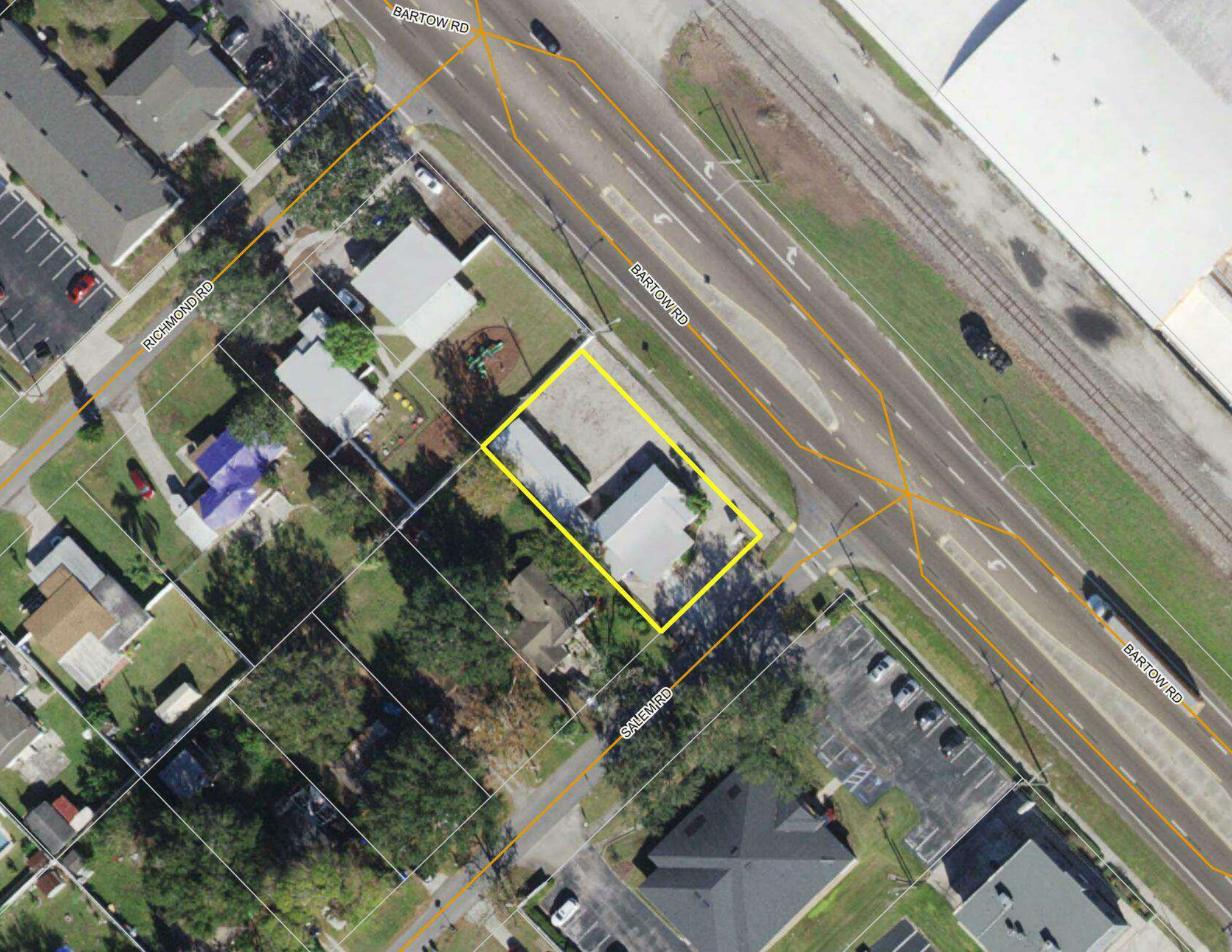


# US 98 Lakeland Medical Office

1803 Salem Rd, Lakeland, Florida

Maricruz Gutierrez Mejia  
863-978-3751  
[maricruz@saundersrealestate.com](mailto:maricruz@saundersrealestate.com)





