



Office/Retail Building

FOR LEASE

5421 US Hwy 98 South, Highland City, Florida 33846

**Contact us
863-683-3425**



Jack Strollo, CCIM, CPM
Vice President, Broker
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100 S. Kentucky Avenue Suite 290
Lakeland, FL 33801

5421 US Hwy 98 South, Highland City, Florida 33846

PROPERTY HIGHLIGHTS

- **3,800 sqft**
- **On Hwy 98 South**
- **General and Medical Offices**



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Property: This spacious 3,800± SF suite is located on bustling US Hwy 98 South in Lakeland, offering high visibility and convenient access for clients, congregants, or staff. The flexible floor plan is well-suited for a variety of professional or institutional uses, and the property's zoning allows for a wide range of possibilities.

Lease Price: \$5,850.00 Mod Gross



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Zoning and Permitted Uses Include:

- **General and Medical Offices**
- **Day Spa, Fitness Center, or Martial Arts Studio**
- **Music or Dance Studio**
- **Veterinary Clinic or Animal Hospital**
- **Vocational Training Facility**

Conditional Uses:

- **Churches or Religious Facilities**
- **Preschools or Daycare Centers**
- **Adult Daycare Services**



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Location: Site is located off US Hwy 98 South, surrounded by retailers such as Publix, Advance Auto Parts, McDonalds, Culvers and minutes from 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.

The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation.

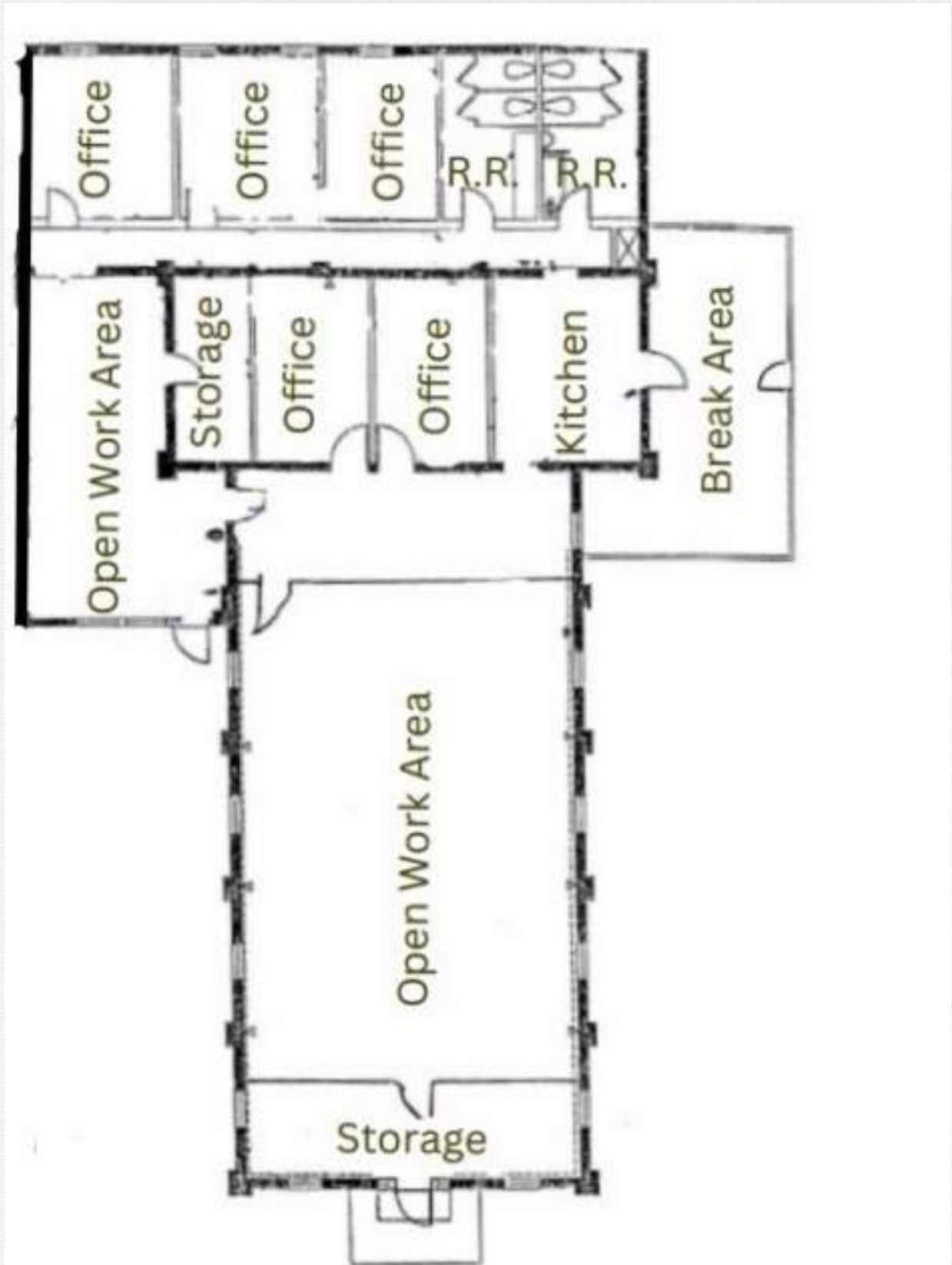
A wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.



