

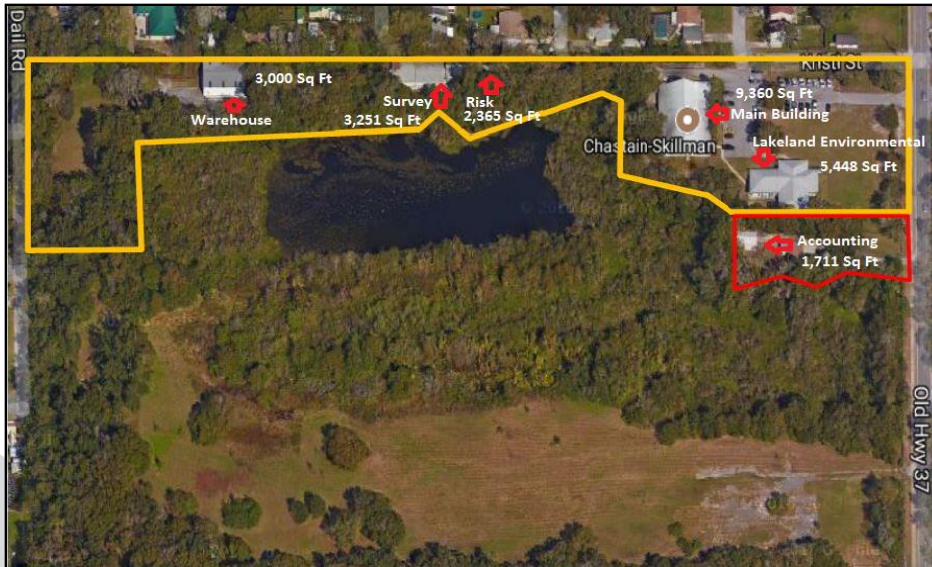
IN-TOWN OFFICE CAMPUS | 6.34 ACRES

4705 S. Old Hwy 37, Lakeland, FL 33813



PROPERTY HIGHLIGHTS

- 6.34 Acre
- Six Buildings
- Fully Fenced
- Close to Restaurants, Retail, Banks, etc.
- Easy access via Polk Parkway



Jack Strollo, CCIM, CPM

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BK698301

Table of Contents

Property Description	3
Property Photos	4
Additional Property Photos.....	5
6.34 Acres	6
Main Office	7
Lakeland Environmental	8
Survey/ Risk Office	9
Accounting Office Floor Plan.....	10
Lakeland Statistics	11
Regional Map	12
Aerial Map	13
Location Map	14
Demographics	15

PROPERTY DESCRIPTION

IN-TOWN OFFICE CAMPUS | 6.34 ACRES
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This sprawling campus has over 25,000 ft.² of buildings covering over 6 acres. There is a total of six buildings currently on the site. They range in age from the mid-1950s to the latest built in 2006. The two main, currently utilized offices, are 10,000 ft.² and 5500 ft.², each located close to the main entrance at the front of the property. The newest property of 5500 ft.² was designed for future expansion. There are two office buildings that run along the northern border of the property. One 3251 ft.², and totally gutted, shell condition. The other is 2365 ft.² currently used for document storage. There is a 3000 ft.² grade level warehouse located towards the rear of the property. The last building is a separate parcel and a former residence that was converted to commercial office. This building is 1711 ft.² and located along the southern border of the property. Spectrum fiber optics have been brought to every building on the campus except for the warehouse. Current electric is provided by Lakeland electric, water is provided by Polk County water, and the entire property is serviced by on-site septic systems. Entire property is completely fenced and has mature landscaping. Ample room for expansion is available. This is an excellent campus style property for any large office user, school, or potentially a church use.

Lakeland offers its residents, businesses and visitors a true sense of place. Incorporated in 1885, Lakeland quickly became one of the premier cities in Florida and has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail. 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.

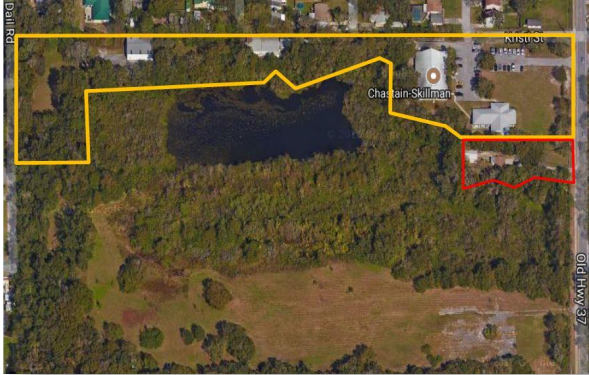
Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College, which hosts the largest one-site collection of Frank Lloyd Wright architecture in the world, and is the winter home to the Detroit Tigers. The City of Lakeland offers an exceptional quality of life. A firm commitment to downtown development, redevelopment, historic preservation, cultural amenities, and an exceptional business-friendly environment has helped Lakeland to thrive for 130 years.