BARTOW RD

RICHMOND RD

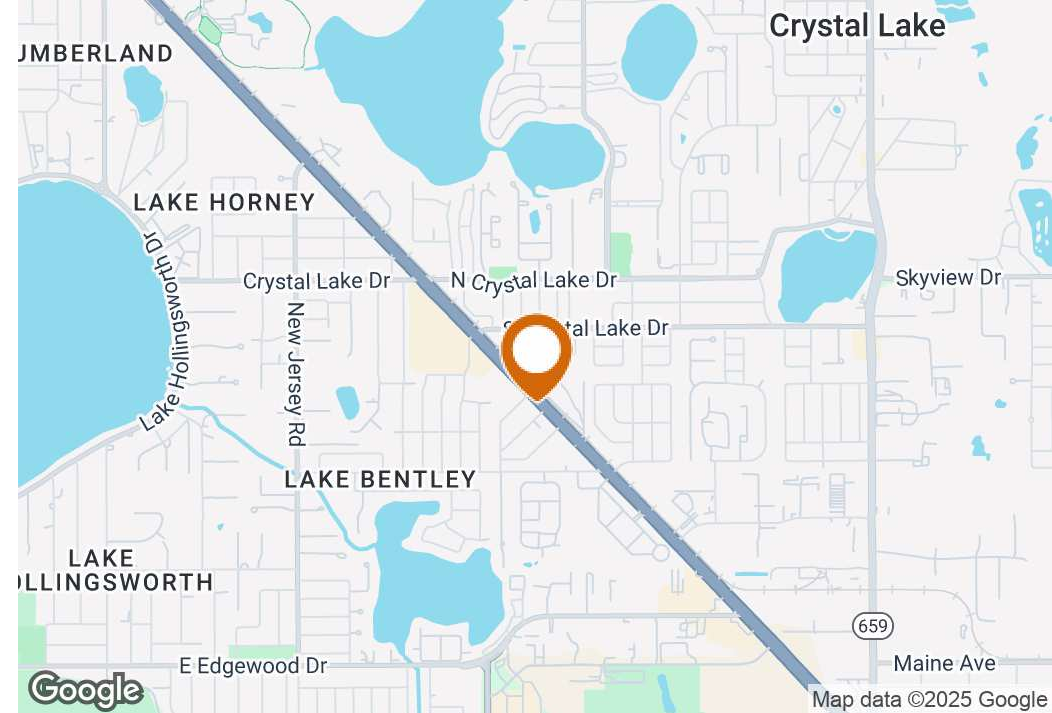
BARTOW RD

BARTOW RD

SALEM RD



## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$500,000</b>
<b>Lease Rate:</b>	<b>\$22.00 SF/yr (Gross)</b>
<b>Lot Size:</b>	0.21 ± acres
<b>Available SF:</b>	2,630 SF
<b>Lot Dimensions:</b>	130' x 70'
<b>Building Size:</b>	2,630 SF
<b>Zoning:</b>	O-1 Low Impact Office District (City of Lakeland)
<b>Effective Year Built:</b>	1989
<b>Traffic Count:</b>	38,500 Cars/Day
<b>County:</b>	Polk
<b>Property Taxes:</b>	\$3,896.32 (2024)

