

LAKELAND HILLS BLVD MEDICAL OFFICE

1645 Lakeland Hills Boulevard, Lakeland, FL 33805

For Sale



Price Reduced : \$845,000

PROPERTY HIGHLIGHTS

- 4,361 rsf Office
- Heart of the Medical Corridor
- 3 suites 1,183 rsf, 1,995 rsf & 1,183rsf
- Ample onsite parking
- Midtown CRA
- 22,000 VPD



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BK698301



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Address: 1645 Lakeland Hills Blvd, Lakeland, Florida

Property: This is a 4, 361 RSF office building in the heart of the medical corridor. Building features three individual suites perfect for an owner occupant to occupy part of the building while gaining income on the remainder. This feature also allows for future expansion of the owner occupant. Suite sizes are; suite 1 - 1,183 rsf, suite 2 – 1,995 rsf, suite 3 – 1,183 rsf. Single water meter to the building, with individual electric meters to each suite. Ample onsite parking with over 39 spaces. All HVAC units are new ranging in age from 2014 to present. Site is located in the Midtown CRA and offers a buyer multiple grants for updates to the property such as Design Assistance, Façade & Site improvement, Food Related Services, Infill Adaptive Reuse, and Job Creation Incentive Pilot. Matching grants for site improvements, without a zoning change to food service, are up to \$45,000! Traffic counts in excess of 22,000 vehicles per day insure excellent exposure for the existing monument sign.

Location: Site is in the medical corridor, just north of the CBD. Lakeland Hills Blvd is home to Lakeland Regional Health, Watson Clinic, R.I.S, Nemours Children's Care, Johns Hopkins All Children's Outpatient Care Lakeland, along with a host of support medical uses. Spring training home of the Detroit Tigers, Joker Marchant Stadium, is just a few blocks to the north. Access to I-4 is less than two miles to the north. Location is very accessible to all portions of Polk county and Central Florida

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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PROPERTY PHOTOS

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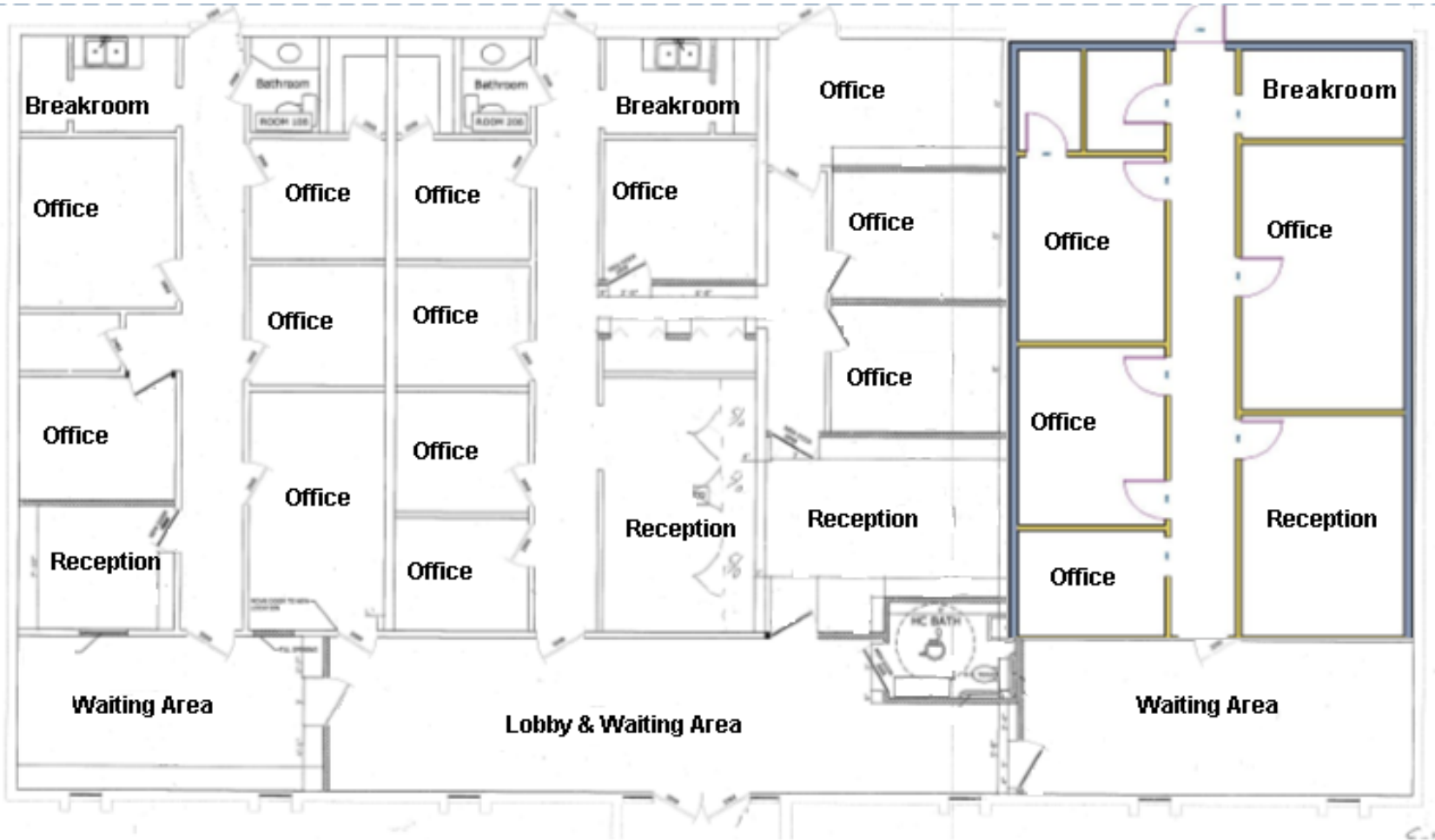
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Floorplan

