

Innovation Medical Office Building

3655 Innovation Dr, Lakeland, Florida 33812

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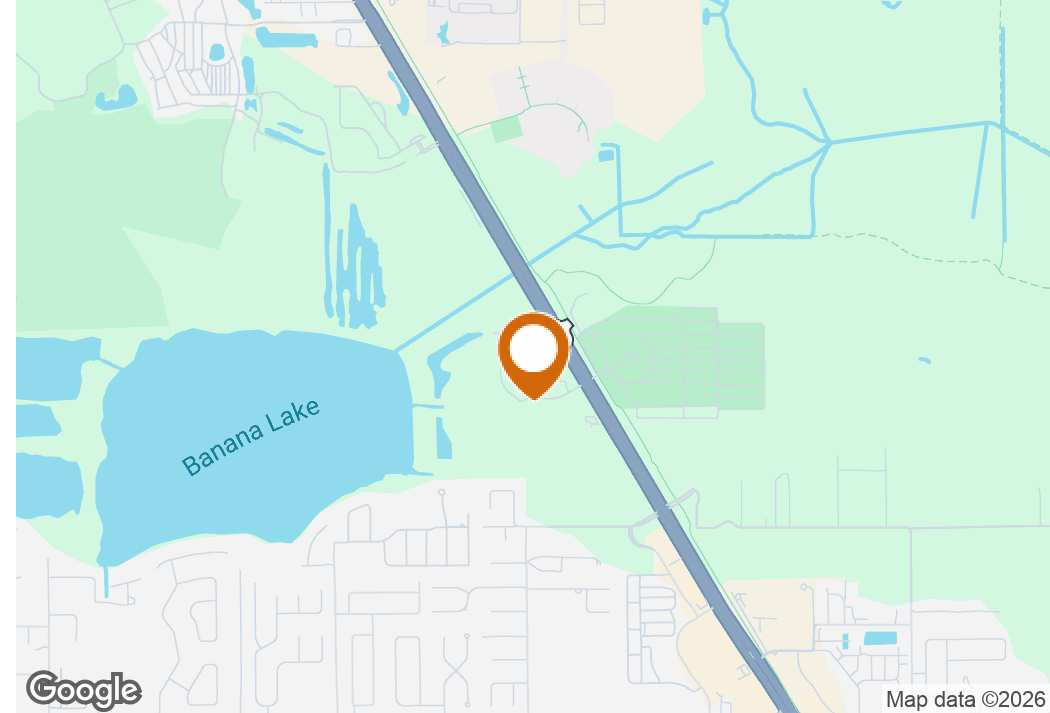
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,100,000
Building Size:	10,000 SF
Lot Size:	1.3 Acres
Number of Units:	2
Price / SF:	\$410.00
Cap Rate:	5.07%
NOI:	\$208,032
City	Lakeland
County	Polk
State	Florida

Property Overview

Excellent medical facility in Lakeland, Florida, conveniently located just off U.S Highway 98. With the stability and reliability of established tenants, this property offers a compelling prospect for investors seeking a secure and lucrative venture in the medical sector. The combination of a prime location, a versatile building, and the assurance of strong lease agreements makes this an enticing opportunity for investors looking to capitalize on the stability and growth potential of the healthcare industry.

Property Highlights

- Established tenants with solid leases
- Strategic location with modern amenities
- Ideal for medical users
- Prominent visibility



