# OFFICE

# FOR LEASE

## 5354 US Hwy 98 North, Lakeland, Florida 33809




BROADWAY
REAL ESTATE SERVICES

**Jack Strollo, CCIM, CPM Vice President, Broker**
**863-683-3425 office 863-640-8238 cell**
**jstrollo@resbroadway.com**
**100 S. Kentucky Avenue Suite 290 Lakeland, Fl 33801**

# 5354 US Hwy 98 North, Lakeland, Florida 33809

## PROPERTY HIGHLIGHTS

- 2,900 SF Office
- Monument Signage Available
- On-Site Parking
- 60,000 VPD



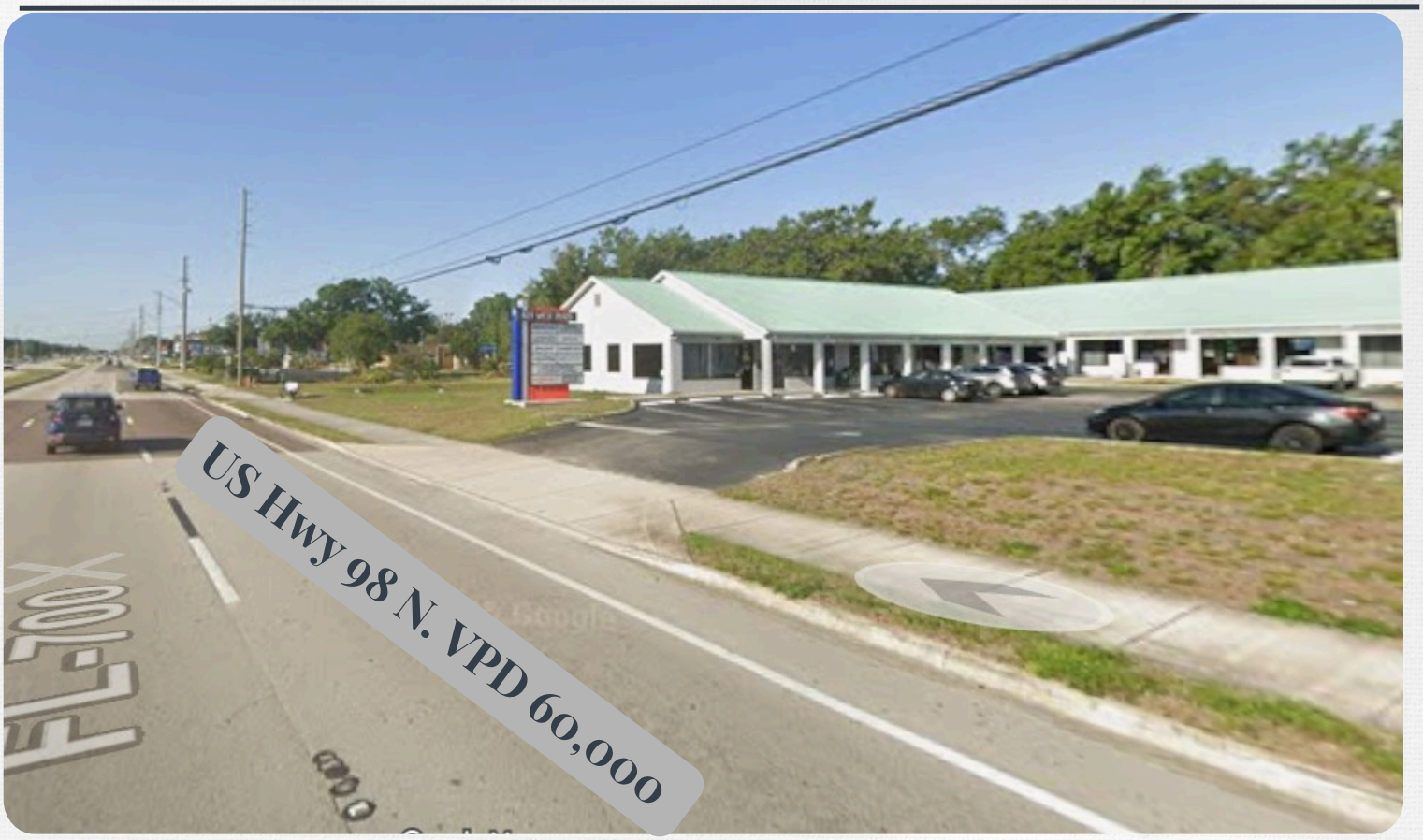




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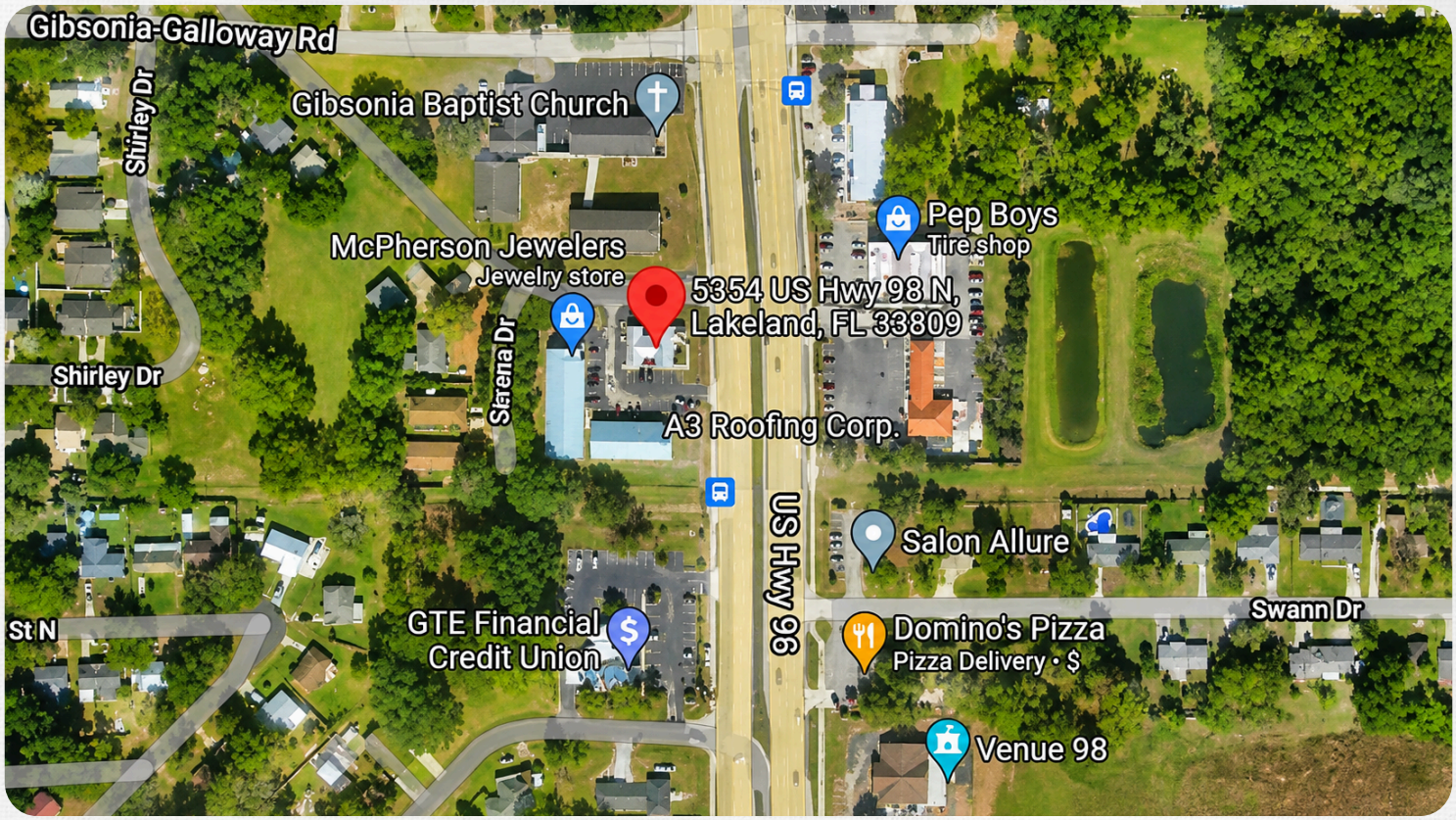

**Property:** Free standing office has 2,900 SF with 9 private offices, open work area, waiting and reception, conference room, copy room, mail, IT, kitchen, coffee bar and private restroom.

**Lease Price:** Contact for Pricing Details

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**Location:** This site is located just off US Hwy 98 North in Lakeland, Florida. Site has strong traffic counts at 60,000 VPD. Property is surrounded with numerous dining establishments, banking, and retail.


