

VIKING OFFICE PARK

620 Mid-Florida Drive, Lakeland, FL 33813

For Sale



PROPERTY HIGHLIGHTS

- 4,550 SF OFFICE
- OPEN LAYOUT
- QUALITY TAPIA CONSTRUCTION
- AMPLE PARKING
- BUILDING SIGNAGE
- SOUTH LAKELAND



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Florida



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Viking Office Park
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VIKING OFFICE PARK | SOUTH LAKELAND | HIGH END FINISHES

Address: 620 Mid-Florida Drive, Lakeland, Florida 33813

Property: This an exceptional 4,550 sf office space built in 2010. Office is a very open configuration with two large spaces downstairs and one large open space upstairs. There are three bathrooms downstairs as well as a break area. Easy to add private spaces if needed. High ceilings, lake views, ample parking, all built by Tapia construction, one of the best builders in Polk County.

Location: Site is located in south Lakeland, in the Viking Office Park, which is directly behind the new St. Luke's Medical Center. The property has plenty of parking around the units as well as a separate overflow parking lot.

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.

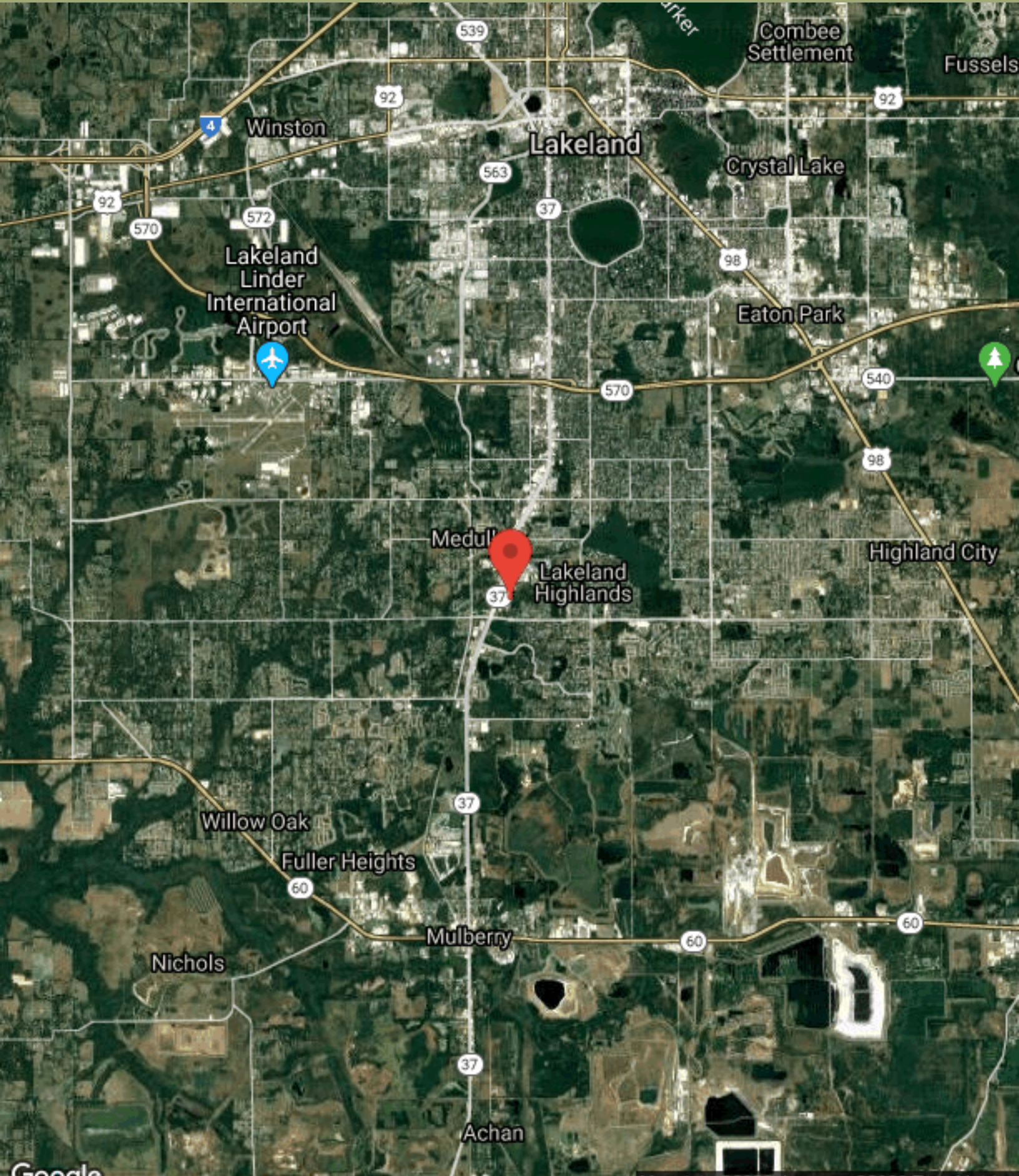
Sale Price: \$749,000

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LOCATION MAP

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AERIAL MAP

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Population	1 Mile	3 Mile	5 Mile
Male	1,943	20,396	55,403
Female	1,999	21,501	58,837
Total Population	3,942	41,897	114,240