Location Description

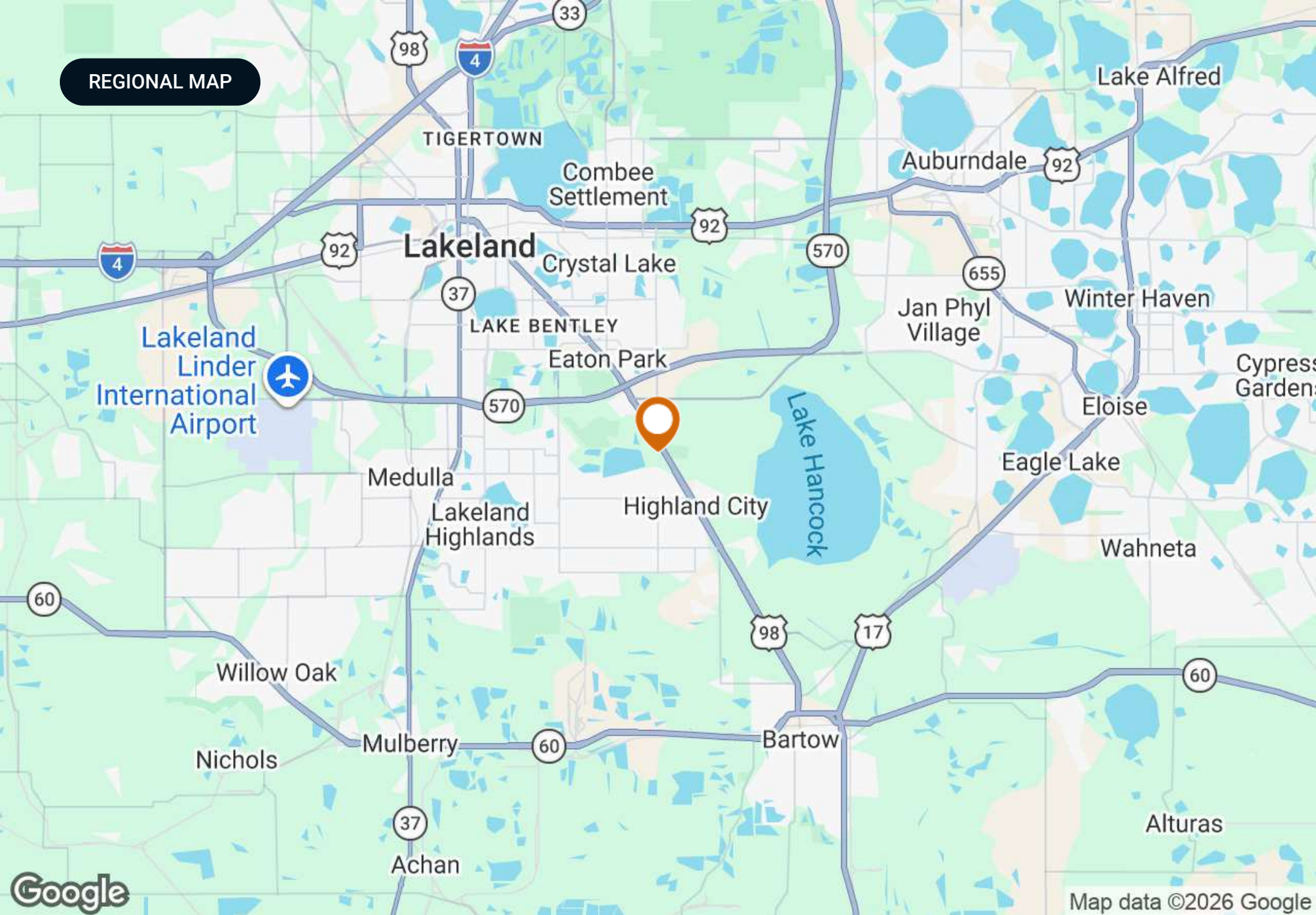
Discover the bustling city of Lakeland, FL, home to a brand new Orlando Health facility and other renowned medical facilities such as Lakeland Regional Health Medical Center and Watson Clinic. The area offers an ideal environment for medical users, making it a compelling location for medical professionals and healthcare organizations. The property's convenient access to these facilities, along with its proximity to educational institutions and a vibrant community, positions it as a prime location for medical practitioners and healthcare businesses.