Sale Price: \$1,450,000

PROPERTY PHOTOS

IN-TOWN OFFICE CAMPUS | 6.34 ACRES
4705 S. Old Hwy 37 | Lakeland, FL 33813

CS Campus - 4705 S. Old Highway 37, Lakeland, Florida, 33813
IN-TOWN OFFICE CAMPUS | 6.34 ACRES | SIX BUILDINGS



Property Outlined



Accounting Office



Survey Building



Warehouse



Risk Building

ADDITIONAL PROPERTY PHOTOS

IN-TOWN OFFICE CAMPUS | 6.34 ACRES
4705 S. Old Hwy 37 | Lakeland, FL 33813

Property Photos

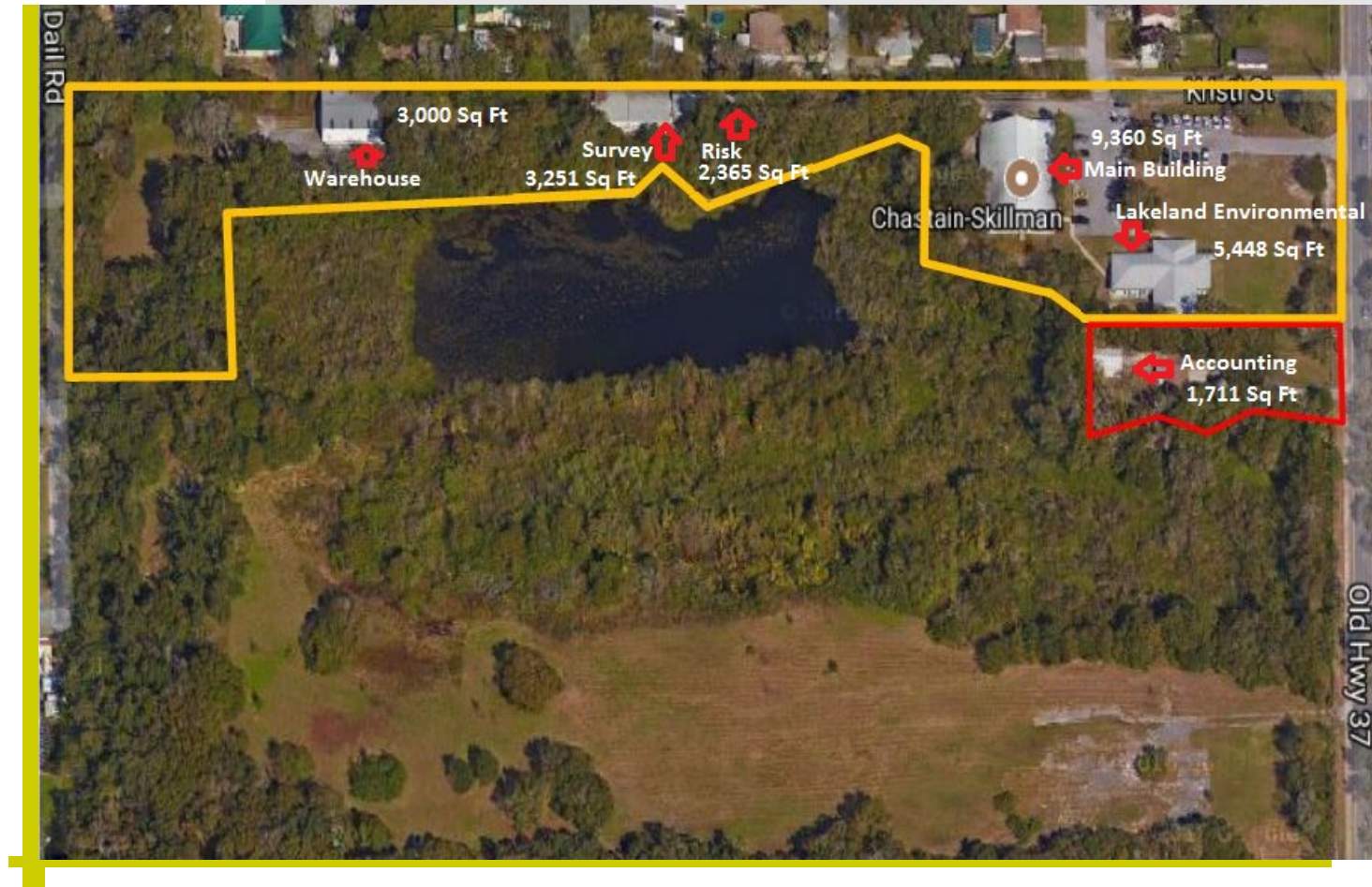


6.34 ACRES

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FOR SALE | IN-TOWN OFFICE CAMPUS | 6.34 ACRES
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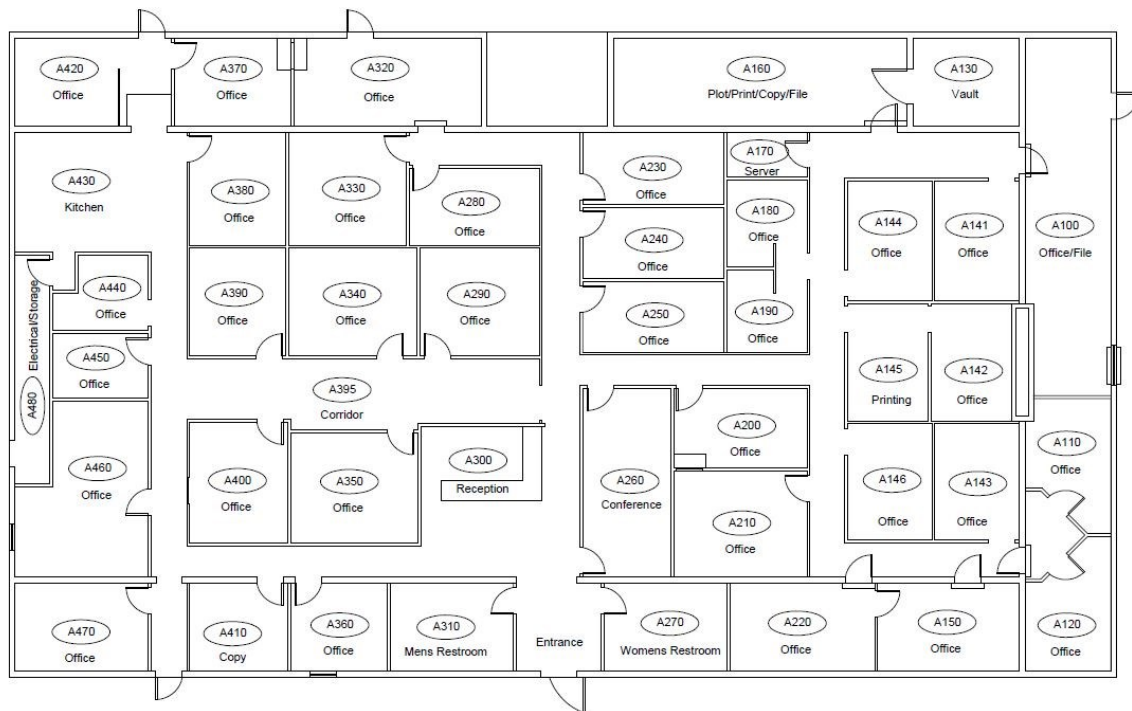


