

Mid-Town Medical Office Building

615 East 1st Street, Lakeland, Florida 33805

Lauren Ralston Smith, CCIM, CPM
863-873-1970
lauren@saundersrealestate.com
FL #BK3235233

Carly Powell
863-698-3716
carly@saundersrealestate.com
FL #SL3404321

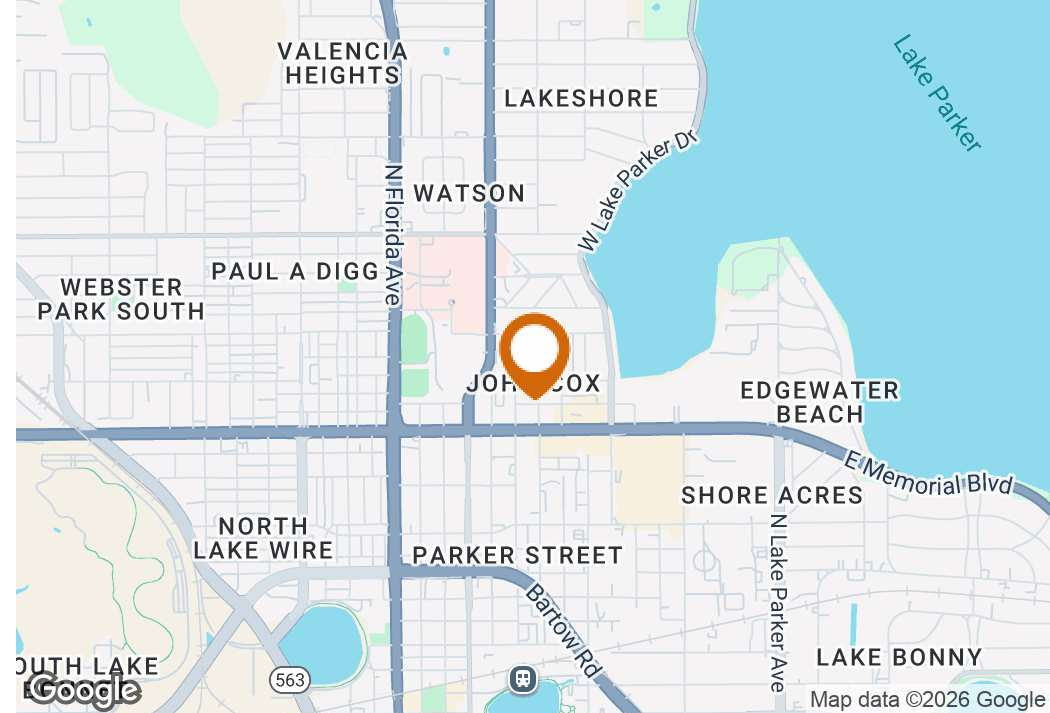
TABLE OF CONTENTS



Table of Contents

Property Summary	3
Location Description	4
Full Bleed Photo	5
Floor Plan	6
Regional & Location Map	7
Demographics Map & Report	8
Retailer Map	9
Additional Photos	10
Additional Photos	11
Advisor Biography	12
Advisor Biography	13

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$360,000
Building Size:	2,049 SF
Lot Size:	0.22 Acres
Price / SF:	\$175.70
Year Built:	1982
Zoning:	C-2

Property Overview

This 2,049 SF medical office building zoned C-2, offers a versatile space suited for a variety of professional uses. Located in the heart of Lakeland, it provides excellent visibility and easy access, ideal for businesses looking to establish a strong presence. The building's well-designed layout balances functionality with aesthetic appeal, making it a great fit for different office setups. With Lakeland's continued growth, this property presents a promising opportunity for investors looking to capitalize on the area's expanding business landscape.