## Property Overview

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
- Reroofed in 2020



## 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

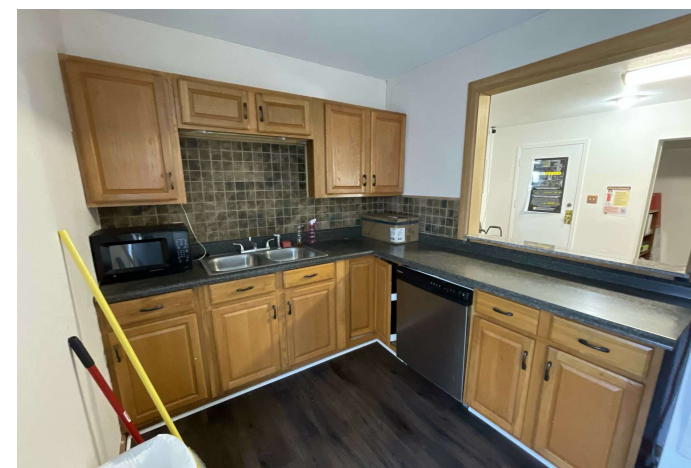
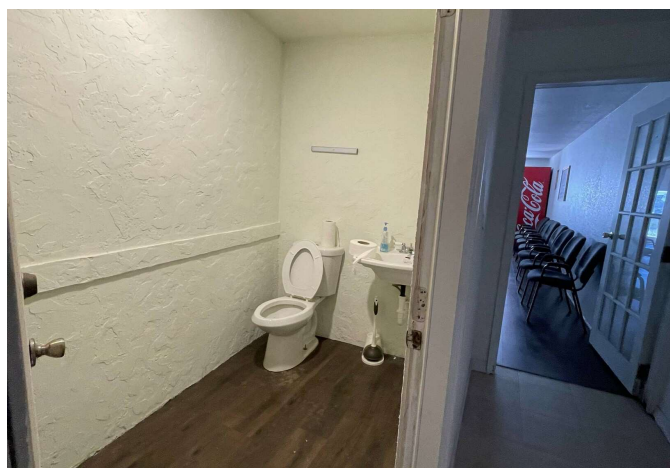
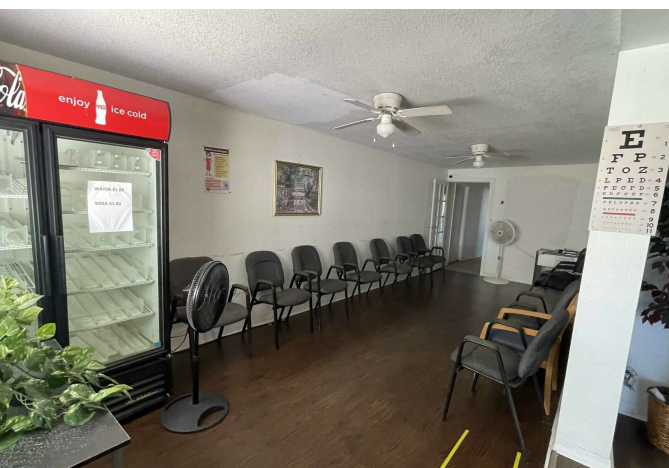
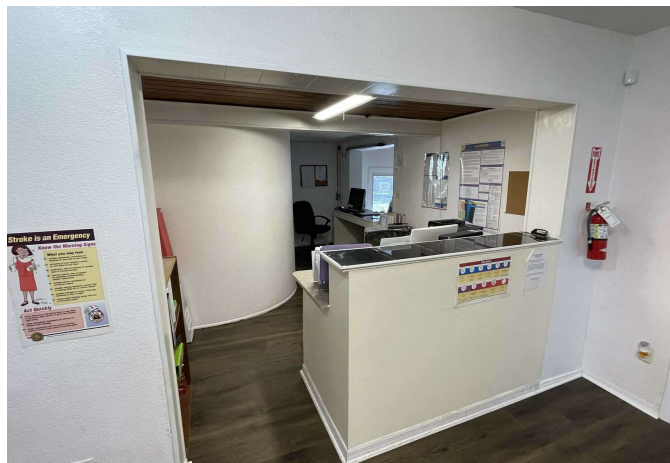
- Medical & Non-Medical Office Uses
- Communication Studios
- Veterinary Clinics & Animal Hospitals
- Music & Dance Studios
- Exercise, Fitness & Martial Arts Studios
- Barber Shops, Hair Salons & Day Spas
- Hotels
- Bed & Breakfast
- Office-Type R & D
- Single-Family, Attached



