

# Highland City Professional Office

5904 Hillside Heights Dr, Lakeland, Florida 33812

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SECTION 1

# Property Information

## EXECUTIVE SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$929,000</b>
<b>Building Size:</b>	3,841 ± SF
<b>Lot Size:</b>	0.57 Acres
<b>Price / SF:</b>	\$241.86
<b>Zoning:</b>	OCX - Office Center
<b>Parking:</b>	17 Spaces
<b>Utilities:</b>	Polk Water / Septic
<b>Traffic Count:</b>	57,500 Cars per Day (US-98)
<b>Taxes (Year):</b>	\$8,818.96 (2025)
<b>PIN:</b>	242914283146000640
<b>3-D Virtual Tour:</b>	<a href="https://my.matterport.com/show/?m=iPUSGVkzi4w">https://my.matterport.com/show/?m=iPUSGVkzi4w</a>

## Property Overview

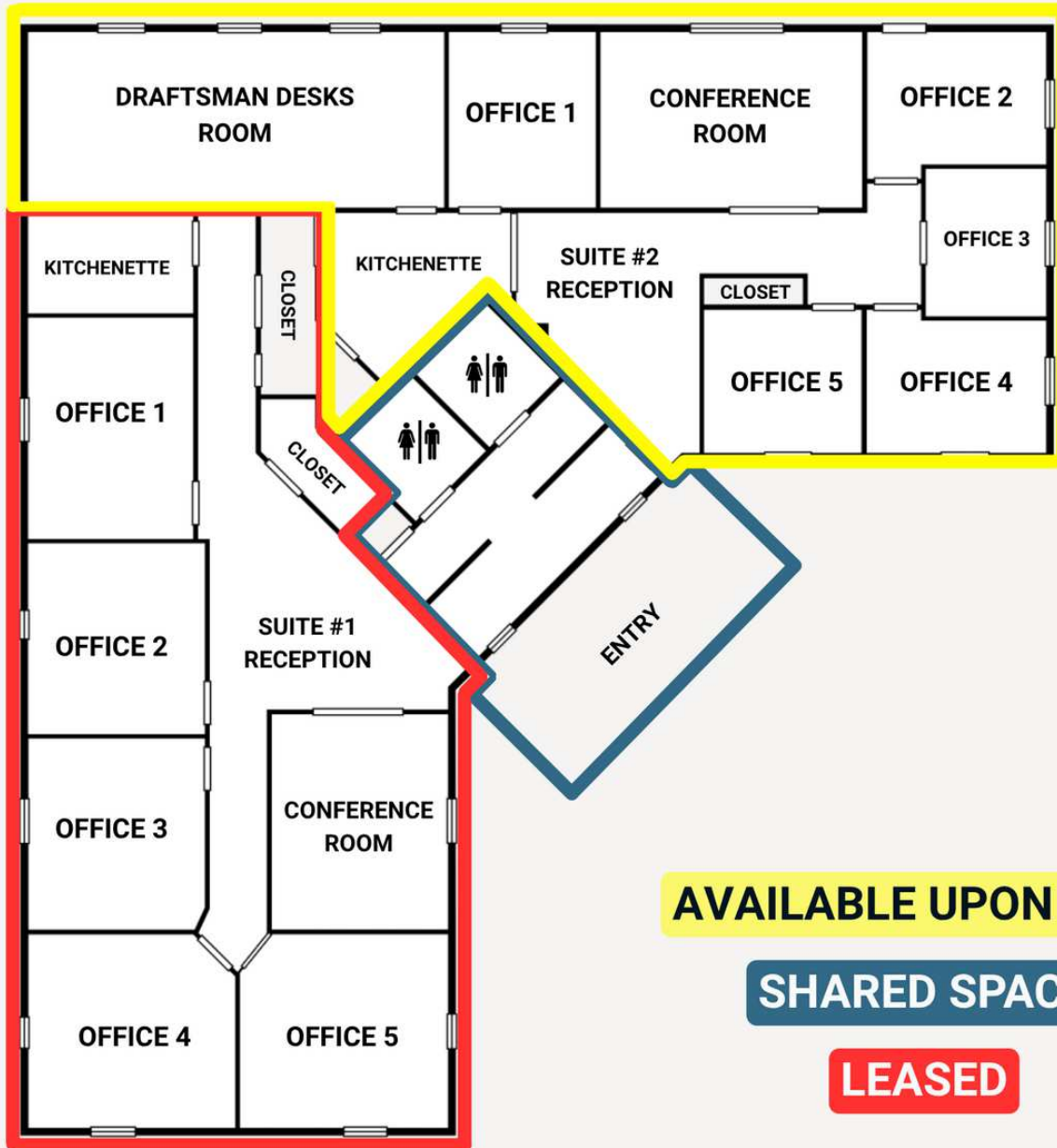
This ±3,841 square foot professional office building presents an excellent opportunity for an owner-occupant seeking a well-located, functional workspace with supplemental income. The property is partially occupied by a recently signed tenant, who pays just over \$3,000 per month in gross rent, allowing an owner to occupy the remaining space while benefiting from in-place cash flow that can cover most of the building's expenses.

