



**2800 Winter Lake Road, Lakeland, Florida 33801**  
**FOR SALE**

## **PROPERTY HIGHLIGHTS**

- **1,760 SF OFFICE**
- **SOUTH LAKE LAND LOCATION**
- **CLOSE TO POLK PARKWAY**
- **5 PRIVATE OFFICES**

CLICK [HERE](#) FOR 3D Floor Plan



**JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER**  
**100 S. KENTUCKY AVENUE SUITE 290, LAKE LAND, FL 33801**

**PHONE: (863) 683-3425**

**JSTROLLO@RESBROADWAY.COM**

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**Property:** This well-appointed stand-alone office building presents 1,760 SF of office. This versatile property offers a functional and efficient layout ideal for a variety of professional or administrative uses. The layout features a spacious open work area, surrounded by multiple private offices, providing both functionality and privacy.

**Interior Features Include:**

- 5 private, individual offices
- 1 boardroom
- Large open work area
- 3 separate entrances offering flexible access

**Sales Price: \$425,000**

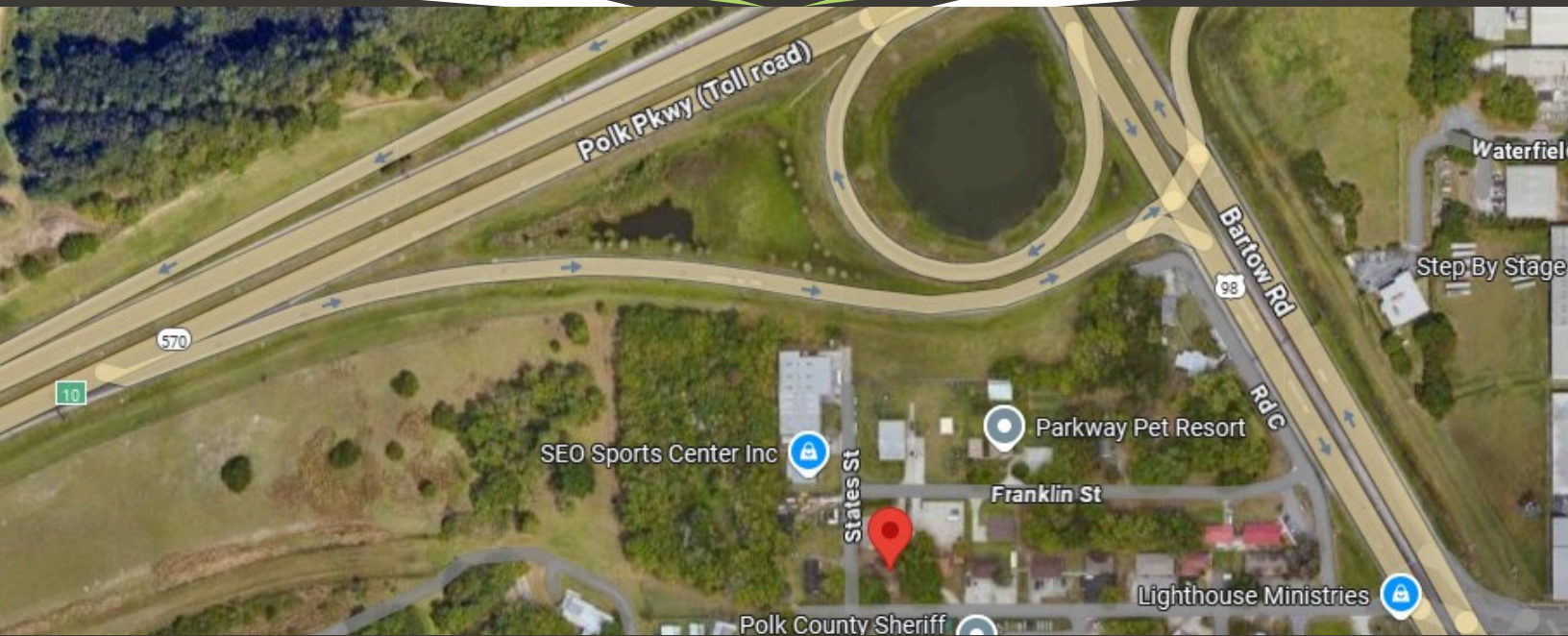
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**Location:** Strategically positioned just off US Highway 98, Bartow Road (SR 60), and the Polk Parkway (SR 570), offering direct access to Interstate 4, Downtown Lakeland, Bartow, and the greater Central Florida region. The location ensures convenience for clients and employees alike, with proximity to major commercial corridors, government centers, and industrial parks.



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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.