Location Highlights

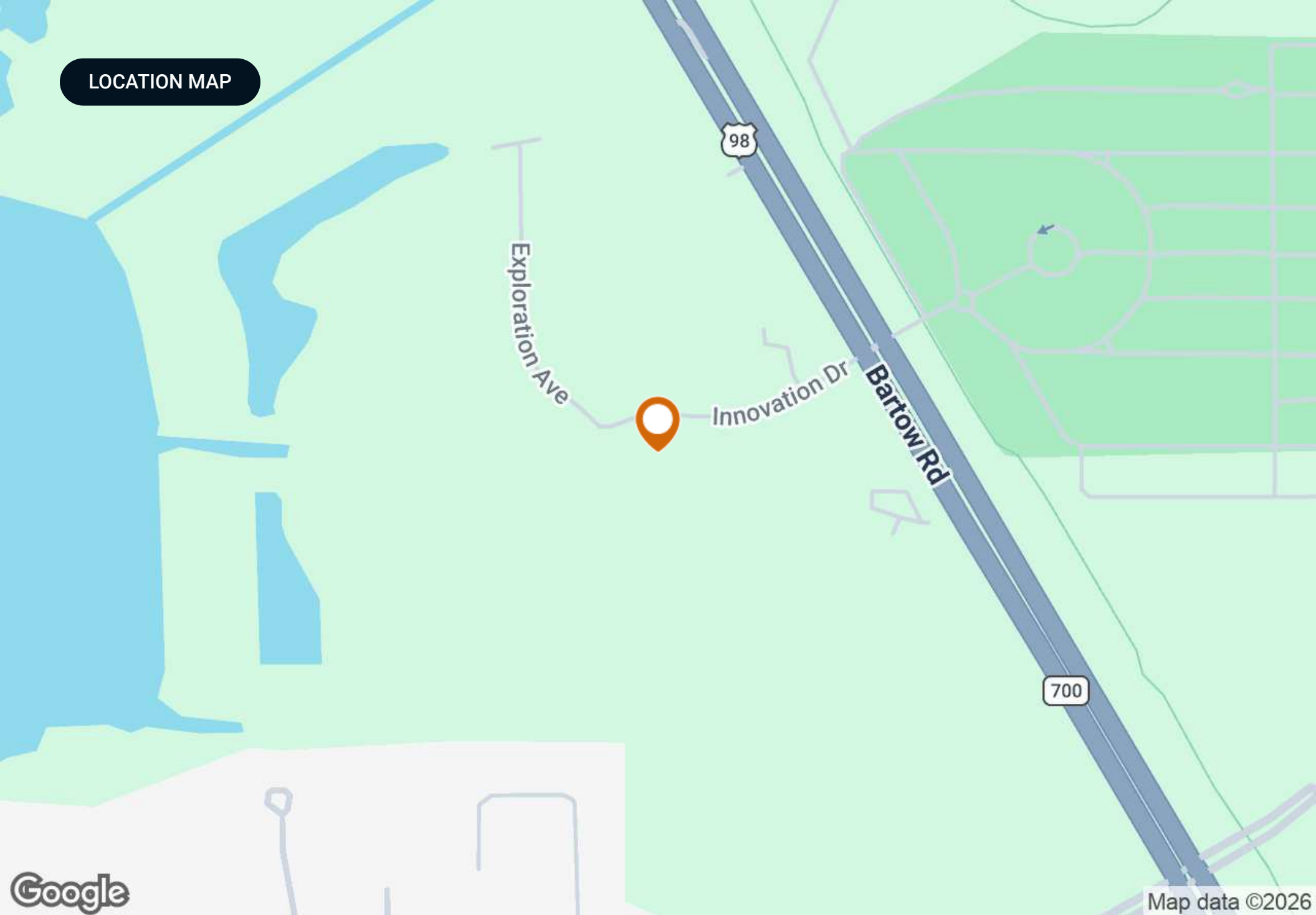
- Conveniently situated between Downtown Lakeland and Bartow
- Easy access to U.S. Highway 98 South and the Polk Parkway (SR 570)
- Quick connections to Interstate 4, SR 540 (Winter Lake Road), and CR 540A
- Short drive to major healthcare facilities, including Lakeland Regional Health, Watson Clinic, and BayCare Bartow Regional Medical Center



