



1021 S. Florida Avenue, Lakeland, Florida 33803

FOR LEASE

PROPERTY HIGHLIGHTS

- **HIGH END EXECUTIVE OFFICE SUITES**
- **TENANT LOUNGE**
- **WIFI AND WIRED INTERNET**
- **SHARED CONFERENCE**
- **ALL UTILITIES INCLUDED**
- **PARKING INCLUDED**

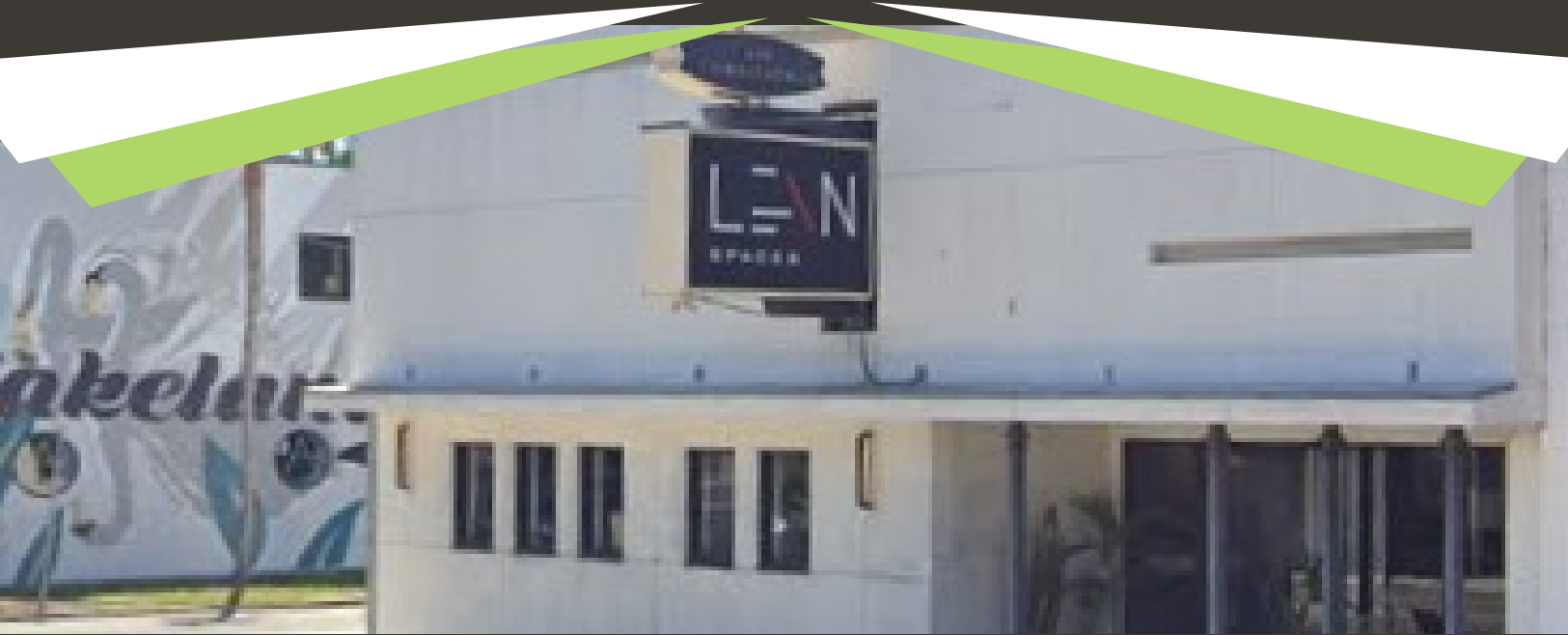


JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
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1021 S. Florida Avenue, Lakeland, Florida 33803



Property: Position your business in one of Lakeland's most vibrant corridors at 1021 S. Florida Avenue. This beautifully renovated building in the heart of the Dixieland CRA offers upscale executive office suites with a modern, creative flair.

The property features shared amenities including a fully equipped conference room with smart TV, a stylish tenant lounge with complimentary coffee and beverages, multiple seating areas, and high-speed Wi-Fi throughout. All utilities and parking are included in the lease, making it a convenient and cost-effective solution for professionals, freelancers, and small businesses seeking a high-profile address. With 29,000 cars passing daily and surrounded by popular local shops, restaurants, and entertainment venues, this is a highly desirable location to grow your business.