The building is thoughtfully configured to support a variety of professional uses, featuring a shared entry lobby, private offices, conference rooms, kitchenette areas, and a large open workspace suitable for collaborative operations, design teams, or bullpen-style layouts.

Located in the Highland City submarket of Lakeland, the property is positioned within an active and growing corridor. Commercial anchors to the north including a Publix shopping center, and new residential development to the south contribute to a strong business environment and long-term demand drivers.

This offering is well-suited for a business seeking to establish or expand its presence in a high-growth area while offsetting occupancy costs through existing rental income.

**FLOORPLAN**



**AVAILABLE UPON SALE**

**SHARED SPACE**

**LEASED**

**INTERIOR PHOTOS - OWNER'S SPACE**



**Reception and Welcome Area**



**Conference Room**



**Breakroom**



**Typical Office**

**INTERIOR PHOTOS - OCCUPIED SPACE**



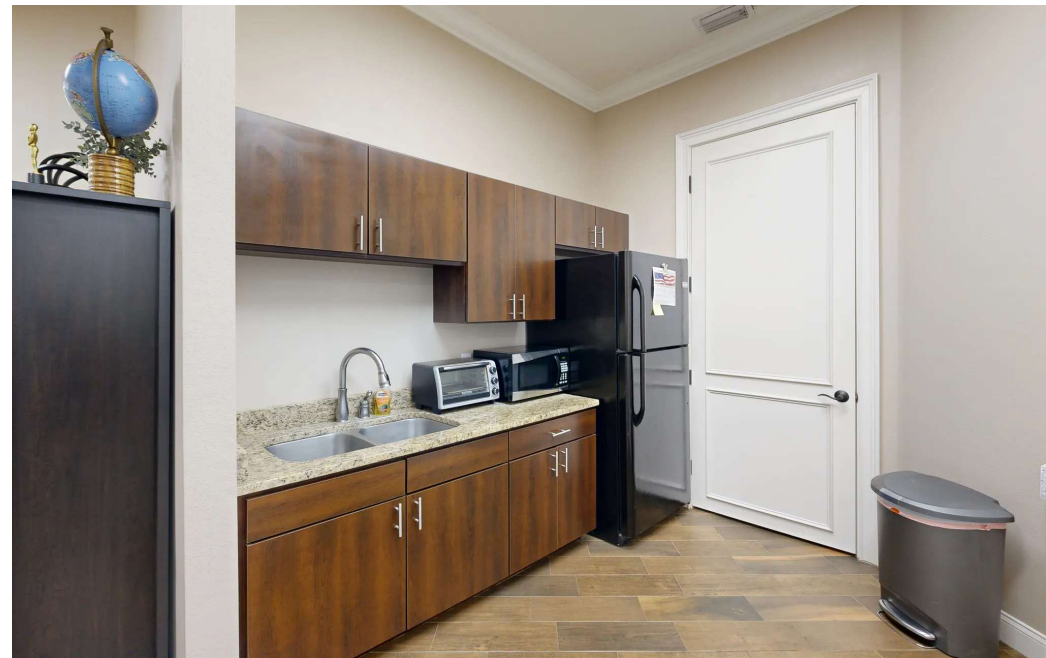
**Reception and Welcome Area**



**Conference Room**



**Typical Office**



**Breakroom**



SUBJECT

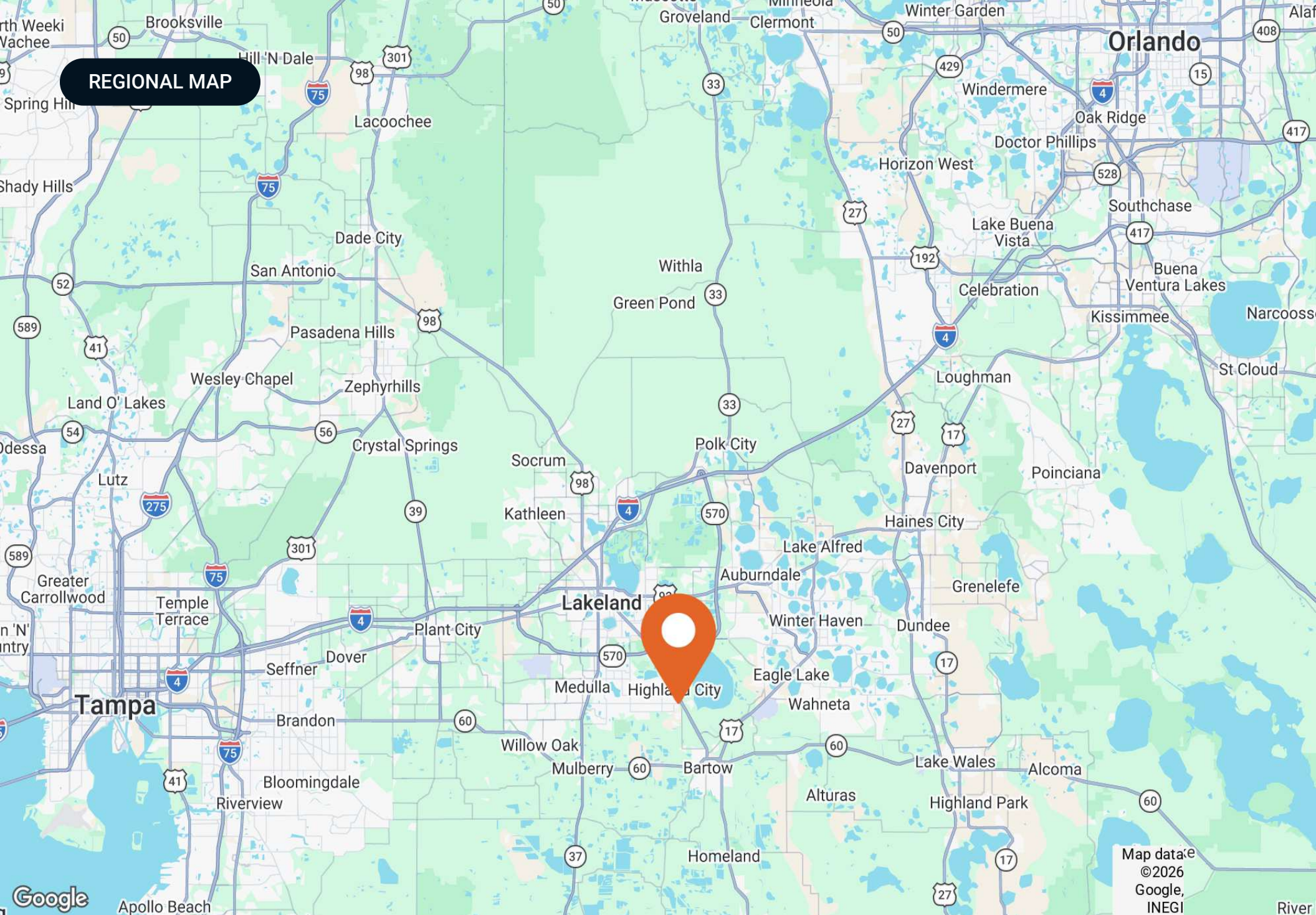


57,500 Cars/Day

SECTION 2

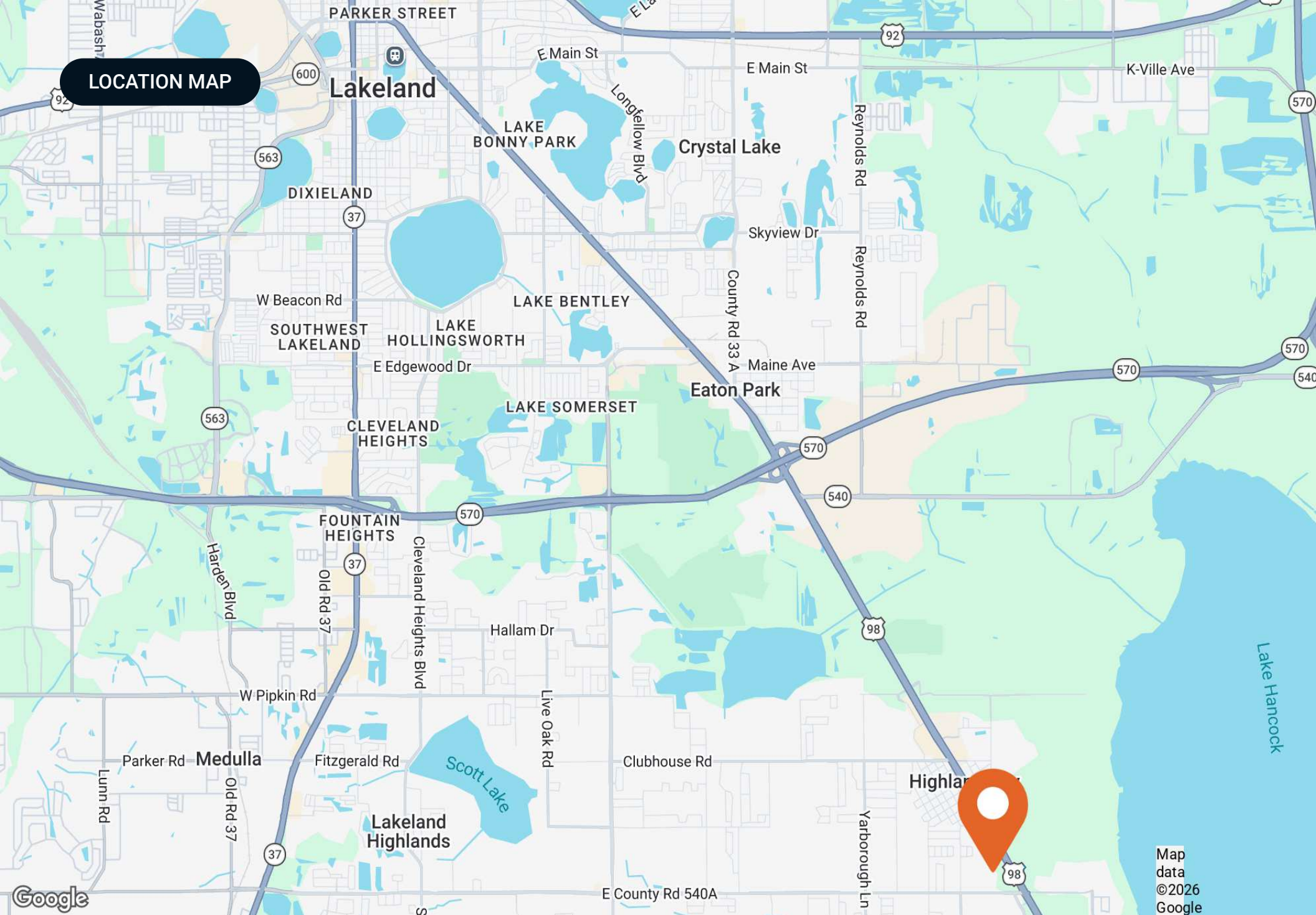
# Location Information

**REGIONAL MAP**



Map data ©  
©2026  
Google,  
INEGI

LOCATION MAP



Map data ©2026 Google

## DEMOGRAPHICS MAP & REPORT

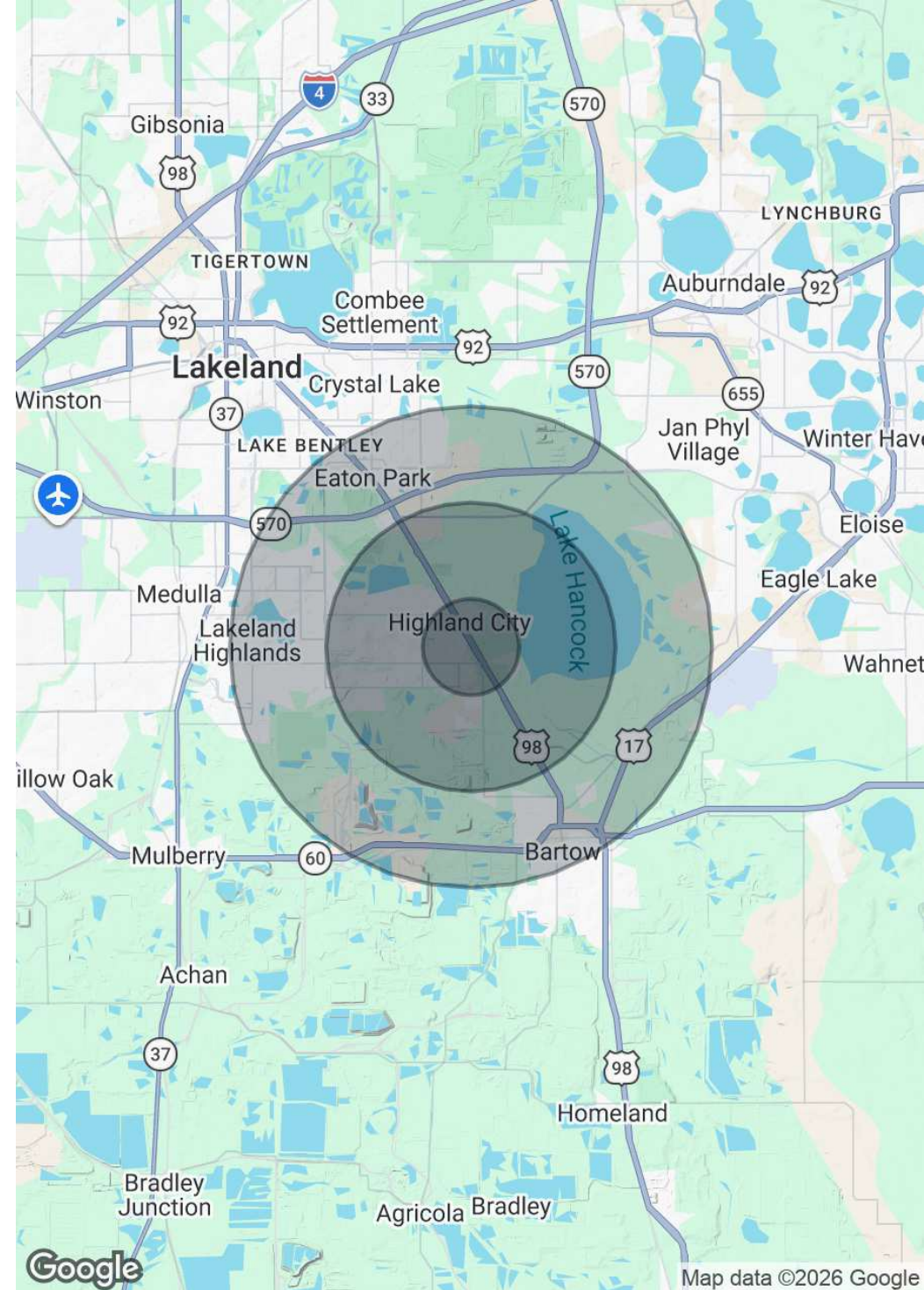
