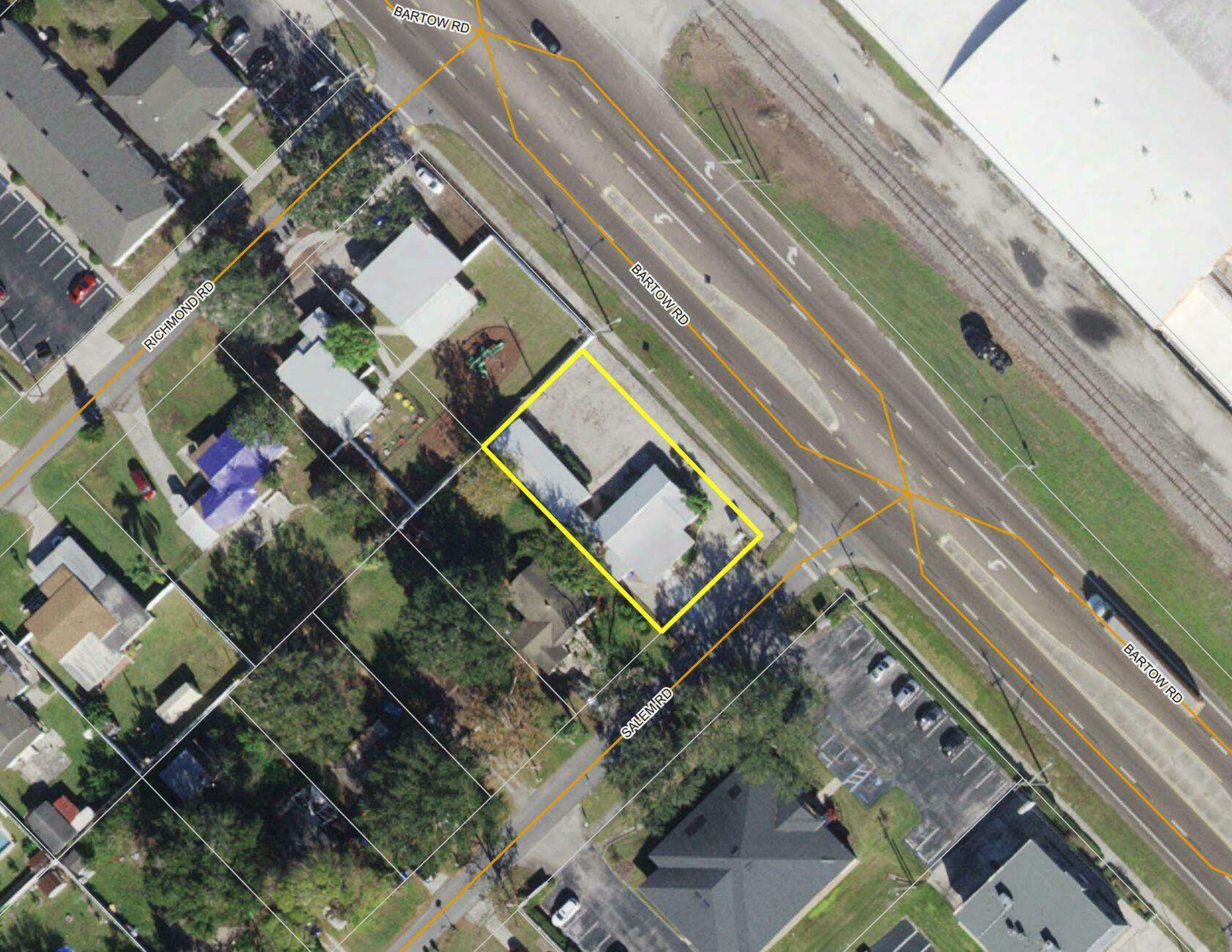


US 98 LAKELAND MEDICAL OFFICE

1803 SALEM RD
LAKELAND, FL 33803

Maricruz Gutierrez Mejia
C: 863.978.3751
maricruz.g.mejia@svn.com





BARTOW RD

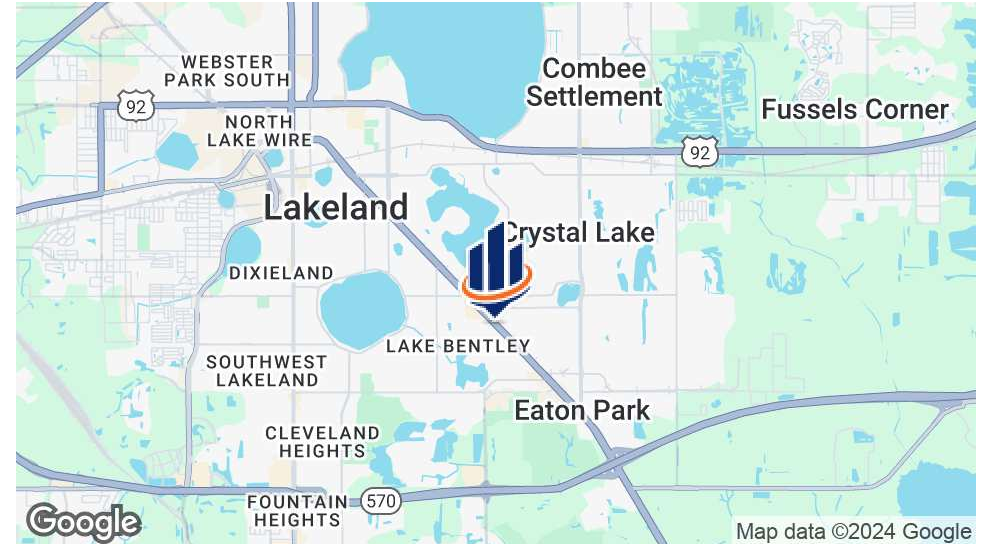
RICHMOND RD

BARTOW RD

BARTOW RD

SALEM RD

Property Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	0.21 ± acres
Lot Dimensions:	130' x 70'
Building Size:	2,630 SF
Zoning:	O-1 Low Impact Office District (City of Lakeland)
Effective Year Built:	1989
Traffic Count:	38,500 Cars/Day
County:	Polk
Property Taxes:	\$3,896.32 [2024]
Utilities:	Lakeland Electric, City of Lakeland Water & Trash

PROPERTY DESCRIPTION

The subject property is a freestanding medical office building located along US 98 within the central area of Lakeland. The property is also equipped with 2 restrooms and multiple office/exam rooms. This location offers exposure and frontage to a traffic count of over 38,000 cars per day along US 98. In addition, the property is only 3 miles north of the new Orlando Health Hospital that is currently under construction. The hospital is expected to open in 2026.

PROPERTY HIGHLIGHTS

- Proximity to major thoroughfares such as the Polk Parkway, I-4, and US 92
- 130 ± FT of frontage along US 98
- Variety of allowed uses such as medical office, fitness studio, & hair salon

Location & Zoning Description



LOCATION DESCRIPTION

The property features an excellent location. I-4 is only 6 ± miles north and the Polk Parkway is only 2 ± miles south of the property. Nearby businesses include professional offices and a variety of retailers. Major nearby retailers include Publix, McDonald's, CVS, and Wendy's.

ZONING DESCRIPTION

According to the Lakeland Land Development code, the intent of the O-1 District is to permit those office uses which meet the needs of local resident and business populations and which have a low impact and are the most compatible with adjacent residential development. Permitted uses include medical office, fitness studios, hair salon, and veterinary clinics.