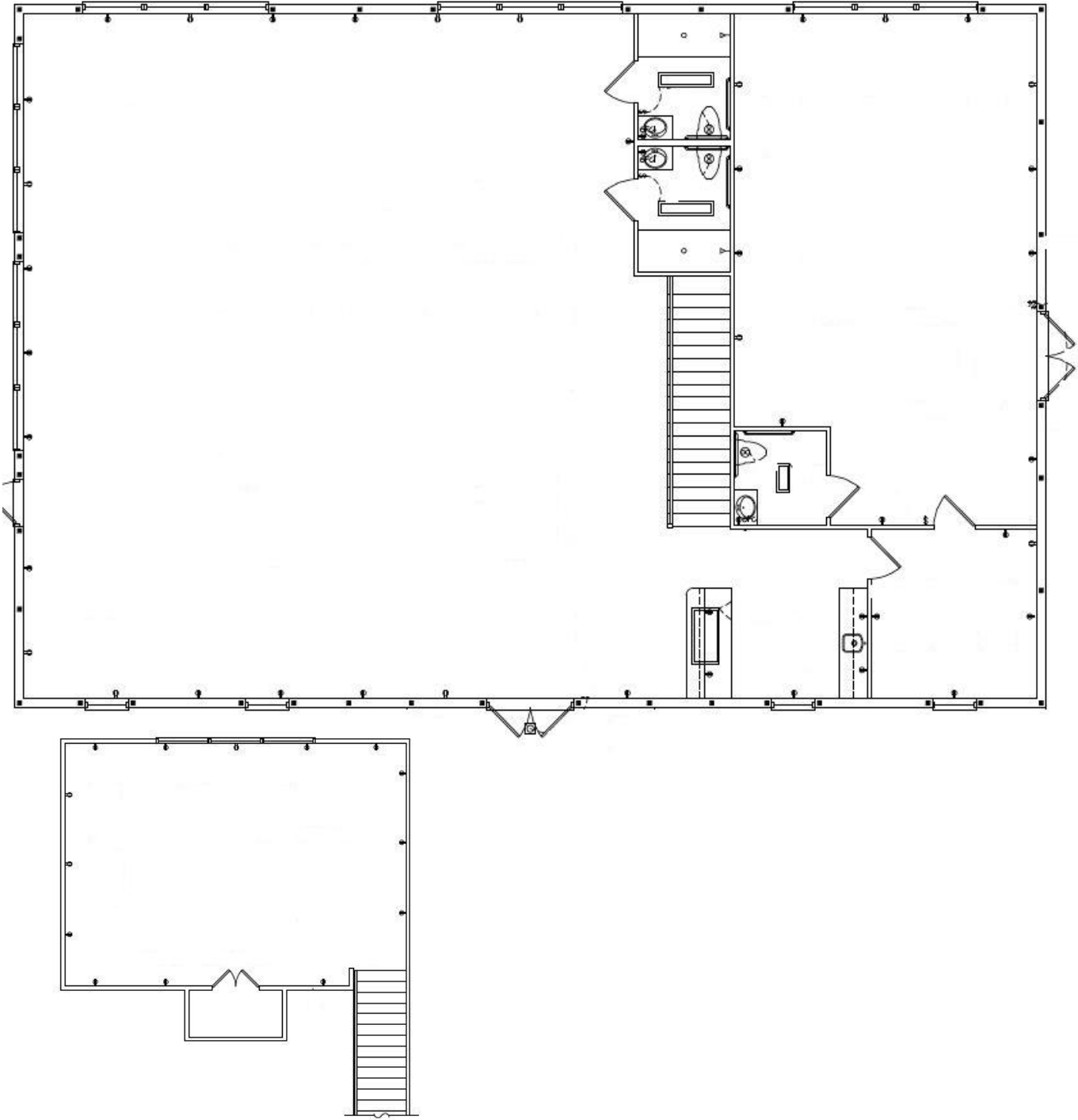
Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	206	2,474	6,685
Ages 5-9	261	2,979	8,278
Ages 10-14	254	2,807	7,803
Ages 15-19	269	2,823	7,772
Ages 20-24	275	2,844	7,546
Ages 25-29	270	2,717	7,018
Ages 30-34	238	2,465	6,390
Ages 35-39	201	2,338	6,189
Ages 40-44	208	2,427	6,485
Ages 45-49	258	2,702	7,080
Ages 50-54	283	2,791	7,270
Ages 55-59	286	2,801	7,193
Ages 60-64	272	2,572	6,694
Ages 65-69	215	2,139	5,811
Ages 70-74	161	1,667	4,800
Ages 75-79	119	1,272	3,855
Ages 80-84	76	887	2,905
Ages 85+	90	1,192	4,466

Household Income	1 Mile	3 Mile	5 Mile
Median	\$80,339	\$76,823	\$56,174
< \$10000	93	561	1,774
\$10000-\$14999	33	448	1,814
\$15000-\$19999	59	578	1,998
\$20000-\$24999	16	598	2,514
\$25000-\$29999	75	675	2,347
\$30000-\$34999	83	719	2,300
\$35000-\$39999	46	713	2,175
\$40000-\$44999	134	872	2,278
\$45000-\$49999	44	729	2,066
\$50000-\$60000	79	1,361	3,597
\$60000-\$74000	79	2,110	5,028
\$75000-\$99999	168	2,491	6,461
\$100000-\$124999	196	1,553	3,688
\$125000-\$149999	149	1,142	2,112
\$150000-\$199999	25	628	1,658
> \$200000	238	852	2,103

Housing	1 Mile	3 Mile	5 Mile
Total Units	1,762	17,618	51,314
Occupied	1,589	16,311	45,883
Owner Occupied	1,370	12,406	33,821
Renter Occupied	219	3,905	12,062
Vacant	173	1,307	5,431

FOR SALE - Viking Office Park

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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**