

US 98 Highland City Commercial Opportunity

5503 US Highway 98 S Lakeland, Florida 33812

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Downtown Lakeland
20 ± Minutes

Publix

MID FLORIDA

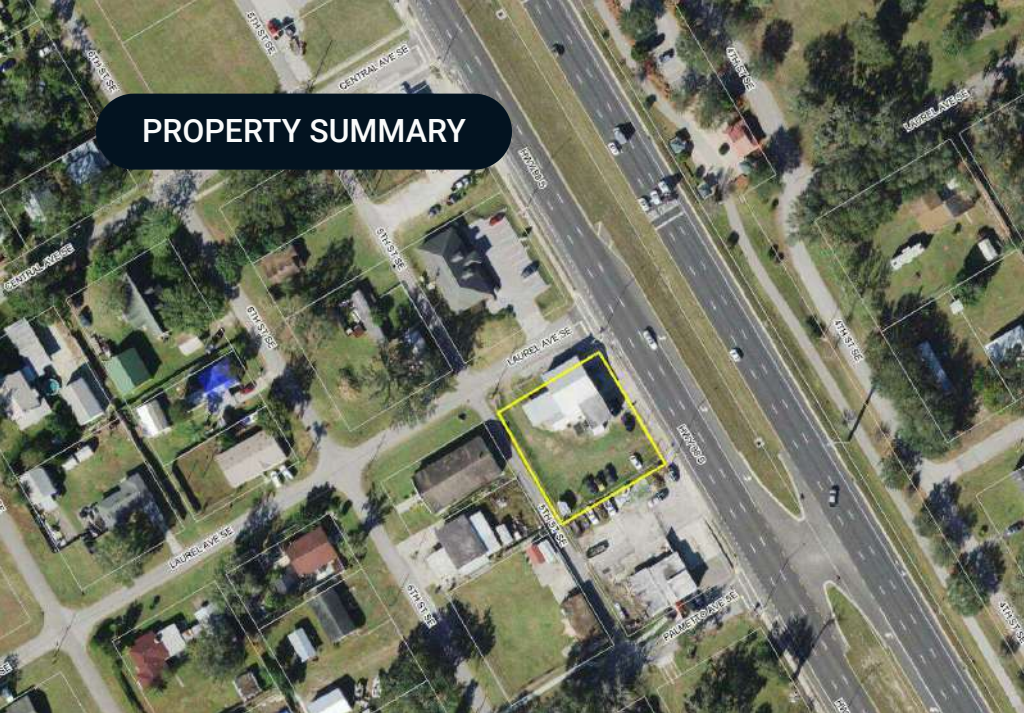


57,500 ±
Cars/Day

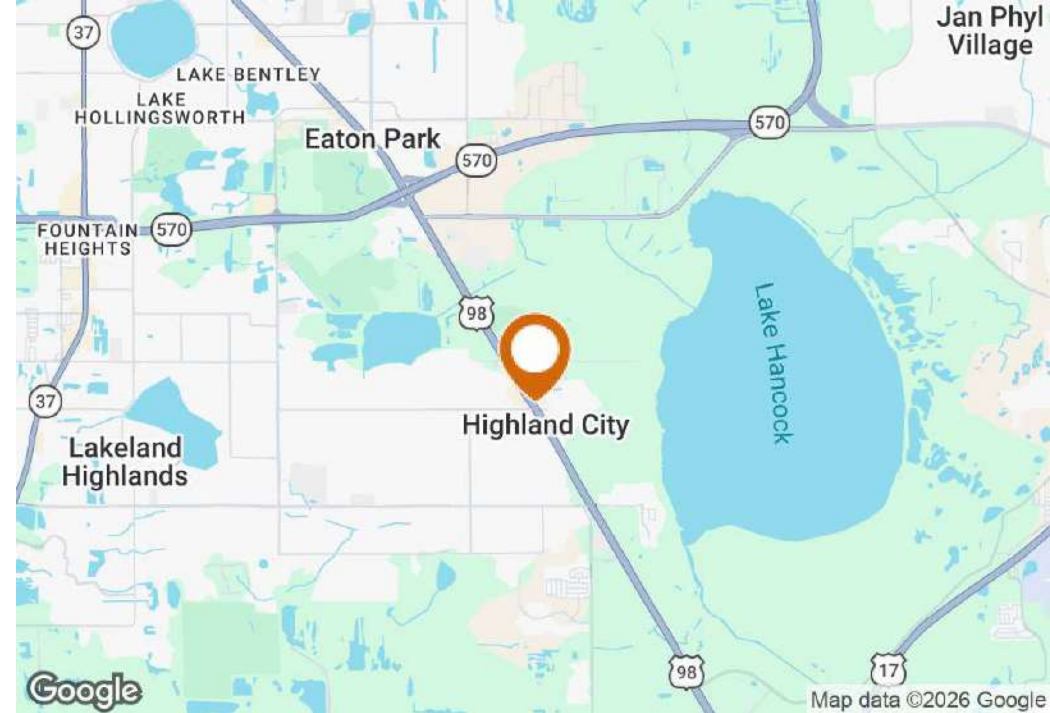


SECTION 1

Property Information



PROPERTY SUMMARY



Offering Summary

Sale Price:	\$699,000
Building Size:	2,770 ± SF
Lot Size:	0.36 ± Acres
Price / SF:	\$252.35
Year Built:	1948
Zoning:	Office Center (OC) Unincorporated Polk County
Traffic Count:	57,500 Cars/Day
Parcel ID:	24-29-14-283000-040710
Property Taxes:	\$3,839.19 (2024)
County:	Polk
Utilities:	City of Lakeland Water, Septic, & Lakeland Electric

Property Overview

The subject property is located along US Highway 98 in Highland City, FL. It is a freestanding office building situated on a 0.36 acre lot. Access to the property is available from both US 98 S and Laurel Avenue SE. There are a total of three (3) grade level doors - two face US Highway 98 and measure 10' x 12', and one faces Laurel Ave and measures 14' x 12'. Additionally, the space features approximately 480 ± SF of mezzanine storage, which can be accessed via a steel staircase.

This space is ideal for any user looking for office space or some retail uses.

Property Highlights

- Three (3) grade-level doors – two measuring 10' x 12' and one measuring 14' x 12'
- 480 ± SF of mezzanine storage
- Frontage along US Hwy 98
- Located less than 3 miles south of the Polk Parkway
- Proximity to major retailers such as Publix, McDonald's, Culver's, Circle K, and O'Reilly Auto Parts

LOCATION & ZONING DESCRIPTION



Location Description

The property is located along US Highway 98, a major north-south thoroughfare in the area. It sits just 3 miles south of the Polk Parkway and less than 5 miles north of State Road 60. State Road 60 runs east-west, connecting Tampa Bay to Vero Beach. The Polk Parkway also provides direct access to Interstate 4.

The surrounding area features a mix of professional office spaces, major retailers, residential neighborhoods, and apartment complexes. One active development in the area is the construction of an IHOP restaurant just north of the Clubhouse Road and US Highway 98 intersection. Another major project underway is the new Orlando Health Hospital, which is currently under construction along the Polk Parkway and expected to open in 2026. These and other developments reflect the continued growth and investment in the surrounding area.

Zoning Description

According to the Polk County Land Development code, the purpose of the Office Center (OC) district is to provide areas for small offices. The OC district permits professional offices and some retail uses. All development within the OC requires a Level 3 Review.

