

## OFFICE FOR LEASE

# MEDICAL OFFICE ON US-98

4730-4740 Exploration Ave, Lakeland, FL 33812



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	3,000 SF
<b>LEASE RATE:</b>	\$15.50 SF/yr (NNN)
<b>LOT SIZE:</b>	1.57 Acres
<b>BUILDING SIZE:</b>	12,000 SF
<b>PARKING:</b>	58 Spaces
<b>ZONING:</b>	ECX - Employment Center
<b>MARKET:</b>	Tampa / St Petersburg
<b>SUBMARKET:</b>	Lakeland MSA
<b>TRAFFIC COUNT:</b>	45,500 on Hwy 98 S

### CLICK HERE TO VIEW VIDEO

### PROPERTY OVERVIEW

This turn key medical space is located South of Polk Parkway on US-98 in a medical complex near Publix and new 568 units apartment complex. The building was built in 2007 with 58 parking spaces. There is 45,500 average cars per day on US-98.

The former tenant was a urologist and the layout includes waiting room, reception, 8 exam rooms with sink, 3 private offices, 1 shared office/files, 1 breakroom, lab/nurse area and 2 ADA restrooms. Floor plan and virtual tour is available on property website.

The property is located South Lakeland, near Polk Parkway (easy access to Tampa/Orlando/Winter Haven) and Bartow. Orlando Health recently announced a future 80 acres health-care campus with hospital located 3.6 miles (6/7 minutes) to the property.

### PROPERTY HIGHLIGHTS

- Turn key medical space
- Former tenant was a urologist
- 8 exam rooms, 3 offices and lab

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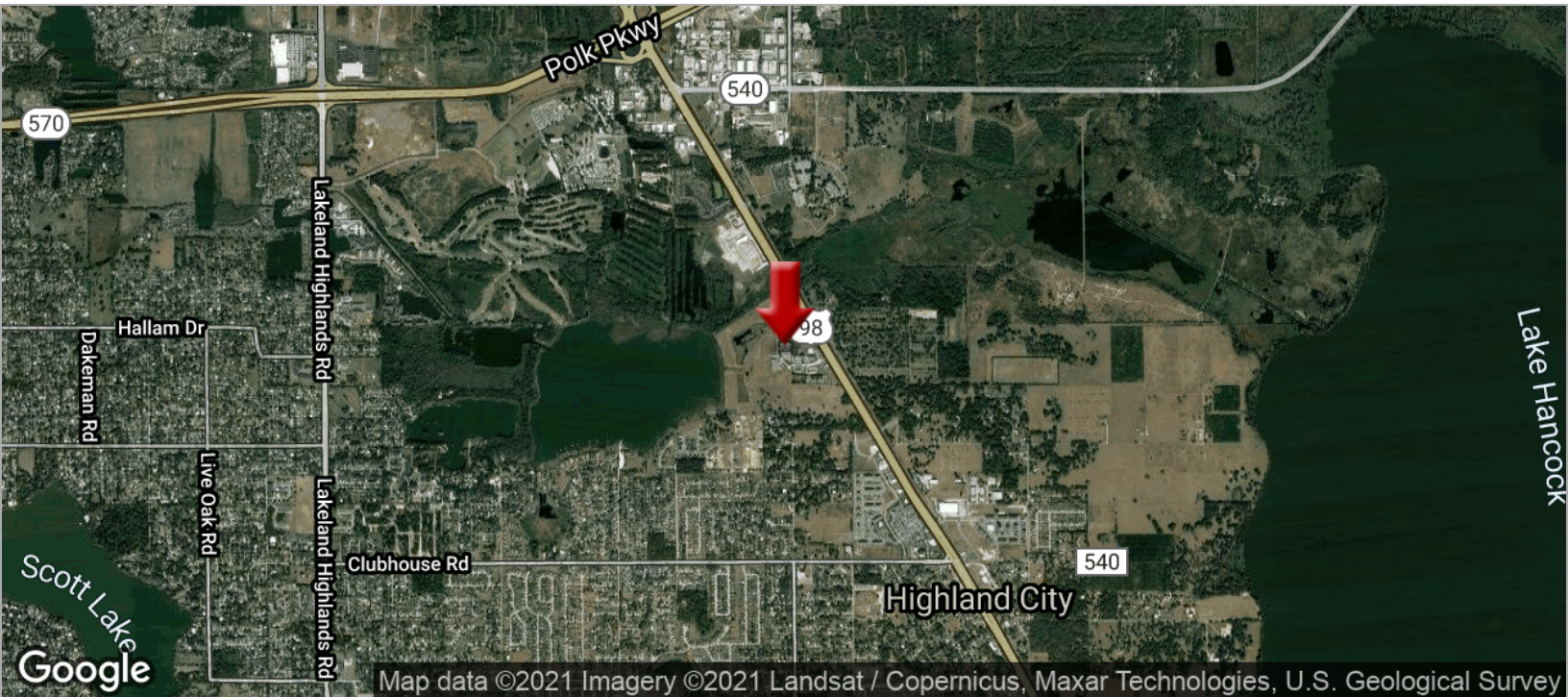
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# LOCATION MAPS

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# LOCATION DESCRIPTION

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## CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.



