

US 98 Highland City Commercial Opportunity

5503 US Highway 98 S Lakeland, Florida 33812

Maricruz Gutierrez Mejia
863-978-3751
maricruz@saundersrealestate.com



TABLE OF CONTENTS



Table of Contents

Photo	2
Property Information	4
Property Summary	5
Location & Zoning Description	6
Nearby Developments	7
Proximity To Orlando Health	8
Location Information	9
Regional & Location Map	10
Demographics Map & Report	11
County	12
City	13
Maps And Photos	14
Neighborhood Retailer Map	15
Market Area Map	16
Additional Photos	17
Agent And Company Info	18
Advisor Biography	19



Downtown Lakeland
20 ± Minutes

Publix

MIDFLORIDA



57,500 ±
Cars/Day

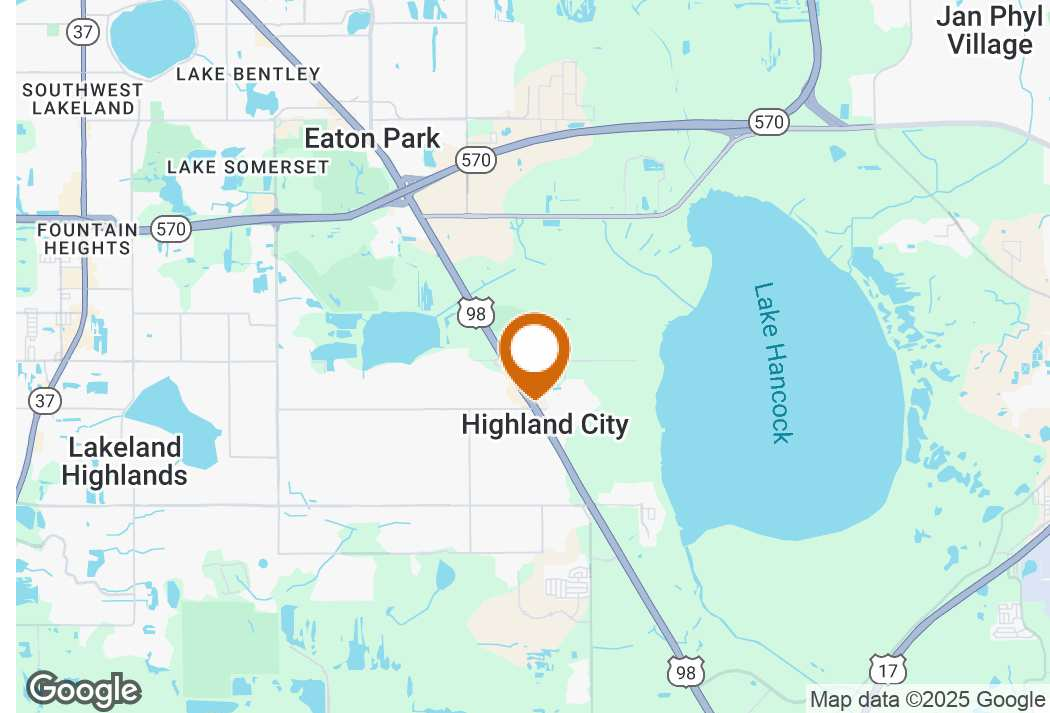


SECTION 1

Property Information



PROPERTY SUMMARY



Offering Summary

Sale Price:	\$785,000
Building Size:	2,770 ± SF
Lot Size:	0.36 ± Acres
Price / SF:	\$283.39
Year Built:	1948
Zoning:	Office Center (OC) Unincorporated Polk County
Traffic Count:	57,500 Cars/Day
Parcel ID:	24-29-14-283000-040710
Property Taxes:	\$3,839.19 (2024)
County:	Polk
Utilities:	City of Lakeland Water, Septic, & Lakeland Electric

Property Overview

The subject property is located along US Highway 98 in Highland City, FL. It is a freestanding office building situated on a 0.36 acre lot. Access to the property is available from both US 98 S and Laurel Avenue SE. There are a total of three (3) grade level doors - two face US Highway 98 and measure 10' x 12', and one faces Laurel Ave and measures 14' x 12'. Additionally, the space features approximately 480 ± SF of mezzanine storage, which can be accessed via a steel staircase.

