

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

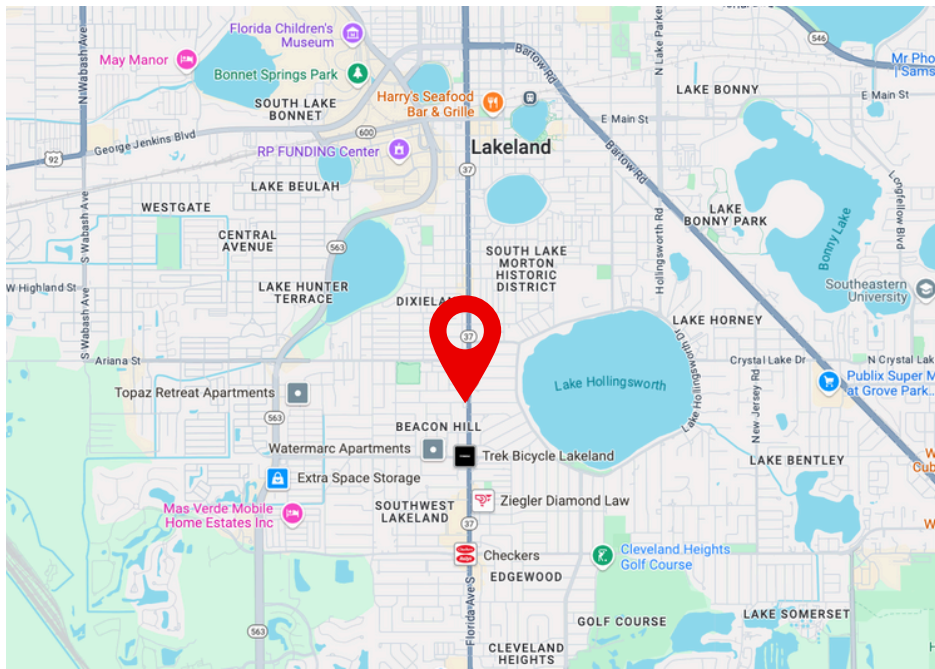
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