Permitted Uses

- Clinics & Medical Offices
- Professional Offices
- Studio, Production



NEARBY DEVELOPMENTS

Lakeland Highlands Rd

Clubhouse Rd

98

Proposed

Approved

Under Construction

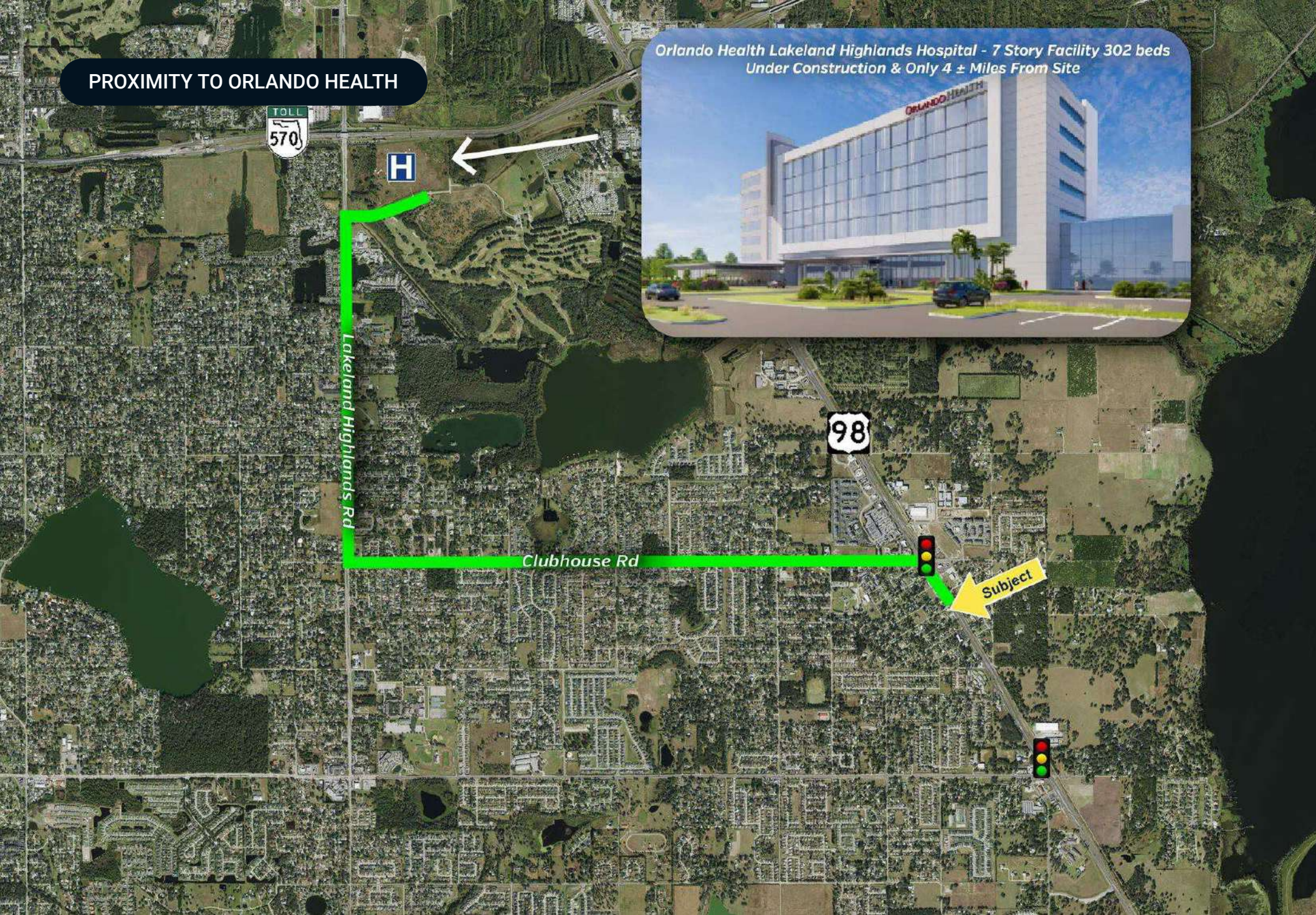
Delivered

- 1** Orlando Health Lakeland Highlands Hospital - 7 story facility 302 beds
- 2** One College Place - 168 SFR Units
- 3** Colbert Landings - 30 Multifamily Units
- 4** Clubhouse Estates - 21 SFR Units
- 5** Hancock Crossings - 92 SFR Units
- 6** Wind Meadows South - 835 SFR Units
- 7** U.S. 98 & Clubhouse Drive Storage - 105,447 SF Self Storage Building