This space is ideal for any user looking for office space or some retail uses.

Property Highlights

- Three (3) grade-level doors – two measuring 10' x 12' and one measuring 14' x 12'
- 480 ± SF of mezzanine storage
- Frontage along US Hwy 98
- Located less than 3 miles south of the Polk Parkway
- Proximity to major retailers such as Publix, McDonald's, Culver's, Circle K, and O'Reilly Auto Parts

LOCATION & ZONING DESCRIPTION



Location Description

The property is located along US Highway 98, a major north-south thoroughfare in the area. It sits just 3 miles south of the Polk Parkway and less than 5 miles north of State Road 60. State Road 60 runs east-west, connecting Tampa Bay to Vero Beach. The Polk Parkway also provides direct access to Interstate 4.

The surrounding area features a mix of professional office spaces, major retailers, residential neighborhoods, and apartment complexes. One active development in the area is the construction of an IHOP restaurant just north of the Clubhouse Road and US Highway 98 intersection. Another major project underway is the new Orlando Health Hospital, which is currently under construction along the Polk Parkway and expected to open in 2026. These and other developments reflect the continued growth and investment in the surrounding area.

Zoning Description

According to the Polk County Land Development code, the purpose of the Office Center (OC) district is to provide areas for small offices. The OC district permits professional offices and some retail uses. All development within the OC requires a Level 3 Review.

