



OFFICE

FOR LEASE

5340 US Hwy 98 North, Lakeland, Florida 33809

**Contact us
863-683-3425**



Jack Strollo, CCIM, CPM Vice President, Broker

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100 S. Kentucky Avenue Suite 290 Lakeland, Fl 33801

Jack Strollo, CCIM, CPM is a Licensed Real Estate Broker in the State of Florida & Wisconsin.

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PROPERTY HIGHLIGHTS

- **Currently One Suites Available**
- **800 SF Office**
- **Monument Signage Available**
- **On-Site Parking**
- **54,500 VPD**



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Property: This multi-Tenant plaza has two available suites for office/Retail use. Each suite has 800 SF of Retail/Office private restroom, ample on-site parking monument signage available.

Lease Price: \$24.00 PSF NNN \$6.38

CLICK **HERE** FOR 3D FLOOR PLAN



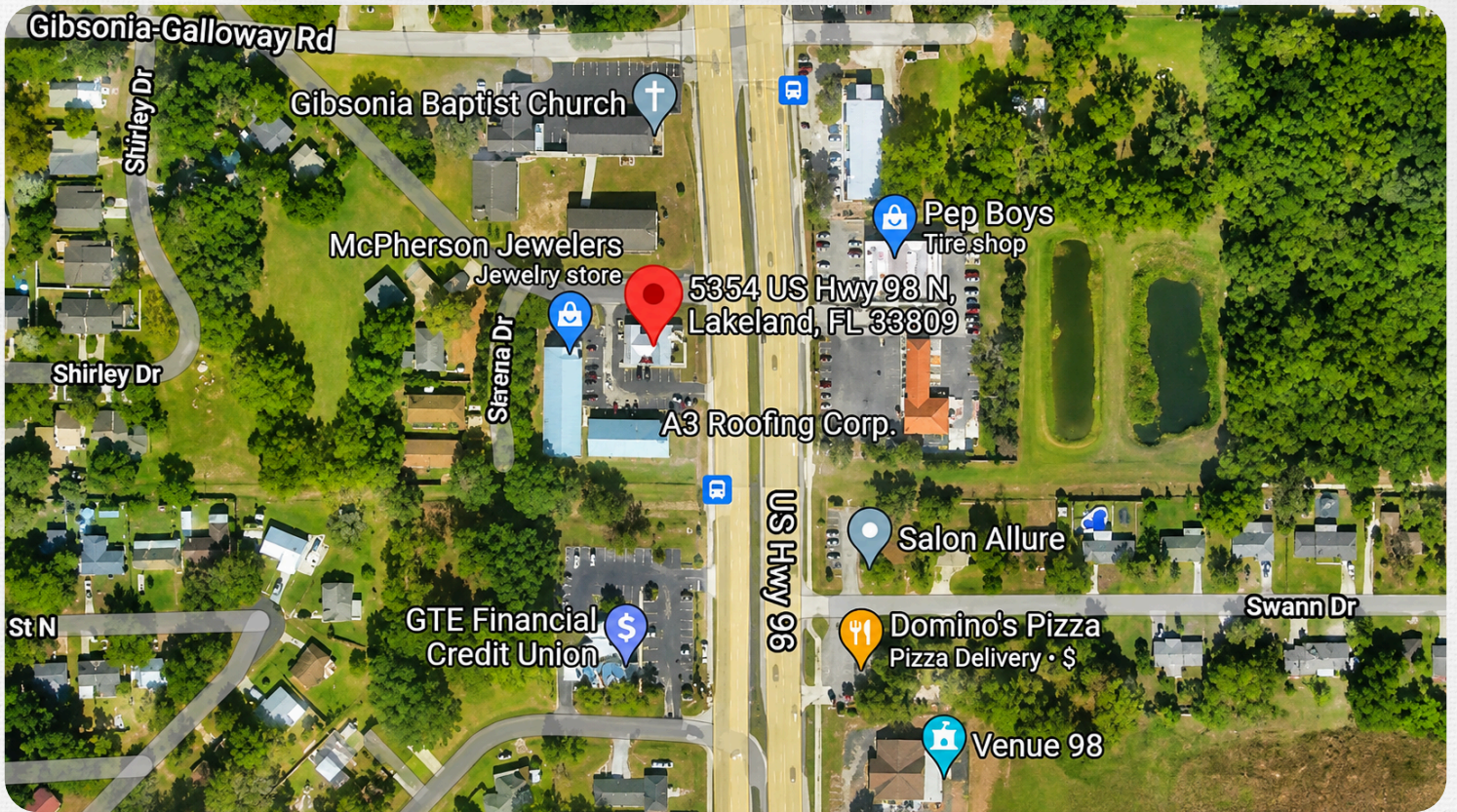
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Location: This site is located just off US Hwy 98 North in Lakeland, Florida. Site has strong traffic counts at 54,500 VPD. Property is surrounded with numerous dining establishments, banking, and retail.