Subject

PROXIMITY TO ORLANDO HEALTH

Orlando Health Lakeland Highlands Hospital - 7 Story Facility 302 beds
Under Construction & Only 4 ± Miles From Site





Lake Hancock

Downtown Bartow
10 ± Minutes

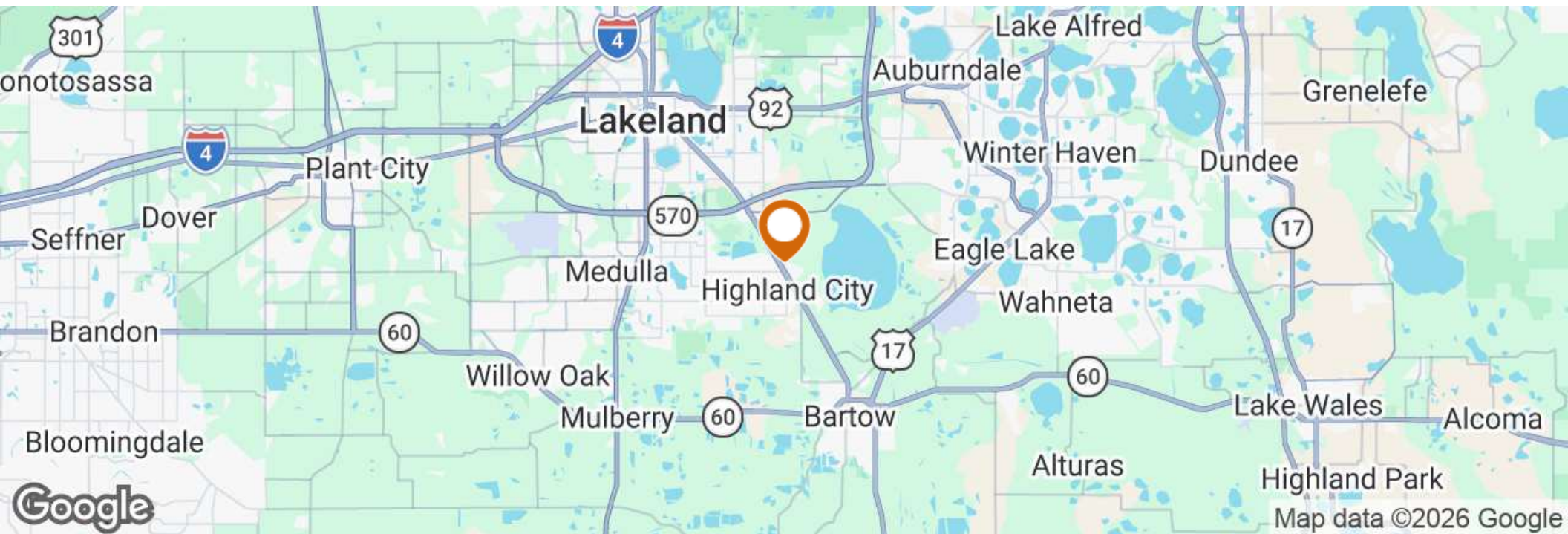
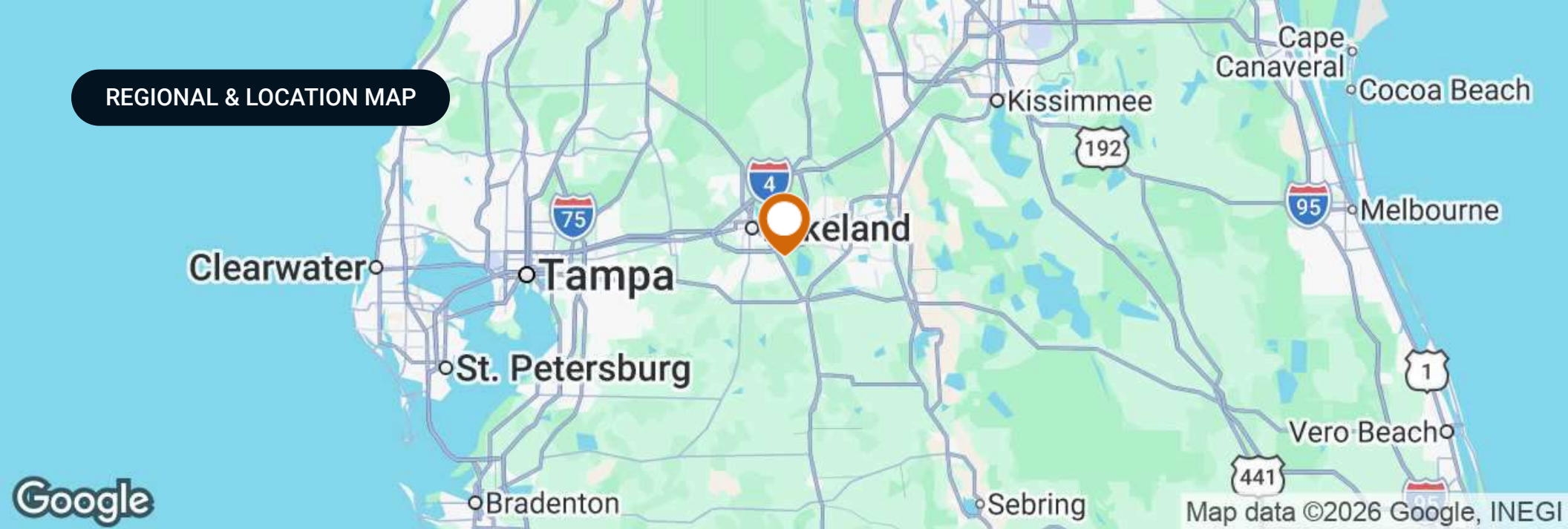
57,500 ±
Cars/Day