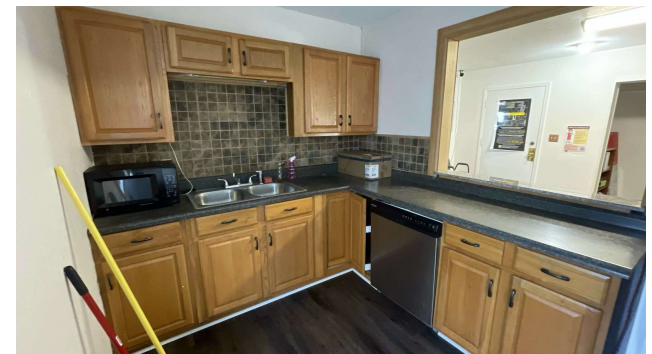
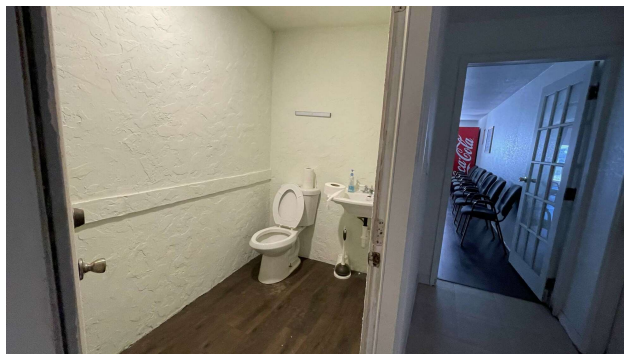
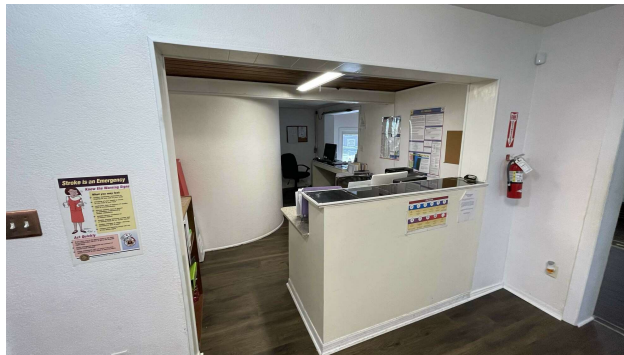
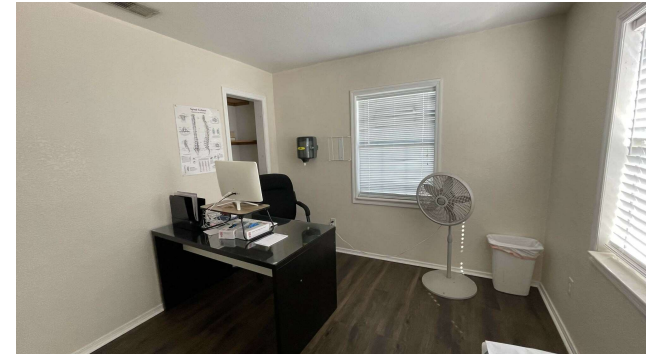
EXAMPLES OF PERMITTED USES

- Medical & Non-Medical Office Uses
- Communication Studios
- Veterinary Clinics & Animal Hospitals
- Music & Dance Studios
- Exercise, Fitness & Martial Arts Studios
- Barber Shops, Hair Salons & Day Spas
- Hotels
- Bed & Breakfast
- Office-Type R & D
- Single-Family, Attached