MAIN OFFICE

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Floorplan

LAKELAND MAIN

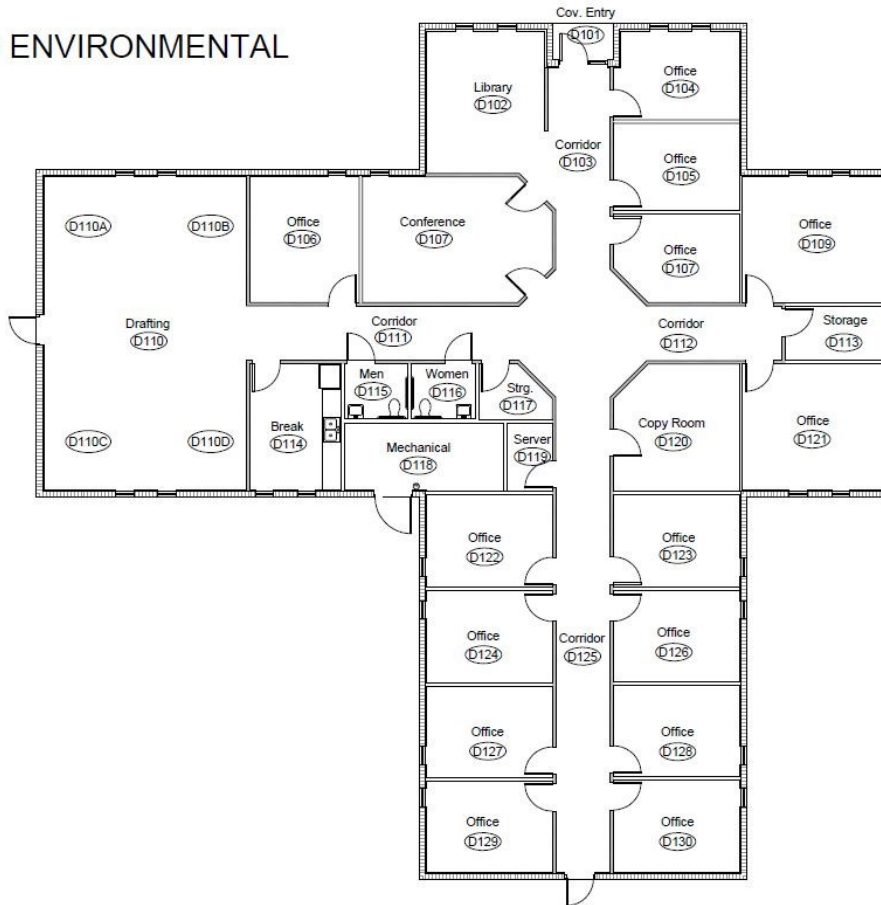


LAKELAND ENVIRONMENTAL

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Floorplan

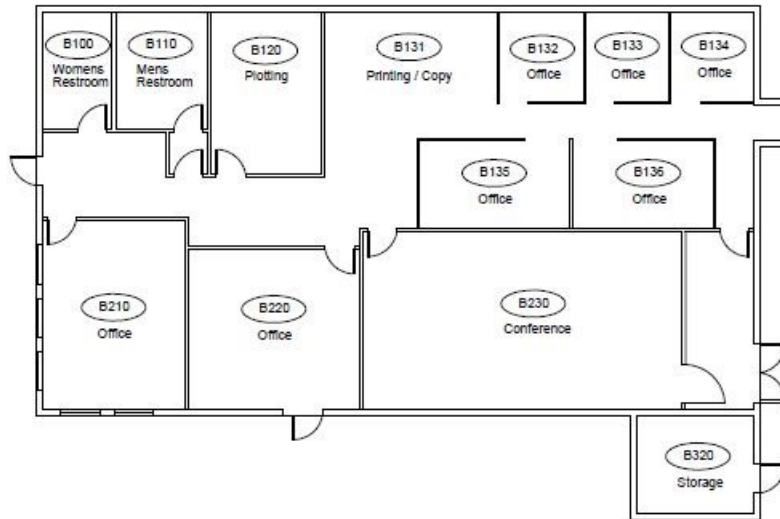
LAKELAND ENVIRONMENTAL



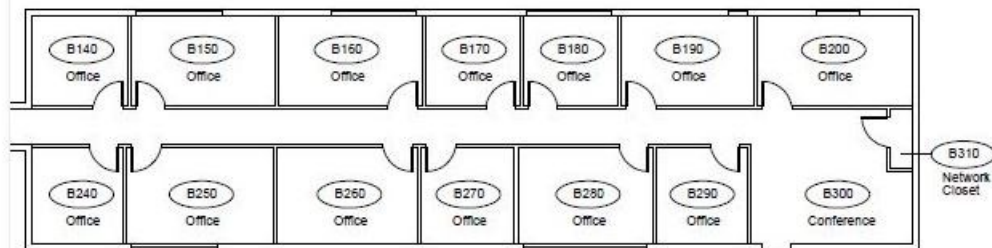
