SUBJECT

S Florida Ave

S Lakeland Dr
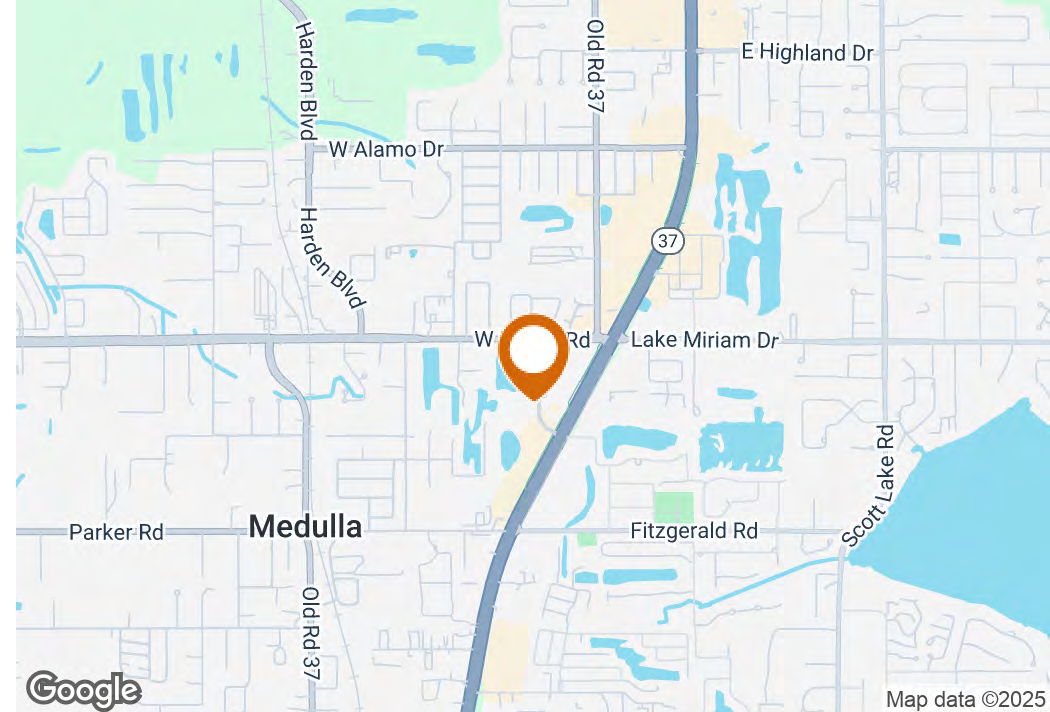
Professional Office Near South Florida Ave

5151 South Lakeland Drive, Lakeland, FL 33813 (East Building)

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PROPERTY SUMMARY

Offering Summary

Lease Rate:	**$19 SF/yr (MG)**
Building Size:	5,000 SF
Available SF:	2,500 SF
Lot Size:	0.03 Acres
Price / SF:	$190.00
Year Built:	1989
APN:	232912140167000010, 232912140167000020, 232912140167000030, 232912140167000040

Property Overview

This property is an exceptional opportunity for sale or lease, featuring a total of four office suites, with one currently available for lease. Designed for professional businesses with minimal foot traffic, it offers both convenience and visibility. Located near South Florida Avenue, a major thoroughfare with a daily traffic count of 43,000 ± cars, the property ensures outstanding exposure to potential clients. It also boasts prime access and ample parking, with spaces in front of the building and an adjacent parking lot. Elevate your business or investment portfolio with this strategic, high-traffic location.

Property Highlights

- Located near South Florida Avenue, with exposure to 43,000± daily vehicles, ensuring excellent visibility for professional businesses.

- Features 4 office suites, with one currently available for lease, ideal for low-foot-traffic operations.

- Offers easy access, ample on-site parking, and additional spaces in an adjacent lot for clients and employees.

Location Description

The subject property is located right off South Lakeland Drive. It is situated near South Florida Avenue, a prominent thoroughfare, the area offers an array of dining options, retail destinations, and professional services. Enjoy easy access to nearby attractions such as the Lakeside Village Mall, and an abundance of restaurants, ensuring a plethora of options for entertaining clients or unwinding activities.

With its excellent location within Lakeland, this property provides an elegant blend of urban accessibility and suburban tranquility, making it an optimal choice for your business needs.