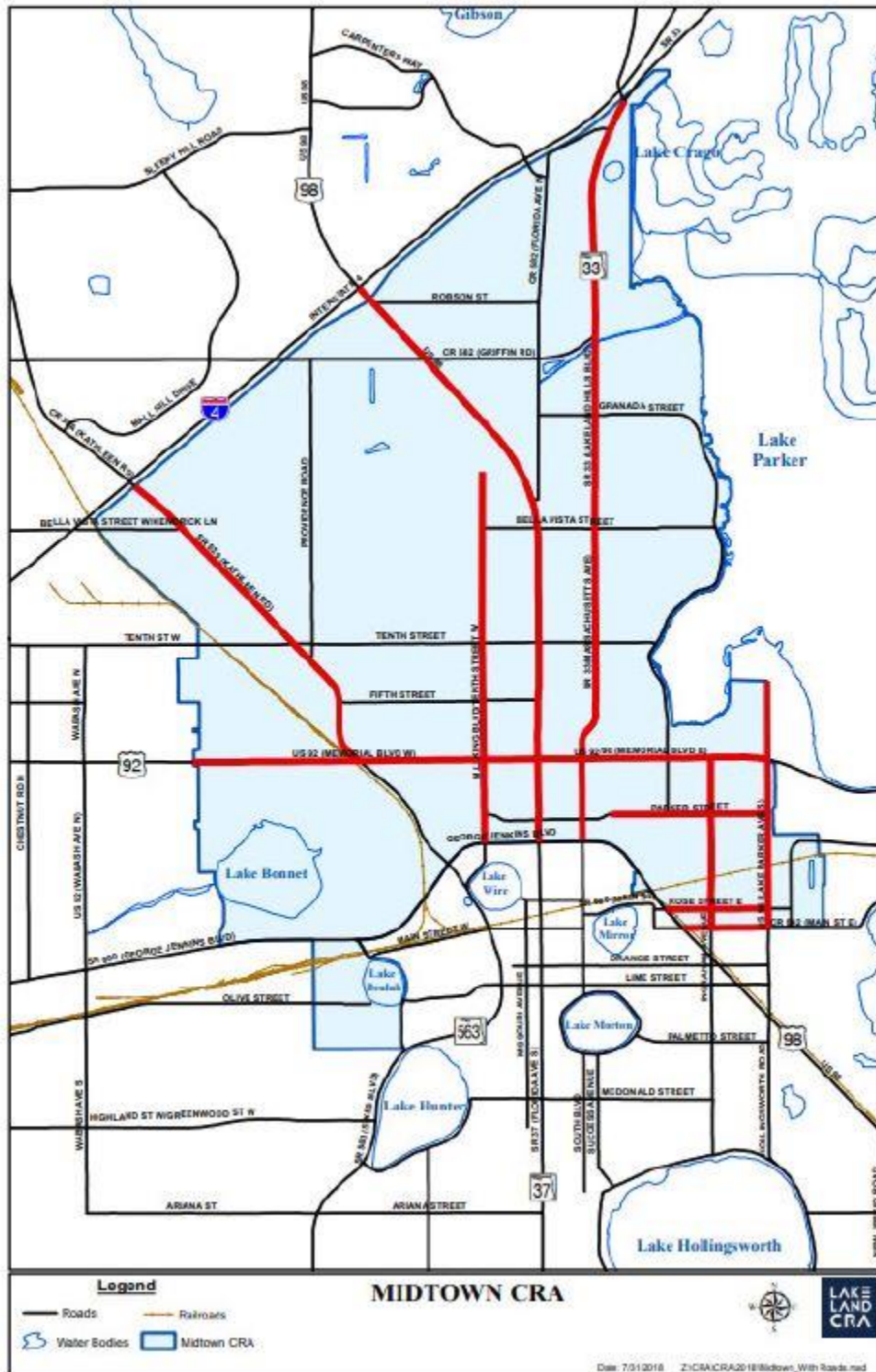
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LAKE LAND CRA