Property Highlights

- Zoned C-2 for versatile use
- Strategic location in Lakeland
- Aesthetic appeal for professional environment
- Potential for growth and prosperity

LOCATION DESCRIPTION



Location Description

Located at 615 East 1st Street, Lakeland, FL 33805, this property benefits from excellent connectivity to major roadways. It's situated near U.S. Highway 98, providing direct access to Interstate 4 (I-4), facilitating convenient travel to both Tampa and Orlando. Additionally, the property is in close proximity to the Polk Parkway (State Road 570), offering further regional accessibility.

The area is well-served by a variety of retailers and essential services including McDonald's, Taco Bell, Save A Lot, Walgreens, and most notably the Lakeland Regional Health Medical Center.

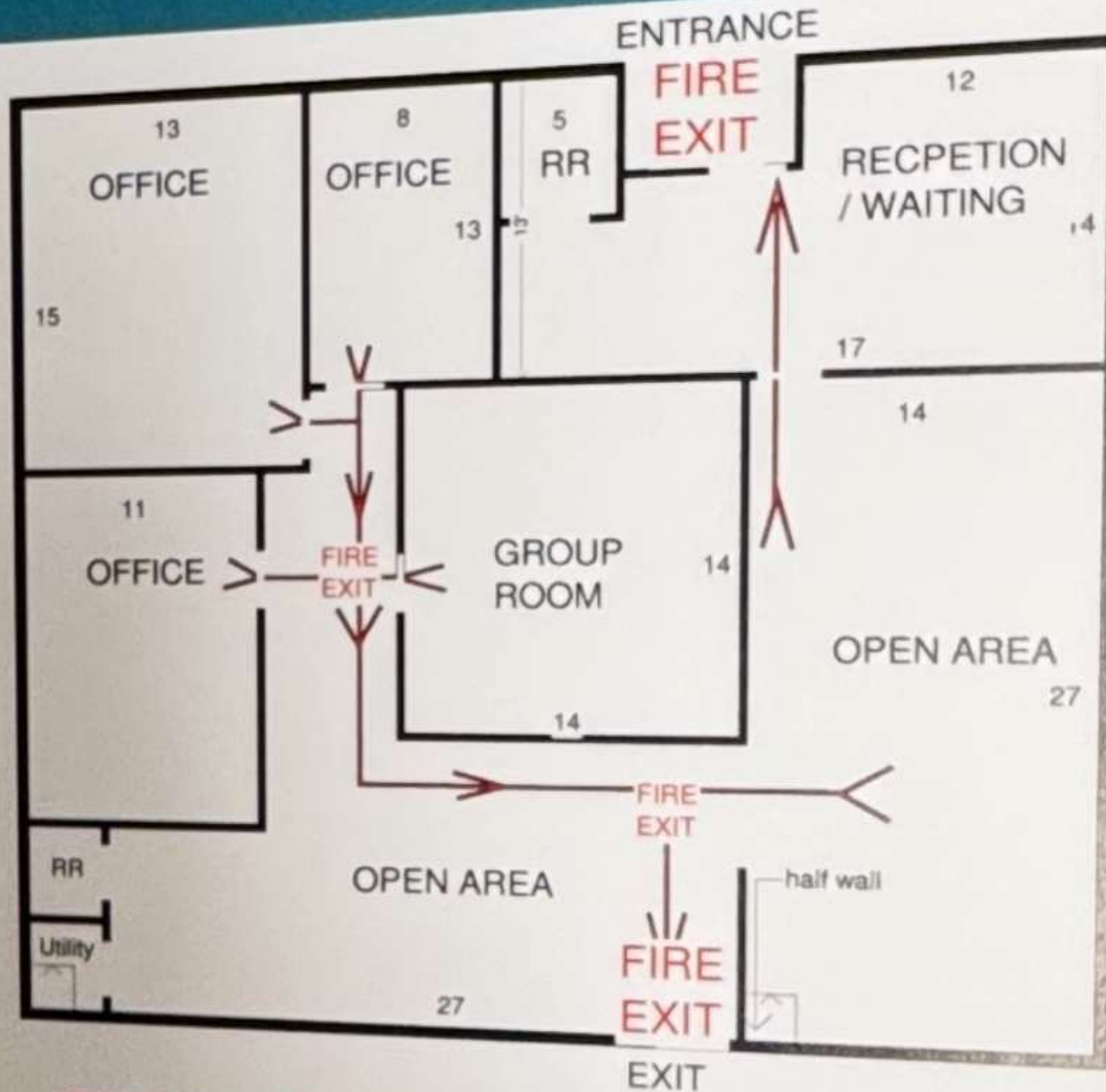


E Memorial Blvd

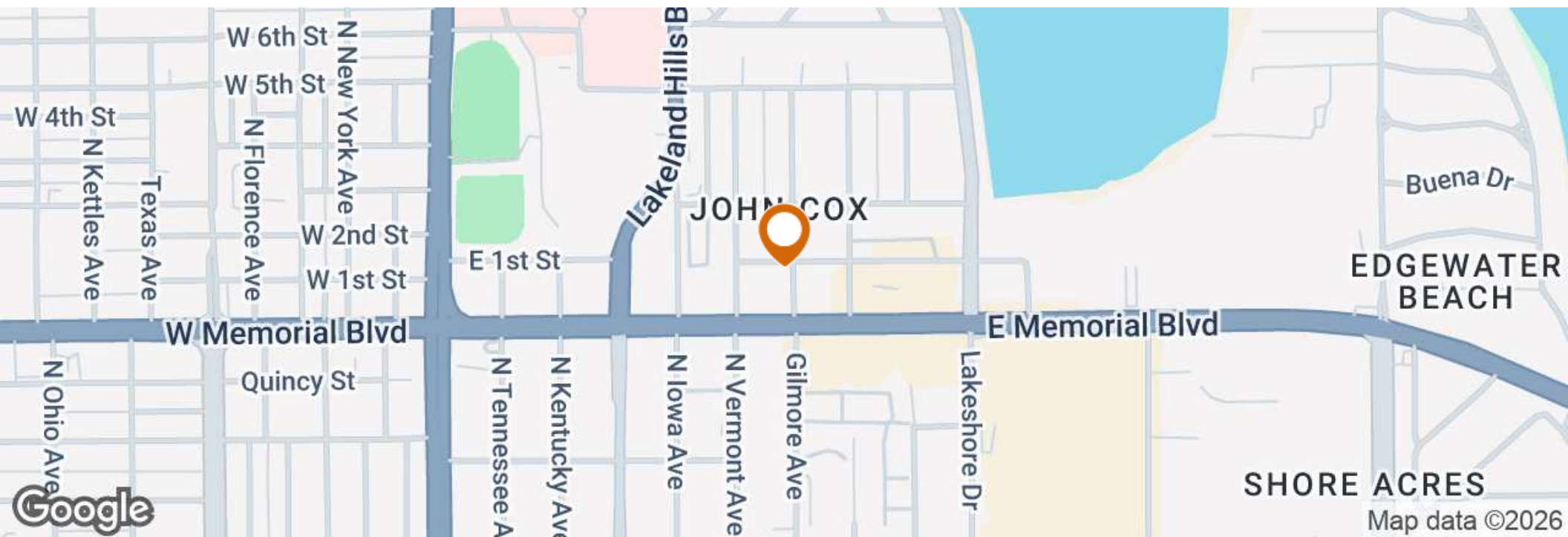
41,000 ±
Cars/Day

AMSCOT

FLOOR PLAN



FIRE EVACUATION ROUTE



DEMOGRAPHICS MAP & REPORT

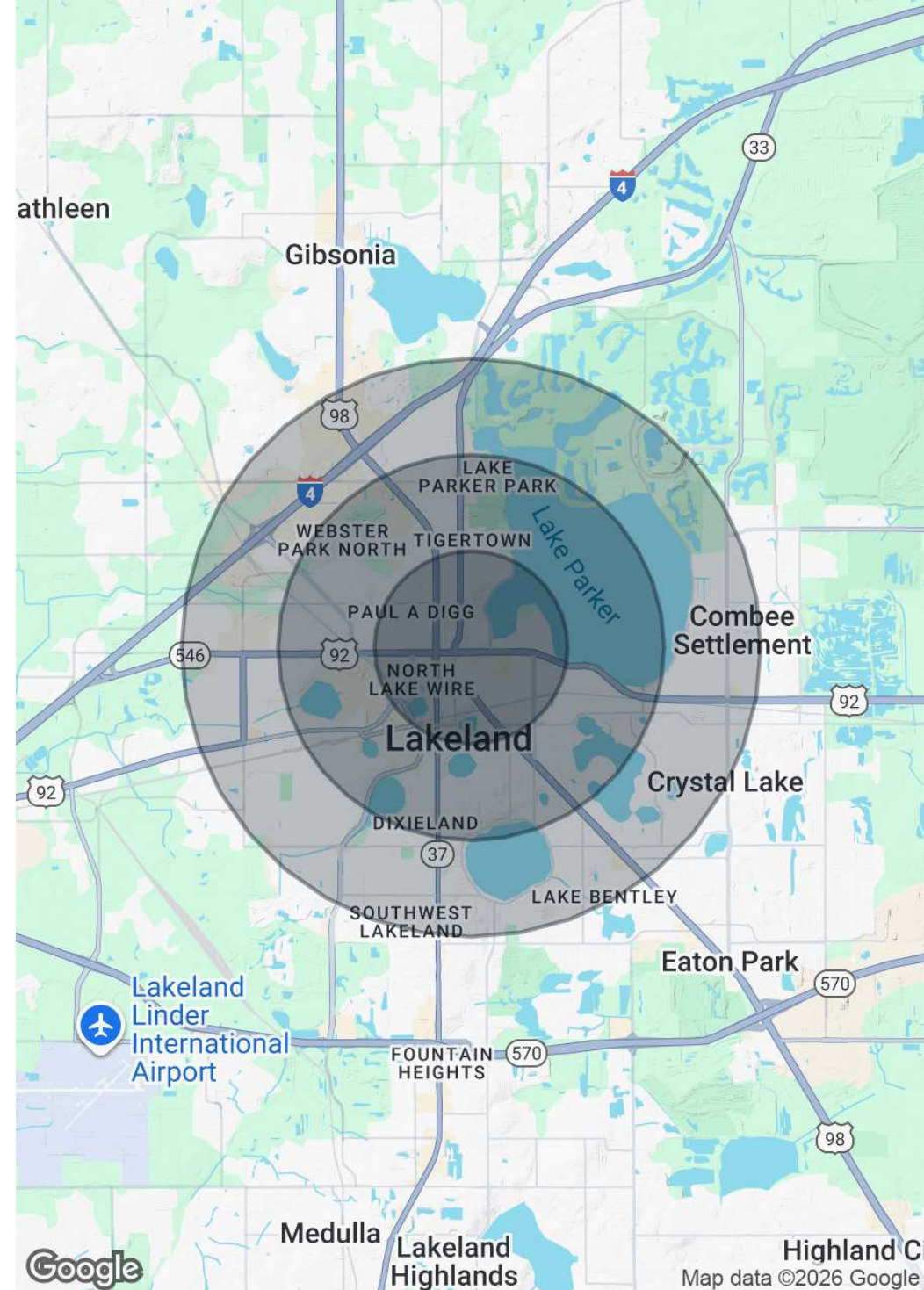
Population

	1 Mile	2 Miles	3 Miles
Total Population	9,143	32,548	71,236
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	3,702	11,902	26,870
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$47,921	\$60,483	\$65,690
Average House Value	\$199,009	\$217,045	\$218,152

Demographics data derived from AlphaMap



RETAILER MAP



ADDITIONAL PHOTOS





ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: 877-518-5263 x428 | Cell: 863-873-1970

FL #BK3235233

Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Carly Powell

Advisor

carly@saundersrealestate.com

Direct: 877-518-5263 x489 | Cell: 863-698-3716

FL #SL3404321

Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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