

FLORIDA NATIONAL DRIVE FOR LEASE



4460 Florida National Drive, Lakeland, Florida 33813

Property Highlights

- ONE SUITE AVAILABLE
- SOUTH LAKELAND LOCATION
- AMPLE, ONSITE PARKING
- UTILITIES INCLUDED
- GREAT LOCATION



Broadway Real Estate Services

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



Property: This property has one available suite. This suite feature two offices, plus reception or open work space, and shared restrooms. All pricing includes utilities. See floor-plans for more details.

Location: Site is located in south Lakeland, at the end of Florida National Drive, which is directly behind Wells Fargo Bank at the intersection of S. Florida Avenue, and W. Highland Drive. The property has 15 parking spaces on site. Location is serene and quiet, located on a cul-de-sac.

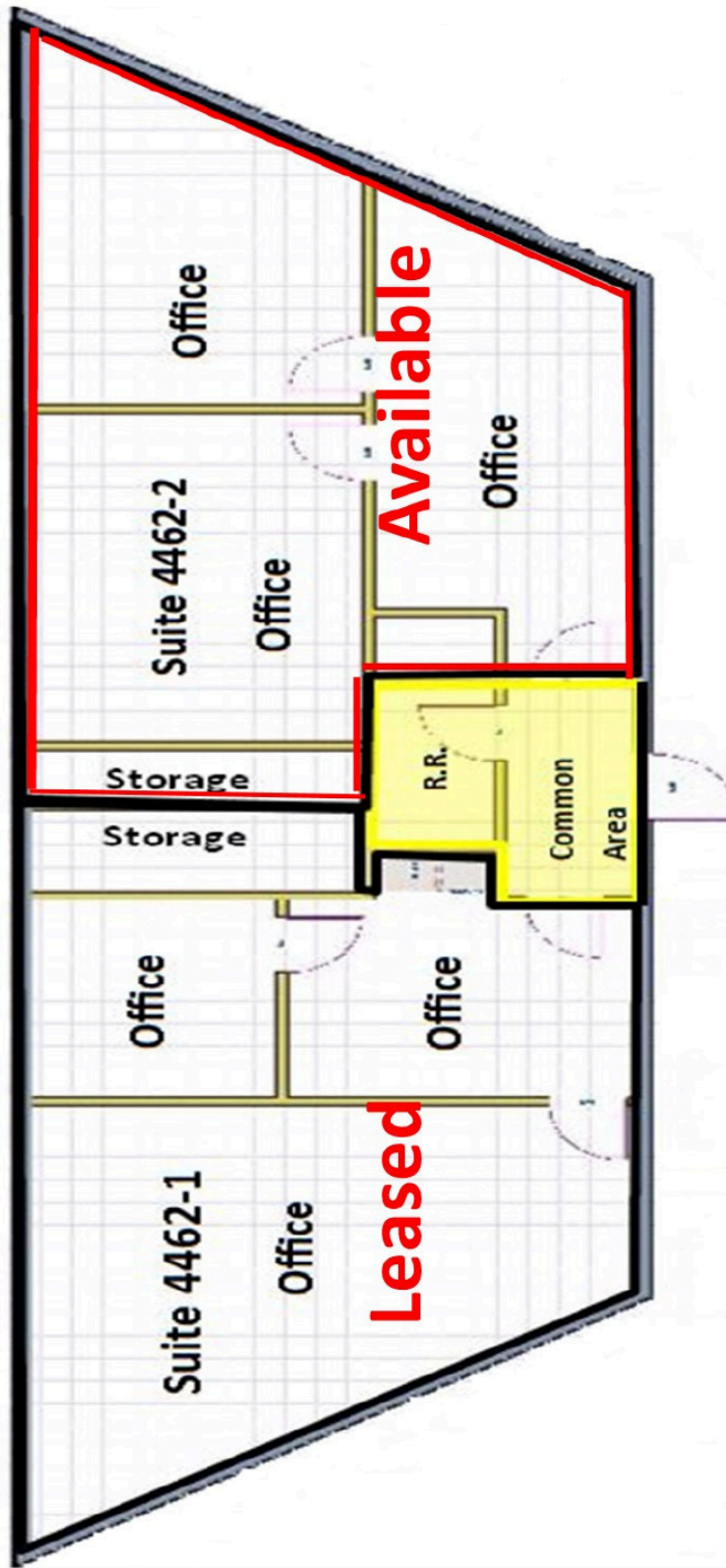
Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I4 corridor. There are over 10,000,000 people within a 100mile radius of Lakeland; a fact that is causing exponential growth in the area.

Lease Rate: Suite 4462-2 Negoitable



4460 Florida National Drive, Lakeland, Florida 33813
Floor Plan

EXECUTIVE OFFICE SUITES | SOUTH LAKELAND
4460 Florida National Drive, Lakeland, Florida 33813



2nd Floor Plan

4460 Florida National Drive, Lakeland, Florida 33813
Photos





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**