FOR SALE OR LEASE

310 DORIS DRIVE, LAKELAND FL 33813



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

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P R O P E R T Y H I G H L I G H T S

- PRIME SOUTH LAKELAND LOCATION
- FREESTANDING OFFICE
- 1,917 SF
- AMPLE PARKING

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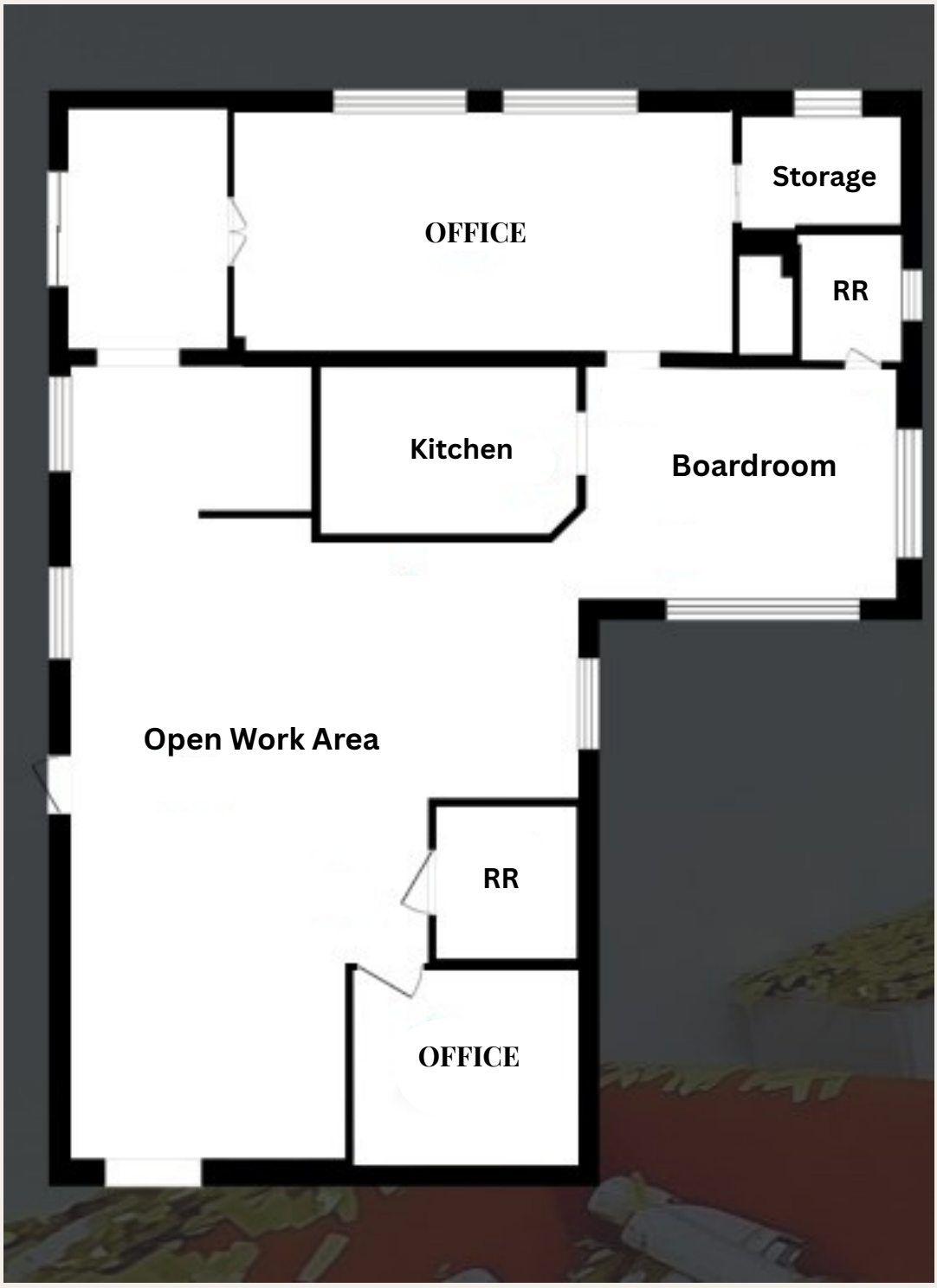
Description: A beautifully maintained freestanding office in a prime south Lakeland location. Built in 1961 and thoughtfully improved over the decades, th move-in ready space offers a professional layout ideal for a wide range of busi uses — from medical, legal, consulting and financial services. Space offers a reception/waiting area, two private offices, large open work area, kitchen/breakroom, two restrooms, and a storage room. Both A/C units were replaced in 2018, the roof was replaced in 2006. This property has ample on-si parking.

Sales Price: $539,900
Lease Price: $22.00 PSF

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FLOOR PLAN



3-D Floor Plan

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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.