SURVEY/ RISK OFFICE

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Survey Floor Plan



Risk Floor Plan

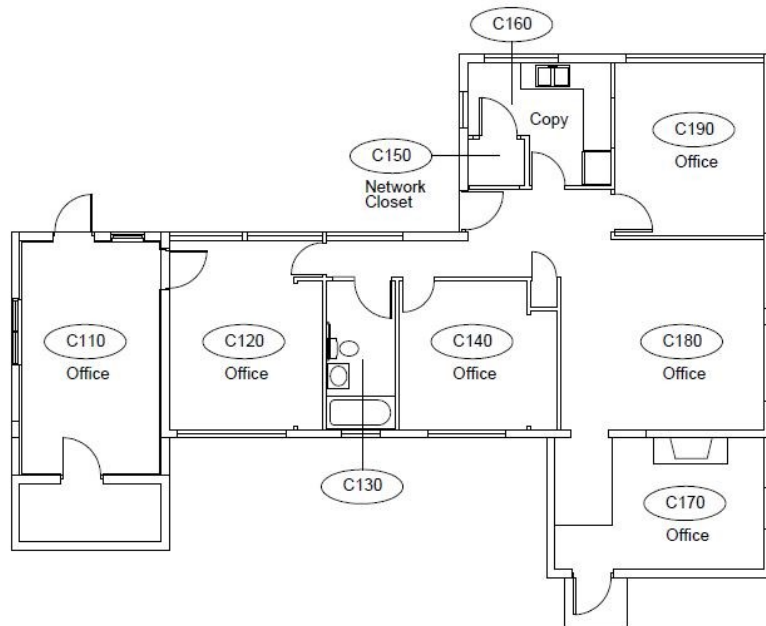


ACCOUNTING OFFICE FLOOR PLAN

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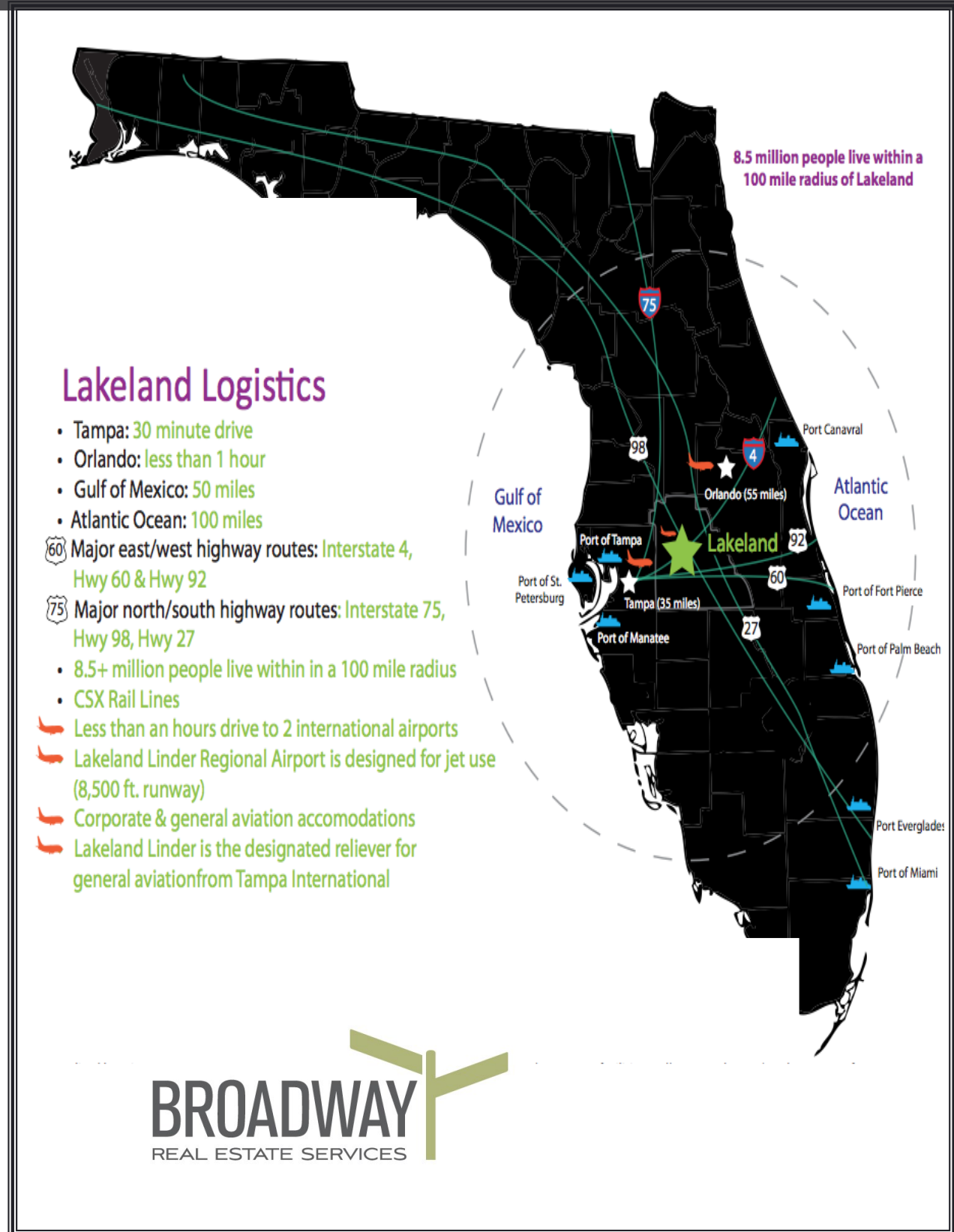
Accounting Floor Plan