98

SECTION 2

Location Information

REGIONAL & LOCATION MAP



DEMOGRAPHICS MAP & REPORT

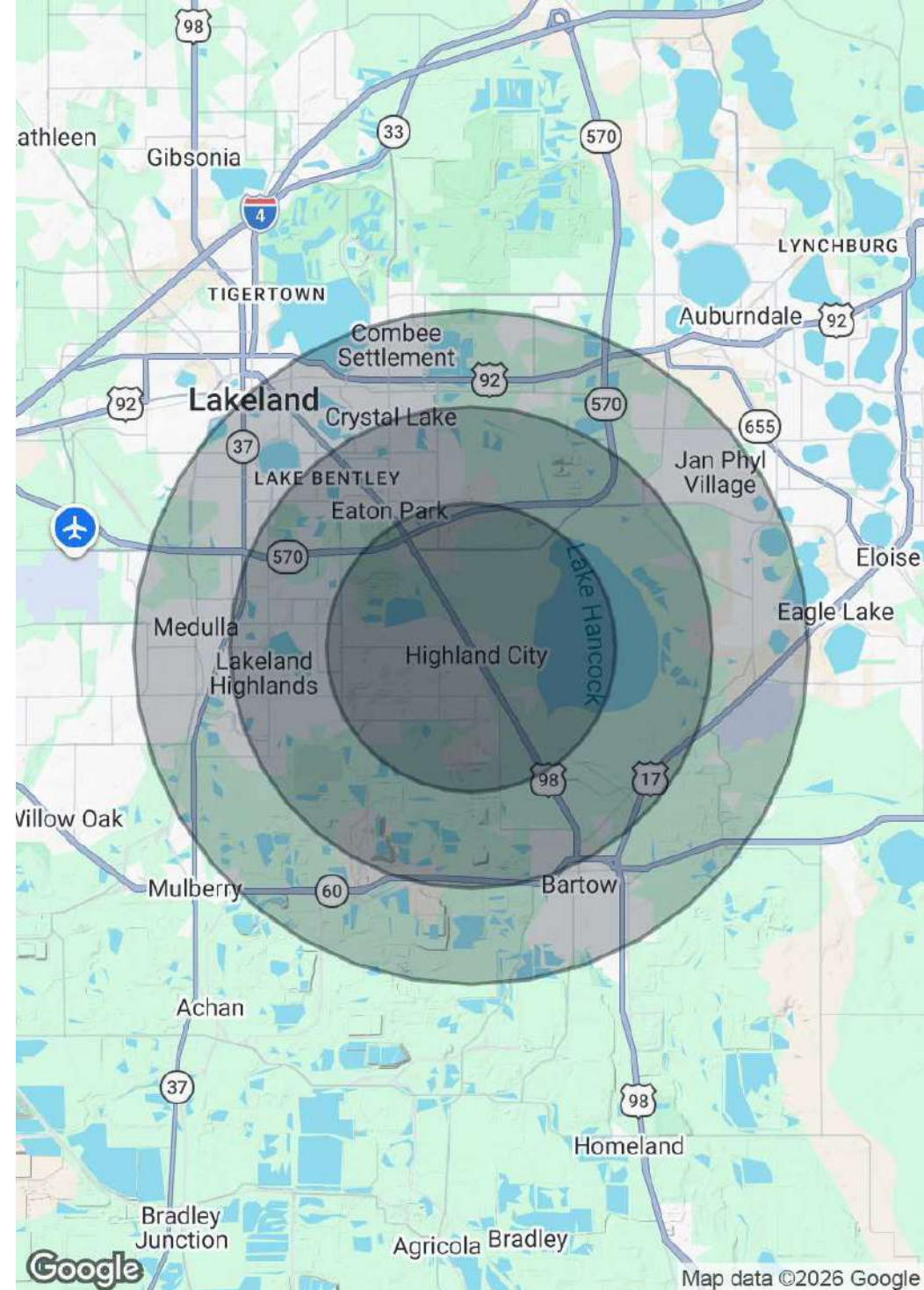
Population

Population	3 Miles	5 Miles	7 Miles
Total Population	28,541	84,508	174,163
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

Households & Income 3 Miles 5 Miles 7 Miles

Total Households	10,109	31,153	66,038
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$116,924	\$106,637	\$95,836
Average House Value	\$351,841	\$329,903	\$303,088

2020 American Community Survey (ACS)





COUNTY

Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	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.



