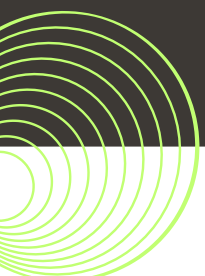
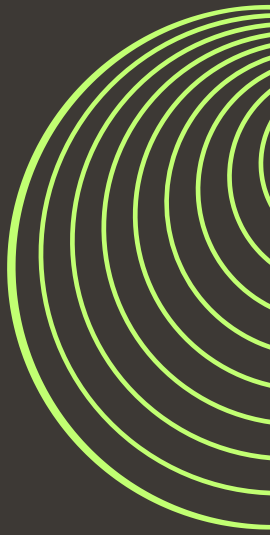




# 609 Midflorida Dr., Suite 1 & 2 Lakeland, FL FOR SALE

## PROPERTY HIGHLIGHTS

- PRIME SOUTH LAKELAND LOCATION
- HIGH END BUSINESS PARK
- 3,000 SF TOTAL, TWO UNITS
- AMPLE PARKING



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

**PHONE: (863) 683-3425**

**JSTROLLO@RESBROADWAY.COM**

**609 Midflorida Drive, Lakeland, Florida 33813**

**Property:** This office property is located within the Viking Business park in south Lakeland. Each building is comprised of two parcels, each parcel containing a two separate office suites. This is for suites 1 & 2 of building 609. Suite 1 is 1,750 rsf, and suite 2 is 1,250 rsf. You can buy the entire property, occupy one suite and rent out the other! Each suite was built by Tapia and features, 8' doors, crown molding, tile roofs, excellent layouts with offices, conference rooms, reception / waiting areas, break rooms and storage (see attached floorplans for specific layouts). The association handles all exterior elements of the property to make this a maintenance free investment or office for your use.

**Sales Price: \$750,000**



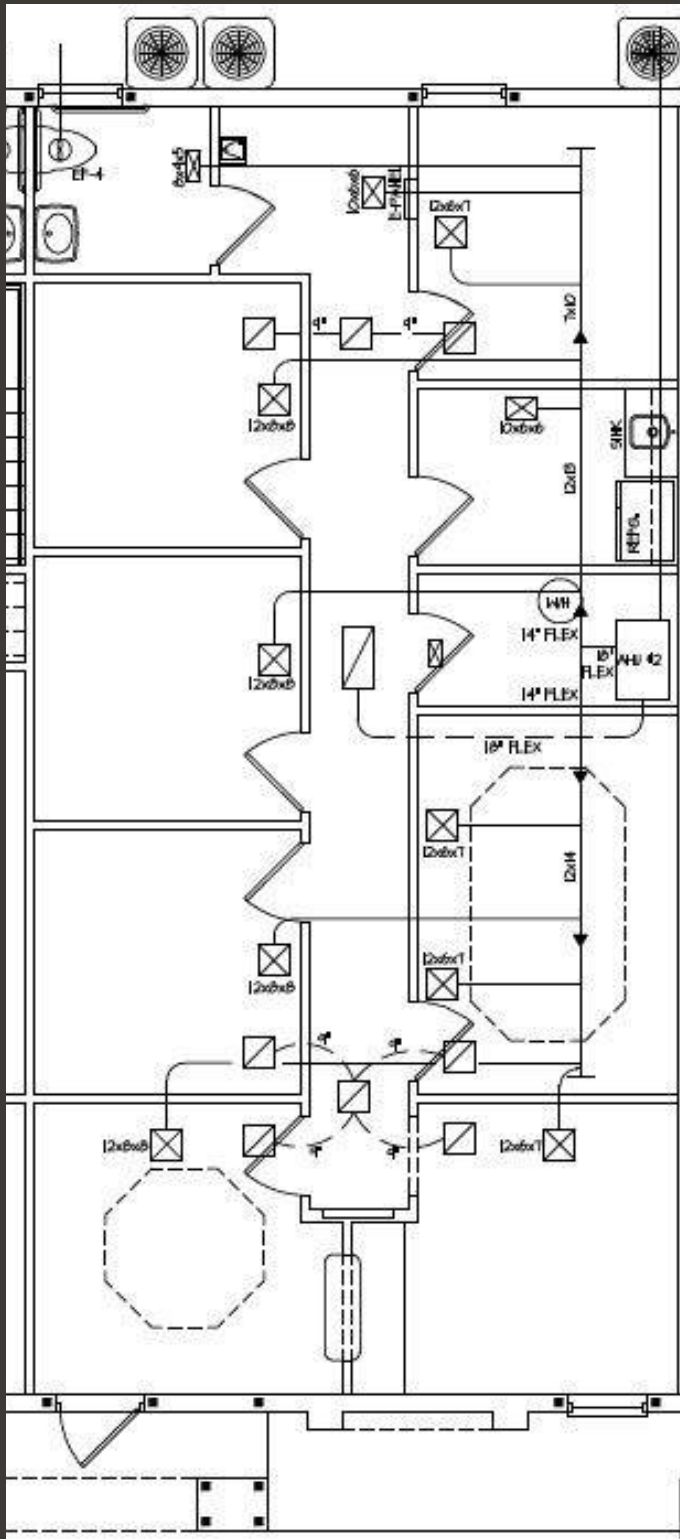
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**SUITE 2**  
**1,250 RSF**