LAKELAND ACCOUNTING / HR



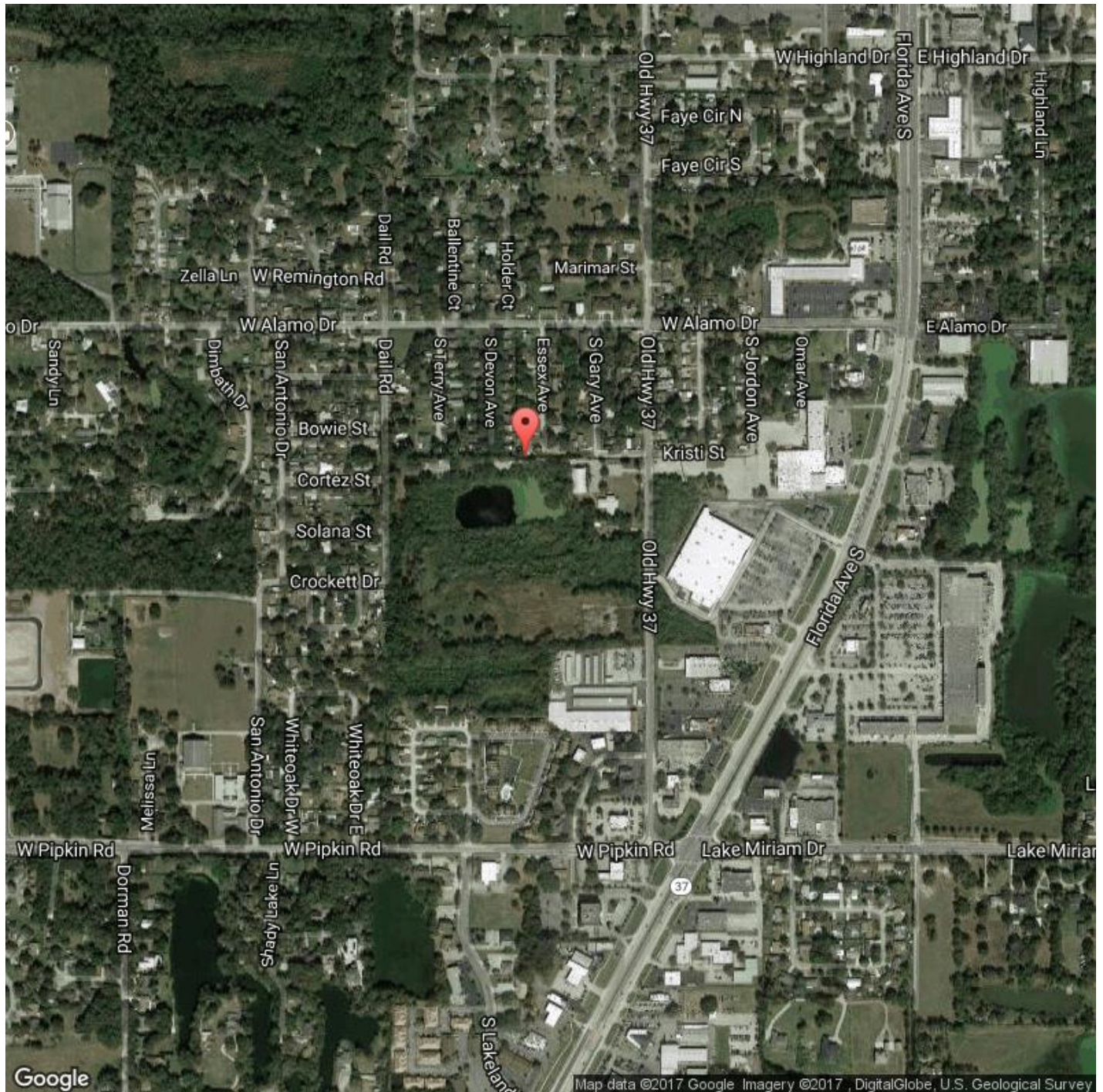
LAKELAND STATISTICS