## EXTERIOR PHOTOS





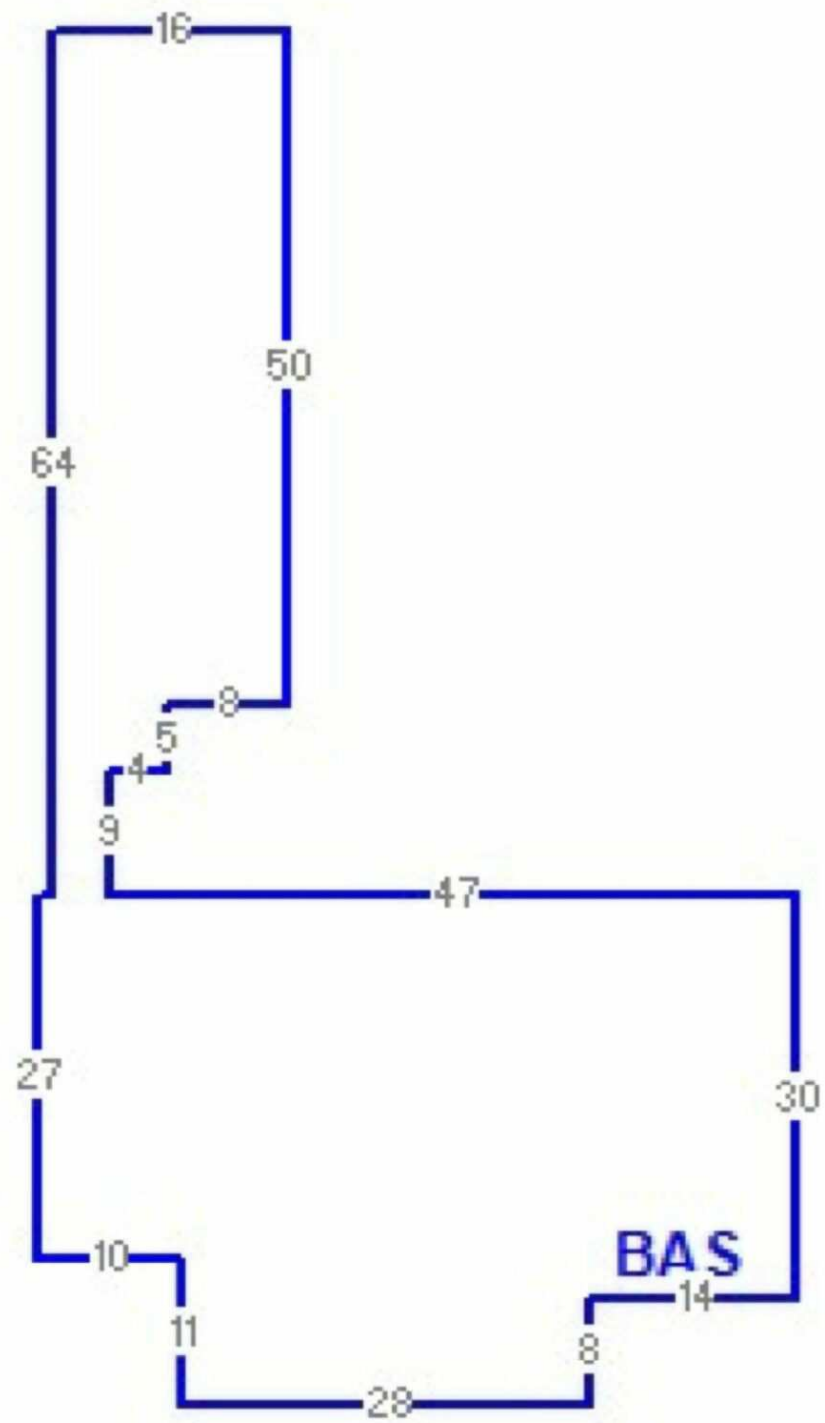




INTERIOR PHOTOS



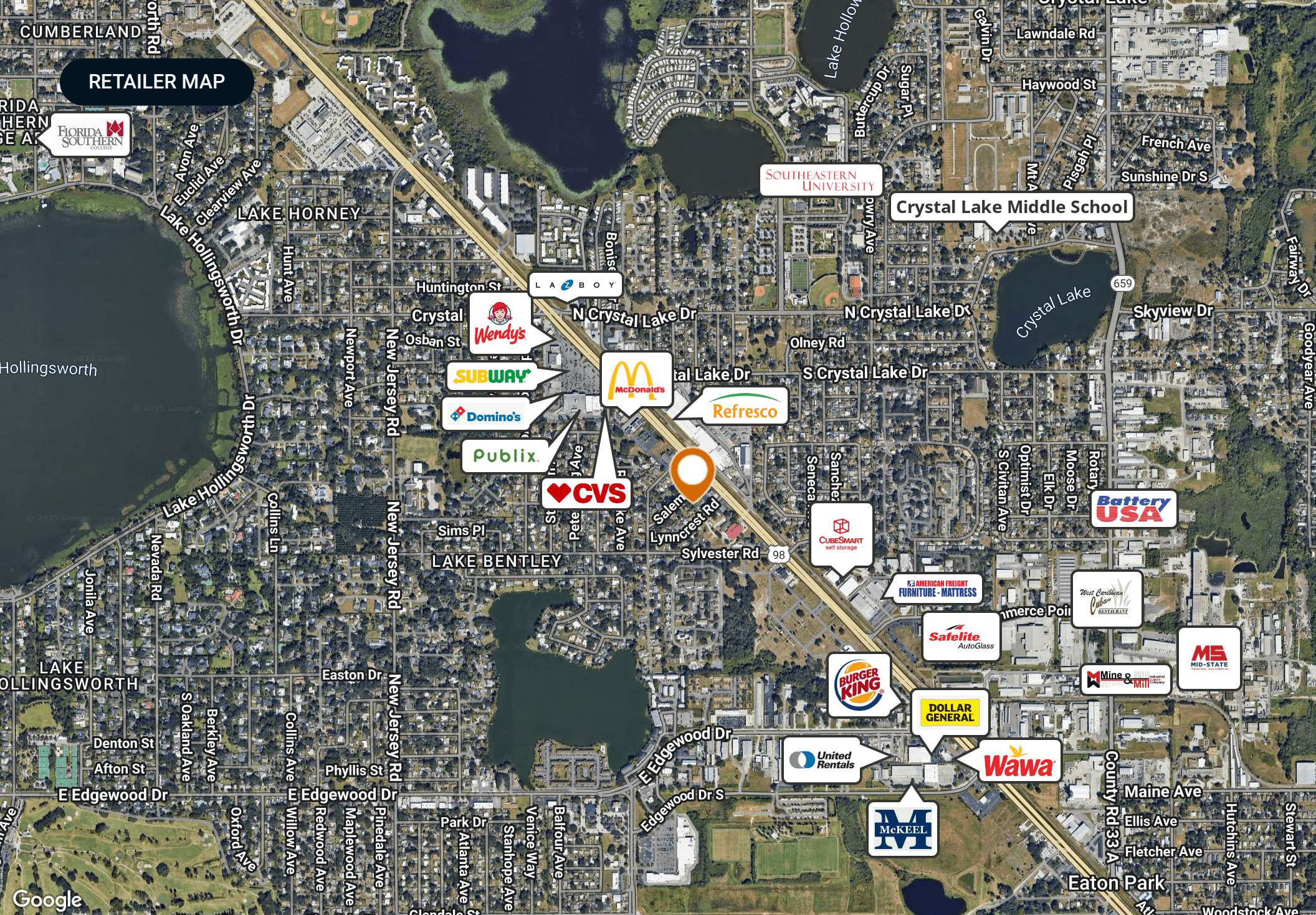
## BUILDING LAYOUT











RETAILER MAP



SOUTHEASTERN UNIVERSITY

Crystal Lake Middle School







MARKET AREA MAP



Hospital Under Construction





## 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."

### 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 fastestgrowing 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