Permitted Uses

- Clinics & Medical Offices
- Professional Offices
- Studio, Production



NEARBY DEVELOPMENTS

Lakeland Highlands Rd

Clubhouse Rd

98

Proposed

Approved

Under Construction

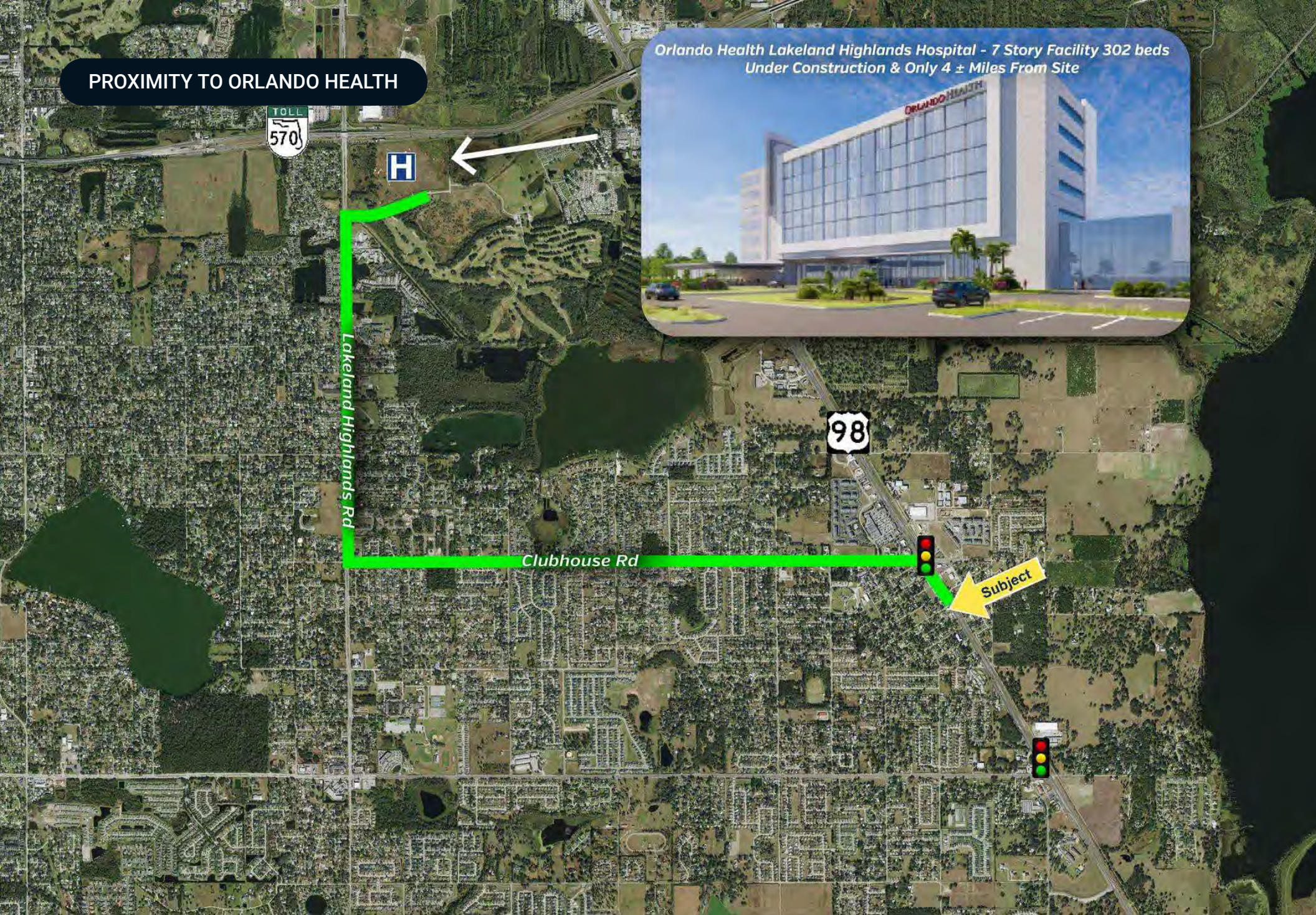
Delivered

- 1** Orlando Health Lakeland Highlands Hospital - 7 story facility 302 beds
- 2** One College Place - 168 SFR Units
- 3** Colbert Landings - 30 Multifamily Units
- 4** Clubhouse Estates - 21 SFR Units
- 5** Hancock Crossings - 92 SFR Units
- 6** Wind Meadows South - 835 SFR Units
- 7** U.S. 98 & Clubhouse Drive Storage - 105,447 SF Self Storage Building

Subject

PROXIMITY TO ORLANDO HEALTH

Orlando Health Lakeland Highlands Hospital - 7 Story Facility 302 beds
Under Construction & Only 4 ± Miles From Site





