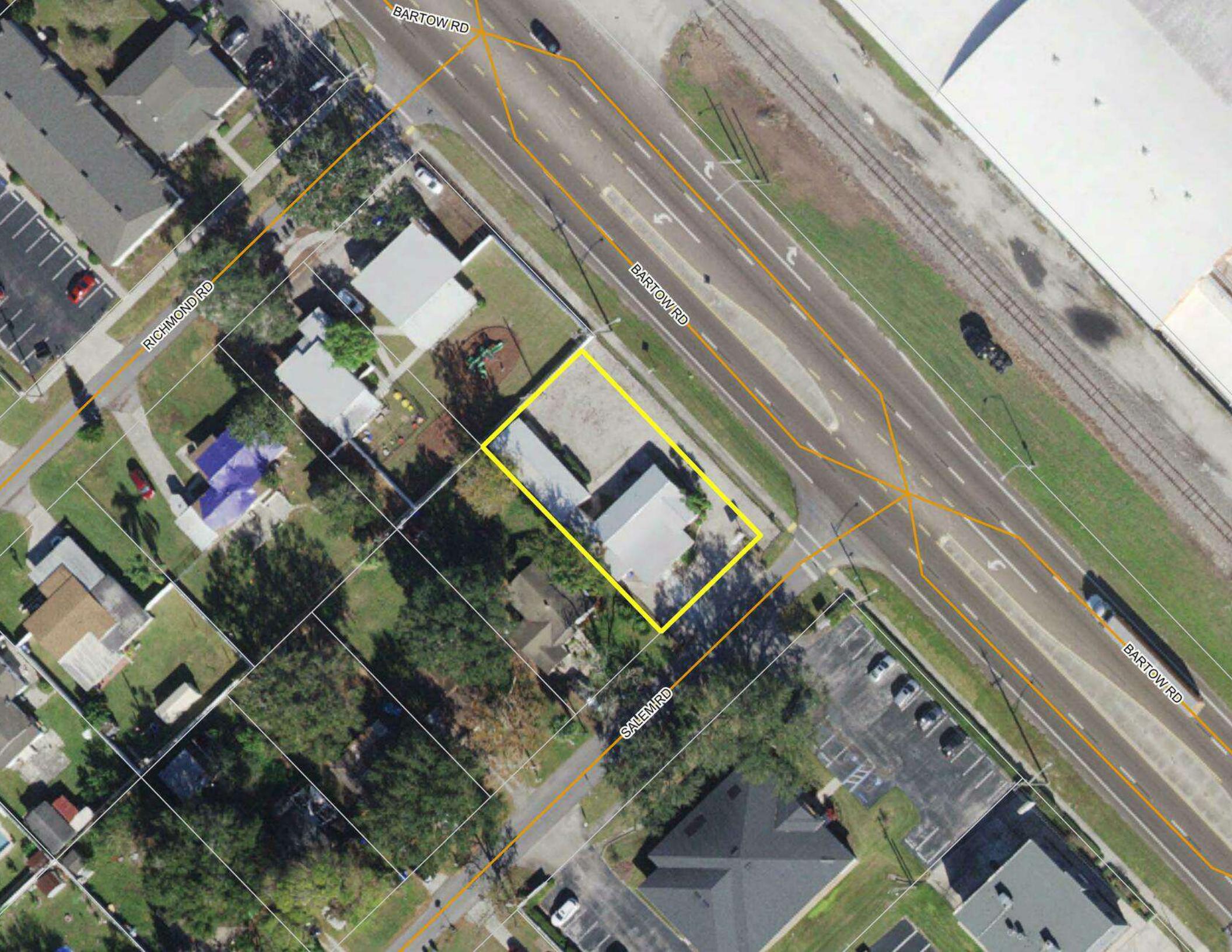




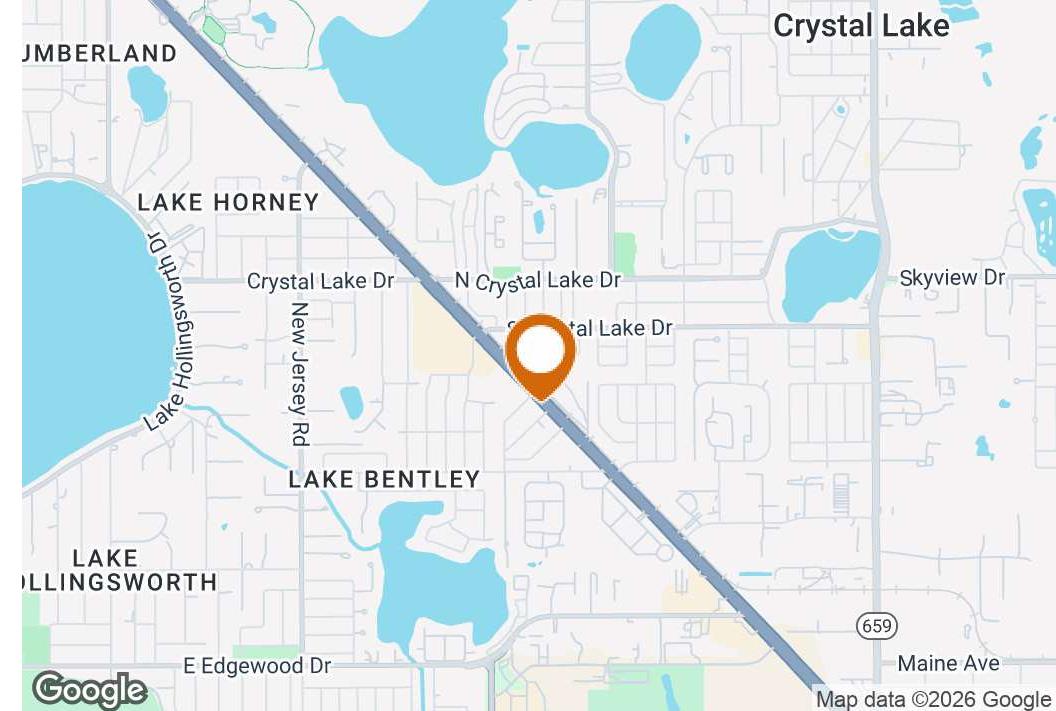
US 98 Lakeland Medical Office

1803 Salem Rd, Lakeland, Florida

Maricruz Gutierrez Mejia
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$500,000
Lease Rate:	\$16.00 SF/Yr (Gross)
Est. Monthly Rent:	\$3,500 ±
Lot Size:	0.21 ± acres
Available SF:	2,630 SF
Lot Dimensions:	130' x 70'
Building Size:	2,630 SF
Zoning:	O-1 Low Impact Office District (City of Lakeland)
Effective Year Built:	1989
Traffic Count:	38,500 Cars/Day
County:	Polk
Property Taxes:	\$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 $6 \pm$ miles north and the Polk Parkway is only $2 \pm$ 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