Lease Prices: Suite 2 - \$1,600
Suite 4 - \$1,100
Suite 5 - \$1,100
Suite 6 - \$1,100

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1021 S. FLORIDA AVENUE, LAKELAND, FLORIDA 33803
PHOTOS

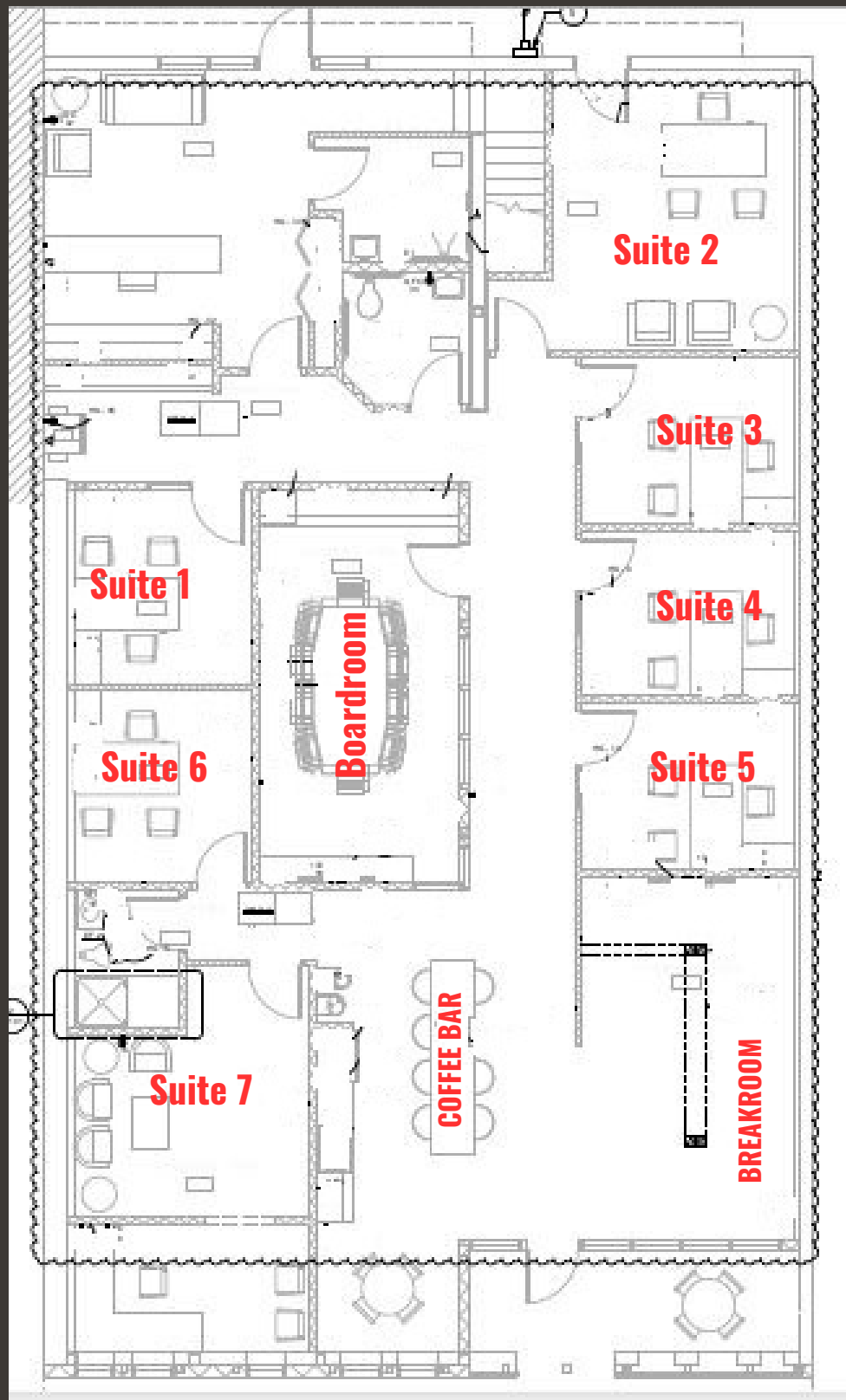


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1021 S. FLORIDA AVENUE, LAKELAND, FLORIDA 33803
FLOOR PLAN



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PROPERTY HIGHLIGHTS

- **MODERN EXECUTIVE SUITES AVAILABLE (3 SMALL, 1 LARGE)**
- **LOCATED DIRECTLY ON S. FLORIDA AVENUE IN DIXIELAND CRA**
- **SHARED CONFERENCE ROOM WITH SMART TV**
- **HIGH-SPEED WI-FI AND WIRED INTERNET**
- **STYLISH TENANT LOUNGE WITH COFFEE & BEVERAGES**
- **ALL UTILITIES INCLUDED IN LEASE**
- **ON-SITE PARKING INCLUDED**
- **29,000± DAILY TRAFFIC COUNT FOR MAXIMUM VISIBILITY**
- **SURROUNDED BY BOUTIQUES, EATERIES, AND ENTERTAINMENT**



JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
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Location: Site is directly on South Florida Avenue, In Lakeland's Dixieland CRA. Excellent visibility Car counts in this area are 29,000 per day. This area is quickly becoming a destination location with antiques stores, boutiques, thrift stores, barbershops and local restaurant, as well entertainment within walking distance.

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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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