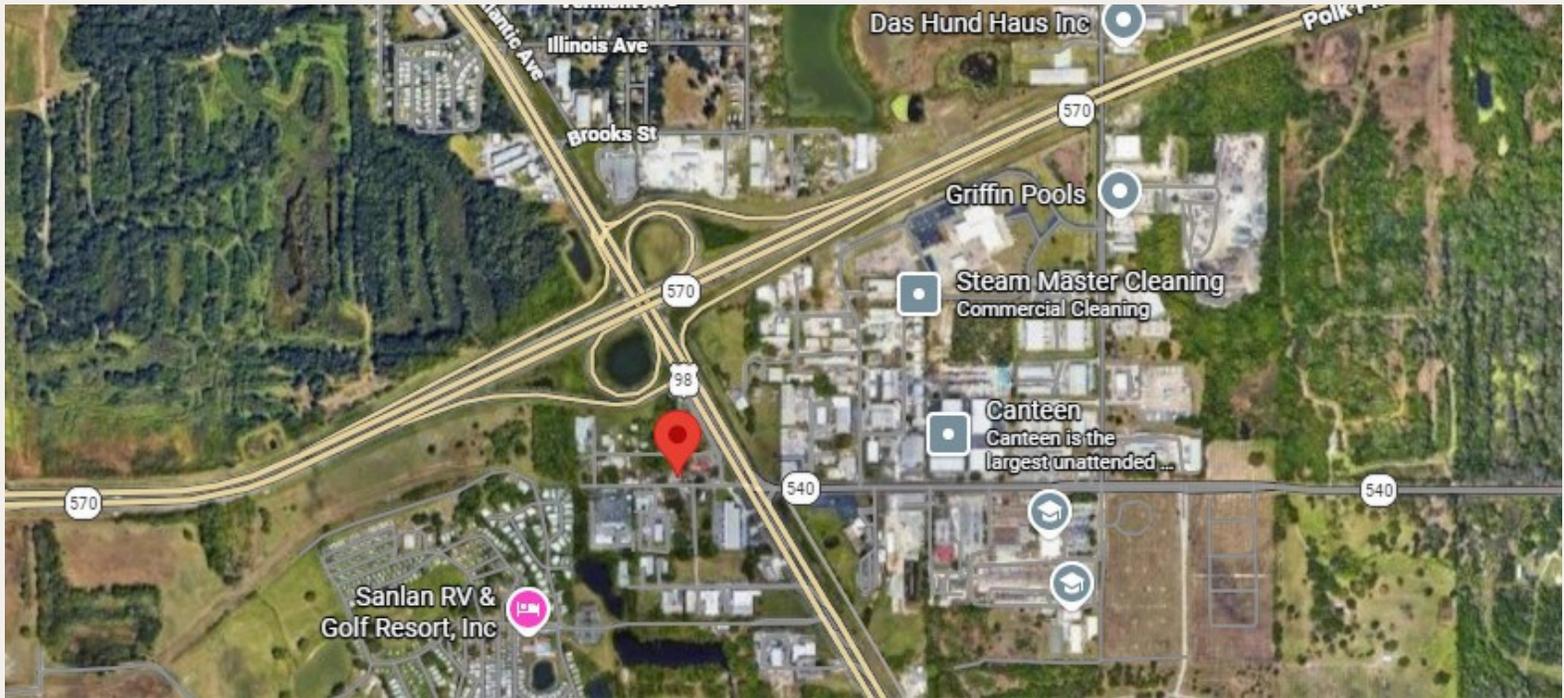
Property: This is a well-appointed stand-alone office building. This versatile property offers a 2,673 sf functional and efficient layout ideal for a variety of professional or administrative uses. The layout features a reception and waiting areas, conference room, open work area with four cubicles, and six private offices. The conference room just off the lobby features wood floors and build-in cabinetry offering a rich feel to the space. The entire space could be divided into two separate units, each with their own entrance and restrooms. Own your space and have some income too! Ability to park up to 10 vehicles plus on street parking with no cost.