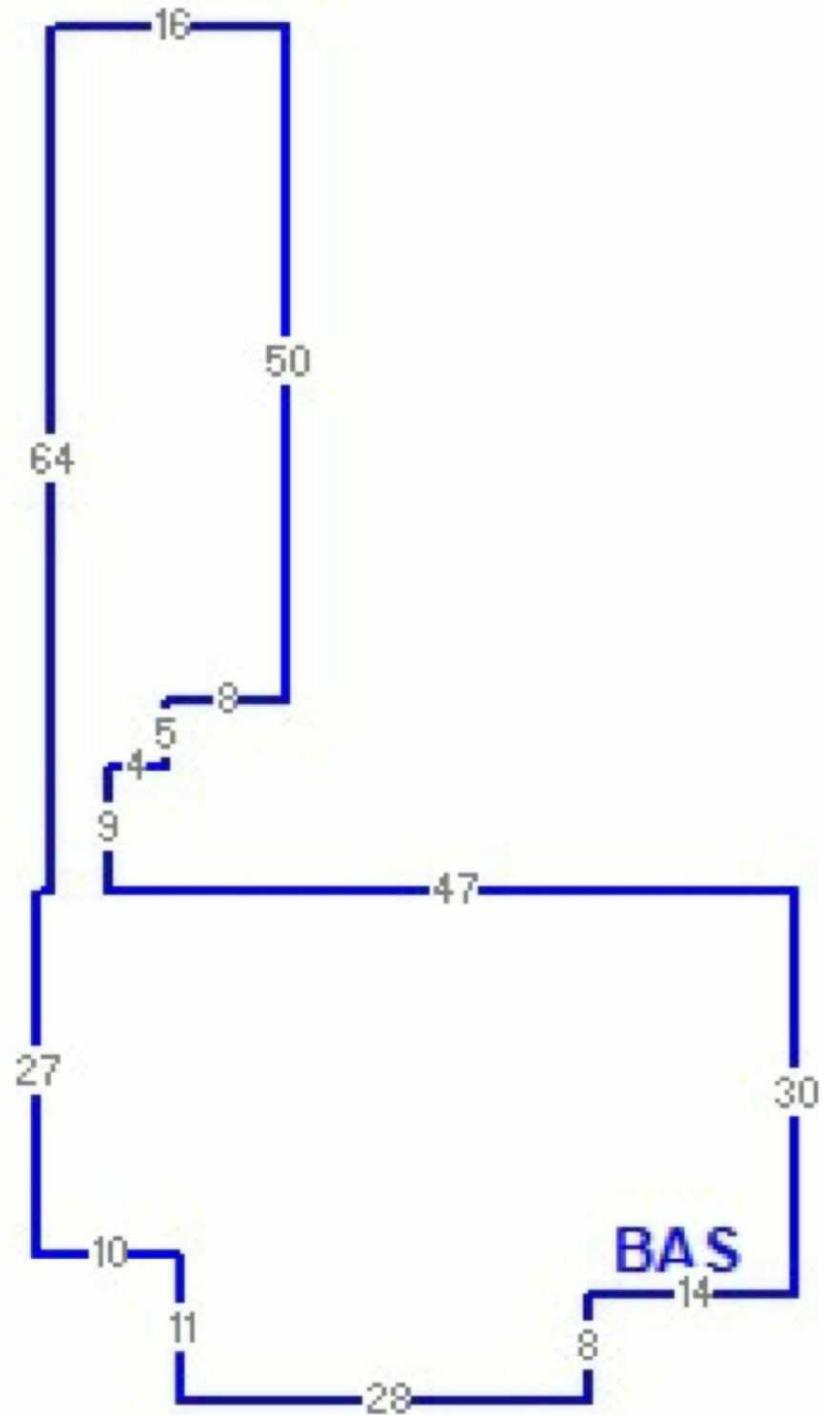
INTERIOR PHOTOS

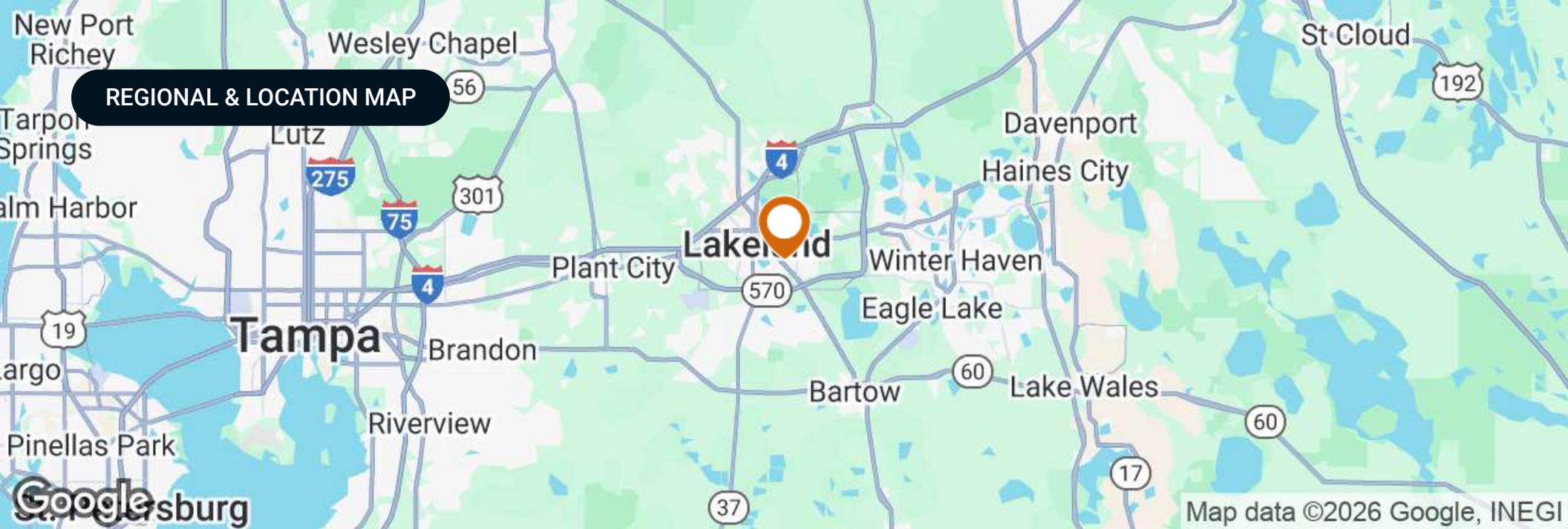


INTERIOR PHOTOS

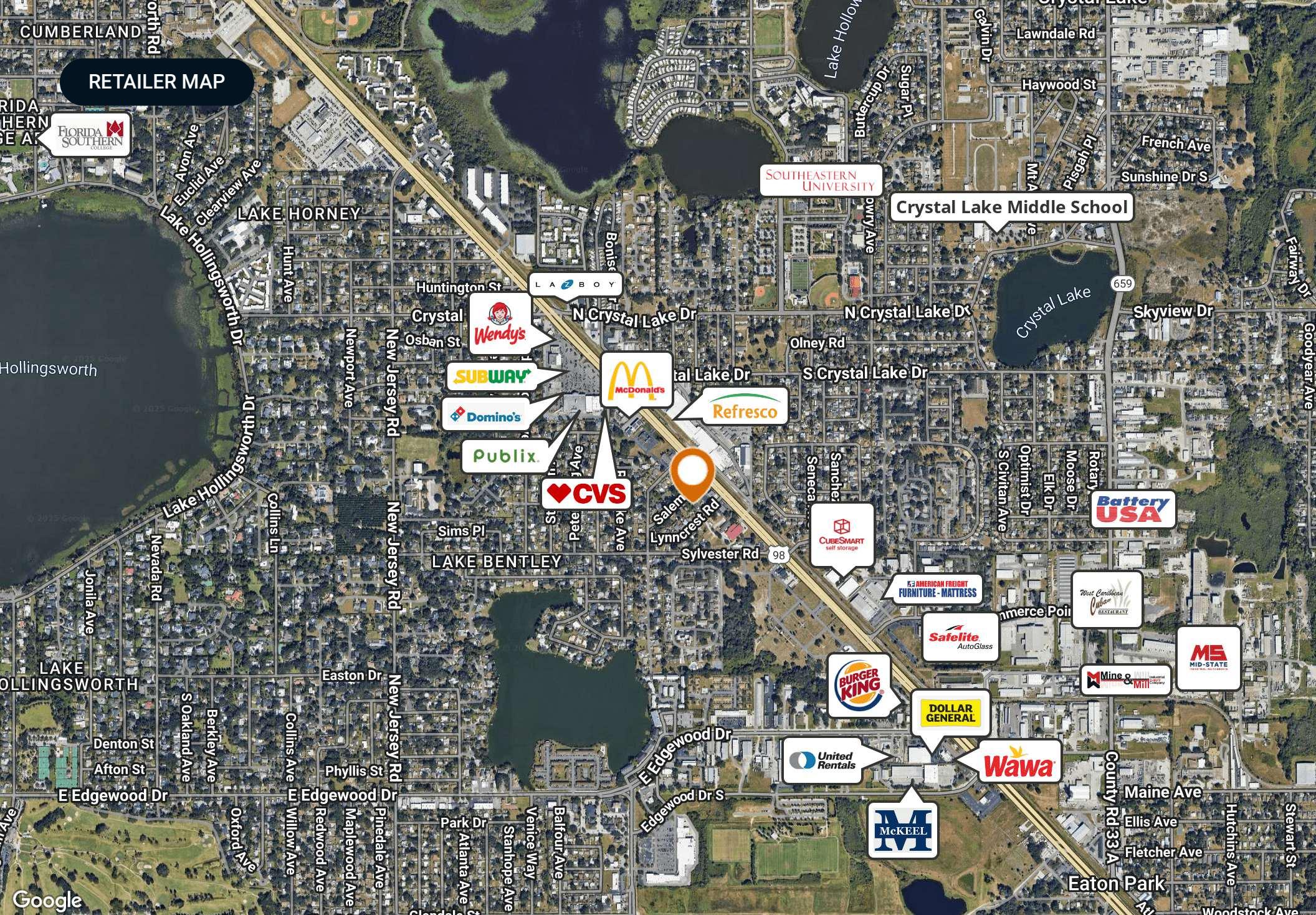


BUILDING LAYOUT





RETAILER MAP



MARKET AREA MAP



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 LALTToday

"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 fastest-growing county in Florida and the seventh fastest-growing 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