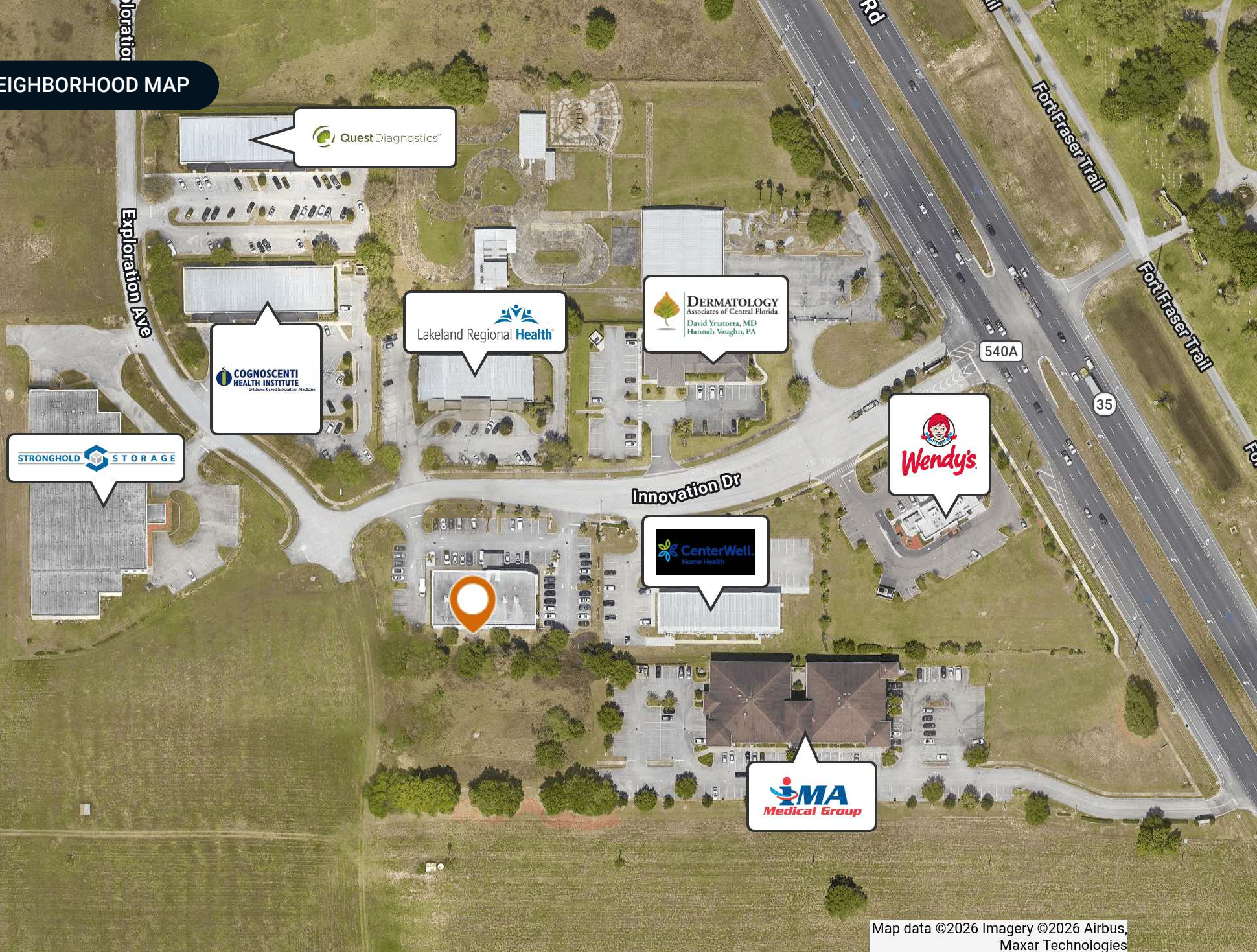
REGIONAL MAP



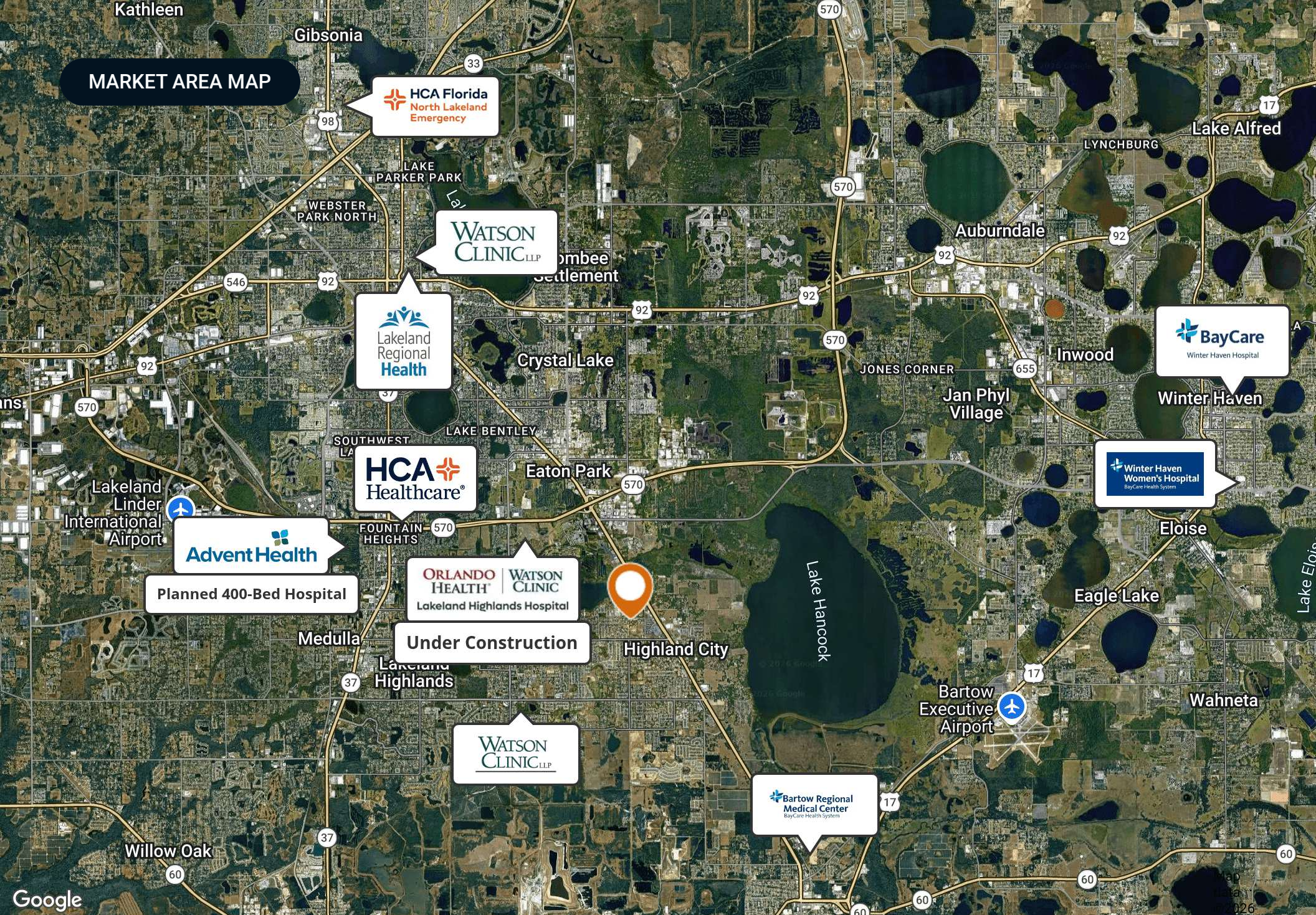
LOCATION MAP



NEIGHBORHOOD MAP



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies



MARKET AREA MAP

HCA Florida
North Lakeland
Emergency

WATSON CLINIC LLP

Lakeland Regional Health

HCA Healthcare

Advent Health