SALE PRICE: \$595,000



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Location: Strategically positioned just off US Highway 98, Bartow Road (SR 60), and the Polk Parkway (SR 570), offering direct access to Interstate 4, Downtown Lakeland, Bartow, and the greater Central Florida region. The location ensures convenience for clients and employees alike, with proximity to major commercial corridors, government centers, and industrial parks.



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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.

The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation.

A wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.

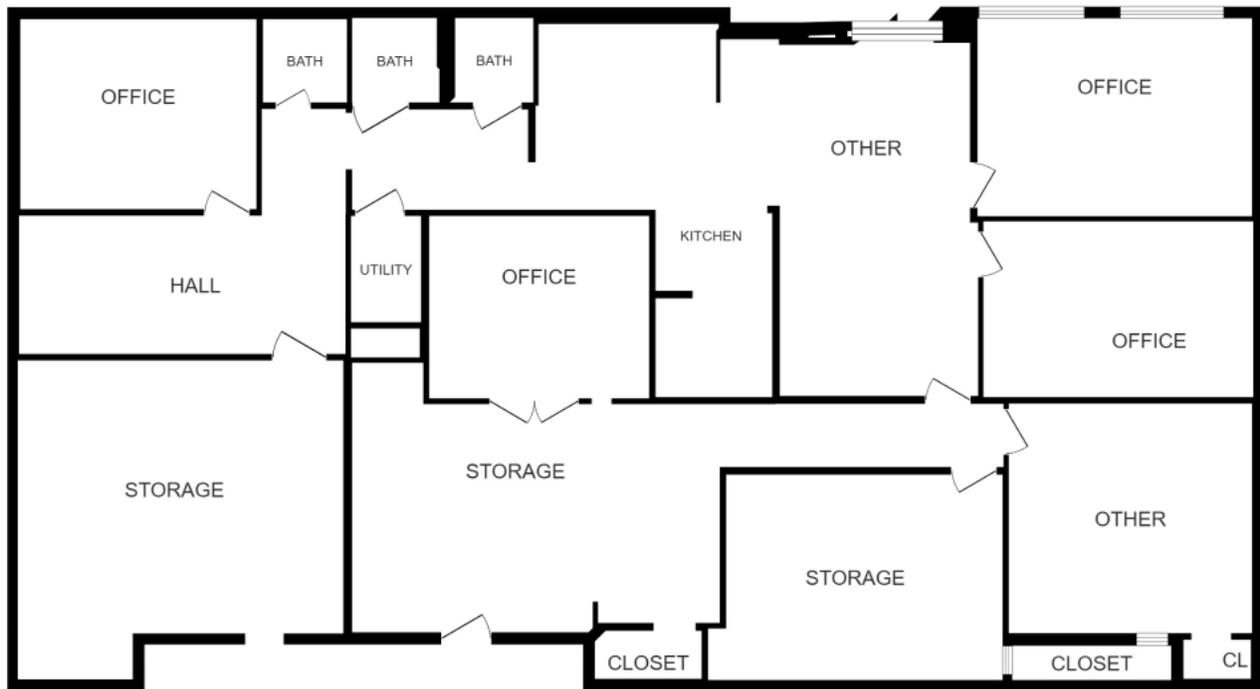
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COMMUNITY

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 CITIES TO BUY A HOME (BUSINESS INSIDER)**
- **#1 FASTEST GROWING CITY (BLOOMBERG)**
- **#1 MOST PHILANTHROPIC CITY (PHILANTHROPY)**
- **#6 SAFEST PLACES TO LIVE**
- **#6 MID-SIZED METRO JOB GROWTH (BUSINESS FACILITIES)**
- **#17 BEST CITIES FOR NEW GRADUATES (GOOD CALL)**
- **#7 BEST PLACES TO MOVE (US NEWS & WORLD REPORT)**

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**
- **2 MAJOR AIRPORTS LESS THAN 1 HOUR AWAY**
- **OVER 10 MILLION PEOPLE WITHIN 100 MILES**
- **LARGEST MUNICIPALITY IN POLK COUNTY**
- **CITY OF LAKELAND POPULATION: 107,552**
- **AVERAGE ANNUAL WAGES: \$56,376**
- **UNEMPLOYMENT RATE: 3.4%**
- **FLORIDA'S 4TH BEST CITY IN BUSINESS TAX CLIMATE INDEX**