### Population

	1 Mile	3 Miles	5 Miles
Total Population	5,400	25,690	64,836
Average Age	38.7	40.1	40.5
Average Age (Male)	38.4	38.4	39.2
Average Age (Female)	36.2	40	40.7

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,854	8,707	23,313
# of Persons per HH	2.9	3	2.8
Average HH Income	\$96,743	\$121,514	\$110,691
Average House Value	\$263,596	\$340,950	\$308,626

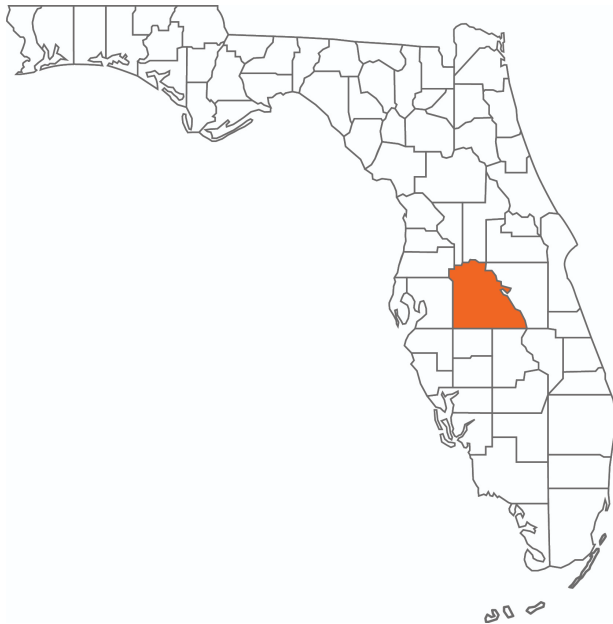
2023 American Community Survey (ACS)