Planned 400-Bed Hospital

ORLANDO HEALTH | **WATSON CLINIC**
Lakeland Highlands Hospital

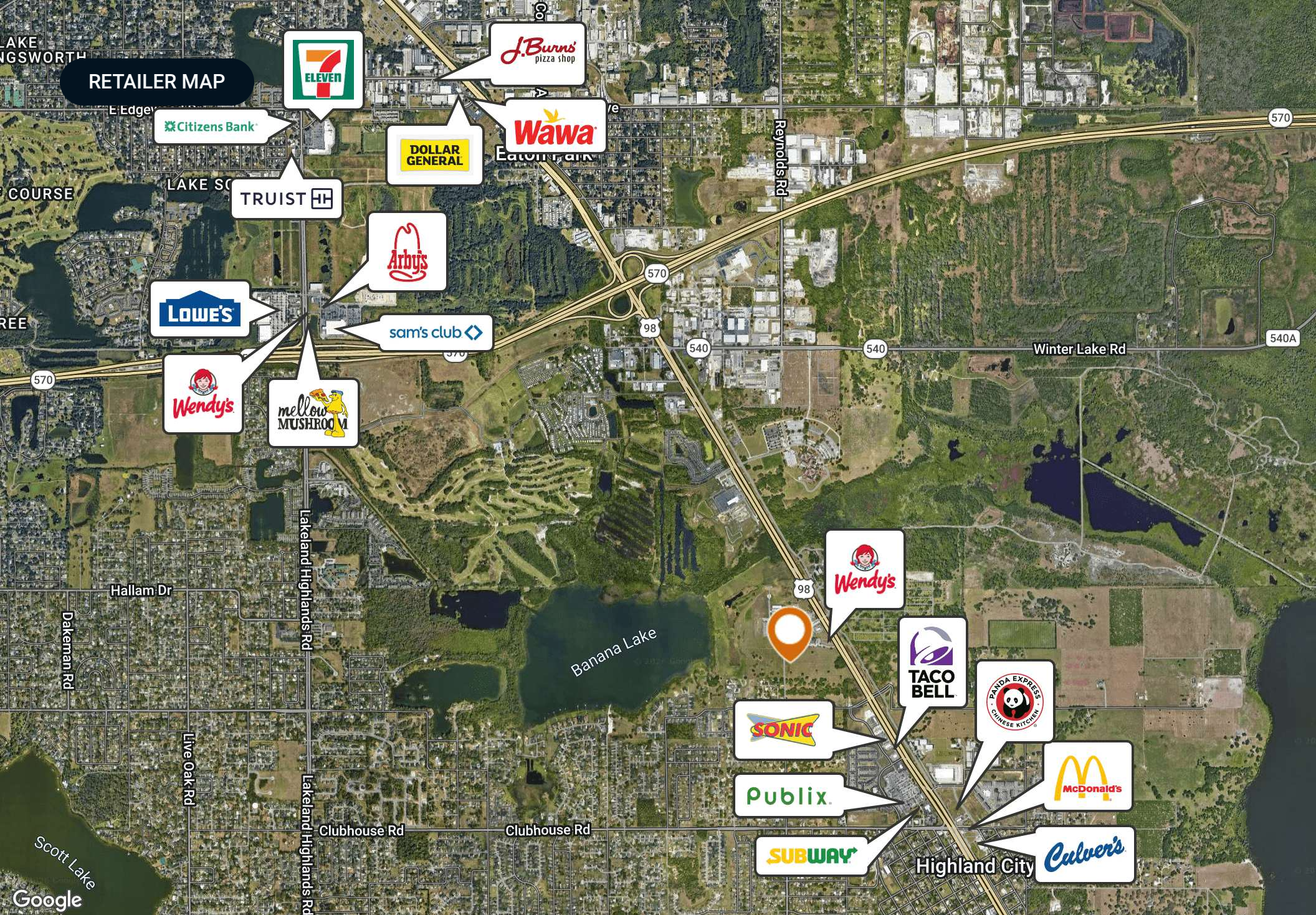
Under Construction

WATSON CLINIC LLP

Bartow Regional Medical Center
BayCare Health System

BayCare
Winter Haven Hospital

Winter Haven Women's Hospital
BayCare Health System

