FOR SALE

Office Building

3D Floor Plan

501 W. Peachtree Street, Lakeland, Florida 33815



Contact us
863-683-3425

BROADWAY
REAL ESTATE SERVICES

Jack Strollo, CCIM, CPM
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100 S. Kentucky Avenue Suite 290
Lakeland, Fl 33801

501 W. Peachtree Street, Lakeland, Florida 33815

PROPERTY HIGHLIGHTS

- ±2,958 SF office building downtown Lakeland
- Prime Lake Wire location with scenic lake and skyline views
- Adjacent to the new “Prospect on Lake Wire” retail & multifamily development
- Gated on-site parking with approximately 12 spaces
- Flexible, open office layout with multiple workspaces and breakout rooms
- Restrooms on both upper and lower levels
- Excellent signage opportunities on front, side, and rear elevations
- Walkable downtown location near restaurants, retail, and amenities
- Ideal for owner-user or professional office use
- Rare downtown ownership opportunity in a high-growth corridor



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Property: Fantastic 2, 958 sf office building on Lake Wire. Stunning views of Downtown and Lake Wire from this well positioned office building in downtown Lakeland. Adjacent to the new “Prospect On Lake Wire” retail and multifamily development. This site has a gated parking area for 12, reception area, several open work spaces and break out rooms, restrooms upstairs and down. Very open and creative workspace. Excellent signage opportunities in front, side and rear of property. Hard to find something to own downtown. Call today for your confidential tour.

Sales Price: $748,000

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Location: Adjacent to the new Prospect on Lake Wire retail and multifamily development, the property benefits from strong surrounding investment and walkable downtown amenities. The building features a gated parking area with 12 on-site spaces, a welcoming reception area, multiple open workspaces and breakout rooms, and restrooms on both levels. The layout supports a very open, creative, and collaborative work environment.

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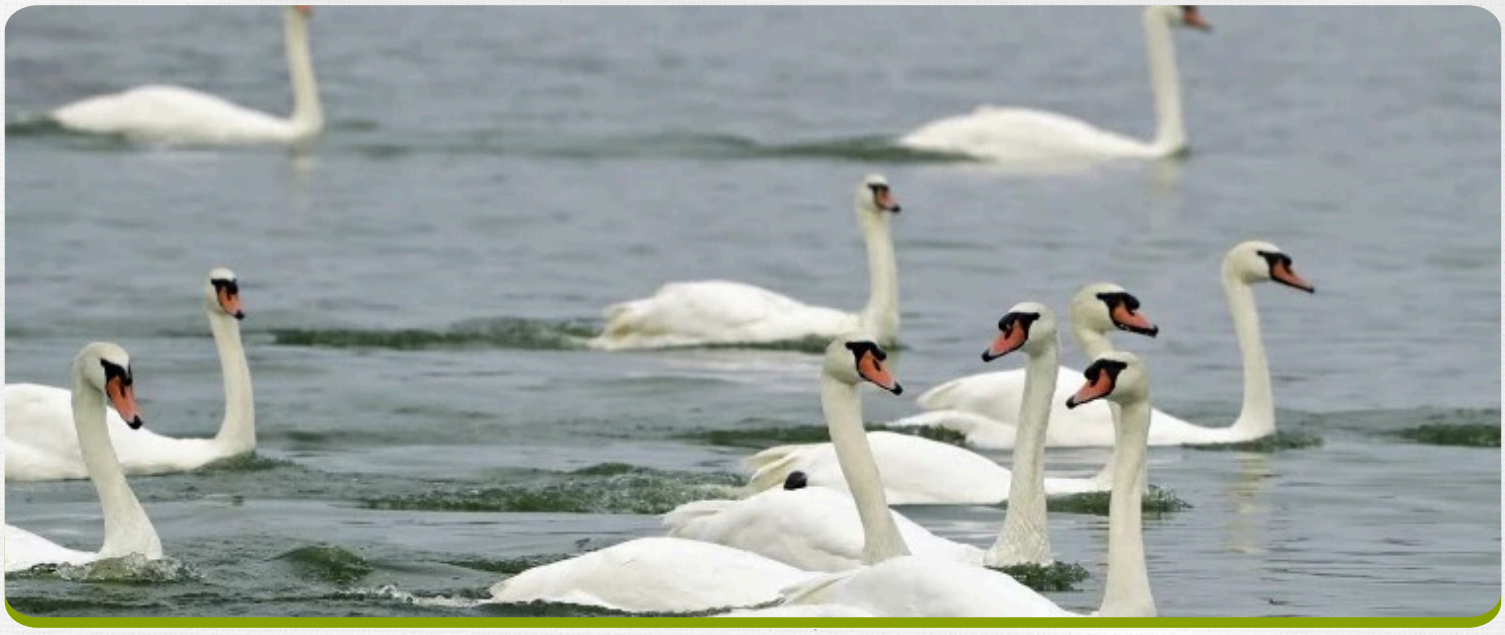