REGIONAL & LOCATION MAP
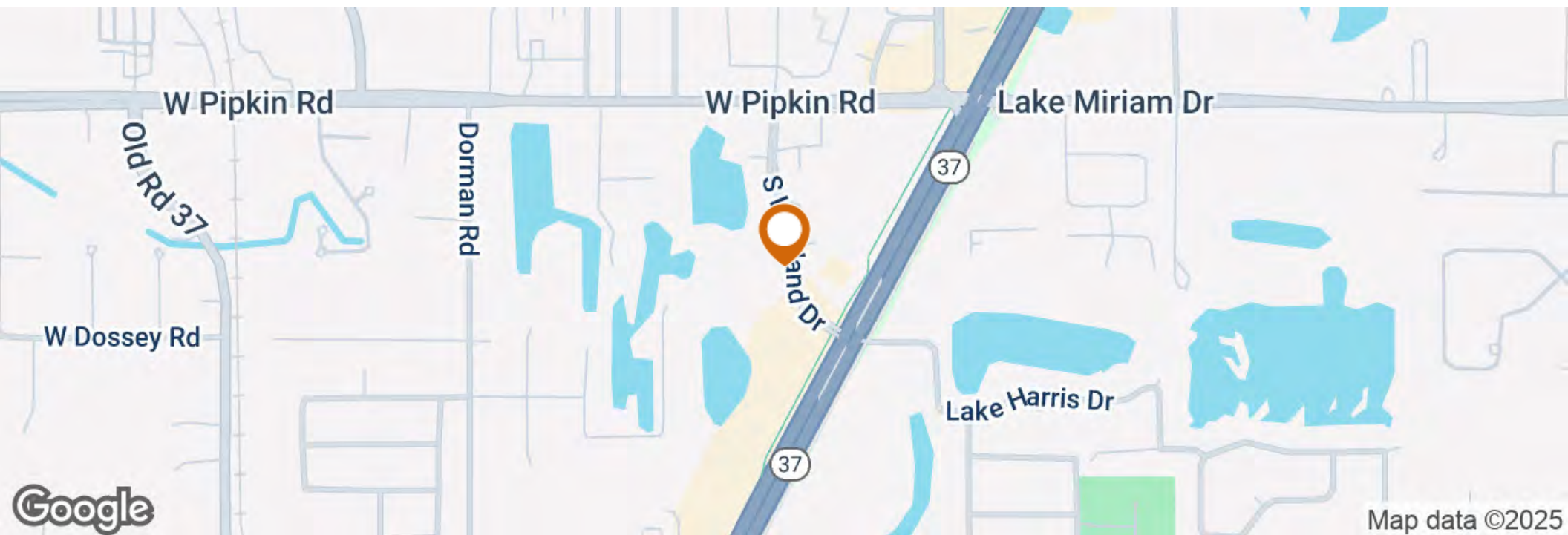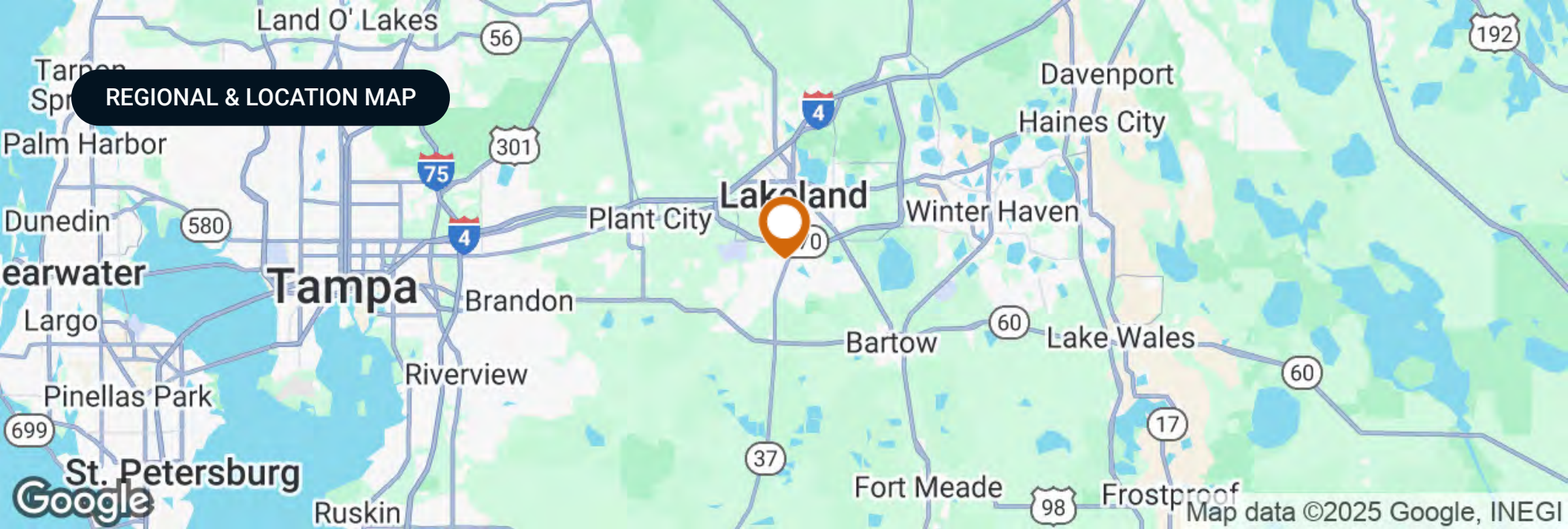