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**2800 WINTER LAKE ROAD, LAKELAND, FLORIDA 33801**  
**FLOOR PLAN**



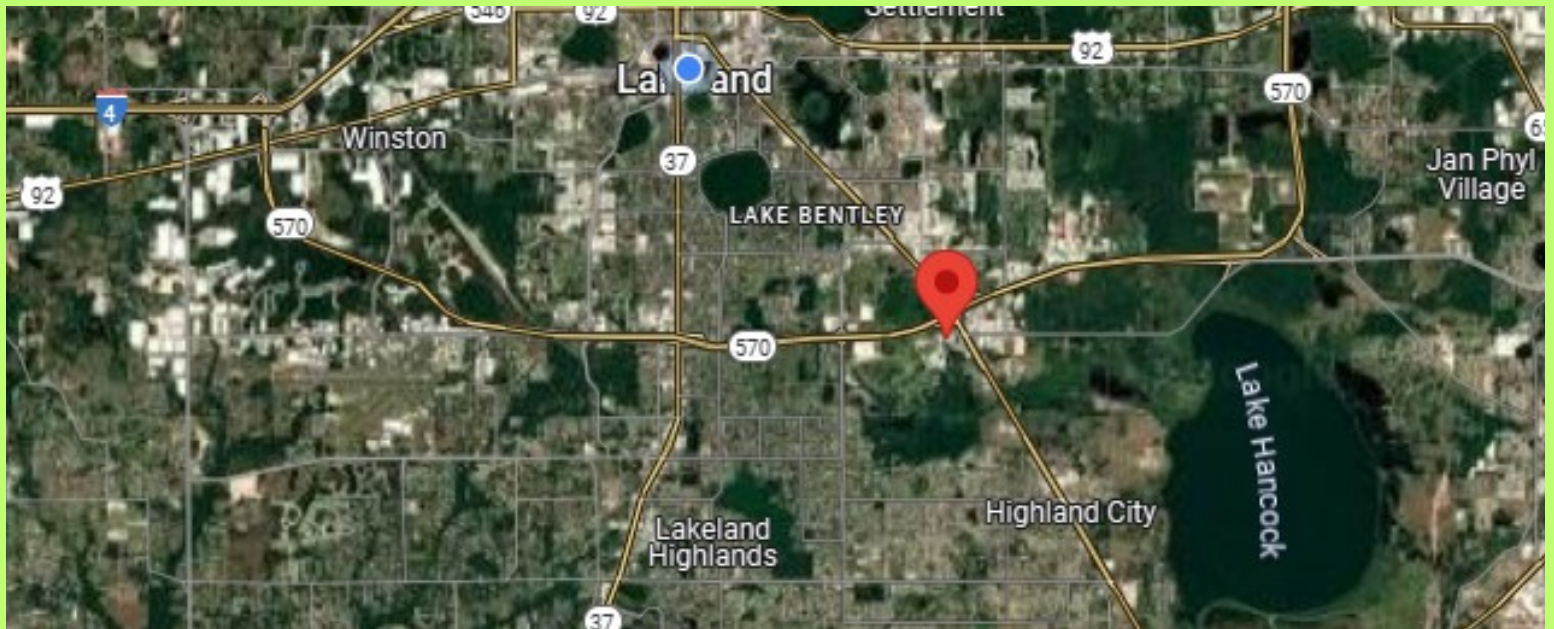
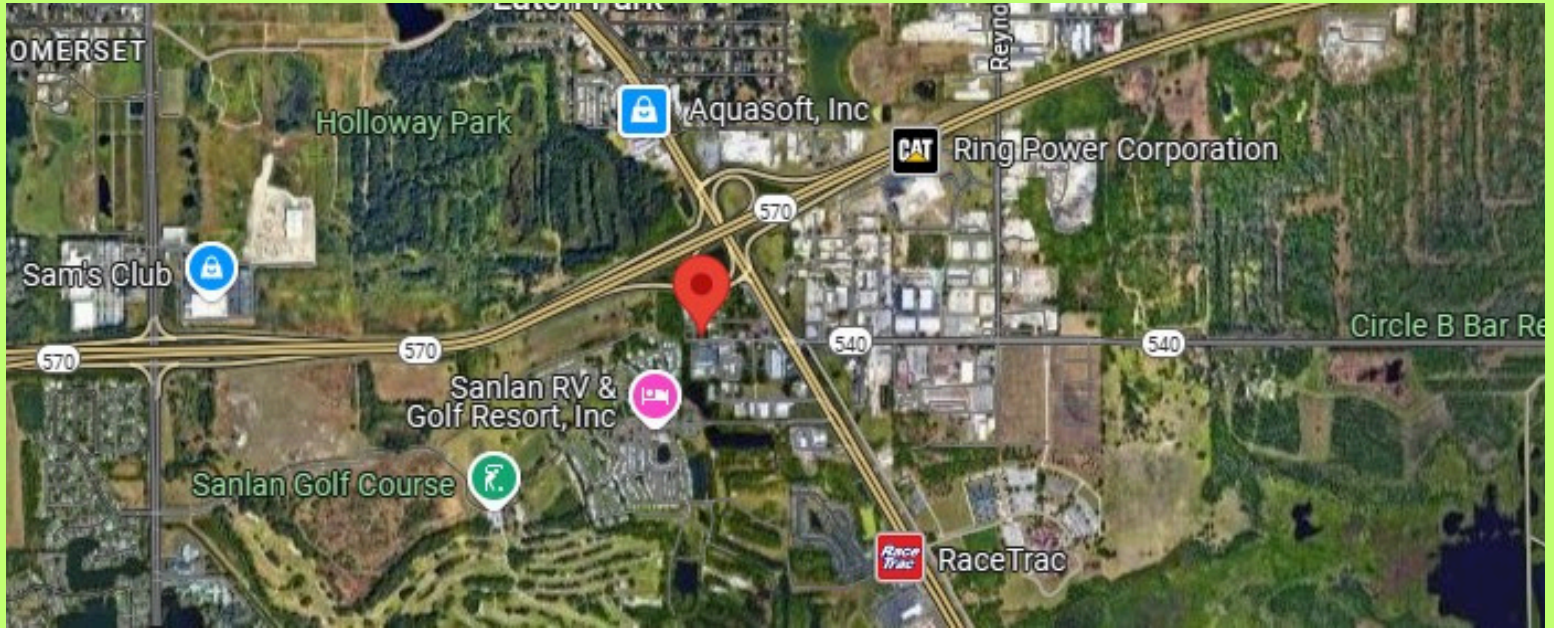
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## MAPS



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