Lake Hancock

Downtown Bartow
10 ± Minutes

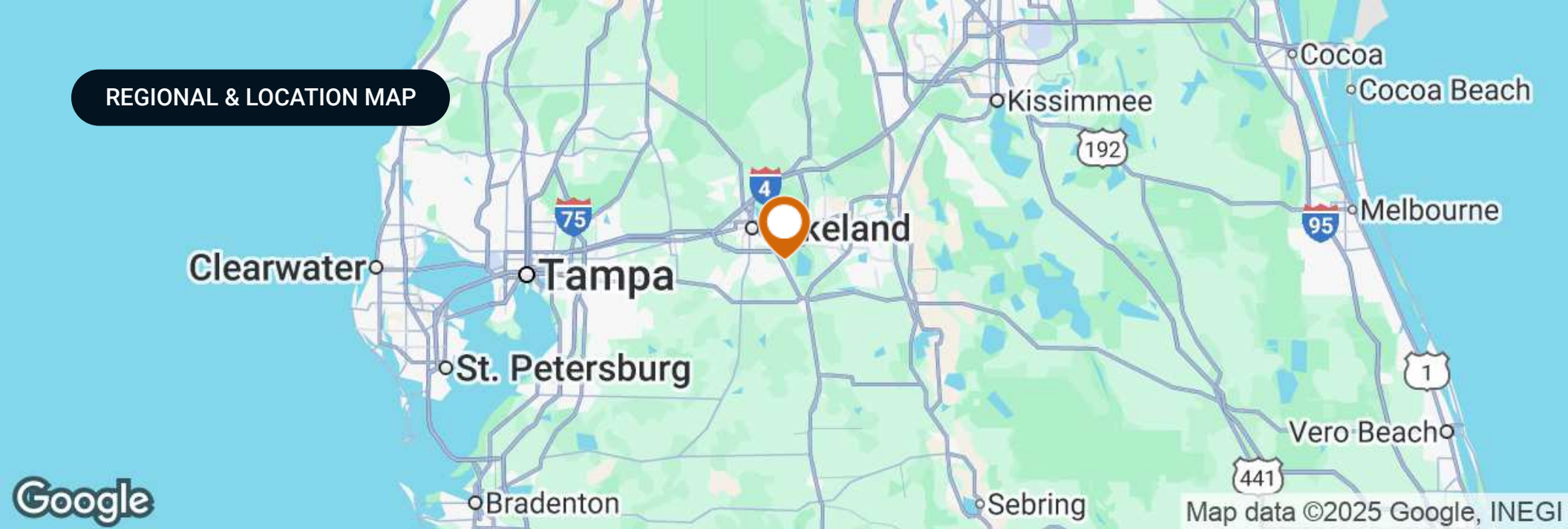
57,500 ±
Cars/Day

98

SECTION 2

Location Information

REGIONAL & LOCATION MAP



DEMOGRAPHICS MAP & REPORT

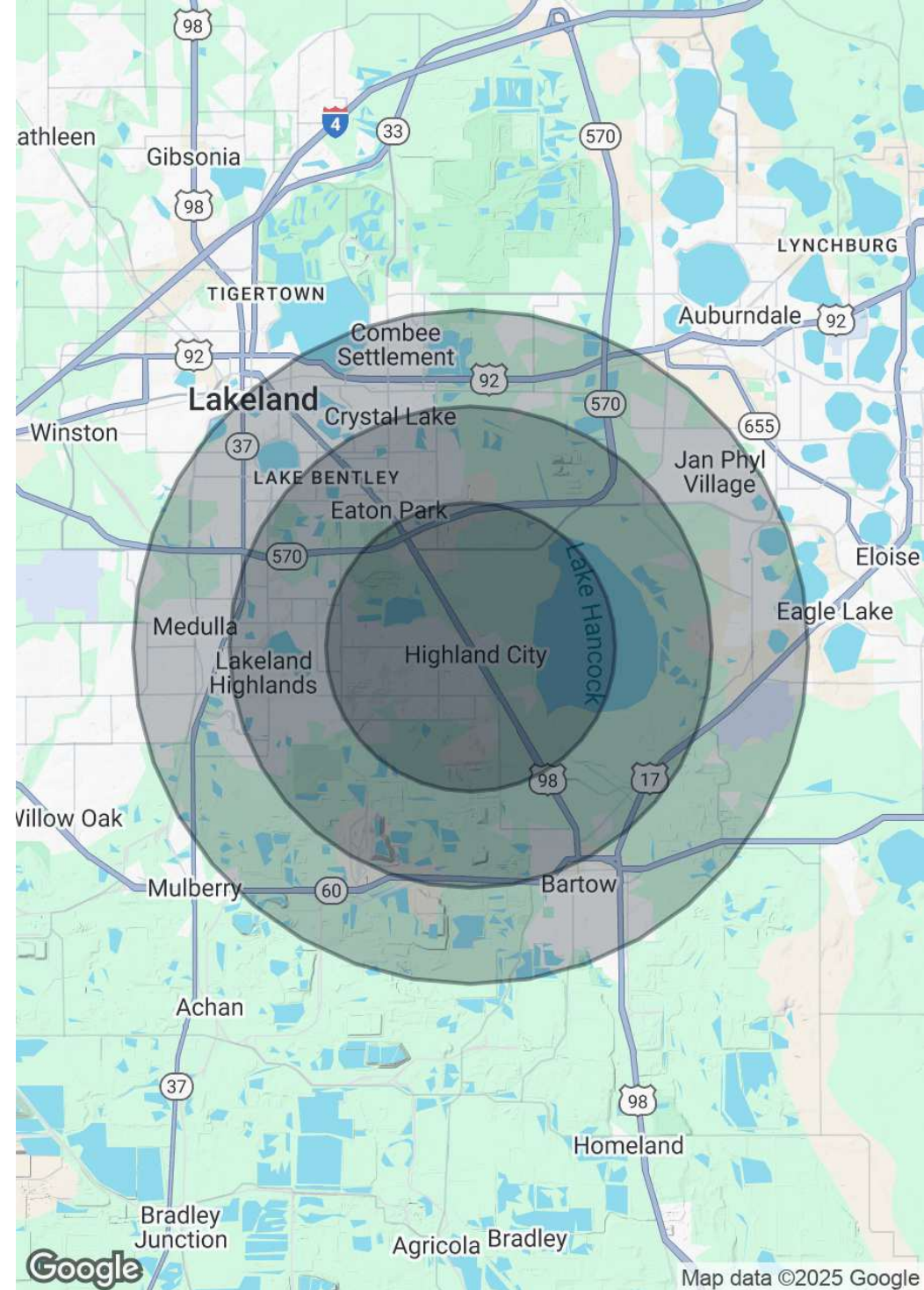
Population

	3 Miles	5 Miles	7 Miles
Total Population	28,541	84,508	174,163
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

Households & Income

	3 Miles	5 Miles	7 Miles
Total Households	10,109	31,153	66,038
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$116,924	\$106,637	\$95,836
Average House Value	\$351,841	\$329,903	\$303,088

Demographics data derived from AlphaMap





COUNTY

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.



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.