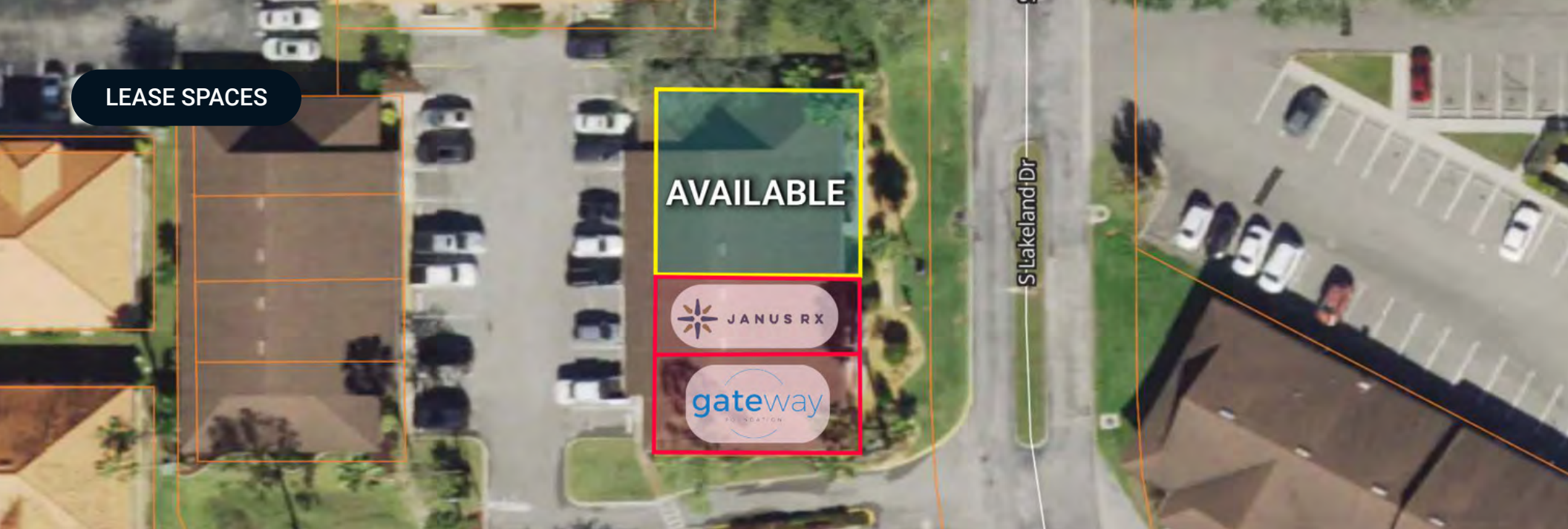
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	**$19.00 SF/yr**