57,500 ±
Cars/Day



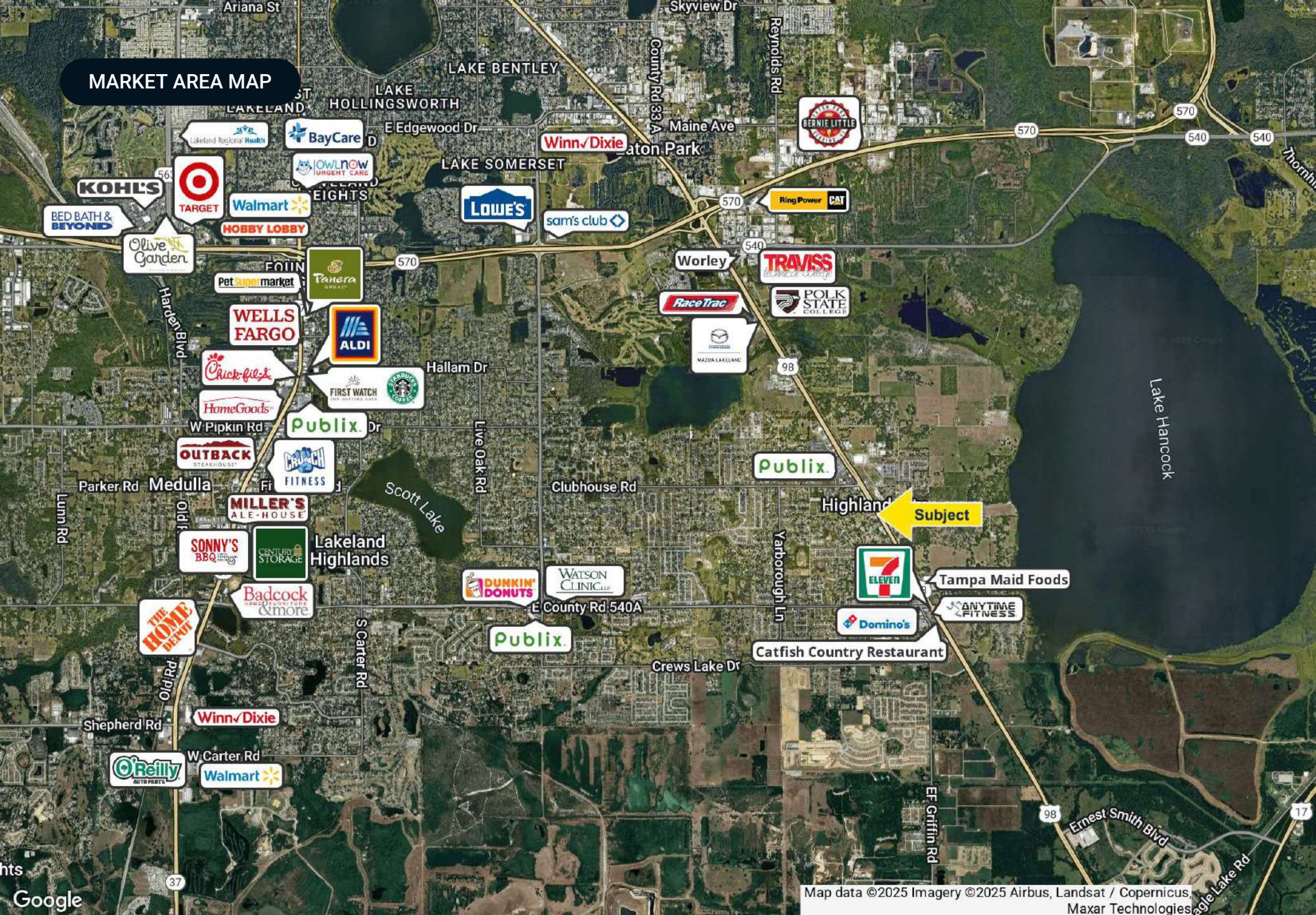
SECTION 3

Maps And Photos

NEIGHBORHOOD RETAILER MAP

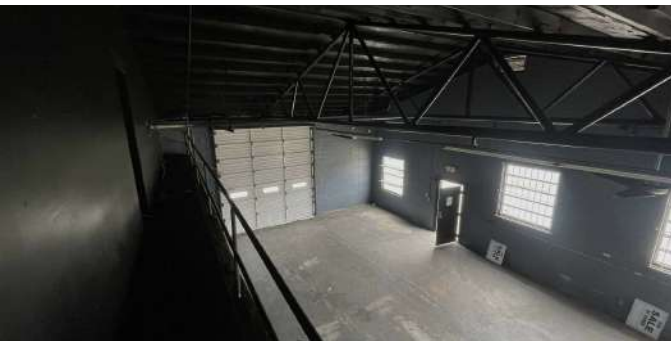


MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

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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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