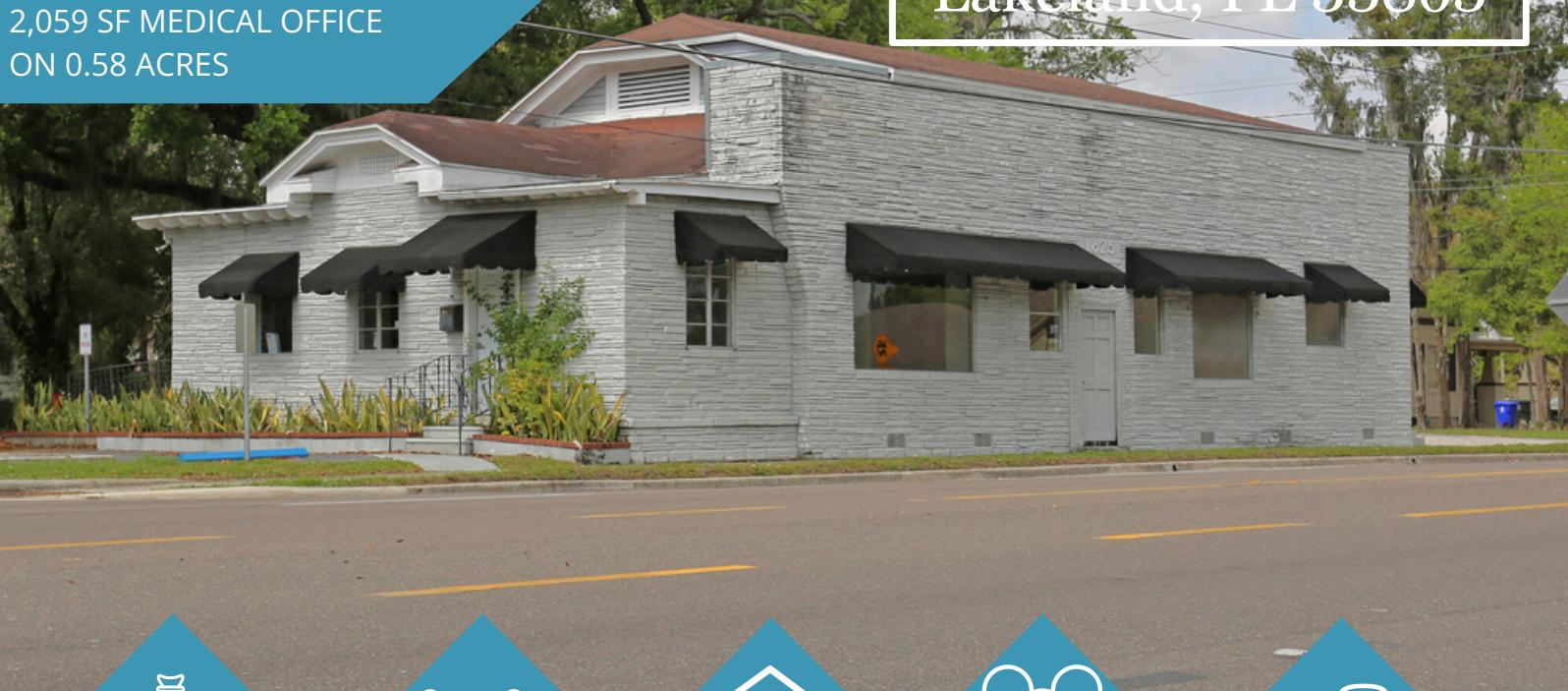


OFFICE AND LAND FOR SALE

2,059 SF MEDICAL OFFICE
ON 0.58 ACRES

1625

Florida Ave S
Lakeland, FL 33803



AVG HOUSEHOLD

INCOME
1 MILE – \$79,291
3 MILES – \$68,711
5 MILES – \$70,995



POPULATION

1 MILE – 12,284
3 MILES – 93,445
5 MILES – 177,591



HOUSEHOLDS

1 MILE – 5,255
3 MILES – 31,126
5 MILES – 57,829



DAYTIME

EMPLOYEES
1 MILE – 6,253
3 MILE – 49,535
5 MILE – 83,605



TRAFFIC COUNTS

29,500 AADT

PROPERTY DETAILS

- Offered at \$975,000
- Fully Leased Through 2027 – Stable income with flexibility for future occupancy
- Medical Office Zoning – Ideal for healthcare providers or professional office users
- 2,059 SF Building on 0.58 Acres – Efficient layout with ample parking
- Located on Florida Ave (SR-37) – High visibility with ±29,000 vehicles/day
- Strong Demographics & Growth Corridor – Positioned in an established and growing medical & retail hub
- Minutes from Lakeland Regional & Downtown – Centrally located for patient access and staff convenience

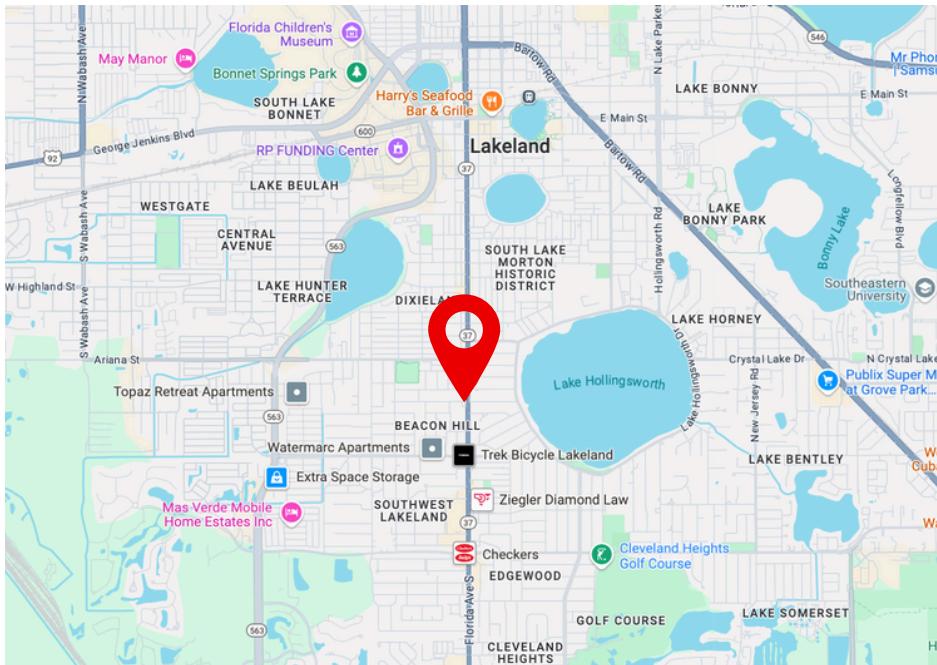
PRIMARY CONTACTS

Phil Letelier
(813) 695-7069
pletelier@northbridgecreg.com

Casey Key
(724) 263-8991
ckey@northbridgecreg.com

4693 Van Dyke Rd.
Lutz, FL 33558
www.northbridgeCREG.com

NORTHBRIDGE
COMMERCIAL REAL ESTATE GROUP



PRIMARY CONTACTS

Phil Letelier
(813) 695-7069
pletelier@northbridgeCREG.com

Casey Key
(724) 263-8991
ckey@northbridgeCREG.com

4693 Van Dyke Rd.
Lutz, FL 33558
www.northbridgeCREG.com

NORTHBRIDGE
COMMERCIAL REAL ESTATE GROUP

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error omission.