COMMUNITY REDEVELOPMENT AGENCY

Midtown CRA Boundary Map



Lakeland CRA

Community Development Agency

- **INFILL ADAPTIVE REUSE PROGRAM
(DOWNTOWN, DIXIELAND, MIDTOWN)**

MIDTOWN

- The Infill Adaptive Reuse Program is for specific leasehold improvements that include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, security systems and ADA compliance items. The CRA offers a 50% matching grant with a maximum grant amount of \$75,000. This program may be utilized for renovation construction of a new building or renovating existing structures for commercial use and/or projects that undergo commercial site plan review.

- **FOOD-RELATED SERVICES INCENTIVE PROGRAM
(DIXIELAND & MIDTOWN)**

Eligible Improvements

- The Food-Related Services Incentive Program is for leasehold improvements to an existing property in order to make it functional for a food-service business. Funds may not be used for normal maintenance or repair. Specific improvements for which grant funds may be used include, but are not limited to:
 - Electrical/ Plumbing upgrades
 - Installation of attached fixtures
 - Grease traps
 - Utility connections
 - Venting systems
 - Sprinkler systems
 - Solid Waste and recycling management
 - Mechanical, Electrical and Plumbing engineering services (not to exceed 20% of the grant total)
 - Monitoring man-hole system installation

- **COMMERCIAL CORRIDORS FACADE & SITE IMPROVEMENT
PROGRAM
(MIDTOWN)**

Eligible Improvements

- Signs
- Awnings/Canopies
- Facades
- Walls, Fencing and Landscape
- Architectural Fees

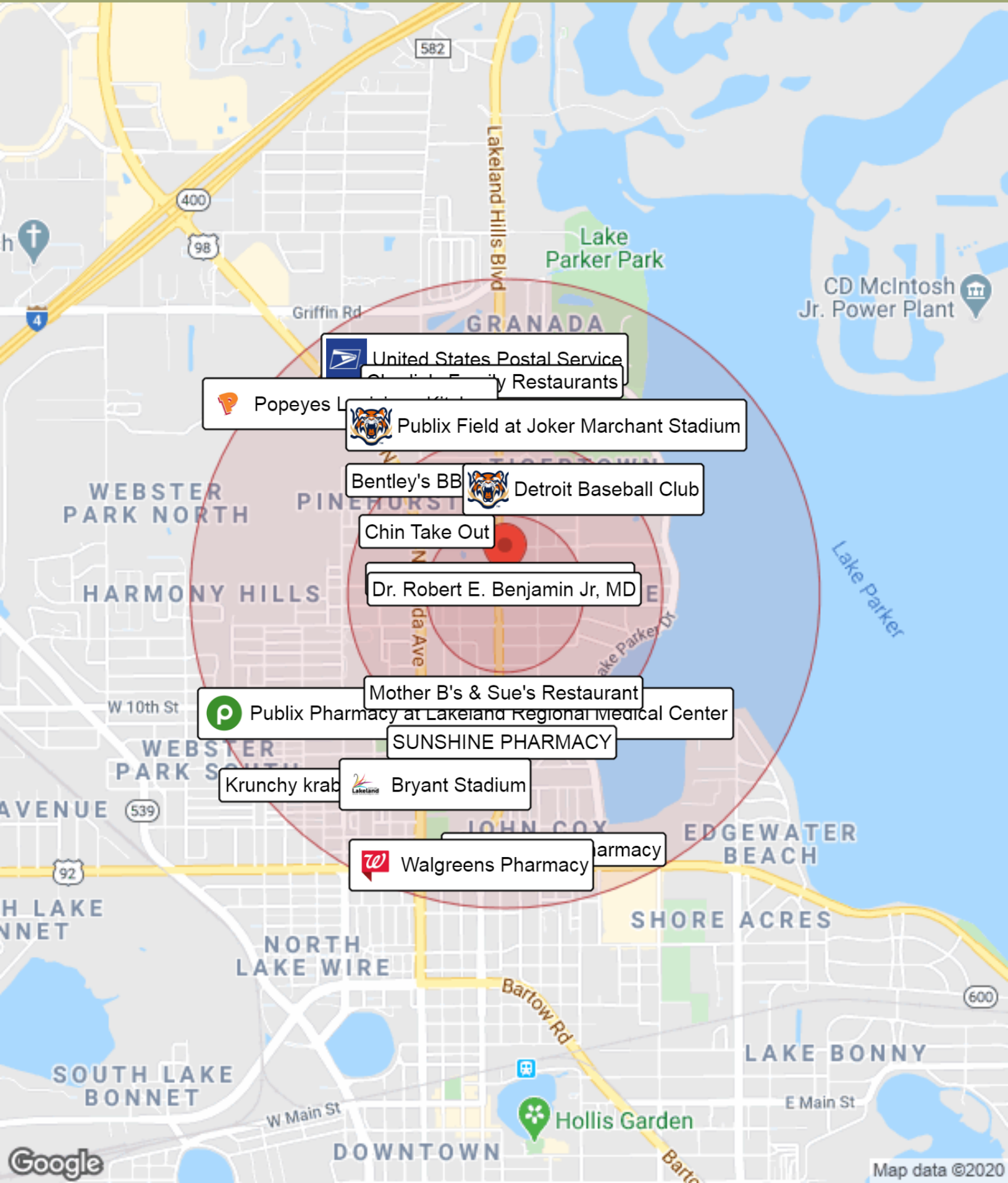
- **DESIGN ASSISTANCE PROGRAM (MIDTOWN)**

Scope of Services

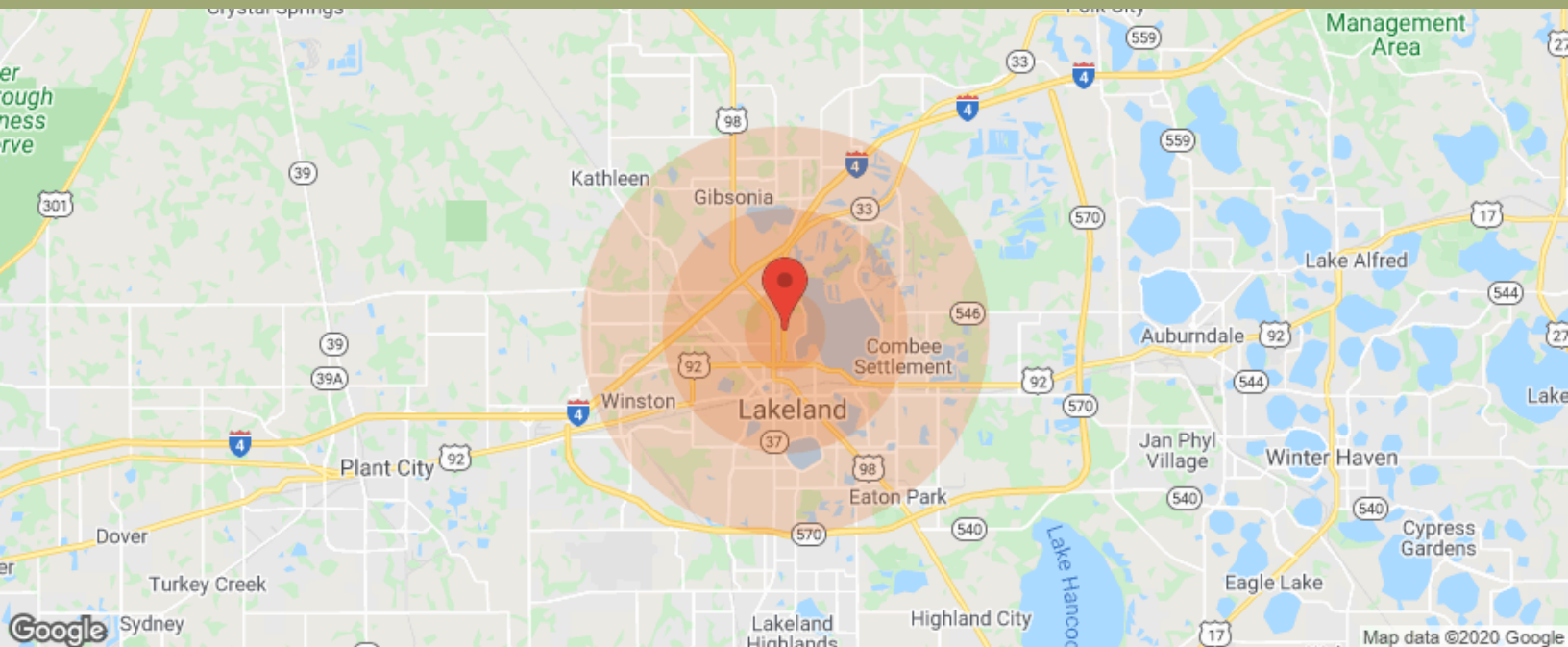
- Consultation(s) with the Owner to discuss needs, desires, and possible budget. City staff to be present at meeting.
- Photograph existing building.
- Provide either 2D Photoshop or hand-drawn concept of building street elevation showing suggested changes, preliminary colors, and possible signage.

BUSINESS MAP

Lakeland Hills Blvd Medical Office
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Population	1 Mile	3 Mile	5 Mile
Male	4,330	27,812	63,171
Female	5,062	31,324	70,563
Total Population	9,392	59,136	133,734

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	745	4,057	8,340
Ages 5-9	851	4,796	10,007
Ages 10-14	747	4,284	8,970
Ages 15-19	685	3,949	8,351
Ages 20-24	658	3,753	8,034
Ages 25-29	616	3,619	7,867
Ages 30-34	561	3,536	7,807
Ages 35-39	500	3,468	7,684
Ages 40-44	493	3,425	7,696
Ages 45-49	501	3,423	7,747
Ages 50-54	497	3,294	7,590
Ages 55-59	471	3,041	7,268
Ages 60-64	429	2,698	6,727
Ages 65-69	375	2,399	6,220
Ages 70-74	288	2,163	5,680
Ages 75-79	229	1,977	5,181
Ages 80-84	187	1,745	4,444
Ages 85+	559	3,509	8,121

Household Income	1 Mile	3 Mile	5 Mile
Median	\$31,506	\$34,630	\$39,877
< \$10000	539	2,158	3,950
\$10000-\$14999	243	2,268	4,142
\$15000-\$19999	428	2,326	4,351
\$20000-\$24999	277	1,998	4,430
\$25000-\$29999	236	1,514	3,696
\$30000-\$34999	265	1,485	3,324
\$35000-\$39999	180	1,540	3,366
\$40000-\$44999	282	1,344	3,177
\$45000-\$49999	107	1,038	2,688
\$50000-\$60000	144	2,182	4,676
\$60000-\$74000	349	2,223	5,637
\$75000-\$99999	211	1,741	4,784
\$100000-\$124999	29	635	2,519
\$125000-\$149999	8	185	1,059
\$150000-\$199999	21	167	803
> \$200000	N/A	142	971

Housing	1 Mile	3 Mile	5 Mile
Total Units	3,942	28,899	67,049
Occupied	3,418	24,103	56,649
Owner Occupied	1,656	11,268	32,166
Renter Occupied	1,762	12,835	24,483
Vacant	524	4,796	10,400

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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close 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)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 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: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**