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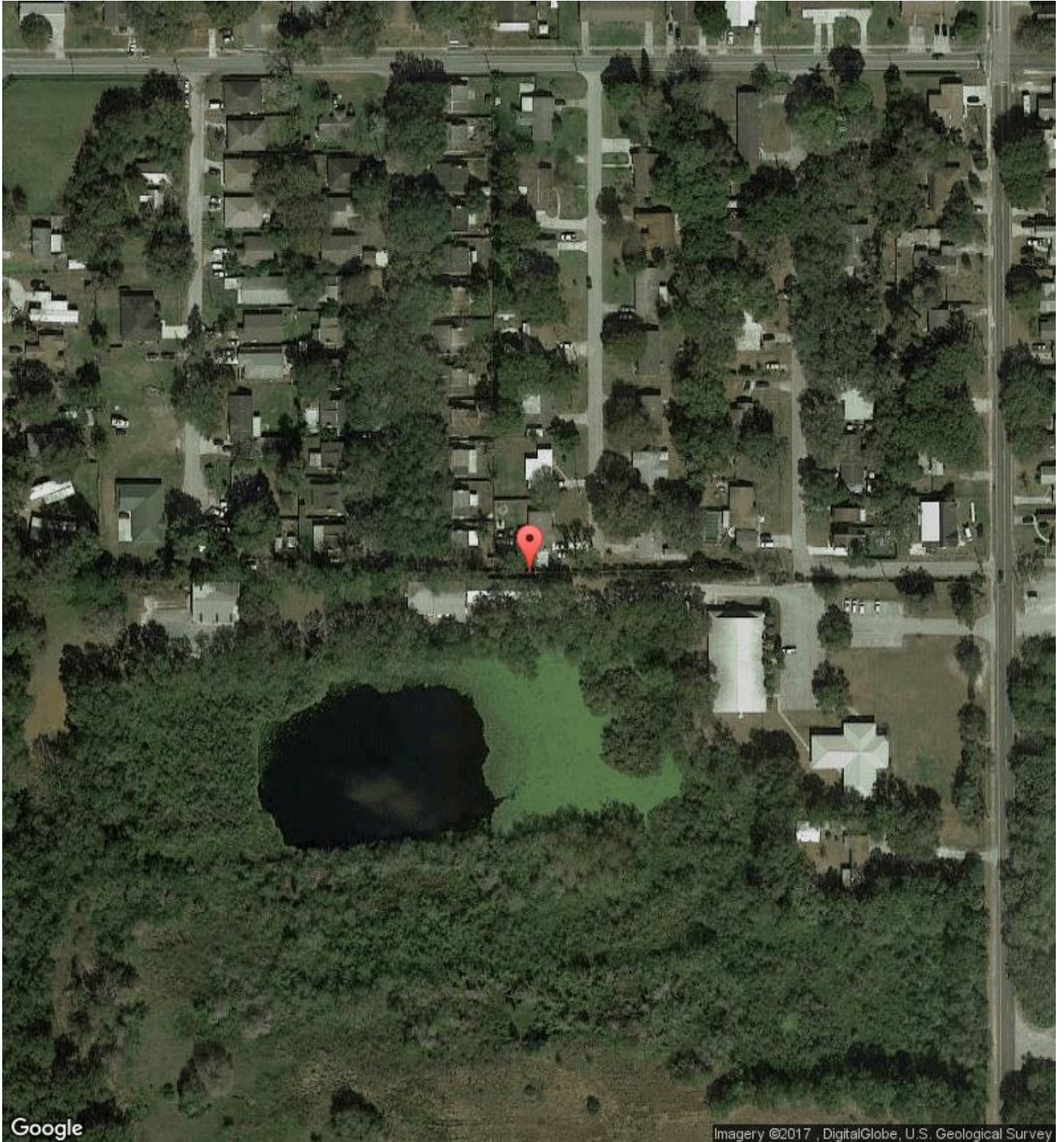
REGIONAL MAP