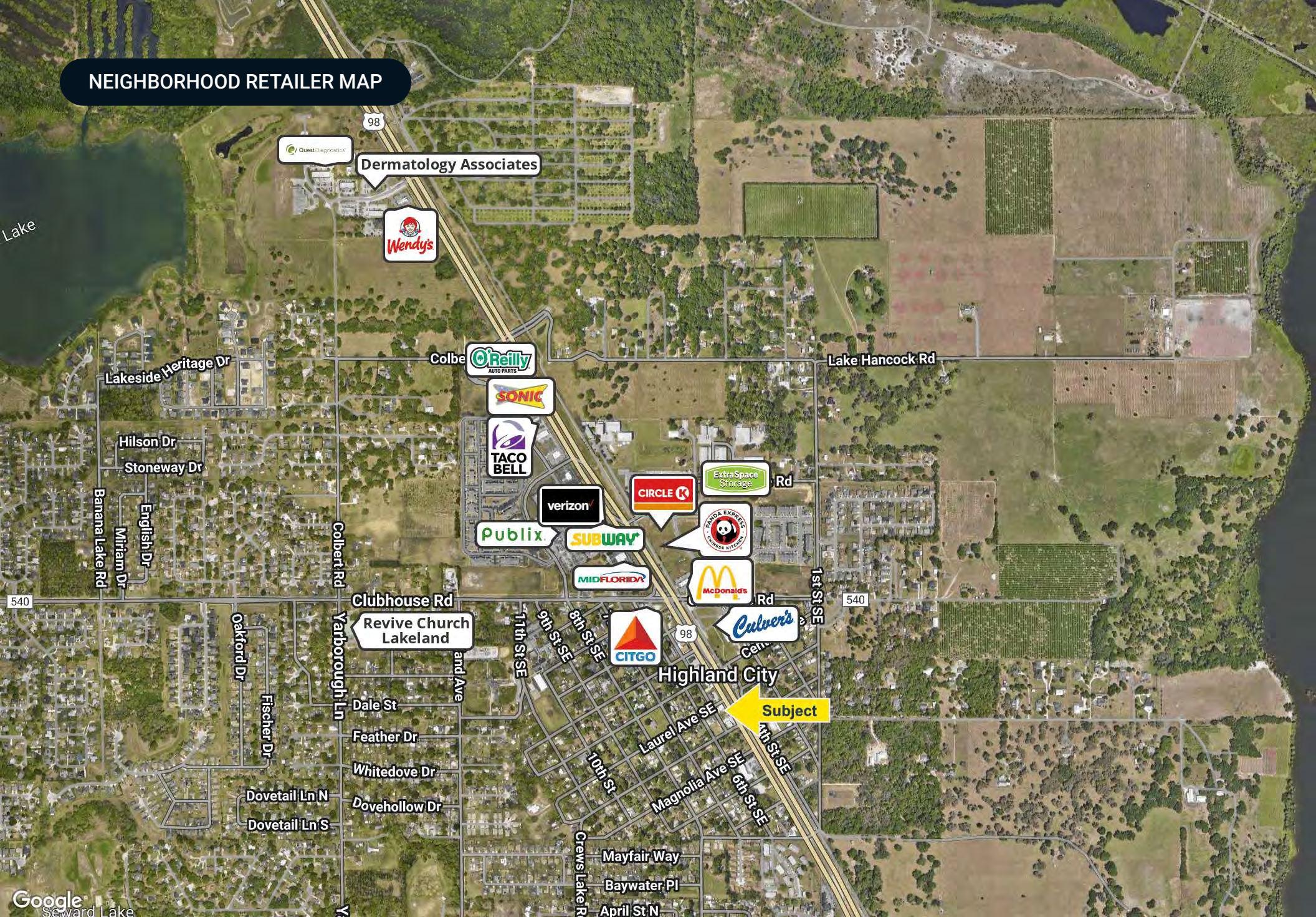
57,500 ±
Cars/Day

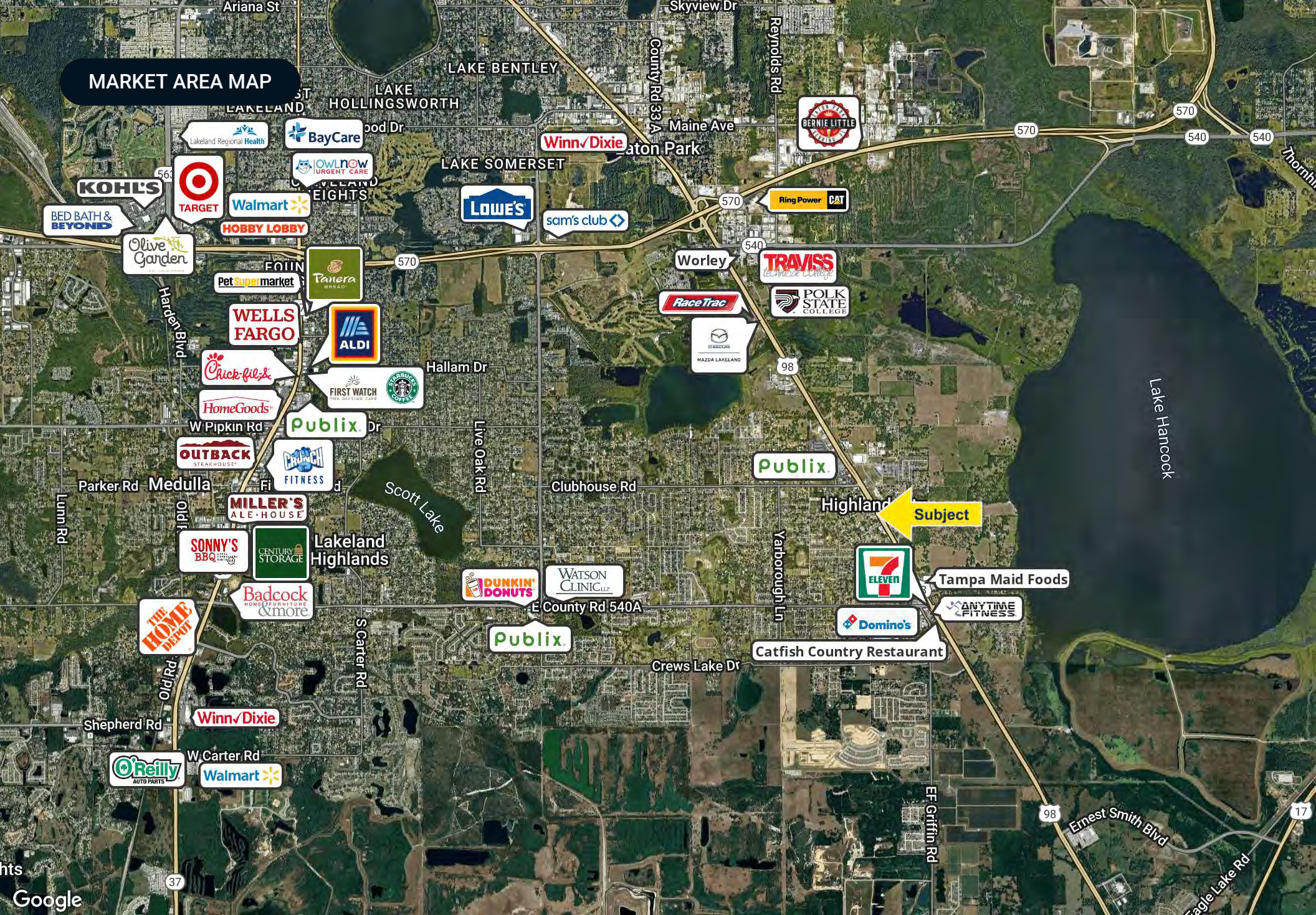


SECTION 3

Maps And Photos

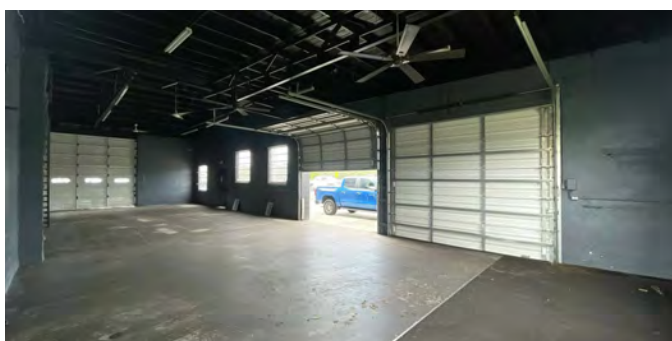