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Virtual Tour
Suite 3-4	Available	2,500 SF	Modified Gross	$19.00 SF/yr	View Here

HALLWAY
9'3" x 4'7"

BATHROOM
5'5" x 4'7"

BATHROOM
5'5" x 4'7"

KITCHEN
13'3" x 10'10"

ROOM 6
10'1" x 11'11"

ROOM 11
8'8" x 13'3"

PANTRY
11'1" x 8'3"

ROOM 10
10'11" x 8'3"

HALLWAY
3'7" x 20'

ROOM 4
10'1" x 12'

ROOM 5
11'1" x 10'8"

ROOM 9
24'9" x 17'6"

ROOM 2
10'1" x 12'

ROOM 3
14'9" x 12'

ROOM 7
12'1" x 13'11"

ROOM 8
11'10" x 18'10"

ROOM 1
25'2" x 13'

HALLWAY
4'9" x 4'3"

HALLWAY
12'1" x 4'3"
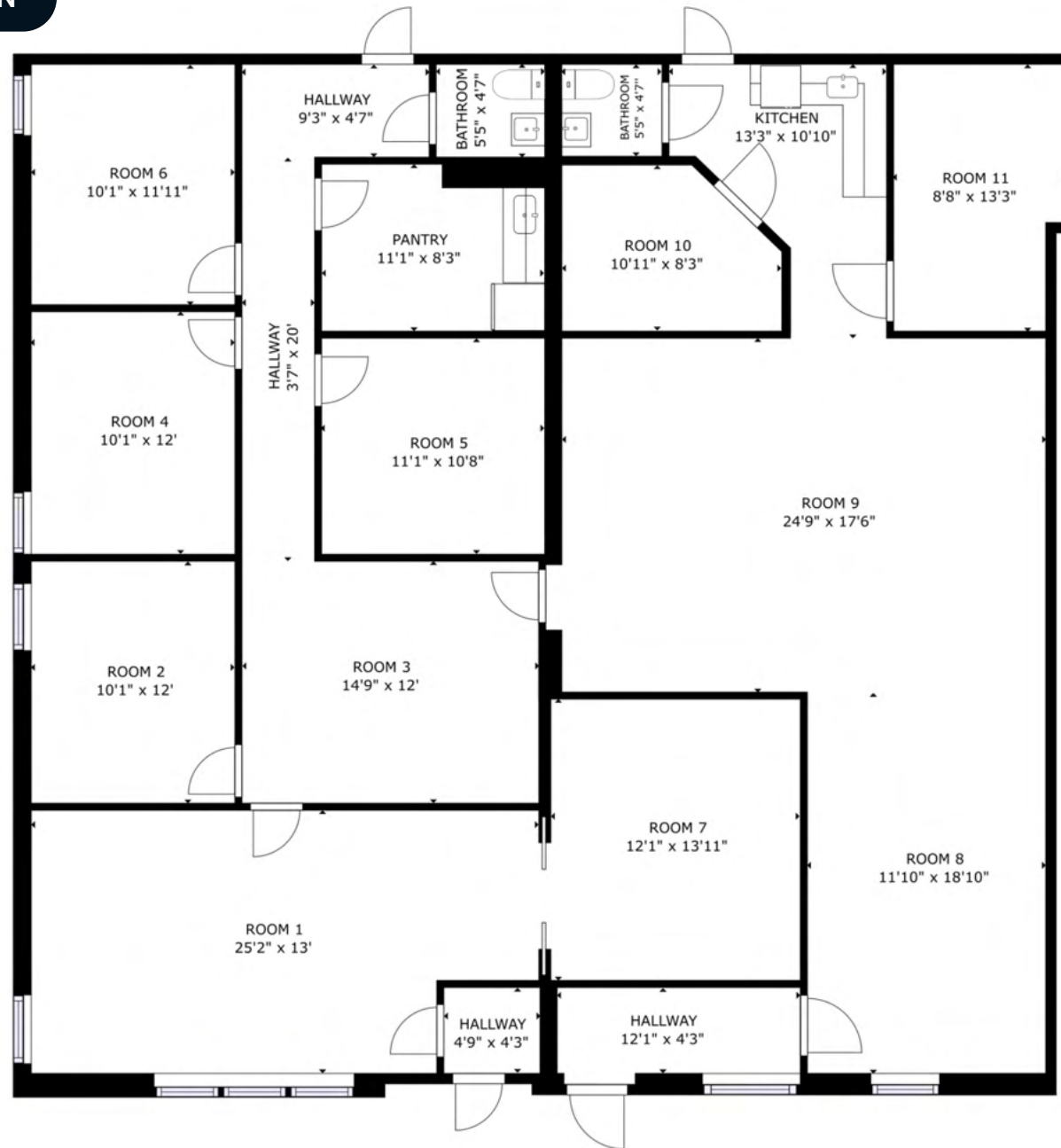
DRIVE TIME MAP
(5,10,15 MINUTES)