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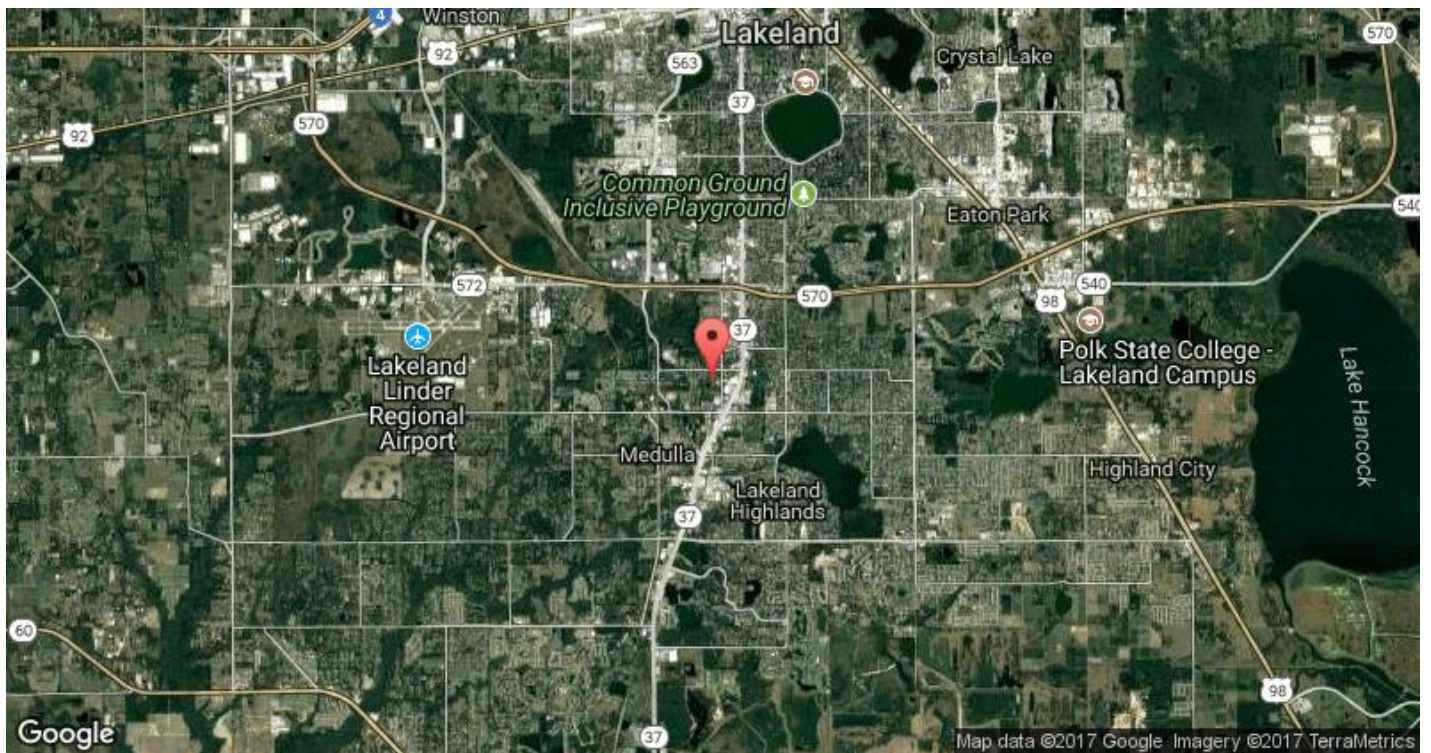
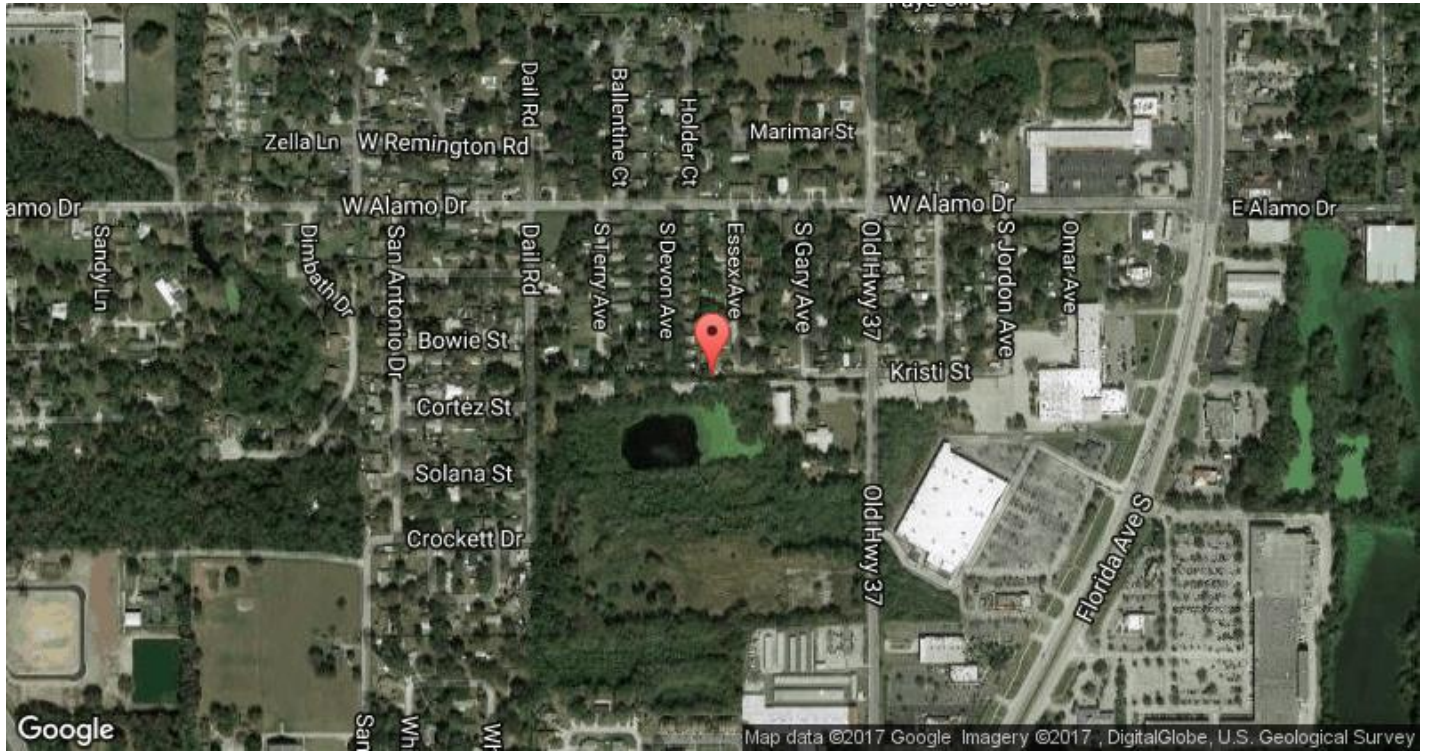
AERIAL MAP