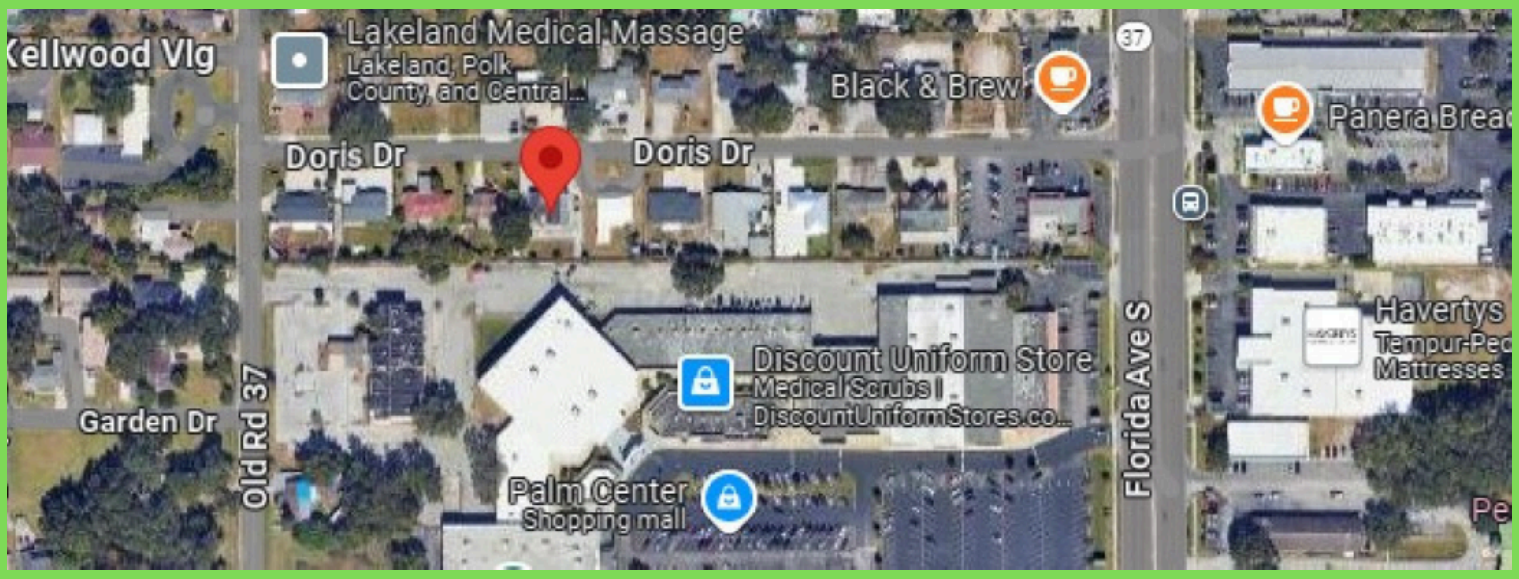
The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation.

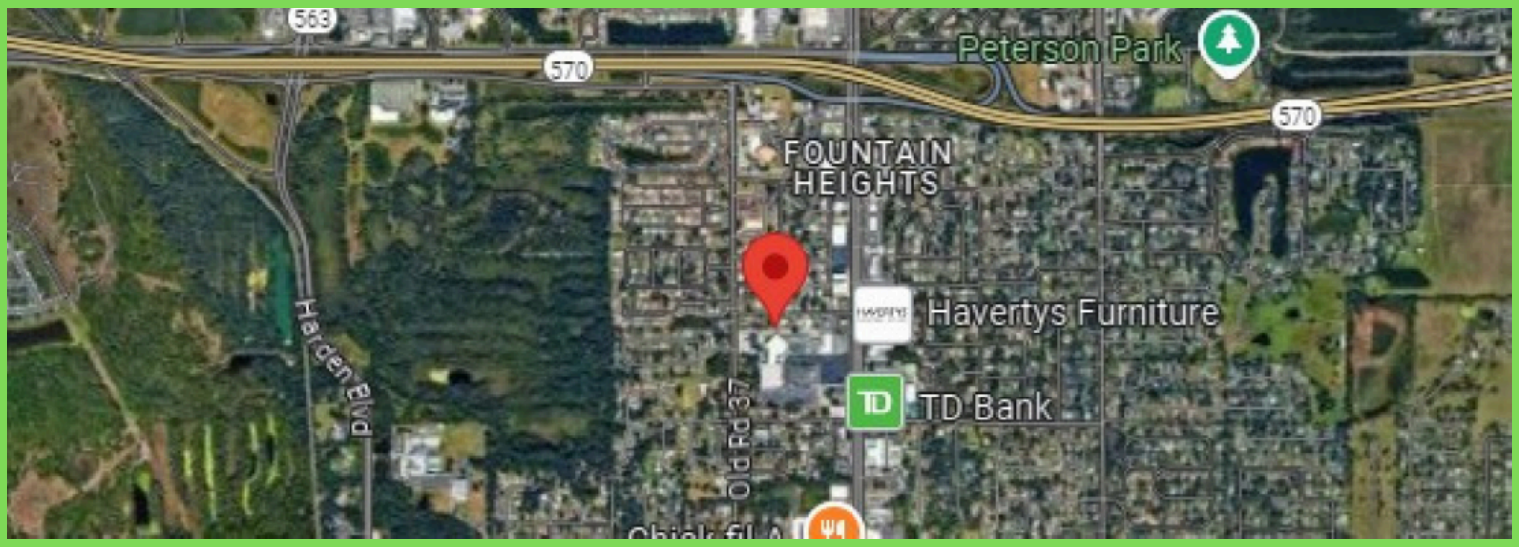
A wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.

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Location: Lakeland just off South Florida Avenue on Doris Drive. This prime location offers ready-to-use space in a highly desirable location. Contact us today to schedule a tour or to get more information about purchasing this property.

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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 INDEX