## WHY LAKELAND

There are over 200 medical, health care and biotechnology companies with more than 20,000 employees located in Lakeland/Polk County.

Publix Super Markets, Inc., a Fortune 100 company has its corporate headquarters in Lakeland. Publix is the largest employee-owned grocery chain in the United States with over 177,000 associates, 1105 stores, 10 manufacturing facilities and 8 distribution centers in the Southeast and is Florida's largest private employer.

## FUTURE ORLANDO HEALTH MEDICAL CAMPUS & HOSPITAL

Orlando Health won approval from the City Commission to build a health-care campus with hospital on a 79.6-acre tract at the southeastern corner of Lakeland Highlands Road and the Polk Parkway.

The 20- to 25-year-project will start with a 30,000-square-foot, free-standing emergency department with helipad and some medical offices.

The second phase would include a 120-bed hospital, which would add another 400 jobs. Eventually, the hospital could be expanded up to 360 beds.



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## AERIAL PHOTOS

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# FLOOR PLAN

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## OFFICE FOR LEASE

# ADDITIONAL PHOTOS

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# RETAILER MAP

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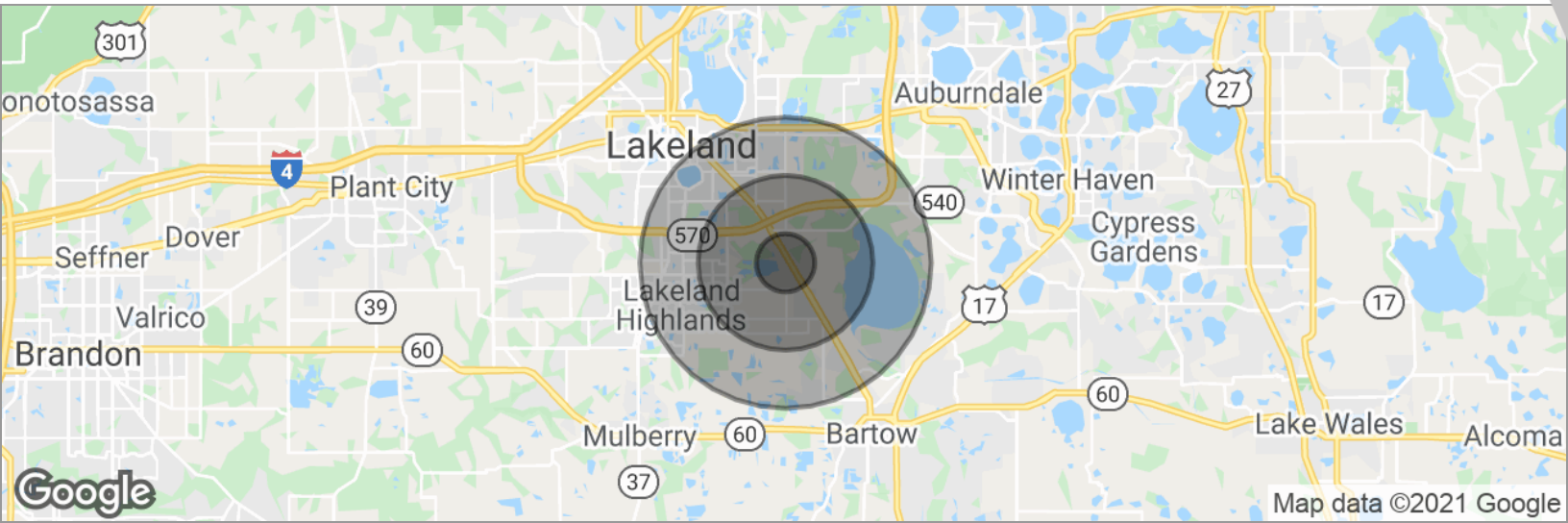
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	2,713	31,422	83,440
Median age	38.7	38.4	38.1
Median age (male)	37.7	36.9	37.2
Median age (Female)	38.9	39.8	38.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	997	11,335	31,050
# of persons per HH	2.7	2.8	2.7
Average HH income	\$75,699	\$75,116	\$73,903
Average house value	\$225,229	\$198,781	\$216,865
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	7.3%	9.4%	10.3%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	83.2%	79.4%	81.6%
Black	9.0%	9.9%	9.8%
Asian	4.0%	5.7%	3.4%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.0%	0.4%	0.3%
Other	2.4%	3.2%	3.7%