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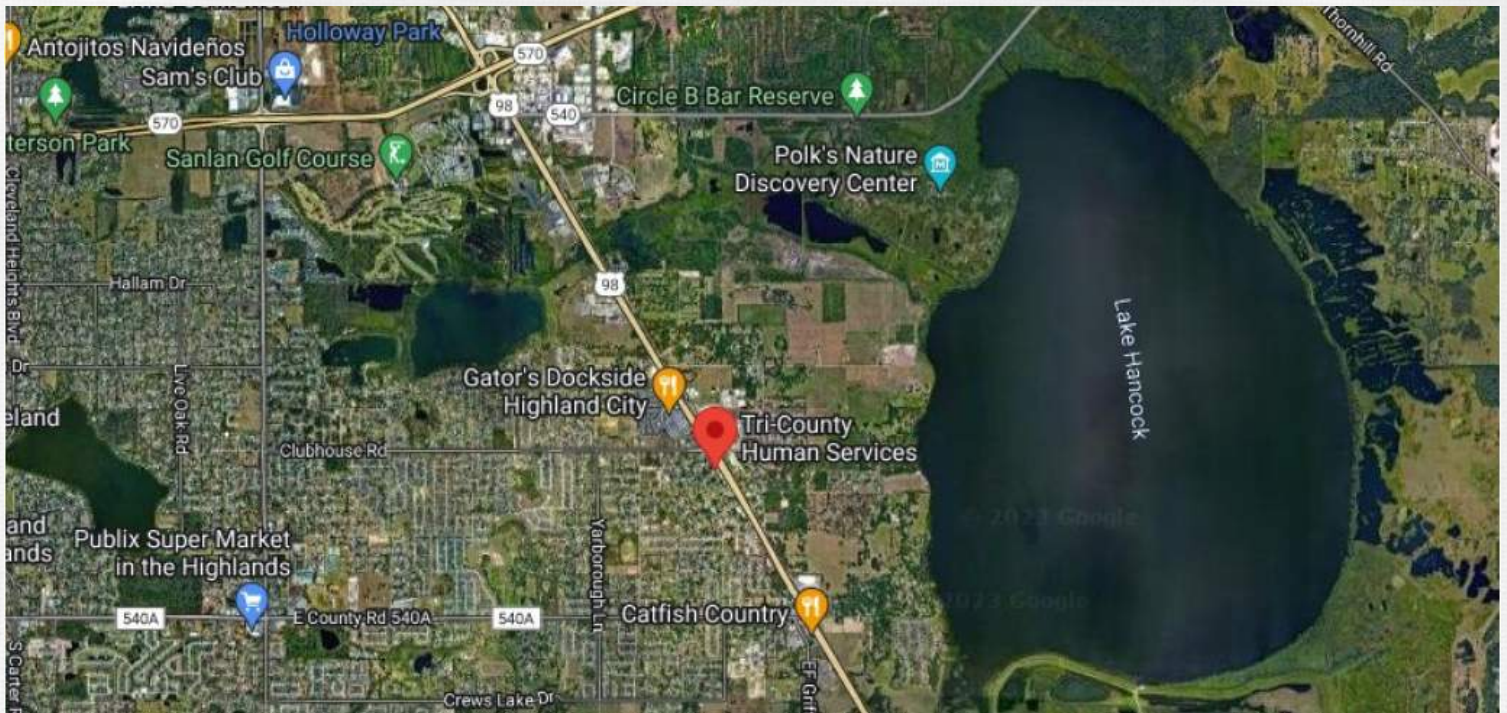
Floor Plan



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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 Cities to buy a home (Business Insider)
- #1 Fastest growing city (Bloomberg)
- #1 most philanthropic city (Philanthropy)
- #6 safest places to live
- #6 mid-sized metro job growth (Business facilities)
- #17 best cities for new graduates (Good Call)
- #7 Best Places to move (US News & World Report)

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
- 2 Major Airports less than 1 hour away
- Over 10 Million People within 100 Miles
- Largest Municipality in Polk County
- City of Lakeland population: 107,552
- Average annual wages: \$56,376
- Unemployment rate: 3.4%
- Florida's 4th Best City in business tax climate index