5 minutes

10 minutes

15 minutes

RETAILER MAP

Wendy's
Panera Bread
Denny's
Walgreens
Regions
Panda Express
Chick-fil-A
First Watch
Publix
Subway
McDonald's
Starbucks Coffee
Circle K
Bonefish Grill
Tijuana Flats
Bank of Central Florida
Bank of America
Outback Steakhouse
KFC
Dunkin'
Wawa
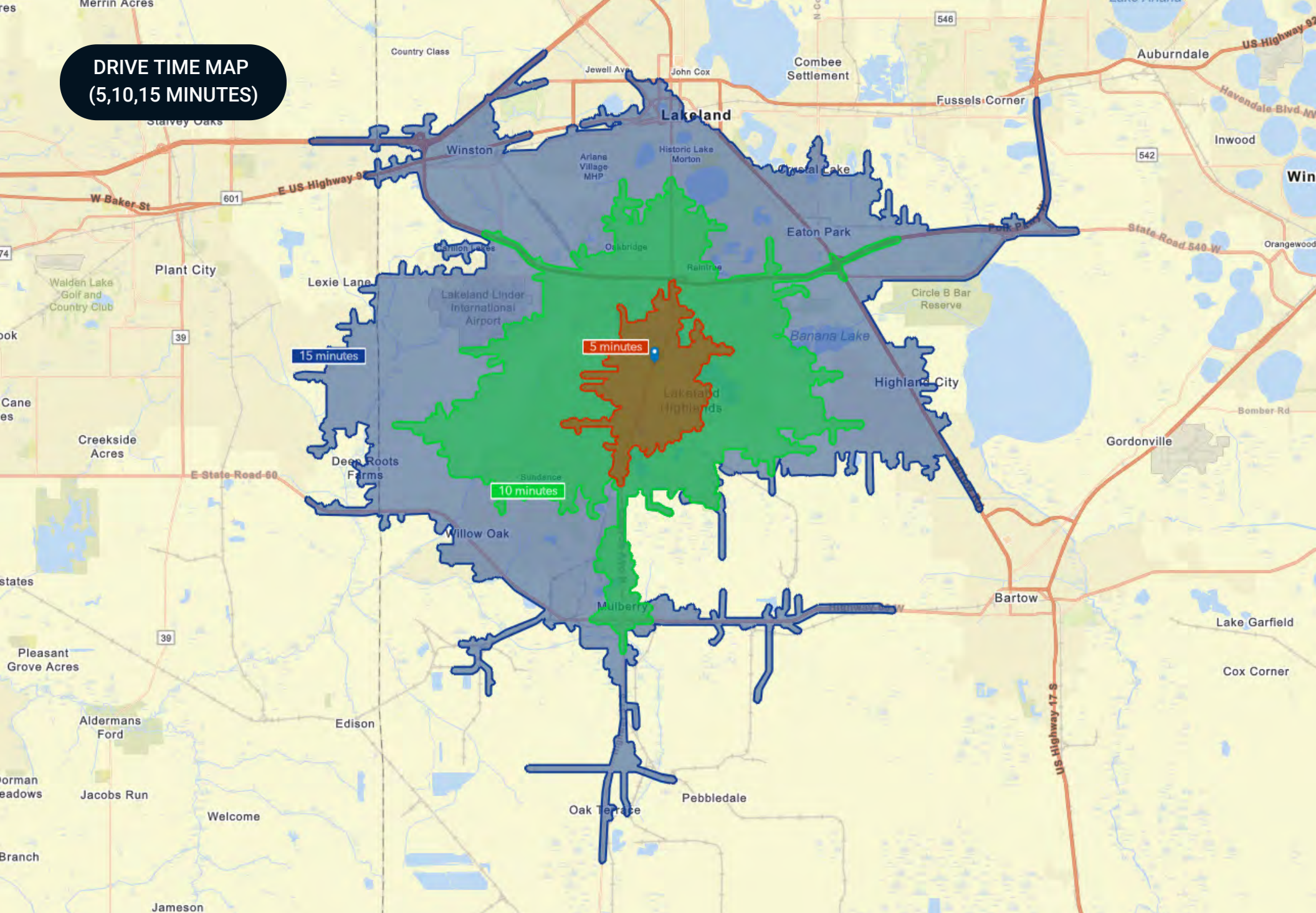
Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