## DEMOGRAPHICS MAP & REPORT

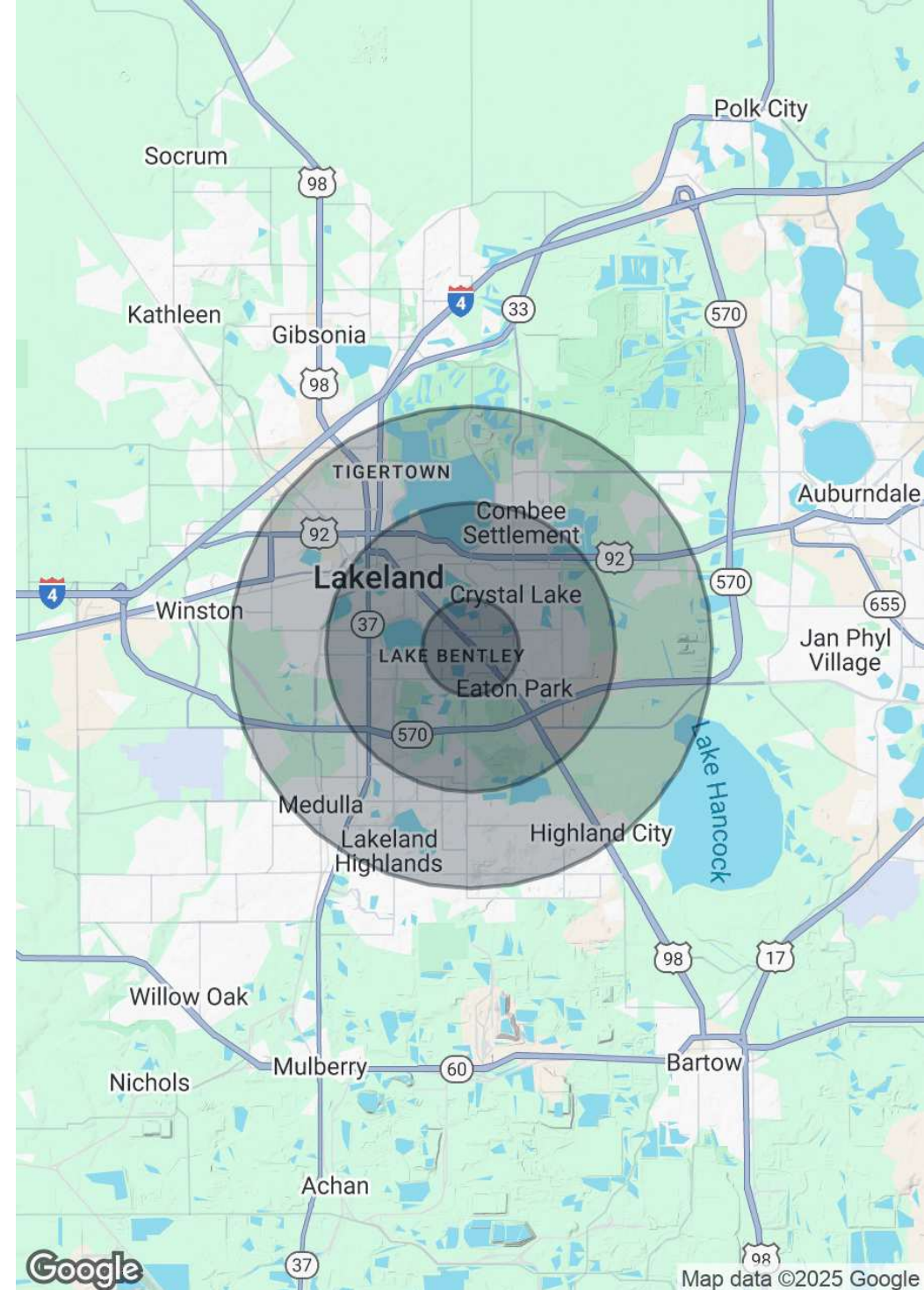
### Population

	1 Mile	3 Miles	5 Miles
Total Population	12,443	68,182	144,331
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	38	40	42

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,510	26,184	55,912
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$76,267	\$79,113	\$81,331
Average House Value	\$258,523	\$260,112	\$260,311

Demographics data derived from AlphaMap





## ADVISOR BIOGRAPHY



### Maricruz Gutierrez Mejia

Associate Advisor

maricruz@saundersrealestate.com

Direct: **877-518-5263 x431** | Cell: **863-978-3751**

## Professional Background

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate.

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





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