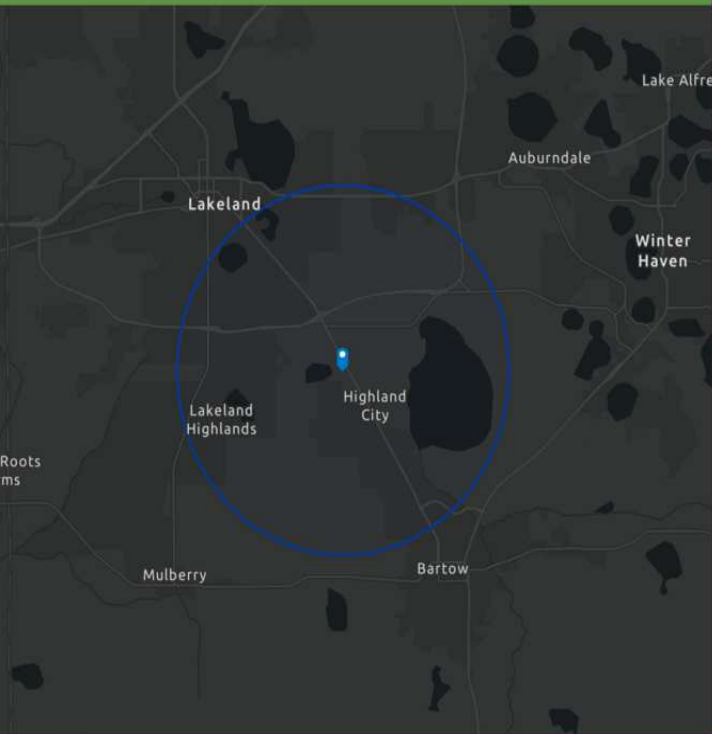


DEMOGRAPHICS (5 MILE RADIUS)

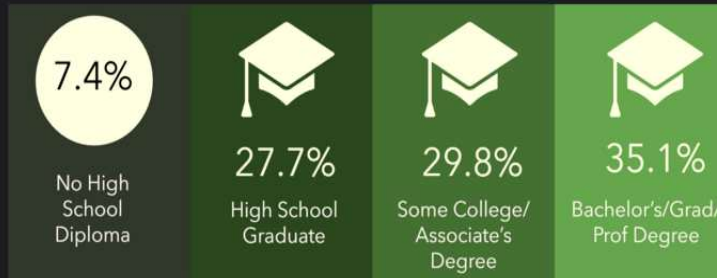
DEMOGRAPHIC PROFILE

3655 Innovation Dr, Lakeland, Florida, 33812

Ring of 5 miles



EDUCATION



EMPLOYMENT



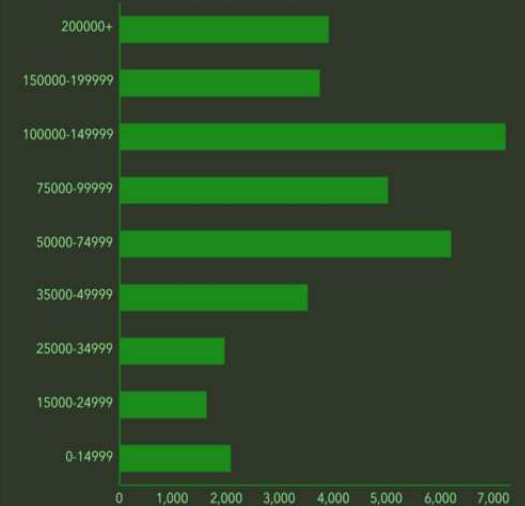
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