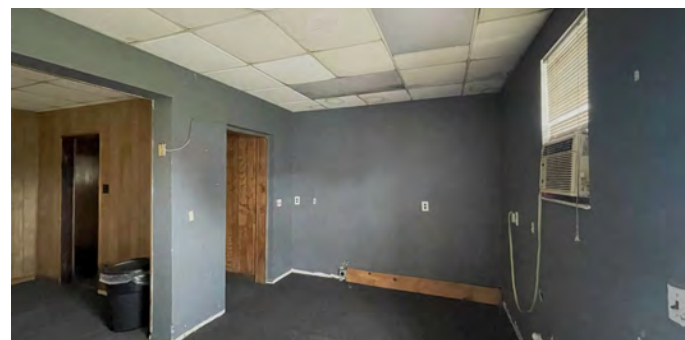
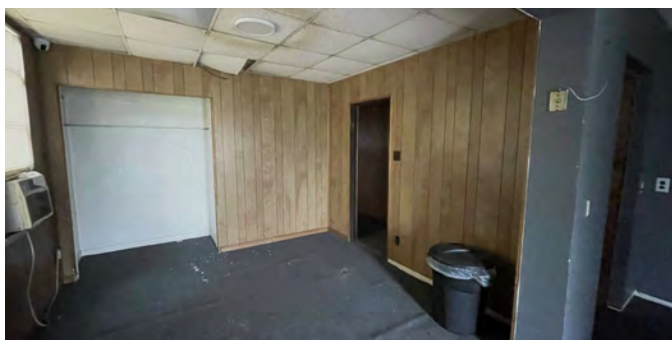
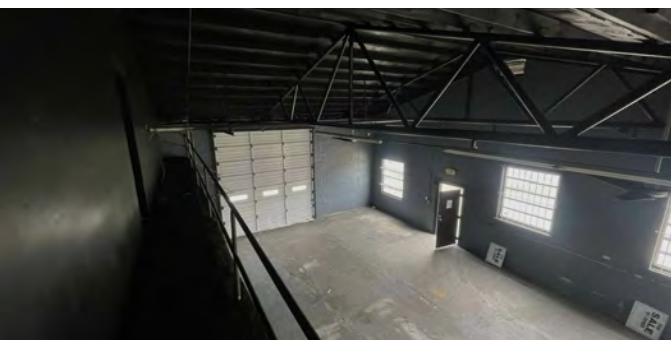
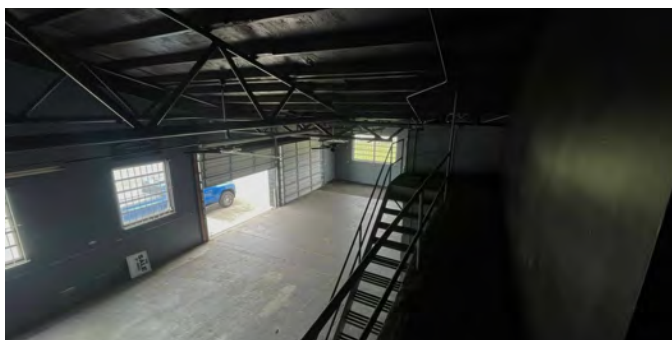
NEIGHBORHOOD RETAILER MAP





MARKET AREA MAP

ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

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



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com