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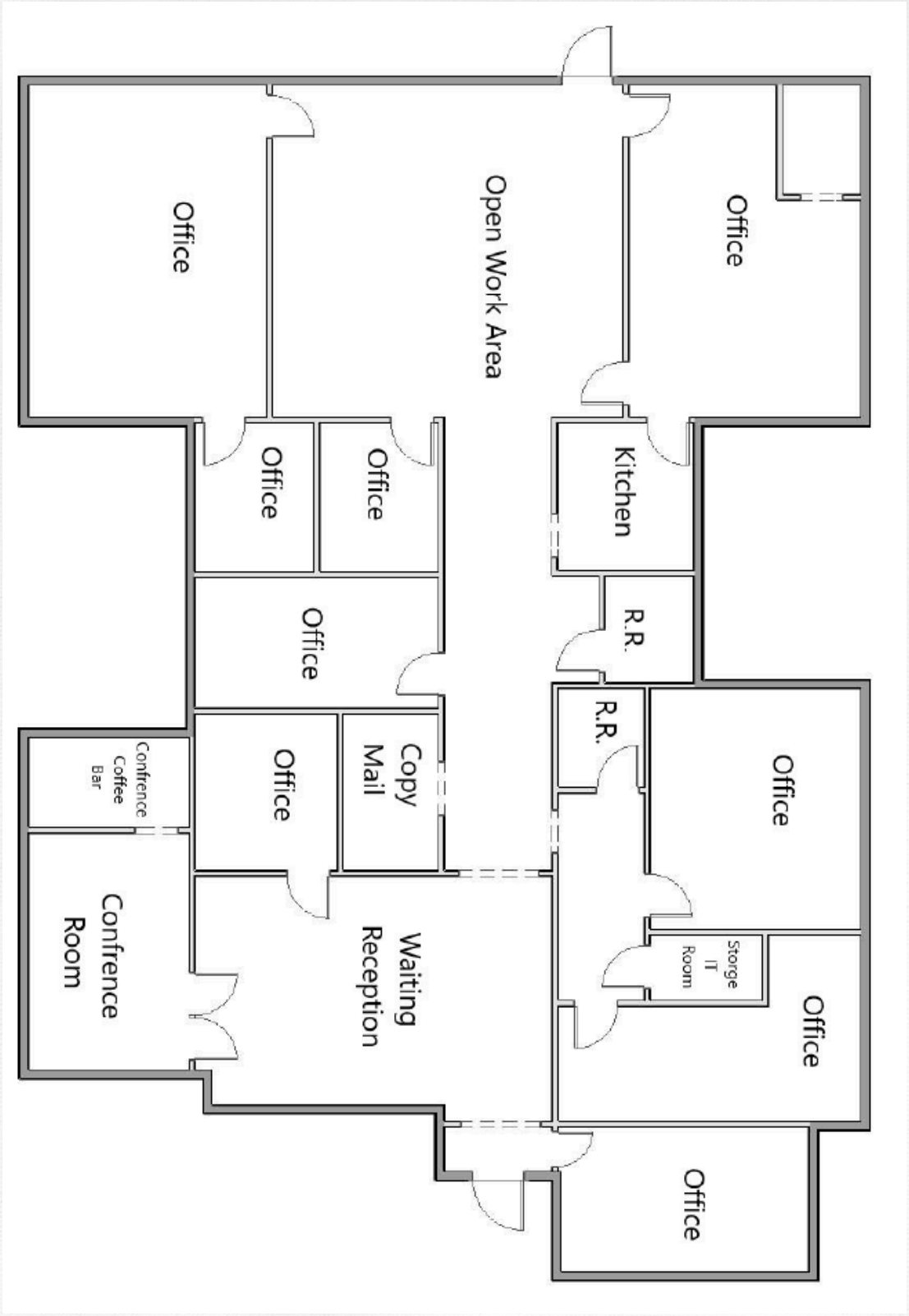



**Area Information:** Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive 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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# Plan





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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 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)
- #7 Best Places to move (US News & World
- Report)

## LAKELAND BENEFITS

- North & South Highways: I-75, I-95, Hwy 27
- East & West Highways: I-4, Hwy 60, Hwy 92
- 32 Miles from Tampa, 54 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: 107,552
- Average annual wages: $56,376
- Unemployment rate: 3.4%
- Florida's 4th Best City in business tax climate
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