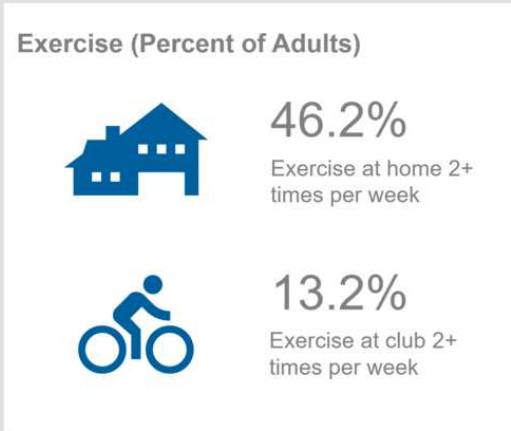
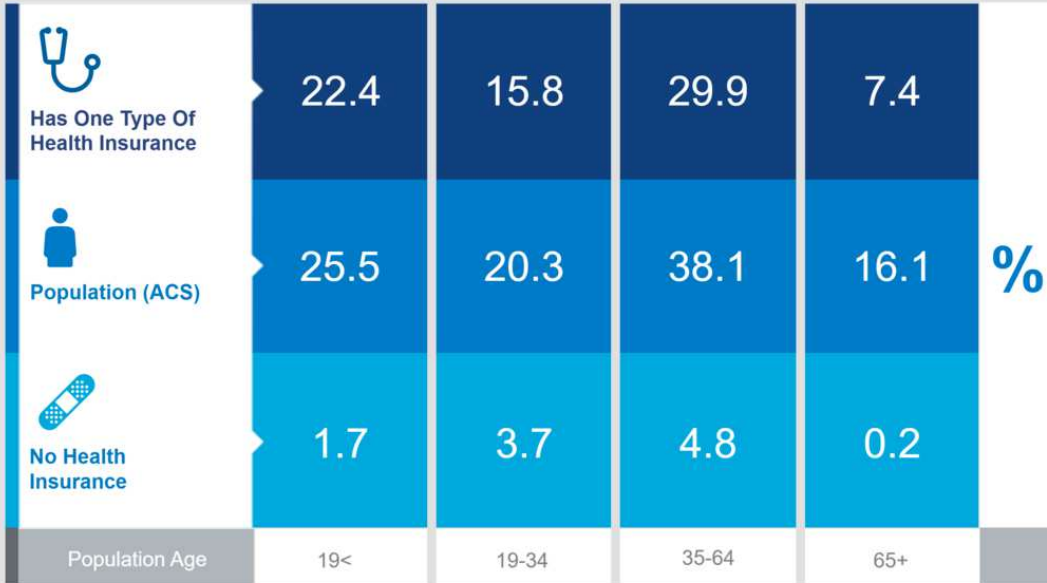


HEALTH CARE INFO (5 MILE RADIUS)