Exterior Photos



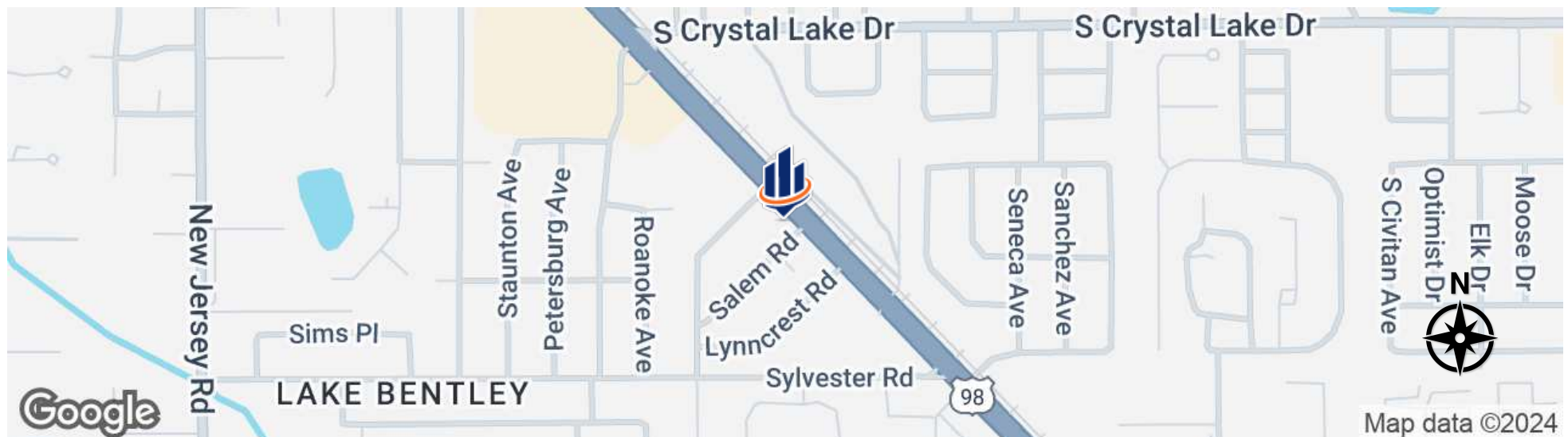
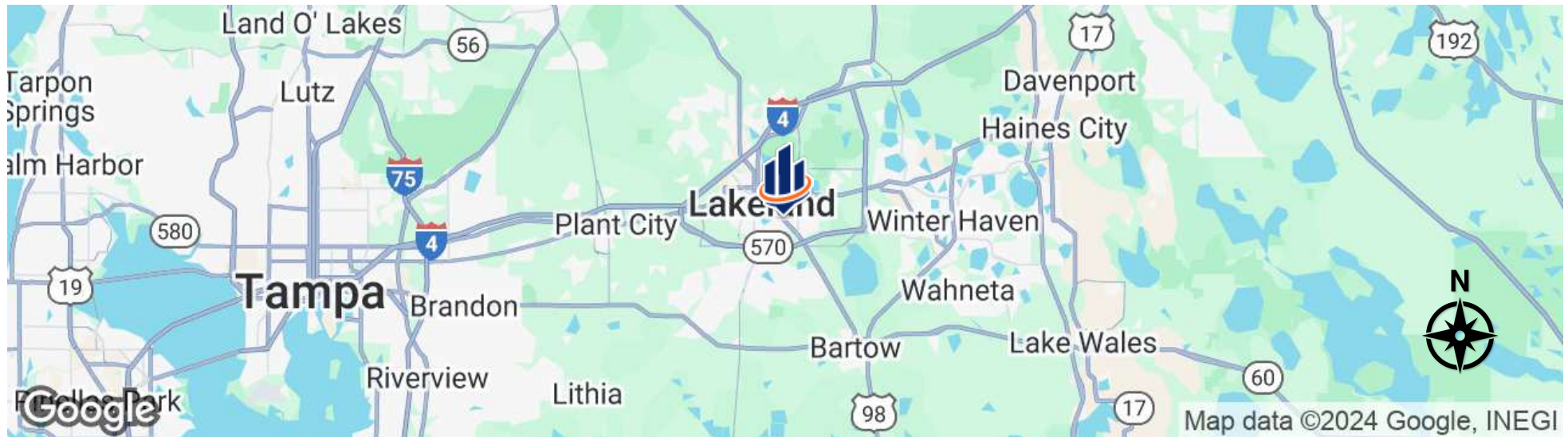
Interior Photos



Interior Photos



Regional & Location Map



Retailer Map



Market Area Map



LAKELAND IS A BOOMTOWN



POLK COUNTY'S ECONOMY

"Polk County's overall GDP grew 35% from 2012 to 2021 (when adjusted for inflation). The biggest drivers were the finance, insurance, and real estate industries."

*Article sourced from LALToday

"In a recent listicle of 15 cities people moved to during the pandemic, Lakeland came in at #2."

*Article sourced from LALToday

POLK COUNTY'S RAPID GROWTH

"A study by the GiveWell Community Foundation and United Way of Central Florida shows Polk County is the fastestgrowing county in Florida and the seventh fastest-growing in the nation."

* Article sourced from ABC Action News Tampa Bay



"The population has increased more than 20% since 2010 and its location straddling Interstate 4 between Tampa and Orlando sustains job-generating growth in manufacturing, distribution and logistics."

*Article sourced from Business Observe

LAKELAND IS THE NO. 3 'BOOMTOWN' IN THE COUNTRY

"Katie Worthington Decker is with the Lakeland Economic Development Council. She said more and more people are attracted to the city because of its affordability, quality of life and, of course, that old real estate mantra – location location, location."

"We have every major road network that pretty much goes through our area," Decker said. "And you have 18 million people within a four-hour drive of Lakeland."