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**Location: This site is located in south Lakeland, just off S. Florida Avenue on Midflorida Drive. The Viking Business is a wonderful, serene and quiet south Lakeland locations. It is six miles from downtown and close to the Polk Parkway.**

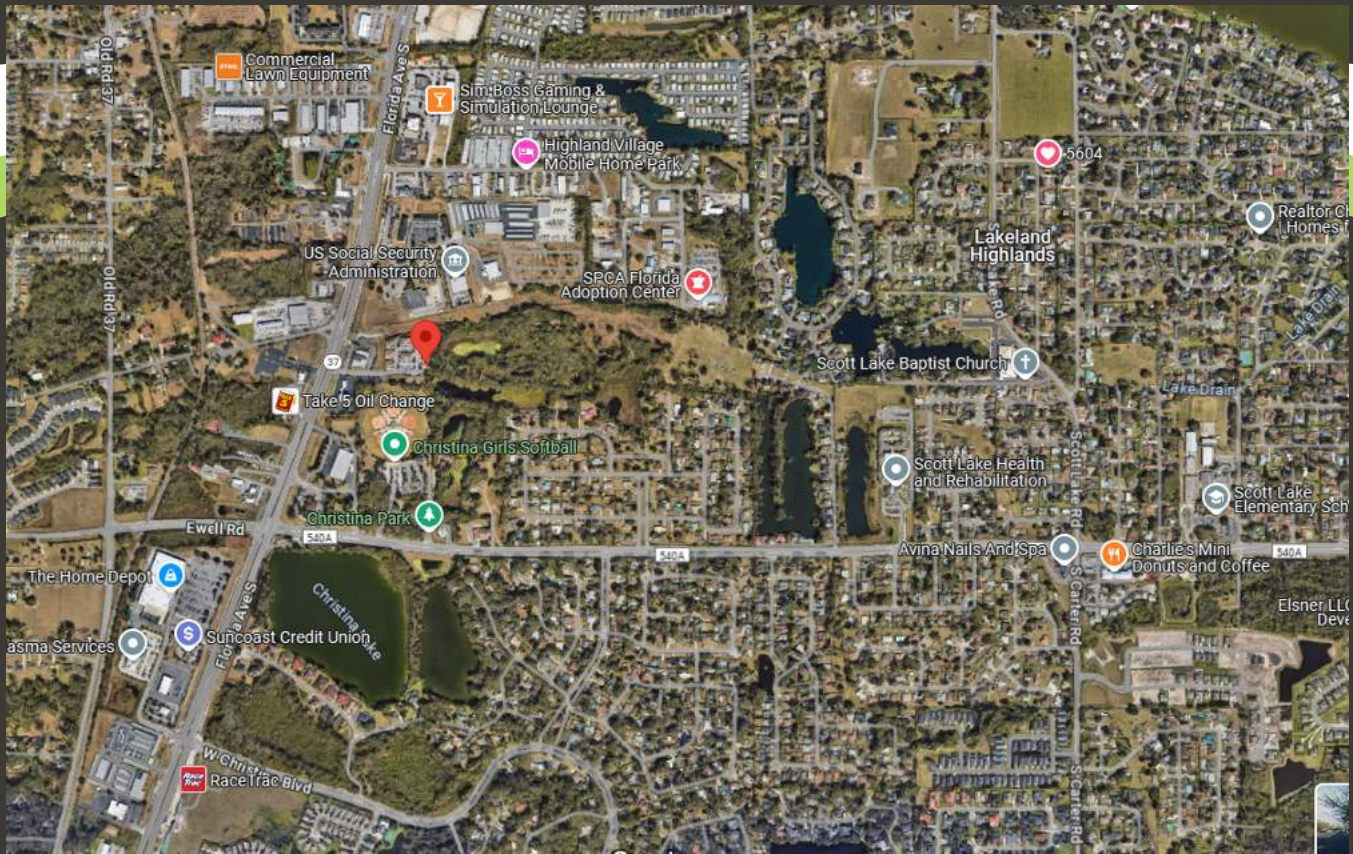