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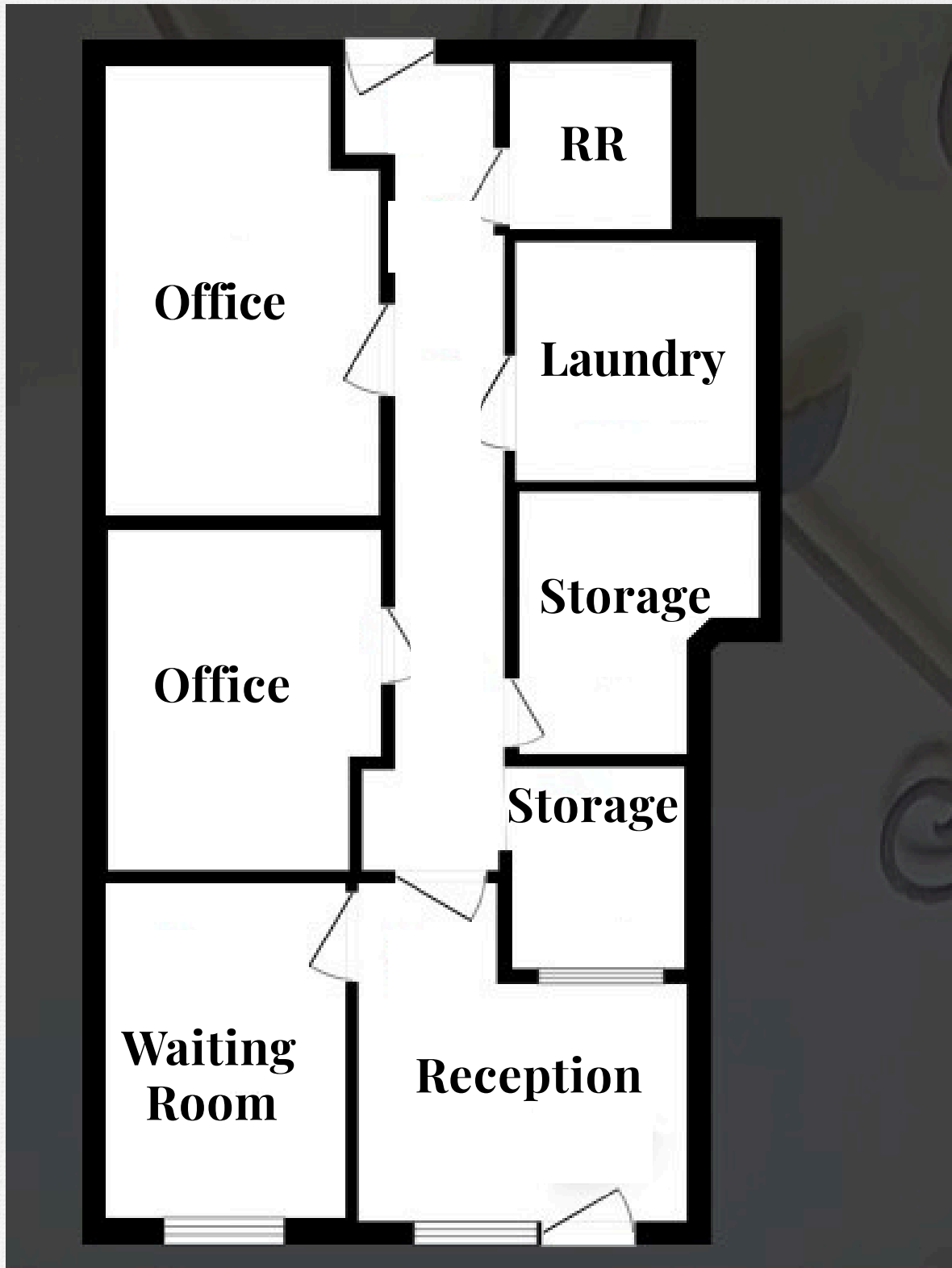
Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job 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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Floor Plan



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Executive Summary

5340 US Highway 98 N, Lakeland, Florida, 33809



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	7,038	49,129	96,320
2020 Population	8,331	58,255	109,375
2025 Population	8,938	62,214	115,360
2030 Population	9,872	69,140	127,559
2010-2020 Annual Rate	1.70%	1.72%	1.28%
2020-2025 Annual Rate	1.35%	1.26%	1.02%
2025-2030 Annual Rate	2.01%	2.13%	2.03%