COUNTY



## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	403.3 (2020)
<b>County Seat</b>	Bartow	<b>Population</b>	822,142 (2025)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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

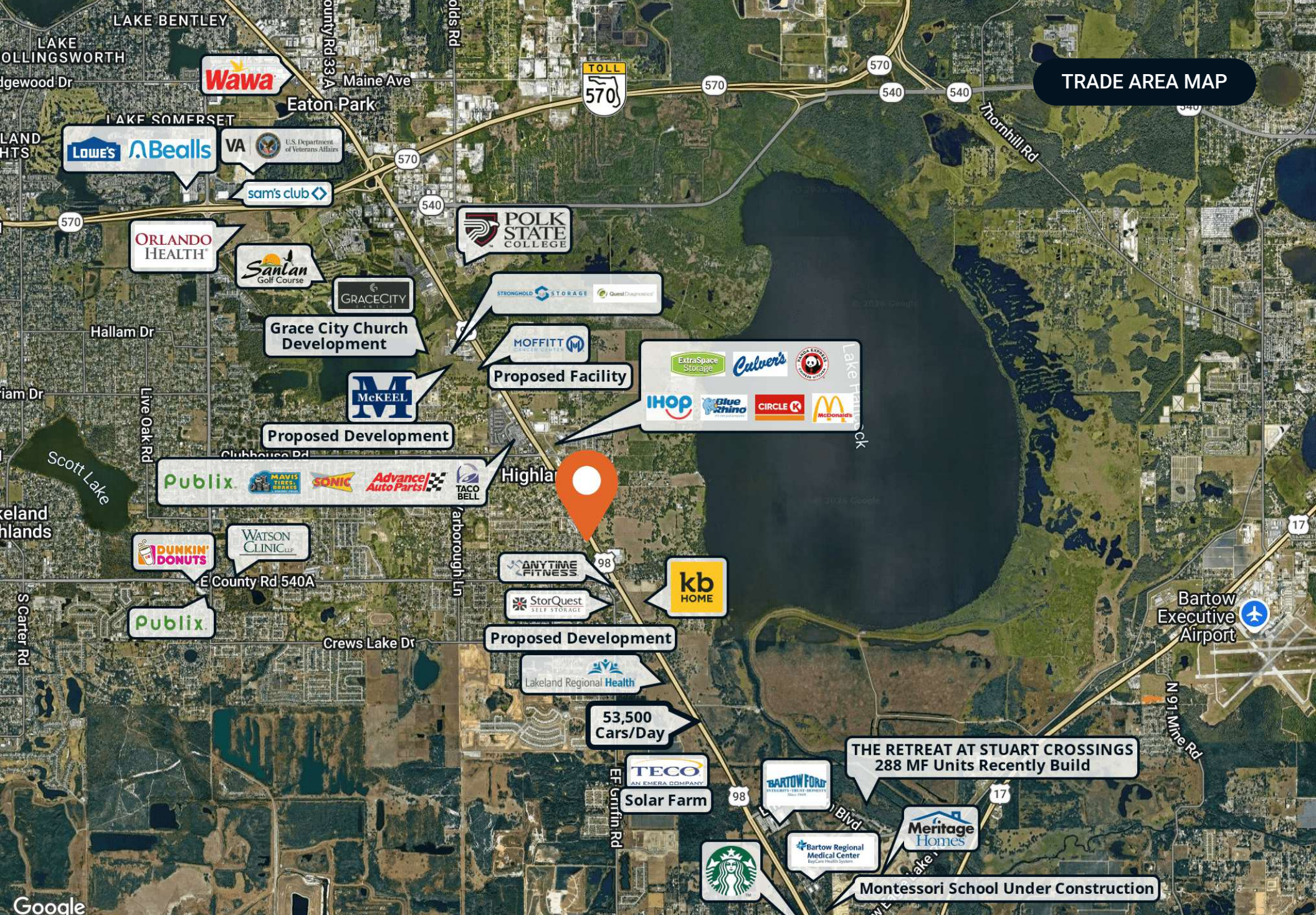
**Major Employers**  
 Publix Supermarkets  
 Saddle Creek Logistics  
 Geico Insurance  
 Amazon  
 Rooms to Go  
 Welldyne  
 Advance Auto Parts

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.