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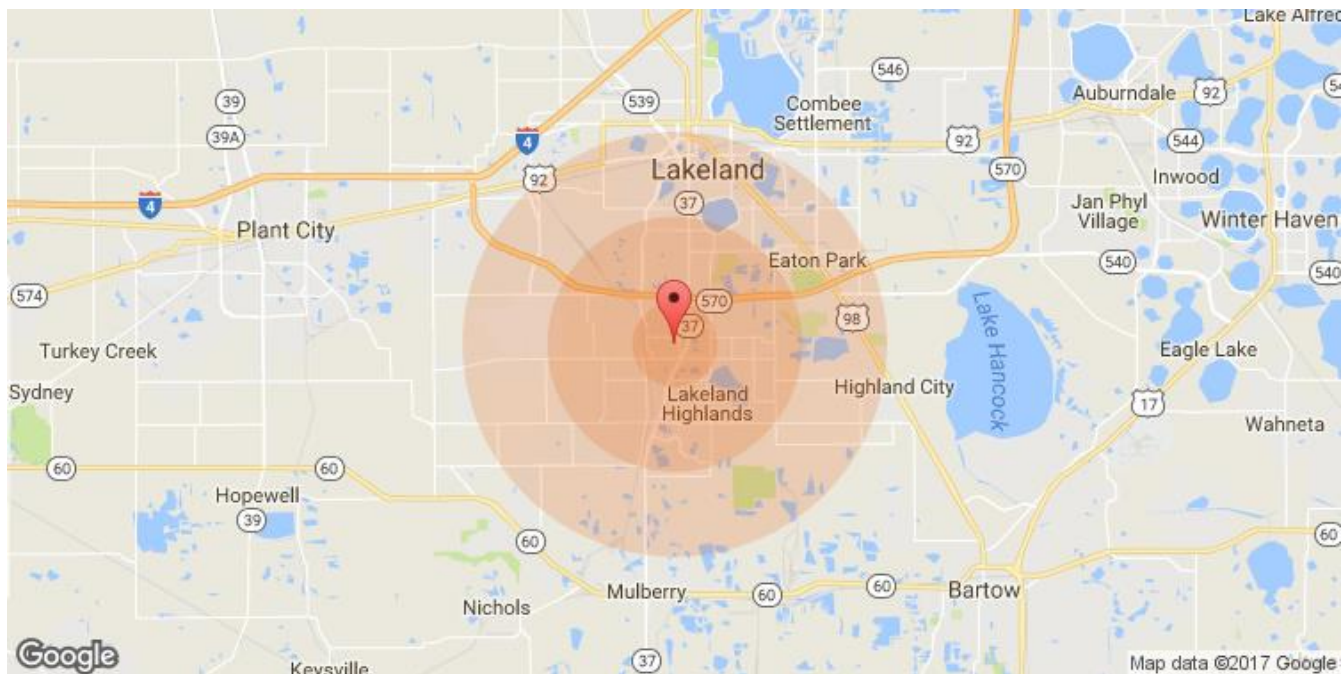
LOCATION MAP

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DEMOGRAPHICS

IN-TOWN OFFICE CAMPUS | 6.34 ACRES
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Population

	1 Mile	3 Mile	5 Mile
Male	3,658 (47.56 %)	25,898 (47.64 %)	66,174 (47.81 %)
Female	4,034 (52.44 %)	28,462 (52.36 %)	72,250 (52.19 %)
Total Population	7,692	54,360	138,424

Age Breakdown

	1 Mile	3 Mile	5 Mile
Ages 0-4	464 (6.03 %)	2,943 (5.41 %)	8,263 (5.97 %)
Ages 5-9	563 (7.32 %)	3,585 (6.59 %)	9,957 (7.19 %)
Ages 10-14	547 (7.11 %)	3,363 (6.19 %)	9,128 (7.19 %)
Ages 15-19	537 (6.98 %)	3,372 (6.20 %)	8,994 (6.50 %)
Ages 20-24	513 (6.67 %)	3,420 (6.29 %)	8,935 (6.45 %)
Ages 25-29	471 (6.12 %)	3,286 (6.04 %)	8,542 (6.17 %)
Ages 30-34	434 (5.64 %)	2,997 (5.51 %)	7,998 (5.78 %)
Ages 35-39	418 (5.43 %)	2,847 (5.24 %)	7,744 (5.59 %)
Ages 40-44	437 (5.68 %)	2,985 (5.49 %)	7,998 (5.78 %)
Ages 45-49	473 (6.15 %)	3,316 (6.10 %)	8,529 (6.16 %)
Ages 50-54	479 (6.23 %)	3,464 (6.37 %)	8,738 (6.31 %)
Ages 55-59	485 (6.31 %)	3,573 (6.57 %)	8,534 (6.17 %)
Ages 60-64	463 (6.02 %)	3,456 (6.36 %)	7,852 (5.67 %)
Ages 65-69	403 (5.24 %)	3,081 (5.67 %)	6,823 (4.93 %)
Ages 70-74	322 (4.19 %)	2,562 (4.71 %)	5,722 (4.13 %)
Ages 75-79	256 (3.33 %)	2,081 (3.83 %)	4,744 (3.43 %)
Ages 80-84	181 (2.35 %)	1,582 (2.91 %)	3,731 (2.70 %)
Ages 85+	246 (3.20 %)	2,447 (4.50 %)	6,192 (4.47 %)

DEMOGRAPHICS

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Household Income	1 Mile	3 Mile	5 Mile
Median Income	\$58,004	\$64,920	\$51,154
Less than \$10,000	254	873	2,844
\$10,000 - \$14,999	127	963	2,658
\$15,000 - \$19,999	134	1,041	2,872
\$20,000 - \$24,999	193	1,121	3,177
\$25,000 - \$29,999	256	1,220	3,143
\$30,000 - \$34,999	124	1,258	3,018
\$35,000 - \$39,999	105	880	2,941
\$40,000 - \$44,999	134	1,147	2,745
\$45,000 - \$49,999	92	833	2,561
\$50,000 - \$59,999	276	1,778	4,640
\$60,000 - \$74,999	476	2,634	5,928
\$75,000 - \$99,999	300	3,109	7,092
\$100,000 - \$124,999	191	1,822	4,115
\$125,000 - \$149,999	179	1,209	2,286
\$150,000 - \$199,999	88	852	1,711
Greater than \$200,000	99	1,400	2,121

Housing	1 Mile	3 Mile	5 Mile
Housing Units	3,417	26,101	64,348
Occupied Units	3,166	23,341	56,500
Owner Occupied Units	2,183	17,180	38,719
Renter Occupied Units	983	6,161	17,781
Vacant Units	251	2,760	7,848

Race Demographics	1 Mile	3 Mile	5 Mile
Population Non Hispanic White	6,549	48,236	114,864
Population Black	729	3,708	14,206
Population Am In/Ak Nat	5	13	86