Age	1 mile	3 miles	5 miles
2025 Median Age	50.3	42.1	41.5
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	62.6%	56.5%	54.9%
Black Alone	12.3%	17.1%	20.6%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	3.5%	3.2%	2.3%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	7.2%	8.3%	8.1%
Two or More Races	13.8%	14.4%	13.4%
Hispanic Origin	22.3%	25.9%	24.7%
Diversity Index	71.7	76.8	76.8

Households	1 mile	3 miles	5 miles
2010 Total Households	3,369	19,918	36,749
2020 Total Households	3,847	23,291	41,918
2025 Total Households	4,123	25,110	45,188
2030 Total Households	4,559	28,136	50,507
2010-2020 Annual Rate	1.34%	1.58%	1.32%
2020-2025 Annual Rate	1.33%	1.44%	1.44%
2025-2030 Annual Rate	2.03%	2.30%	2.25%
2025 Average Household Size	2.12	2.44	2.51
Wealth Index	75	69	66

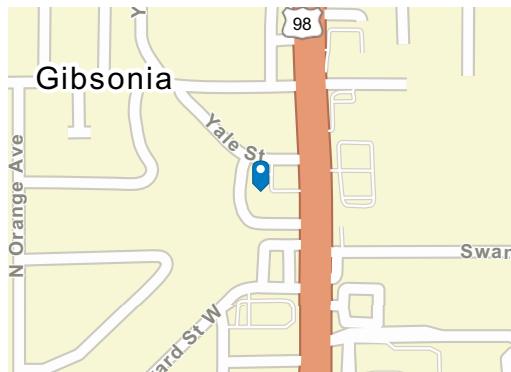
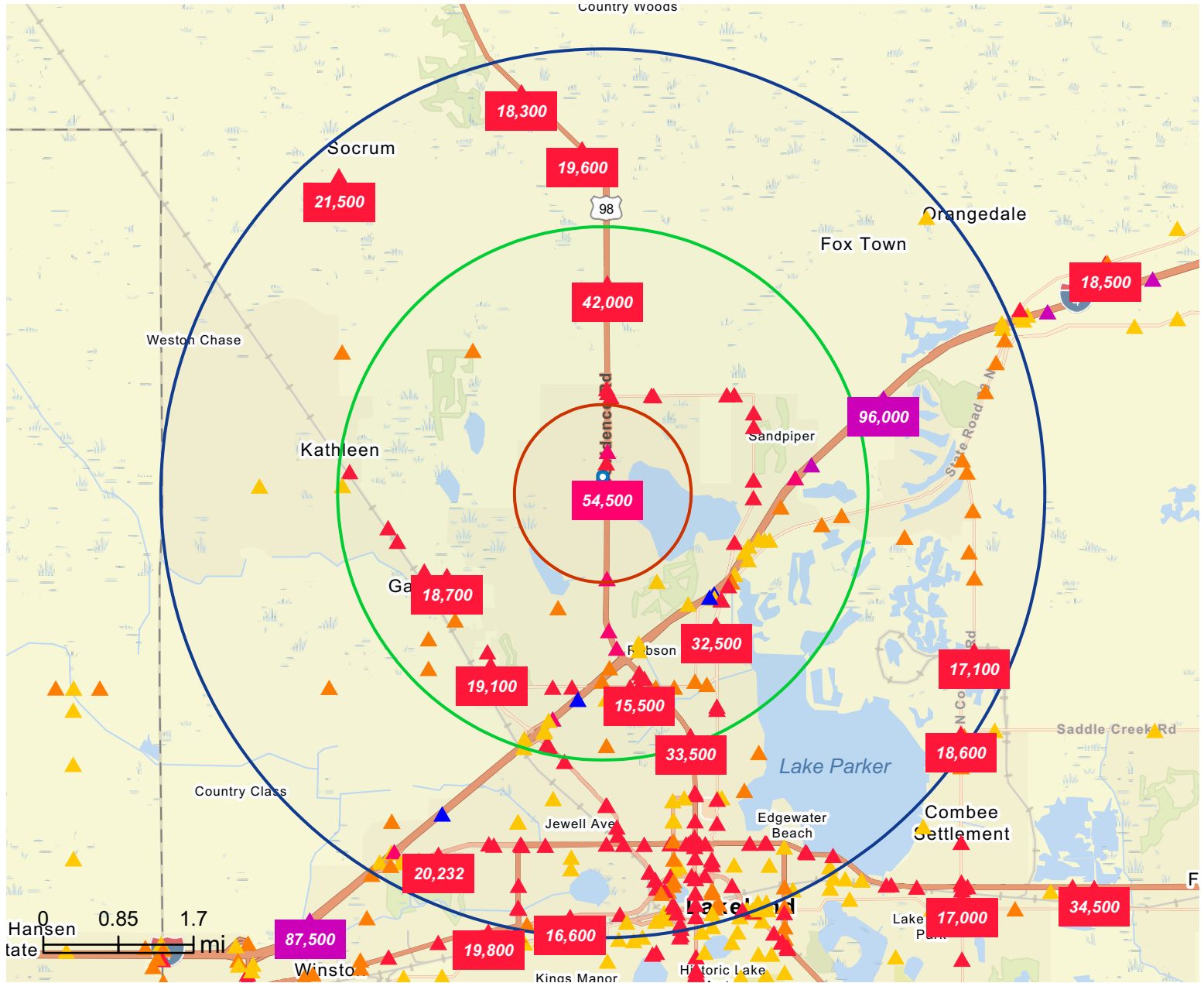
Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	31.9%	29.3%	28.9%
Median Household Income			
2025 Median Household Income	\$71,444	\$68,601	\$66,063
2030 Median Household Income	\$77,572	\$75,949	\$73,353
2025-2030 Annual Rate	1.66%	2.06%	2.12%
Average Household Income			
2025 Average Household Income	\$90,176	\$88,372	\$85,167
2030 Average Household Income	\$97,479	\$97,396	\$94,073
Per Capita Income			
2025 Per Capita Income	\$39,618	\$35,627	\$33,439
2030 Per Capita Income	\$42,825	\$39,572	\$37,327
2025-2030 Annual Rate	1.57%	2.12%	2.22%
Income Equality			
2025 Gini Index	39.3	39.7	41.2
Socioeconomic Status			
2025 Socioeconomic Status Index	52.5	47.5	45.1
Housing Unit Summary			
Housing Affordability Index	72	78	79
2010 Total Housing Units	3,906	22,830	42,685
2010 Owner Occupied Hus (%)	62.6%	63.4%	66.1%
2010 Renter Occupied Hus (%)	37.3%	36.6%	33.9%
2010 Vacant Housing Units (%)	13.8%	12.8%	13.9%
2020 Housing Units	4,253	25,335	45,924
2020 Owner Occupied HUs (%)	61.1%	61.1%	63.4%
2020 Renter Occupied HUs (%)	38.9%	38.9%	36.6%
Vacant Housing Units	9.4%	8.0%	8.7%
2025 Housing Units	4,512	26,976	48,945
Owner Occupied Housing Units	61.2%	62.1%	64.0%
Renter Occupied Housing Units	38.8%	37.9%	36.0%
Vacant Housing Units	8.6%	6.9%	7.7%
2030 Total Housing Units	4,938	30,073	54,544
2030 Owner Occupied Housing Units	2,917	18,260	33,381
2030 Renter Occupied Housing Units	1,642	9,876	17,125
2030 Vacant Housing Units	379	1,937	4,037