TRADE AREA MAP







SECTION 3

# Agent And Company Info

## ADVISOR BIO



### David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

## Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

## ADVISOR BIO



### Joey Hungerford, MiCP

Advisor

joey@saundersrealestate.com

Direct: **877-518-5263 x348** | Cell: **863-660-3511**

## Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior experience includes serving as Communications Director for a Congresswoman in the United States House of Representatives, Communications Advisor to the Chairman of the House Judiciary Committee, and in communications and media roles supporting the President of the United States.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of the Public Policy Committee and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

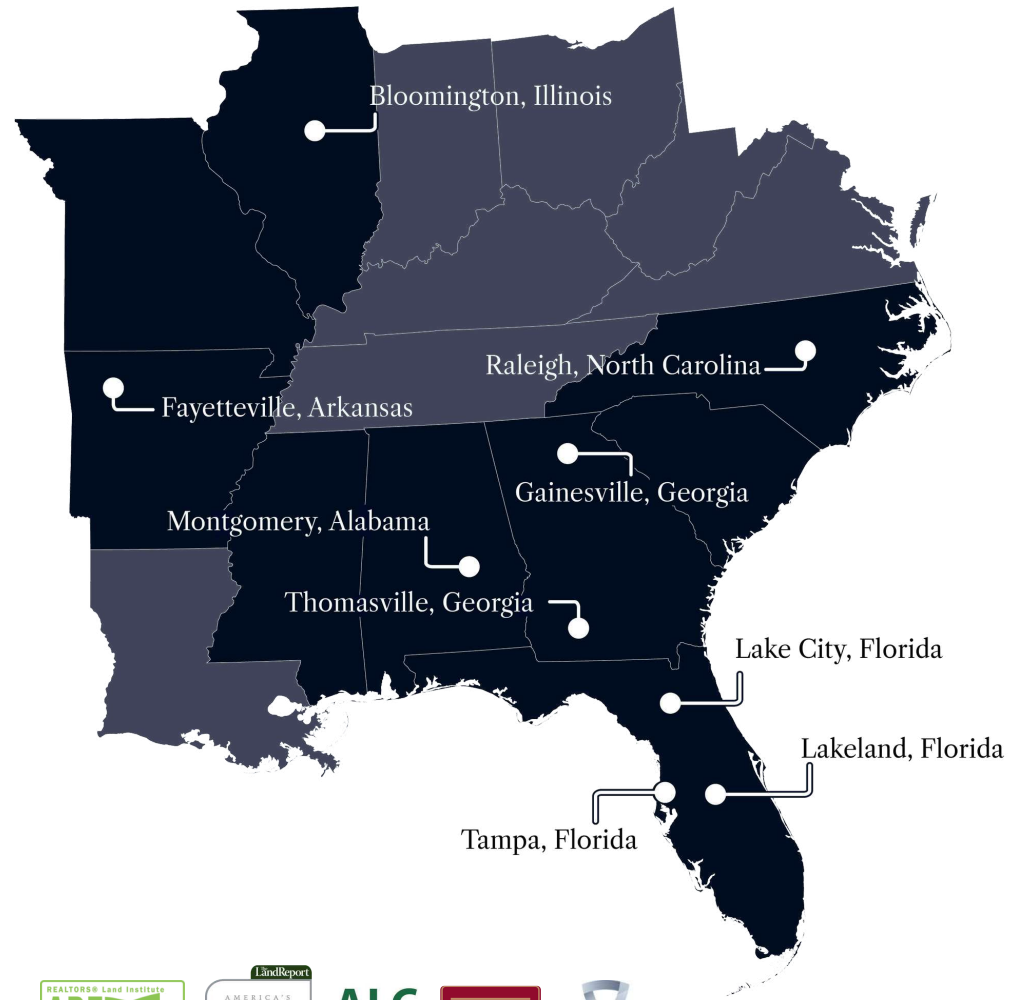
Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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