Polk County

FLORIDA

Founded	1861	**Density**	386.5 (2019)
County Seat	Bartow	**Population**	775,084 (2023)
Area	1,875 sq. mi.	**Website**	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,810	6,339	14,129
Average Age	39.8	41.3	41.3
Average Age (Male)	38.6	41	41.3
Average Age (Female)	40.2	41.3	41.7

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	733	2,605	5,671
# of Persons per HH	2.5	2.4	2.5
Average HH Income	$56,579	$61,801	$77,400
Average House Value	$172,739	$169,255	$185,959

2020 American Community Survey (ACS)
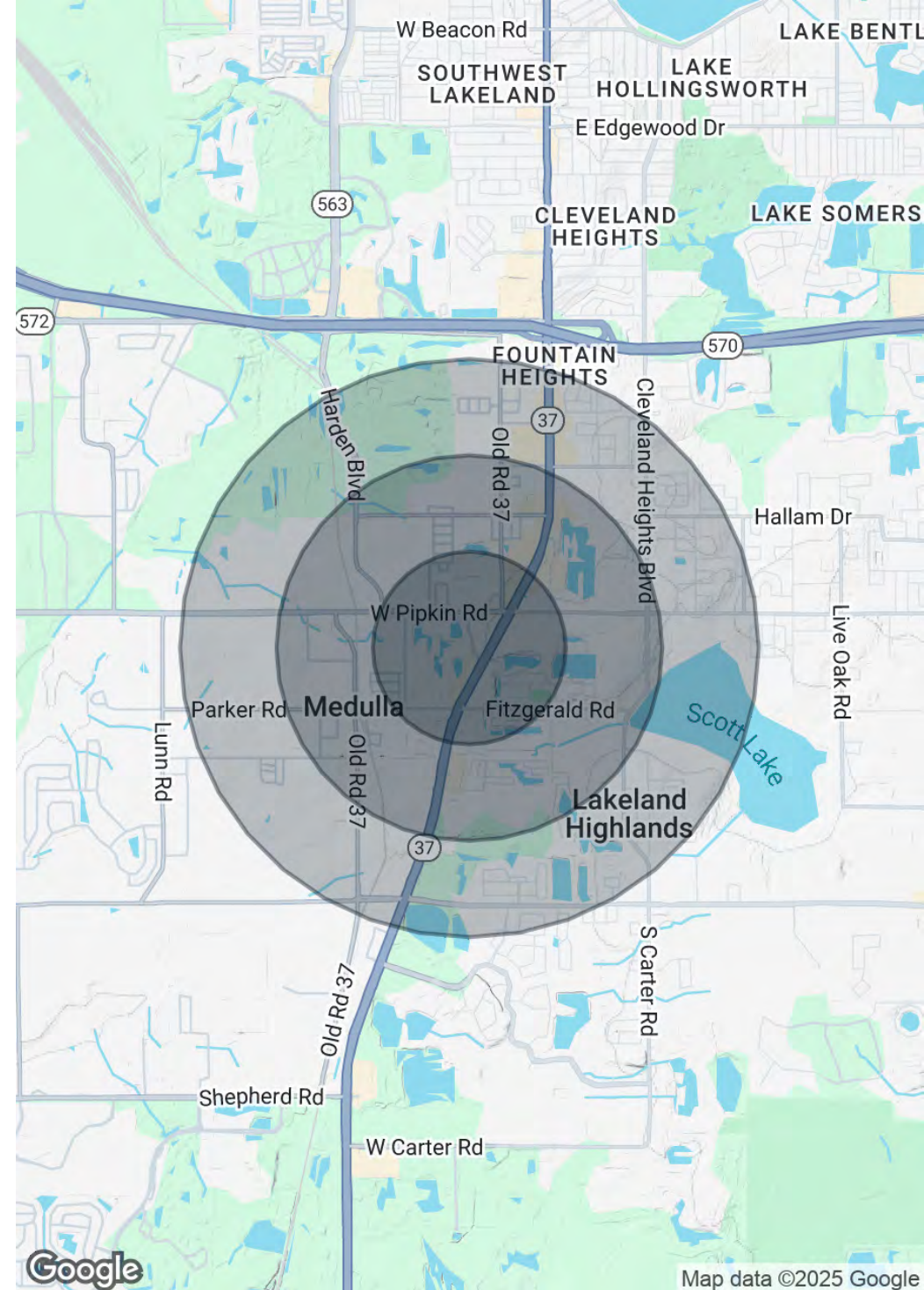
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