



146 Horizon Court, Lakeland, Florida 33813

FOR SALE

PROPERTY HIGHLIGHTS

- **PRIME LOCATION SOUTH LAKELAND**
- **FREESTANDING OFFICE BUILDING**
- **3334 SF OFFICE**
- **AMPLE PARKING**

BROADWAY
REAL ESTATE SERVICES

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

PHONE: (863) 683-3425

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146 Horizon Court, Lakeland, Florida 33813



Property: This is a freestanding office building built in 1986 and is located in South Lakeland just off South Florida Avenue on Horizon Court. This property has 3,334 SF with 15 rooms the first floor has 1468 Sf of professional office suites, with work area and private rest room, 2nd floor has 1886 SF with ten private offices one can easily become a large conference room, and two private restrooms. With ample on-site parking this is a nice location for your future office space in South Lakeland.

Sale Price: \$599,000



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KEY FEATURES:

- **This freestanding office building, built in 1986, is ideally located in South Lakeland just off South Florida Avenue on Horizon Court. The property offers a total of 3,334 SF of versatile office space across two floors.**
- **First Floor: 1,468 SF of professional office suites, including a work area and a private restroom.**
- **Second Floor: 1,886 SF featuring ten private offices, one of which can easily be converted into a large conference room, and two private restrooms.**

This office building provides a serene and quiet environment, situated on a cul-de-sac, making it an ideal location for your future office space in South Lakeland.

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Location: This site is located in south Lakeland, just off S. Florida Avenue on Horizon Court, behind Mattress Firm at the intersection of S. Florida Avenue, and Horizon Court. The property has 15 parking spaces on site. Location is serene and quiet, located on a cul-de-sac.

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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.



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146 HORIZON COURT, LAKELAND, FLORIDA 33813

PHOTOS



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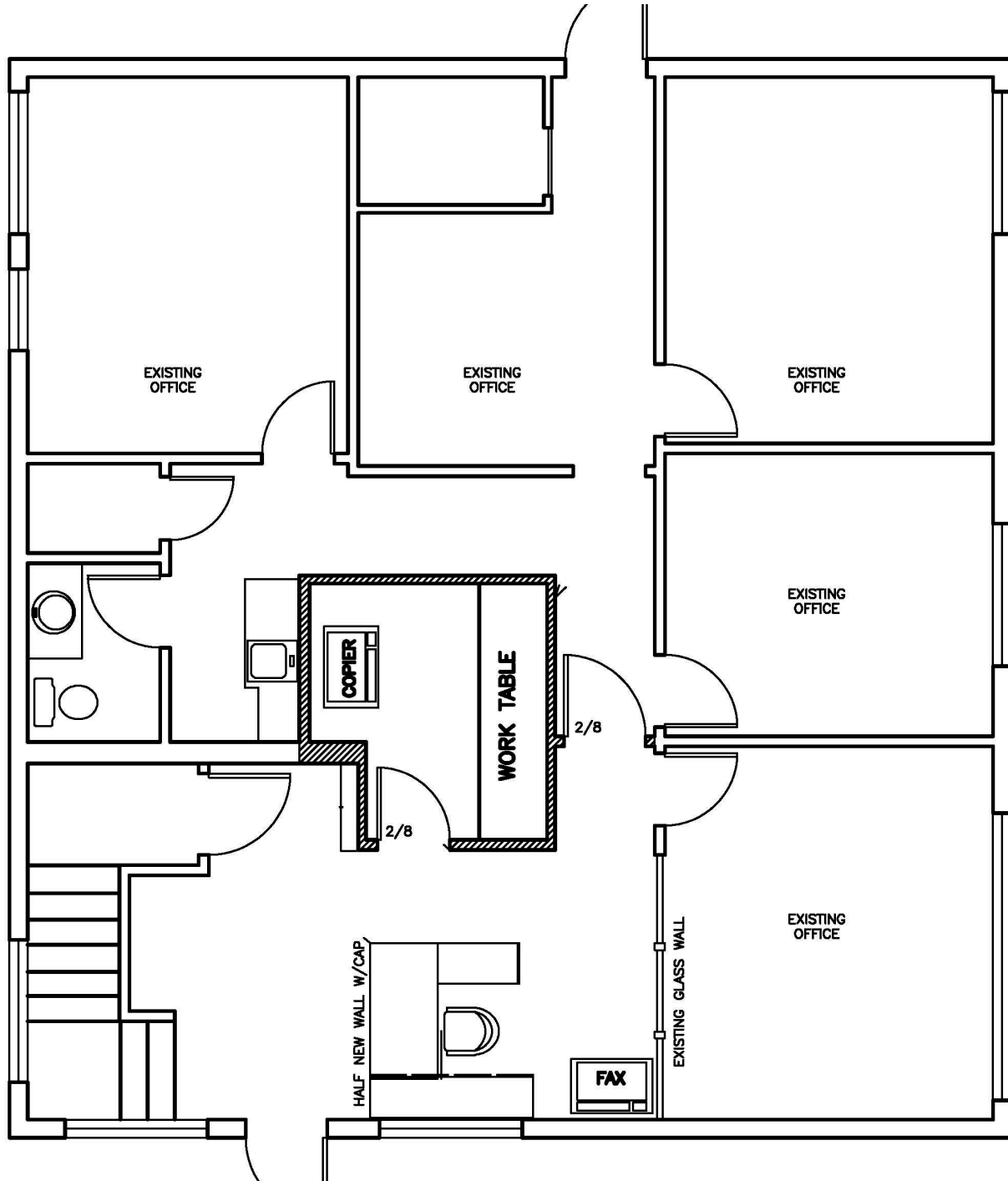
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146 HORIZON COURT, LAKELAND, FLORIDA 33813