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**Area Information:** Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community 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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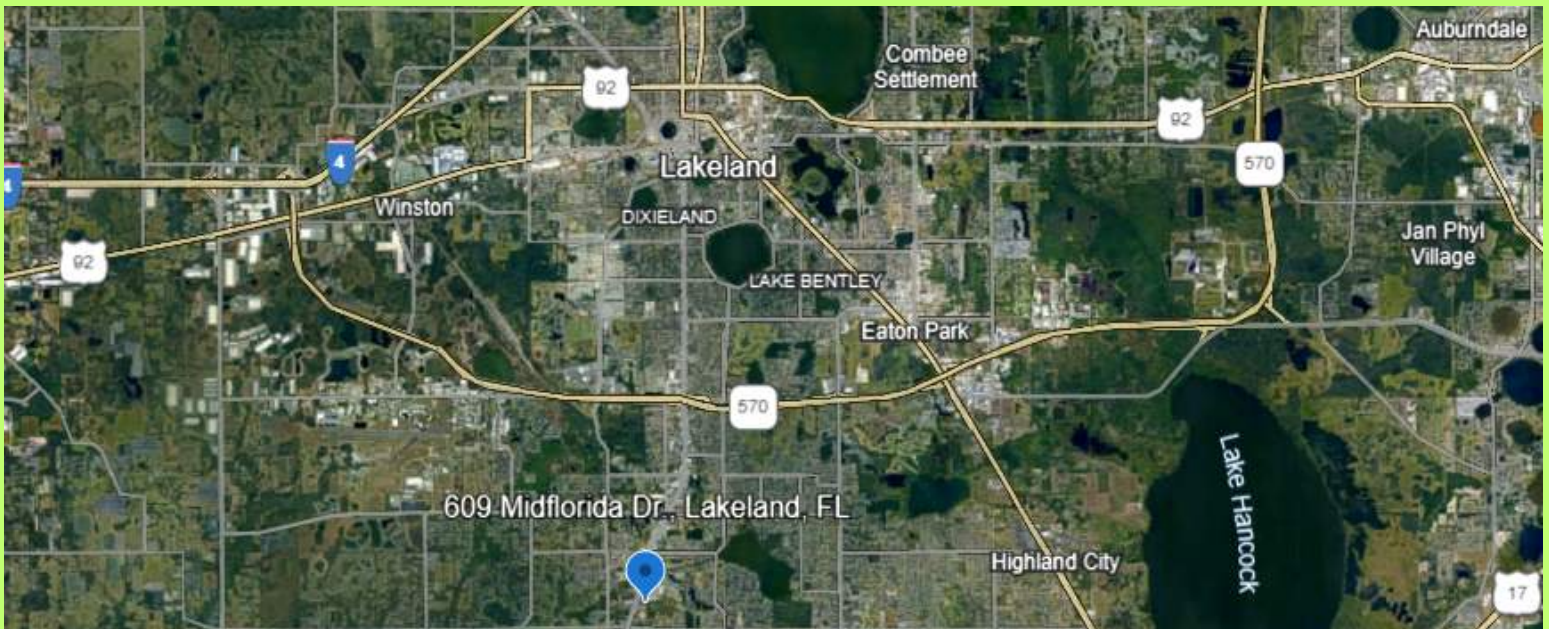
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## MAPS



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