Traffic Count Map

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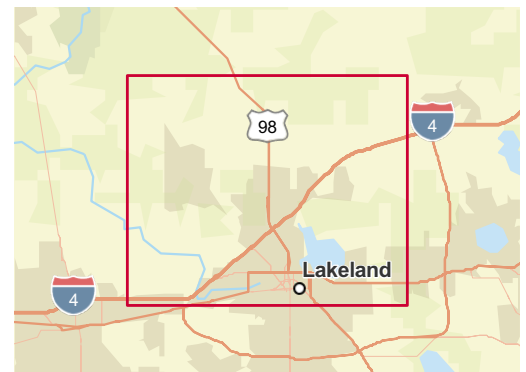


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- #1 Cities to buy a home (Business Insider)
- #1 Fastest growing city (Bloomberg)
- #1 most philanthropic city (Philanthropy)
- #6 safest places to live
- #6 mid-sized metro job growth (Business facilities)
- #17 best cities for new graduates (Good Call)
- #7 Best Places to move (US News & World Report)

LAKELAND BENEFITS

- North & South Highways: I-75, I-95, Hwy 27
- East & West Highways: I-4, Hwy 60, Hwy 92
- 32 Miles from Tampa, 54 Miles from Orlando
- CSX Rail Access
- 2 Major Airports less than 1 hour away
- Over 10 Million People within 100 Miles
- Largest Municipality in Polk County
- City of Lakeland population: 107,552
- Average annual wages: \$56,376
- Unemployment rate: 3.4%
- Florida's 4th Best City in business tax climate index