



4231 & 4237 S. Pipkin Road, Lakeland, Florida 33811

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- PRIME LOCATION
- FREESTANDING MEDICAL COMPLEXES
- AMPLE ON-SITE PARKING
- FORMER VETERANS CLINIC



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. Pipkin Road, Lakeland, Florida 33811

OFFICE-MEDICAL

Property: Discover an exceptional opportunity with two freestanding Medical Complex buildings built in 2008, each offering 10,618 SF of premium office space. Formerly home to the Veterans Clinic, these buildings are now available for sale or lease, providing the flexibility to occupy either one or both, making it an ideal solution for expanding your medical practice in a prime location.

4231 S. Pipkin Rd. Sale Price: \$2,070,510 - 1.84 Acres

4237 S. Pipkin Rd. Sale Price: \$2,070,510 - 2.02 Acres

4231 S. Pipkin Rd. Lease Price: \$22.00 PSF NNN

4237 S. Pipkin Rd. Lease Price: \$22.00 PSF NNN



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. Pipkin Road, Lakeland, Florida 33811

KEY FEATURES:

- **Prime Location:** Situated at 4231 & 4237 S. Pipkin Road, these medical complexes are ideally positioned to serve the Lakeland community, offering easy access for patients and staff.
- **Well-Designed Space:** Both facilities are 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.



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. Pipkin Road, Lakeland, Florida 33811

- **Comprehensive Amenities:** Each 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, these complexes offer the flexibility to accommodate various specialties and services.
- **Modern Infrastructure:** Built in 2008, both buildings are equipped with modern medical infrastructure, ensuring they meet the highest standards of healthcare delivery.



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. Pipkin Road, Lakeland, Florida 33811

Location: These properties are 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, the Veteran's Administration, 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.



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. Pipkin Road, Lakeland, Florida 33811

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.



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. PIPKIN ROAD, LAKELAND, FLORIDA 33811

PHOTOS

BROADWAY
REAL ESTATE SERVICES



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 S. PIPKIN ROAD, LAKELAND, FLORIDA 33811

FLOOR PLAN

BROADWAY
REAL ESTATE SERVICES



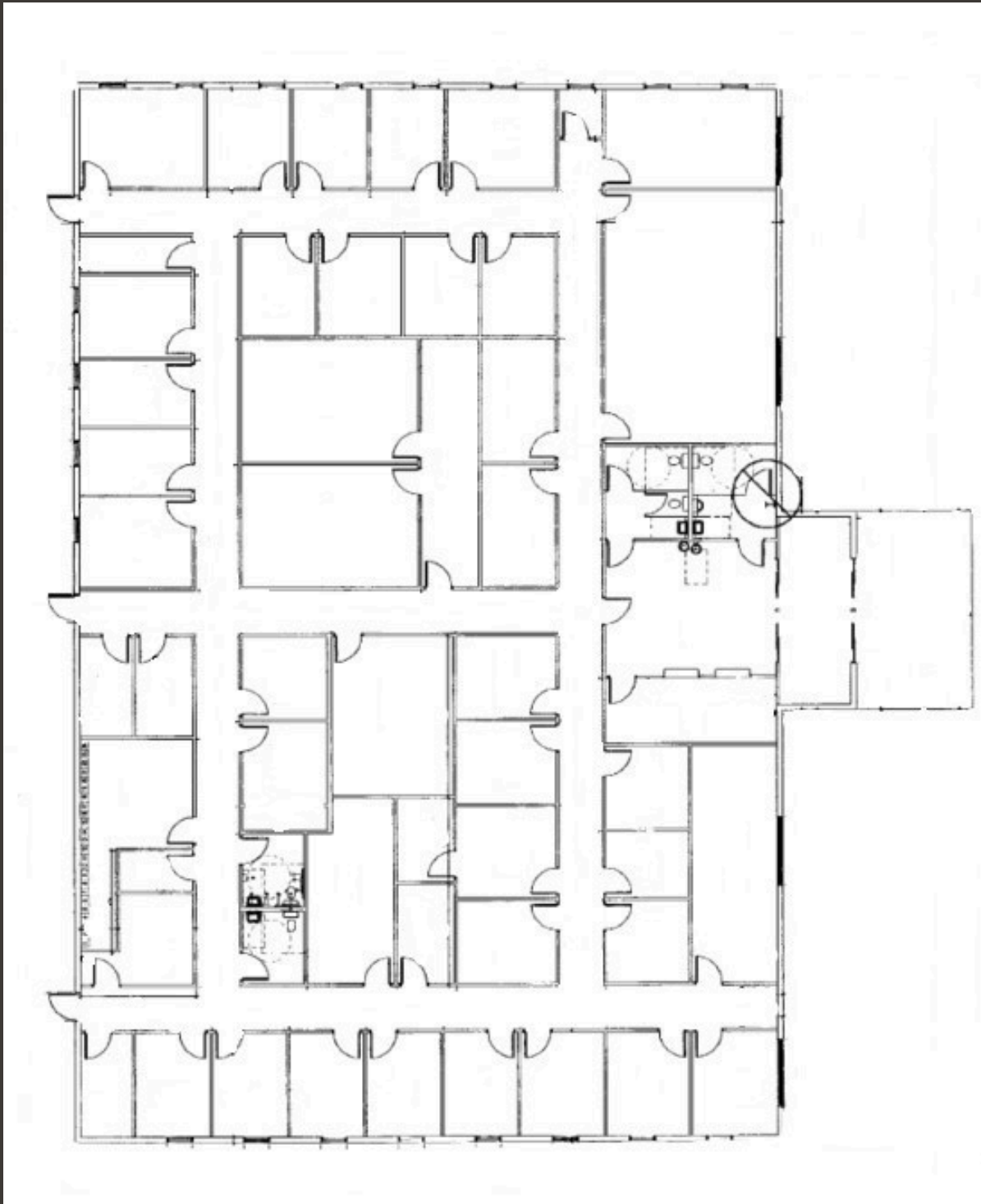
JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4237 S. PIPKIN ROAD, LAKELAND, FLORIDA 33811

FLOOR PLAN



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. PIPKIN ROAD, LAKELAND, FLORIDA 33811

MAPS



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

4231 & 4237 S. PIPKIN ROAD, LAKELAND, FLORIDA 33811

MAPS



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM