

Highland City Professional Office

5904 Hillside Heights Dr, Lakeland, Florida 33812

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SECTION 1

Property Information

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$929,000
Building Size:	3,841 ± SF
Lot Size:	0.57 Acres
Price / SF:	\$241.86
Zoning:	OCX - Office Center
Parking:	17 Spaces
Utilities:	Polk Water / Septic
Traffic Count:	57,500 Cars per Day (US-98)
Taxes (Year):	\$8,818.96 (2025)
PIN:	242914283146000640
3-D Virtual Tour:	https://tinyurl.com/5904-Hillside-Heights-Drive

Property Overview

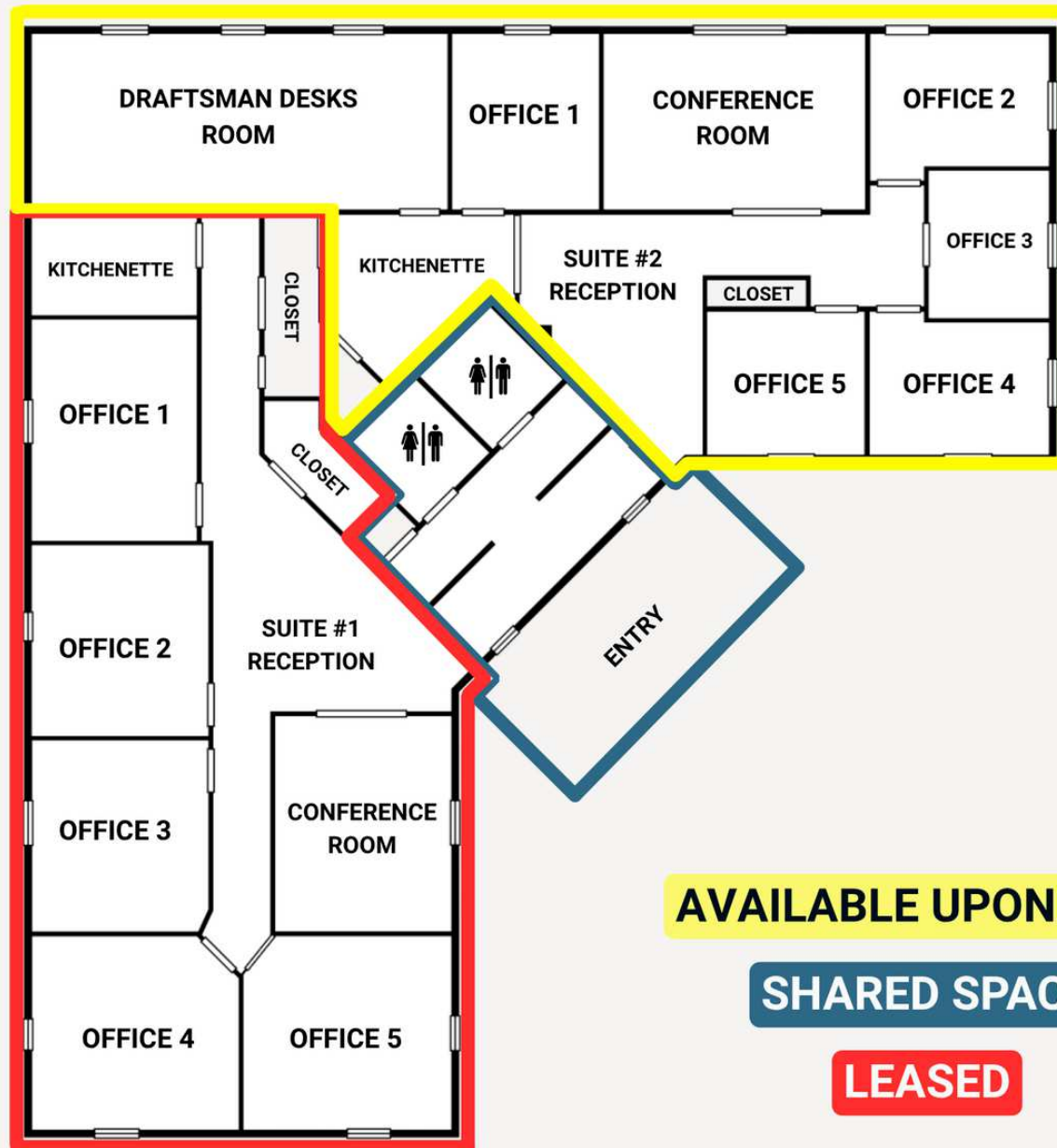
This ±3,841 square foot professional office building presents an excellent opportunity for an owner-occupant seeking a well-located, functional workspace with supplemental income. The property is partially occupied by a recently signed tenant, who pays just over \$3,000 per month in gross rent, allowing 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 - LEASED SPACE



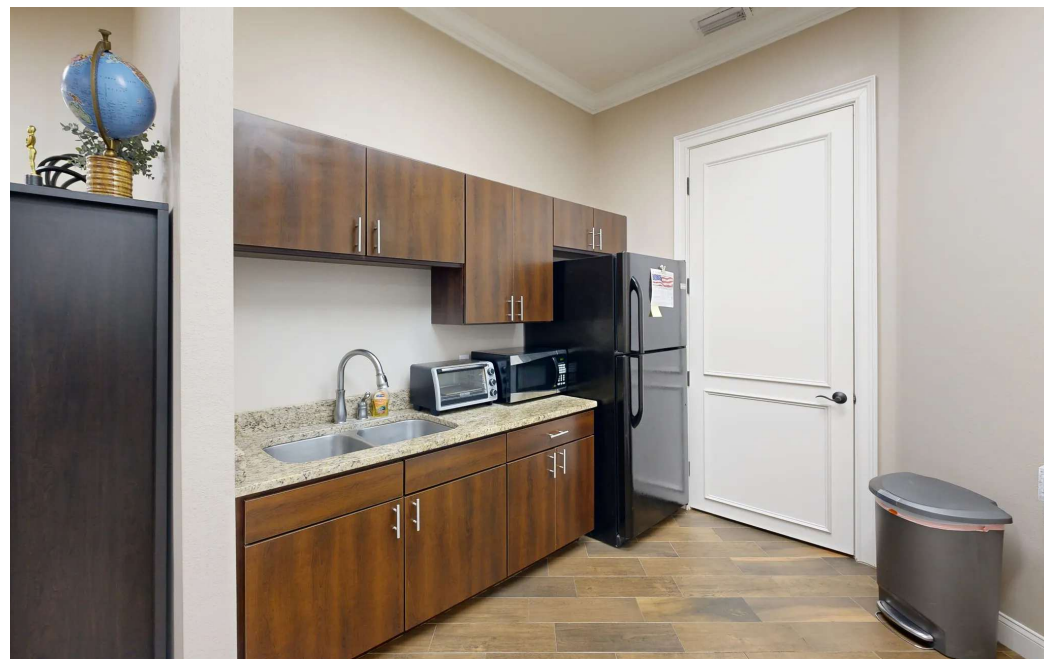
Reception and Welcome Area



Conference Room



Typical Office



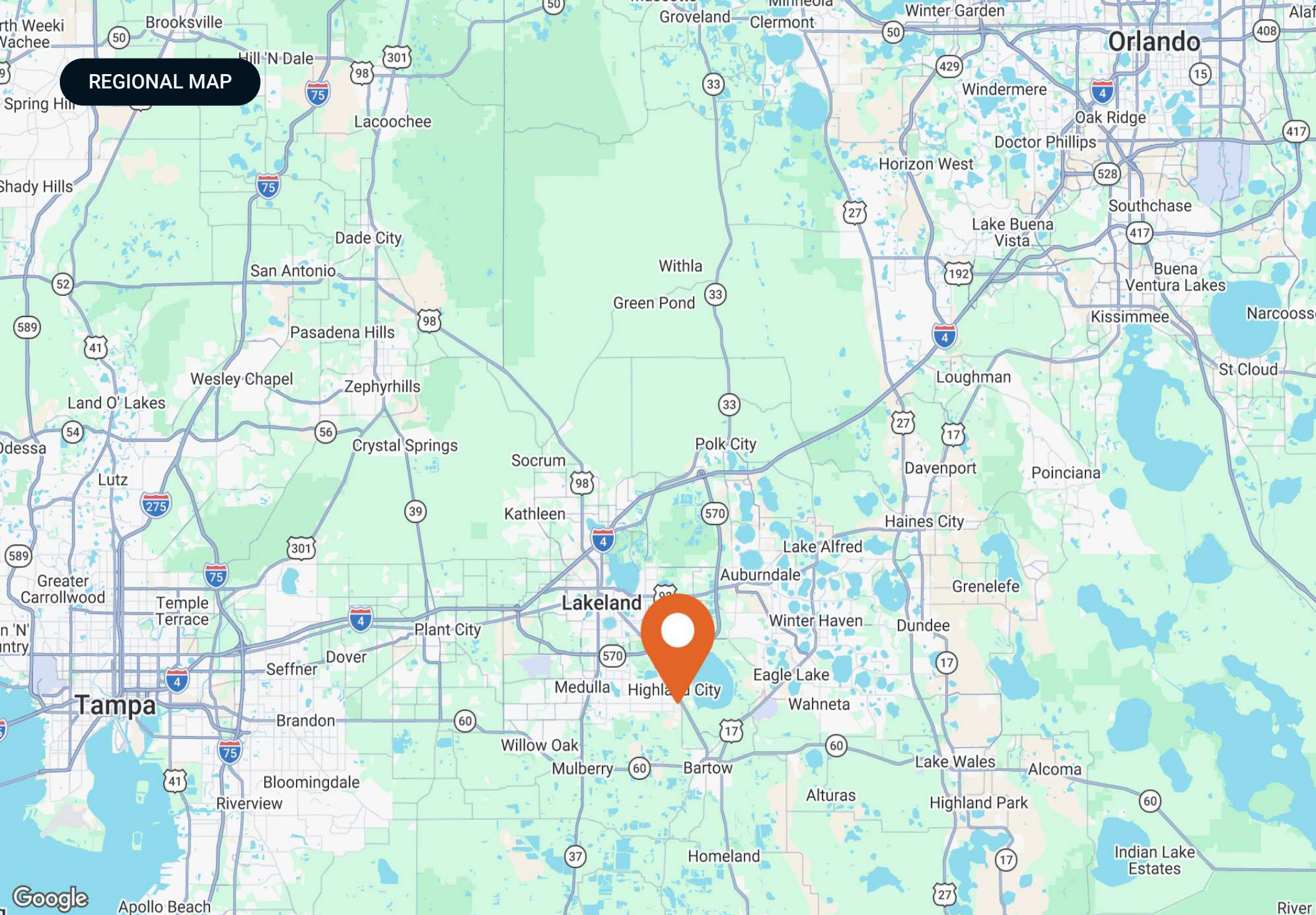
Breakroom



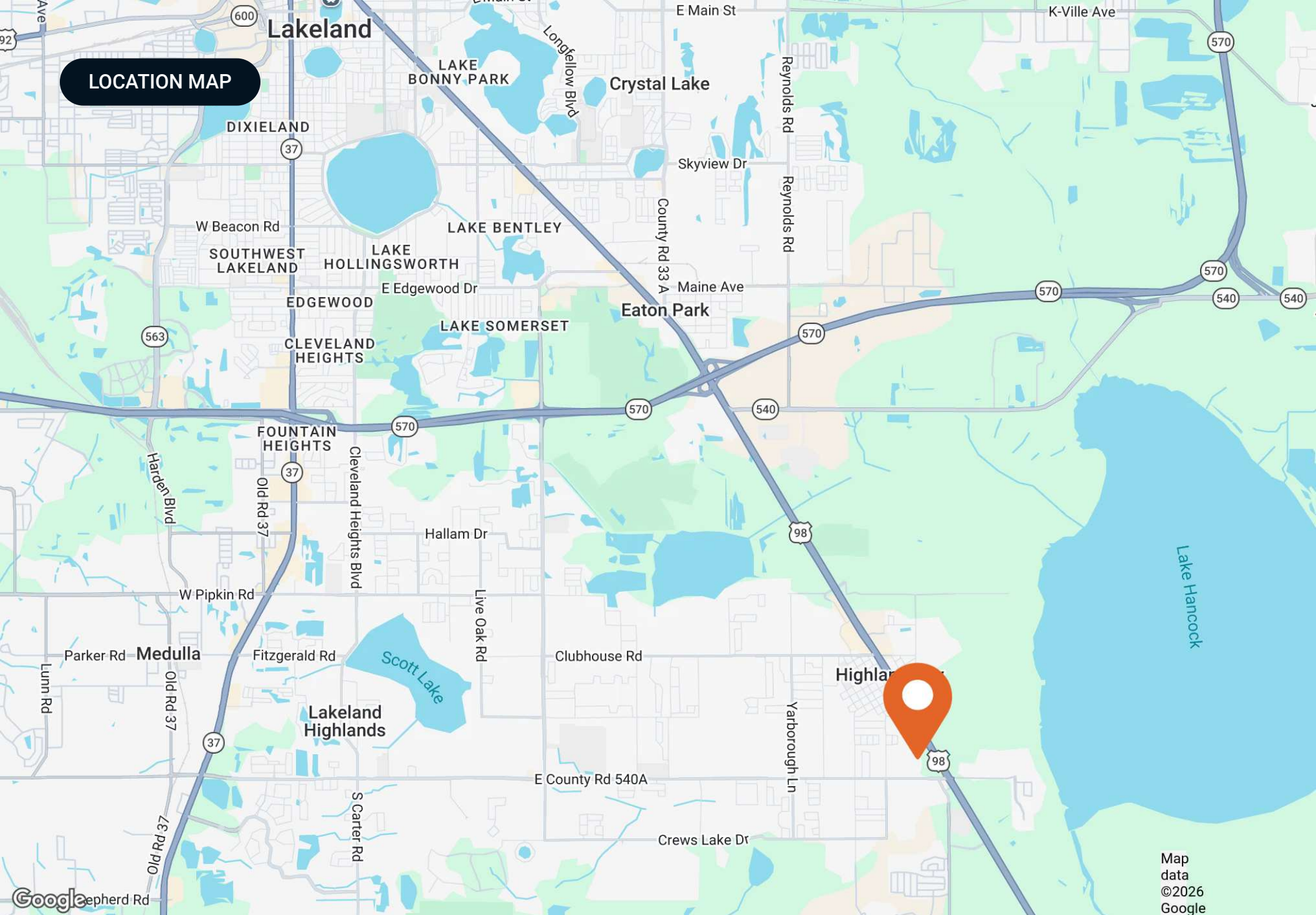
57,500 Cars/Day

SECTION 2

Location Information



REGIONAL MAP



LOCATION MAP

Map data
©2026
Google

DEMOGRAPHICS MAP & REPORT

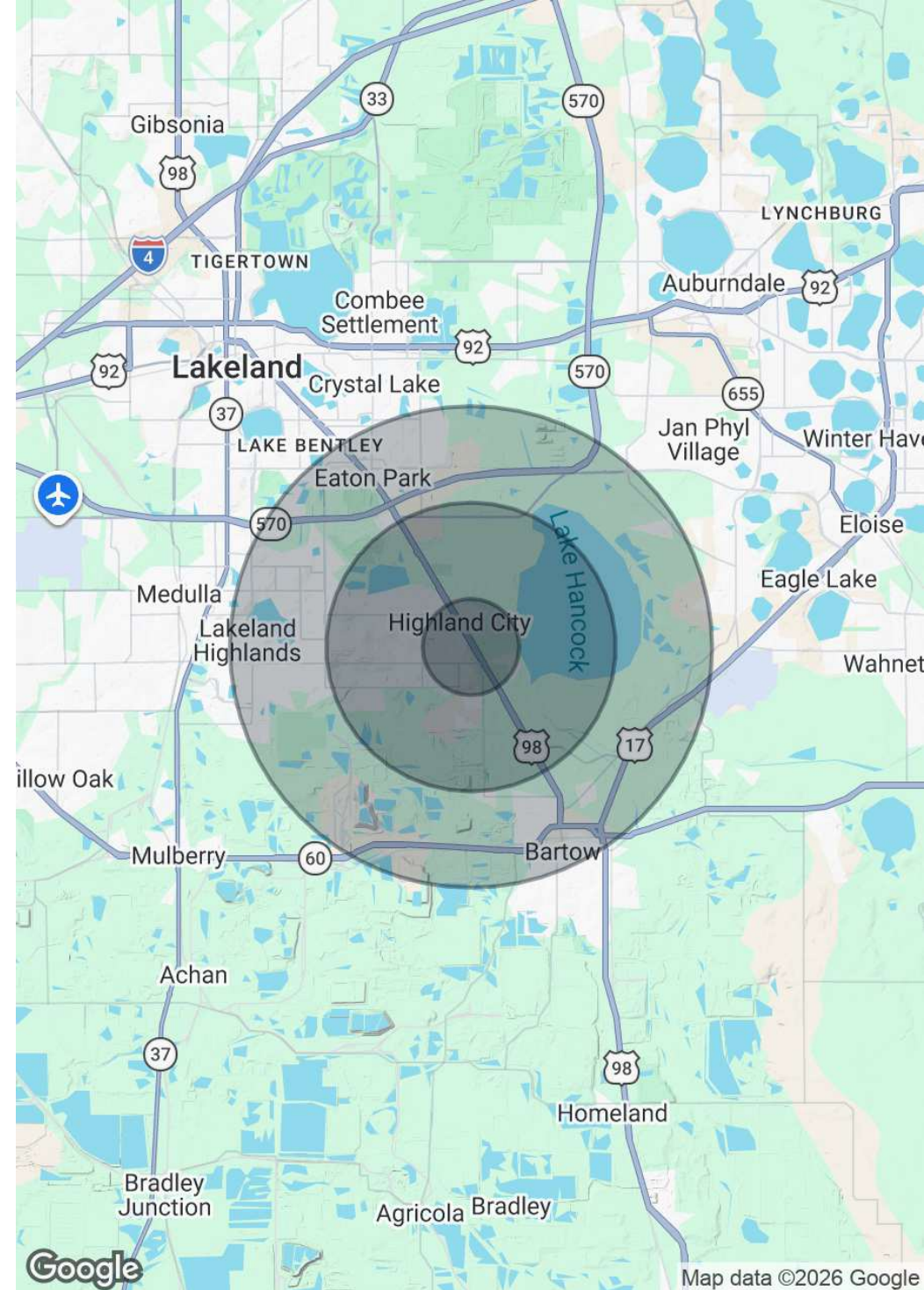
Population

	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)

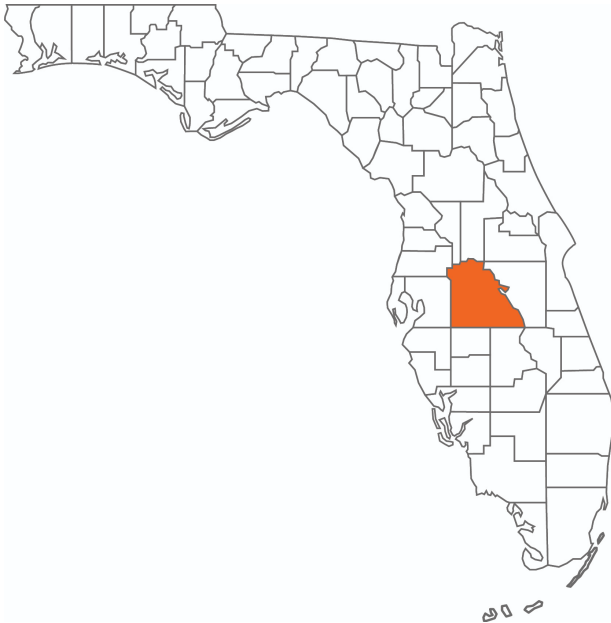




COUNTY

Polk County

FLORIDA



Founded	1861	Density	403.3 (2020)
County Seat	Bartow	Population	822,142 (2025)
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

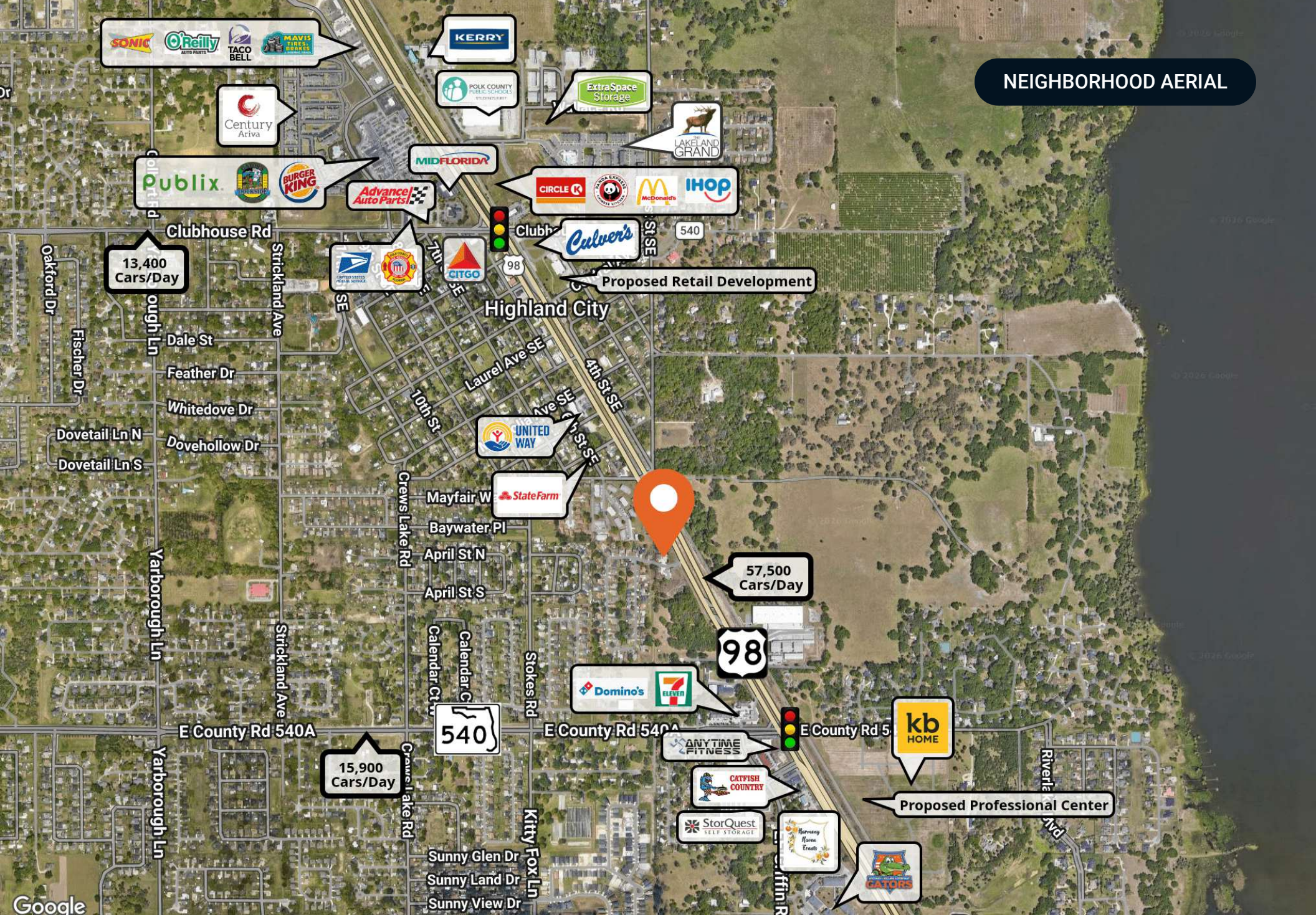
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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.



NEIGHBORHOOD AERIAL





SECTION 3

Agent And Company Info

ADVISOR BIO



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

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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

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.

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions that advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the 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 also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

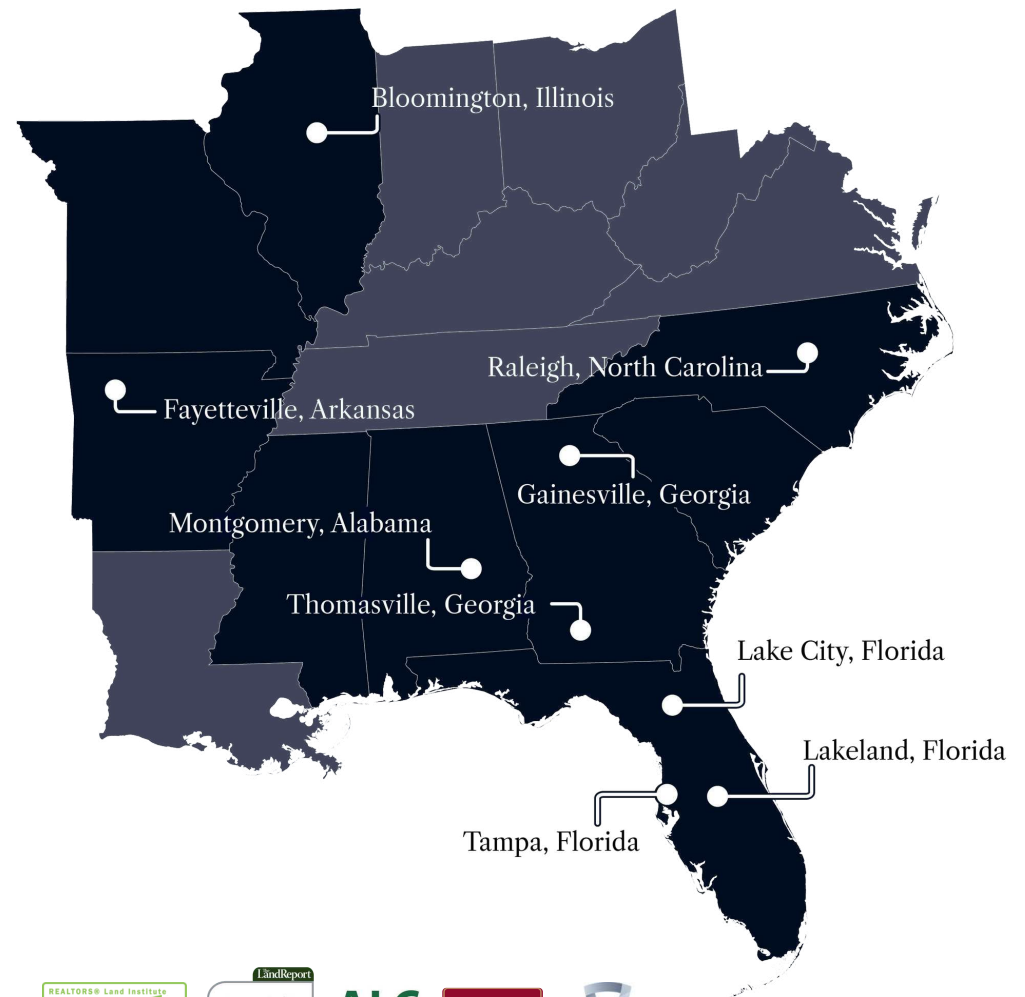
Outside of real estate, Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a Connect Group for young fathers.



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

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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