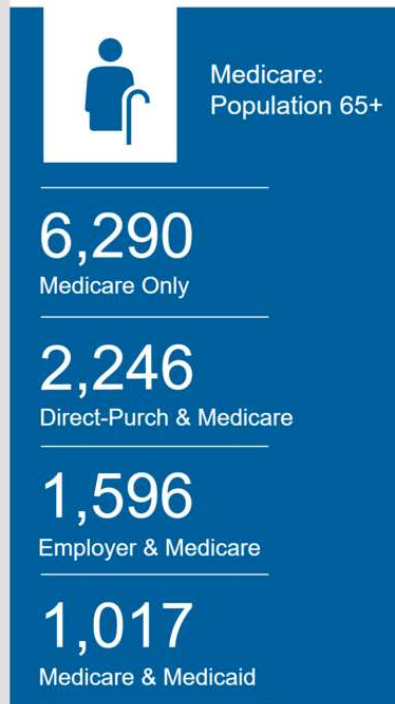
Health Care & Insurance

3655 Innovation Dr, Lakeland, Florida, 33812
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

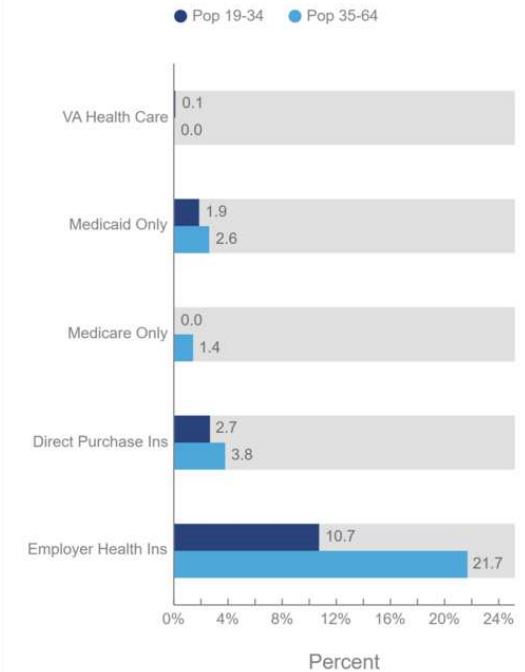


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,416.5
Medicare Payments	\$1,180.6
Physician Services	\$323.6
Dental Services	\$520.1
Eyecare Services	\$96.6
Lab Tests/X-rays	\$91.2
Hospital Room & Hospital Service	\$282.0
Convalescent/Nursing Home Care	\$52.1

Health Insurance Coverage (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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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

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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:

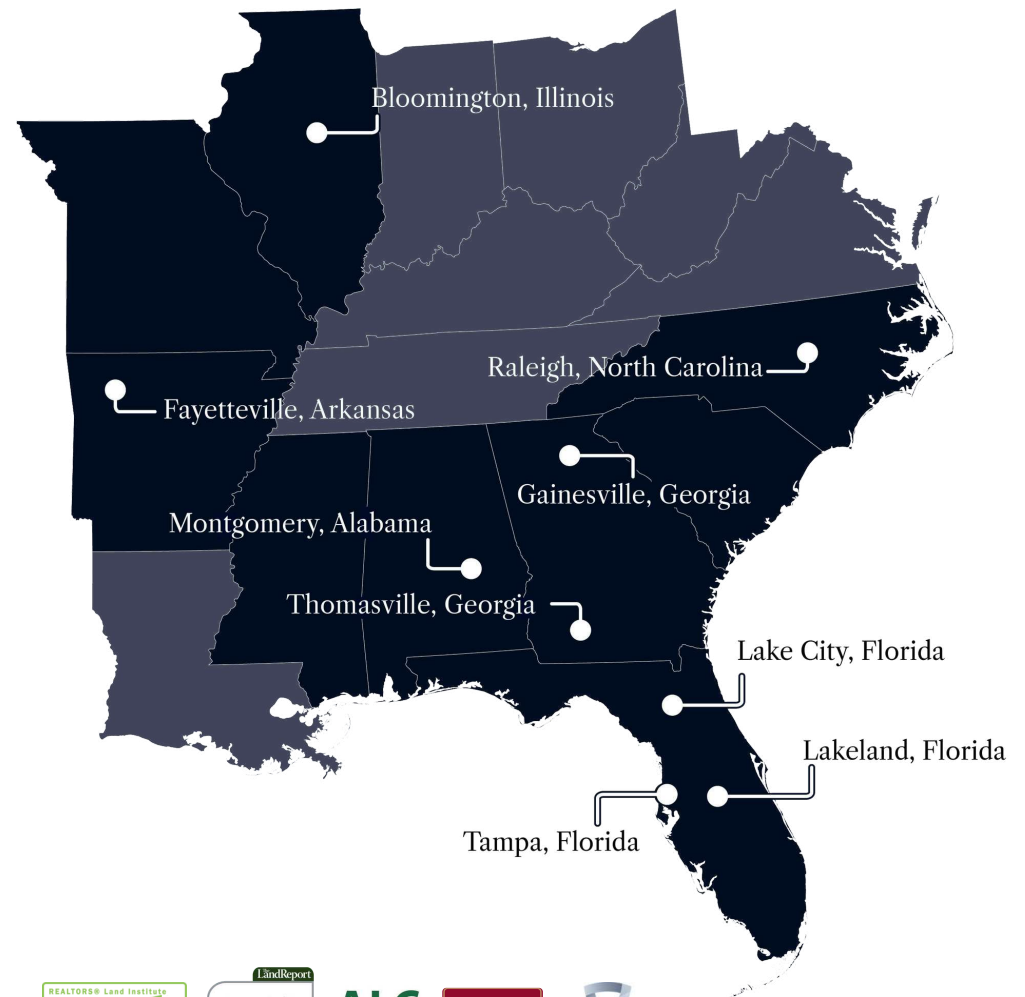
- Sales
- Leasing
- Development



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