*Article sourced from WUSF Public Media

Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	11,293	66,130	140,488	23,267	90,470	193,959	121,710	812,640	22,779,514	338,440,954
Households	4,037	25,366	54,642	7,844	34,330	74,791	48,929	303,601	9,084,882	130,716,571
Families	2,408	14,751	33,789	4,445	20,564	47,487	28,708	207,373	5,826,884	83,629,781
Average Household Size	2.48	2.37	2.44	2.38	2.44	2.50	2.33	2.62	2.45	2.53
Owner Occupied Housing Units	2,393	13,916	33,543	4,080	18,942	46,775	27,969	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	1,644	11,450	21,099	3,764	15,388	28,016	20,960	87,510	3,054,947	46,583,487
Median Age	33.4	36.4	39.5	31.0	37.3	39.4	40.0	41.2	43.5	39.3
Income										
Median Household Income	\$55,607	\$55,056	\$57,888	\$53,727	\$56,395	\$61,553	\$59,505	\$63,515	\$74,715	\$79,068
Average Household Income	\$75,584	\$76,114	\$80,052	\$74,023	\$77,531	\$82,797	\$80,863	\$83,346	\$105,305	\$113,185
Per Capita Income	\$27,639	\$29,486	\$31,186	\$25,383	\$29,856	\$32,047	\$32,709	\$31,188	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate										
Population	0.72%	0.91%	1.27%	0.72%	1.12%	1.37%	1.32%	1.93%	0.93%	0.38%
Households	0.73%	0.96%	1.28%	0.85%	1.16%	1.35%	1.33%	1.84%	1.15%	0.64%
Families	0.64%	0.80%	1.16%	0.69%	1.01%	1.25%	1.27%	1.80%	1.12%	0.56%
Owner HHs	1.91%	2.21%	2.32%	2.16%	2.23%	2.30%	2.24%	2.37%	1.66%	0.97%
Median Household Income	4.93%	4.36%	4.39%	4.84%	4.41%	4.36%	4.15%	4.27%	3.25%	2.95%

- Over 140,000 people with a median age of 39.5 within a 5-mile radius from the property.
- Median household income of over \$61,000 within a 15-minute drive from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Lakeland Polk County FL US

Households by Income

<\$15,000	10.20%	12.80%	11.90%	13.00%	13.20%	11.20%	10.80%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	7.30%	8.90%	9.20%	8.00%	8.90%	8.50%	8.40%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	11.80%	11.20%	10.80%	12.00%	10.90%	10.50%	11.40%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	16.20%	13.10%	12.30%	14.20%	12.40%	11.80%	12.40%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	15.30%	14.90%	14.60%	14.40%	14.30%	14.60%	15.20%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	15.80%	13.20%	12.80%	14.80%	12.80%	13.50%	13.50%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	15.00%	16.70%	17.80%	15.20%	17.90%	18.30%	18.00%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	4.70%	5.00%	5.80%	4.90%	5.40%	6.50%	5.70%	6.70%	8.60%	9.50%
\$200,000+	3.80%	4.10%	4.80%	3.70%	4.30%	5.10%	4.70%	4.60%	10.40%	12.60%