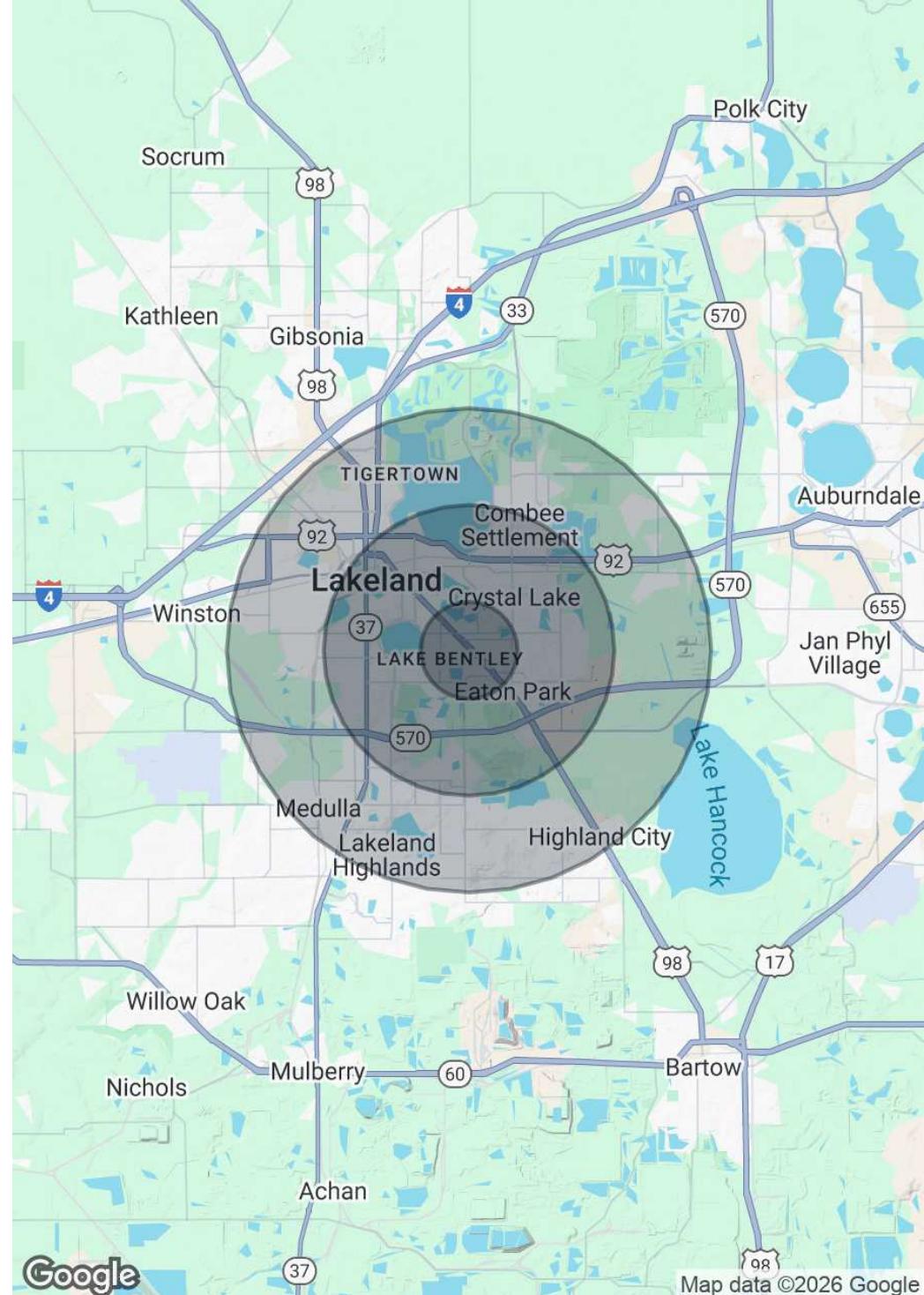
	1 Mile	3 Miles	5 Miles
Total Population	12,443	68,182	144,331
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	38	40	42

Households & Income

1 Mile 3 Miles 5 Miles

	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

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Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development



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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.



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