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Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I -4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than 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.

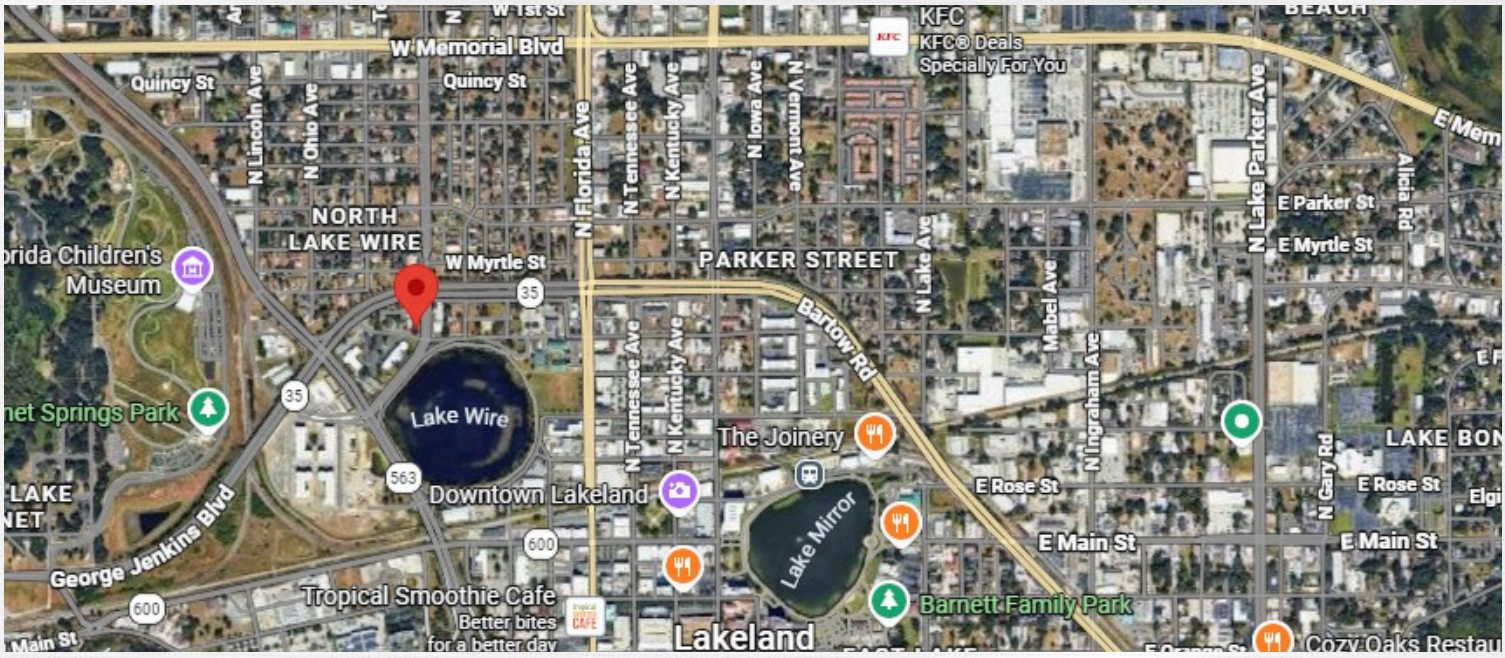
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Maps





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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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