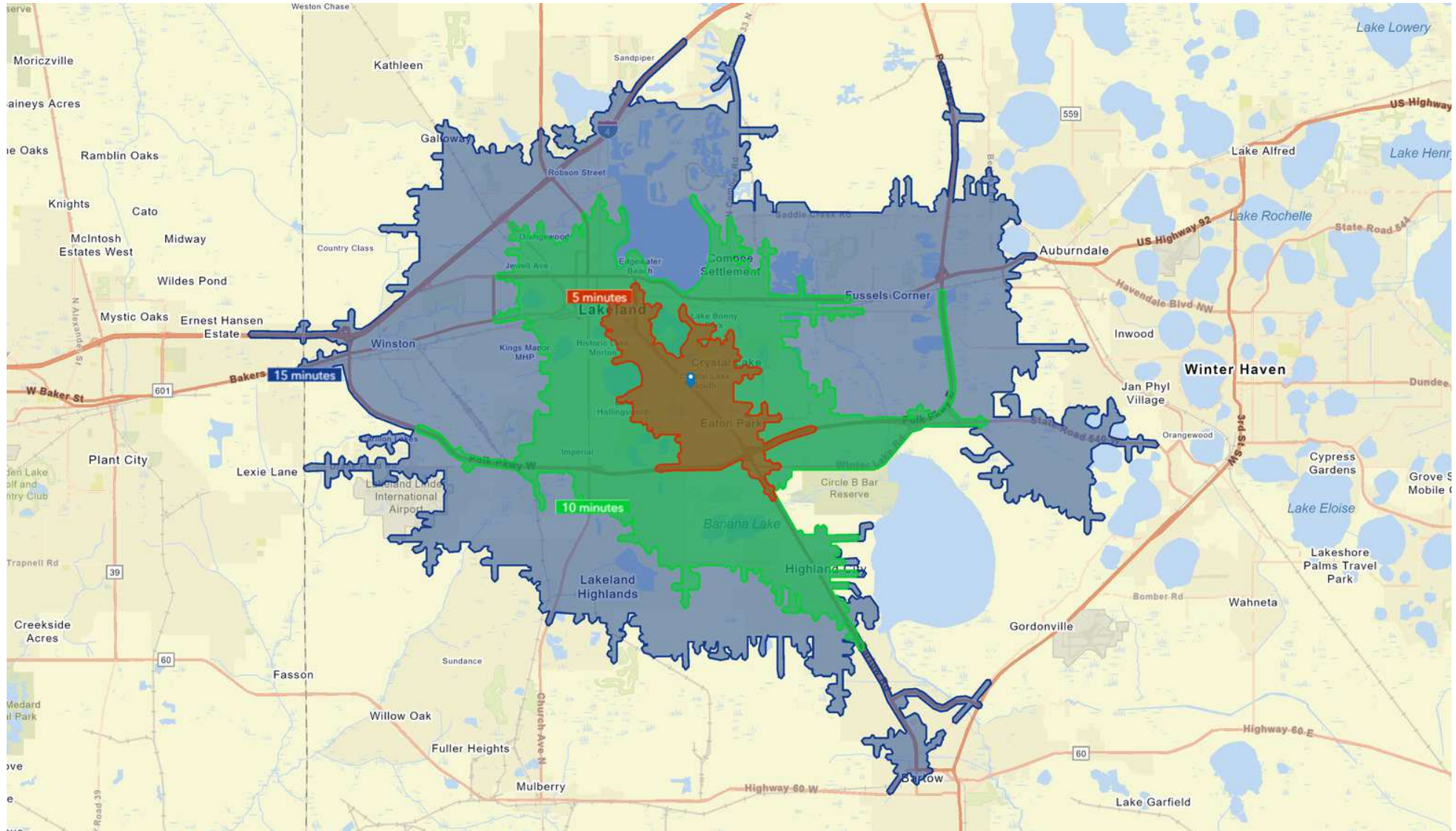
Population by Age

0 - 4	5.10%	5.20%	5.30%	4.70%	5.30%	5.50%	5.10%	5.40%	4.70%	5.50%
5 - 9	5.30%	5.20%	5.60%	4.70%	5.50%	5.80%	5.20%	5.70%	5.10%	5.80%
10 - 14	5.70%	5.30%	5.80%	4.90%	5.60%	6.00%	5.50%	6.20%	5.40%	6.00%
15 - 19	10.40%	7.00%	6.60%	9.40%	6.90%	6.60%	6.10%	6.30%	5.80%	6.40%
20 - 24	12.10%	11.00%	8.40%	17.80%	9.80%	7.80%	8.50%	6.30%	6.10%	6.80%
25 - 34	13.50%	14.40%	12.70%	14.20%	14.00%	12.80%	13.50%	12.40%	12.30%	13.50%
35 - 44	11.30%	12.00%	11.90%	11.10%	12.20%	12.20%	11.60%	12.40%	12.50%	13.30%
45 - 54	10.50%	10.40%	11.00%	9.30%	10.80%	11.30%	10.60%	11.60%	12.10%	12.10%
55 - 64	11.00%	11.30%	12.10%	10.10%	11.60%	12.10%	11.70%	12.30%	13.30%	12.30%
65 - 74	8.90%	9.90%	11.30%	8.10%	10.20%	11.10%	11.50%	11.90%	12.30%	10.40%
75 - 84	4.60%	5.90%	6.90%	4.30%	6.00%	6.70%	7.70%	7.40%	7.70%	5.70%
85+	1.50%	2.20%	2.40%	1.40%	2.20%	2.30%	3.00%	2.20%	2.70%	2.00%

Race and Ethnicity

White Alone	57.70%	61.80%	59.00%	58.80%	57.60%	58.80%	57.00%	57.00%	56.50%	60.30%
Black Alone	18.30%	13.70%	16.90%	15.90%	18.60%	16.60%	19.10%	15.00%	15.00%	12.50%
American Indian Alone	0.30%	0.50%	0.60%	0.50%	0.50%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	2.00%	1.60%	2.20%	1.70%	1.90%	2.40%	2.20%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.90%	9.20%	8.30%	10.70%	8.50%	8.30%	8.20%	10.70%	7.60%	8.80%
Two or More Races	13.60%	13.10%	13.00%	12.20%	12.80%	13.20%	12.90%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	23.30%	24.10%	23.50%	24.60%	23.20%	23.90%	23.20%	29.80%	27.60%	19.60%

Drive Time Map





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Associate Advisor

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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection



For more information visit SVNsaunders.com

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