\* Demographic data derived from 2010 US Census

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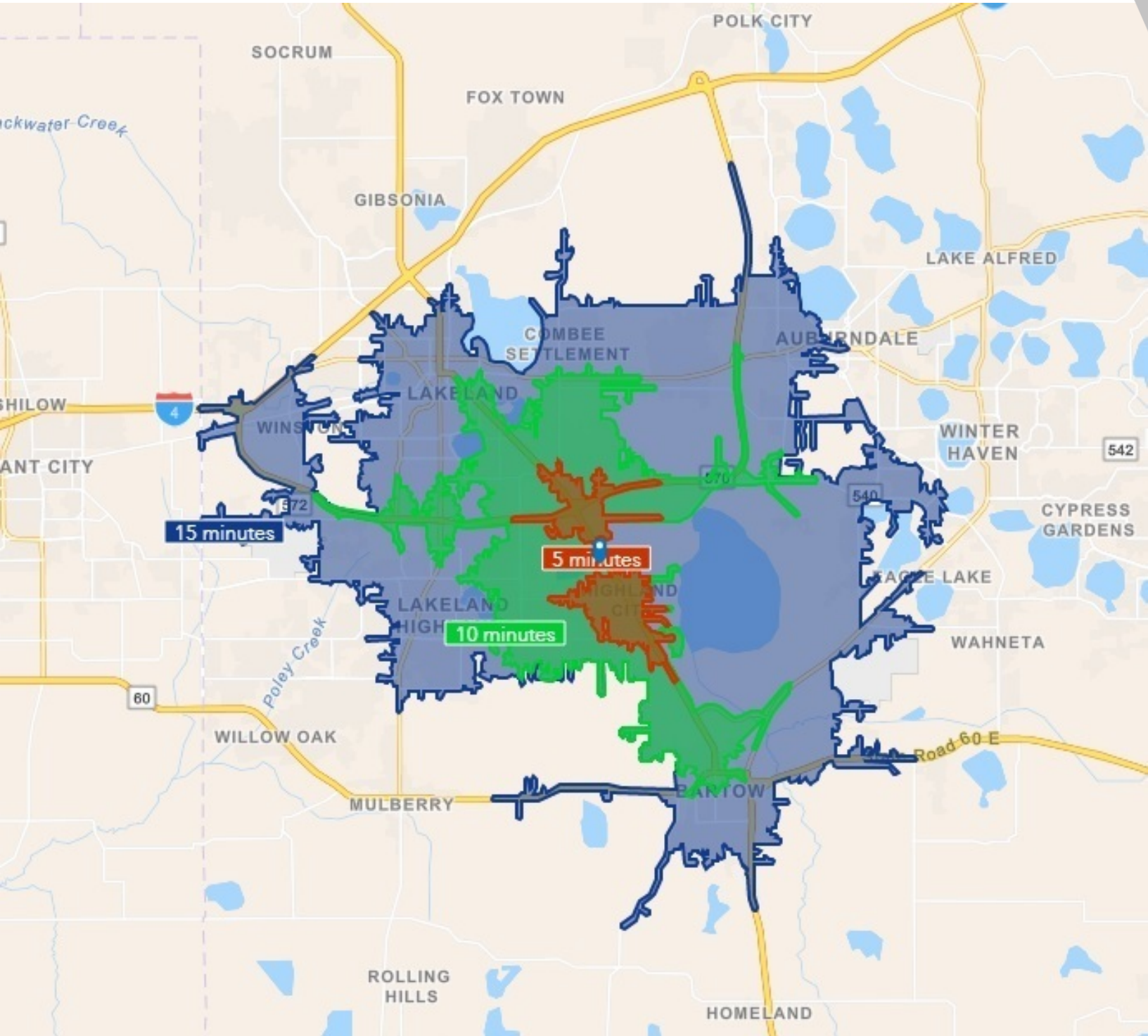
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# DRIVING DISTANCE MAP

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# ADVISOR BIO

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## PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

## MEMBERSHIPS

- CCIM Candidate
- Manufacturing & Supply Chain of Mid Florida
- NAIOP Member of Central Florida
- Lakeland & Winter Haven Chamber of Commerce
- National & Lakeland Realtor Association

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