1 ST FLOOR PLAN

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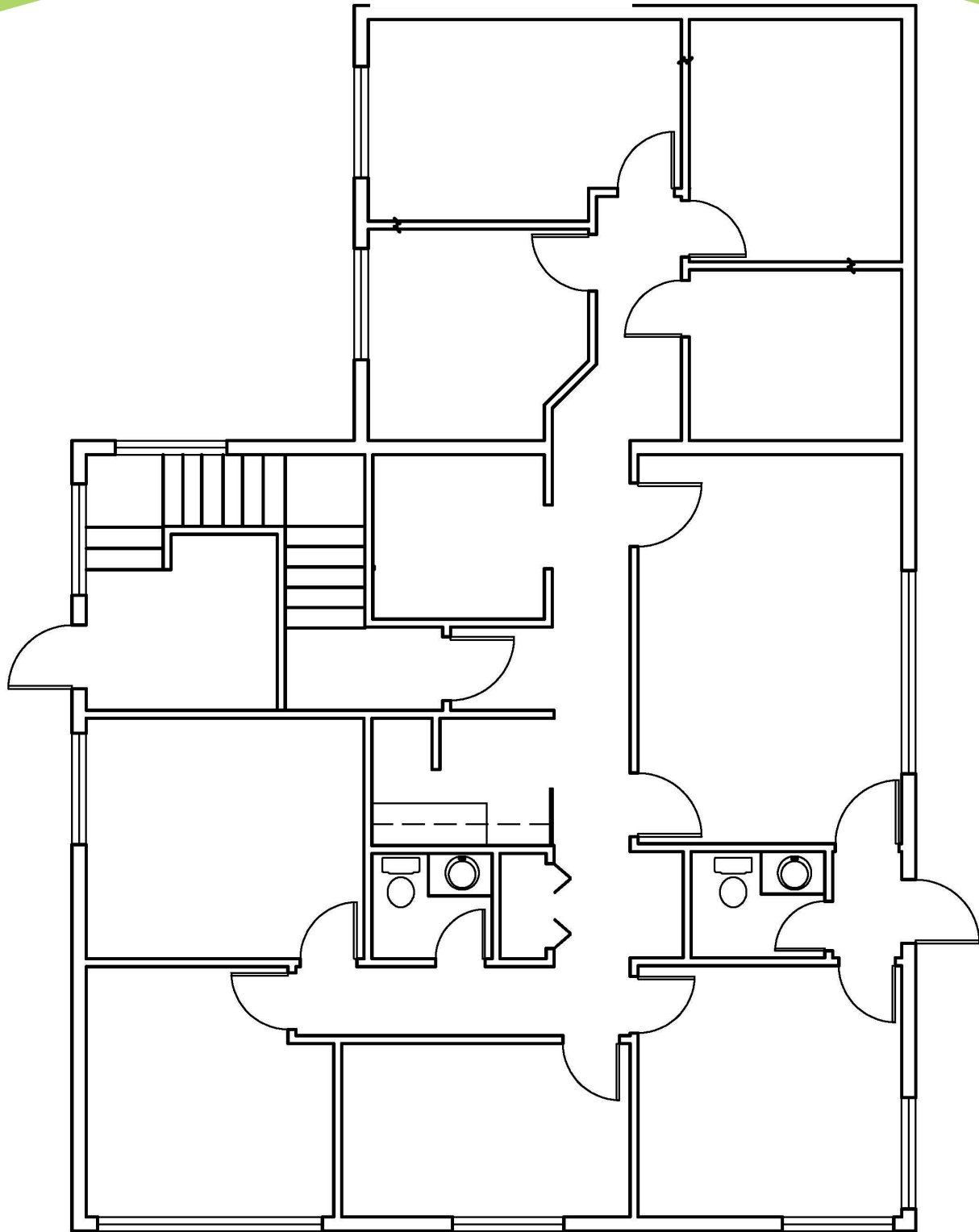


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146 HORIZON COURT, LAKELAND, FLORIDA 33813
2ND FLOOR PLAN



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MAPS



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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 FASTEST GROWING CITY IN US**
(Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION**
(CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA**
(Lendingtree)
- **#4 IN FASTEST-GROWING PLACES**
(Usnews.com)
- **#5 SAFEST PLACE TO LIVE**
(Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA**
(Usnews.com)
- **BEST PLACE TO START A BUSINESS**
(Inc.com)

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**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**