

FLORIDA NATIONAL DRIVE

4460 Florida National Drive, Lakeland, FL 33813



PROPERTY HIGHLIGHTS

- THREE SUITES AVAILABLE
- SOUTH LAKELAND LOCATION
- AMPLE, ONSITE PARKING
- UTILITIES INCLUDED



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PROPERTY DESCRIPTION

Florida National Drive
4460 Florida National Drive | Lakeland, FL 33813



EXECUTIVE OFFICE SUITES | SOUTH LAKELAND

Property: This property has three available suites. Two of the suites feature two offices, plus reception or open work space, and shared restrooms. Third space has a large open entry area with a single private office to the rear, and a private bathroom. All pricing includes utilities. See floor-plans for more details.

Location: Site is located in south Lakeland, at the end of Florida National Drive, which is directly behind Wells Fargo Bank at the intersection of S. Florida Avenue, and W. Highland Drive. The property has 15 parking spaces on site. Location is serene and quiet, located on a cul-de-sac.

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.

Lease Rate: Suite 4462-1 / \$850 per month
Suite 4462-2 / \$850 per month
Suite 4460-1 / \$695 per month

*All Pricing includes utilities

PROPERTY PHOTOS

Florida National Drive
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EXECUTIVE OFFICE SUITES | SOUTH LAKELAND



Office



Office



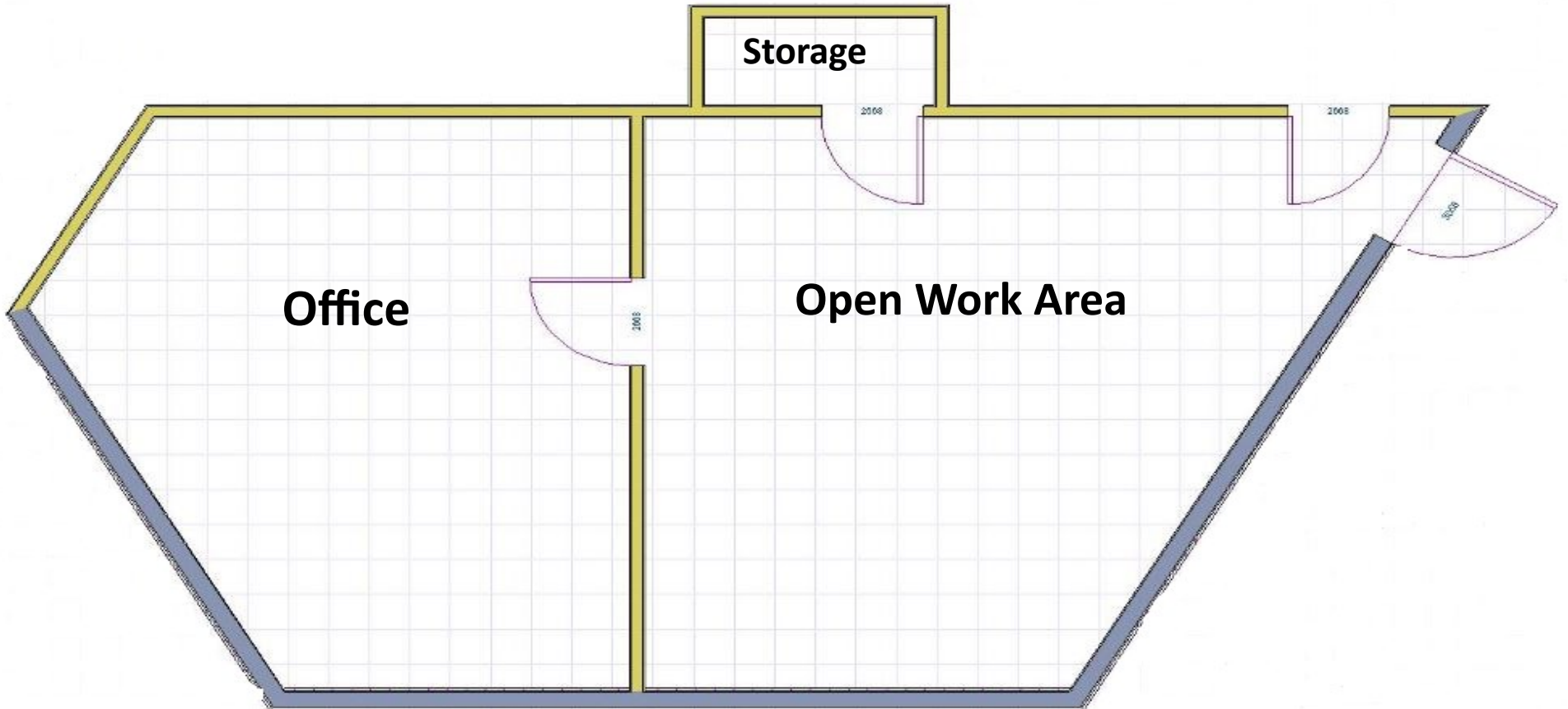
Conference Room



Reception

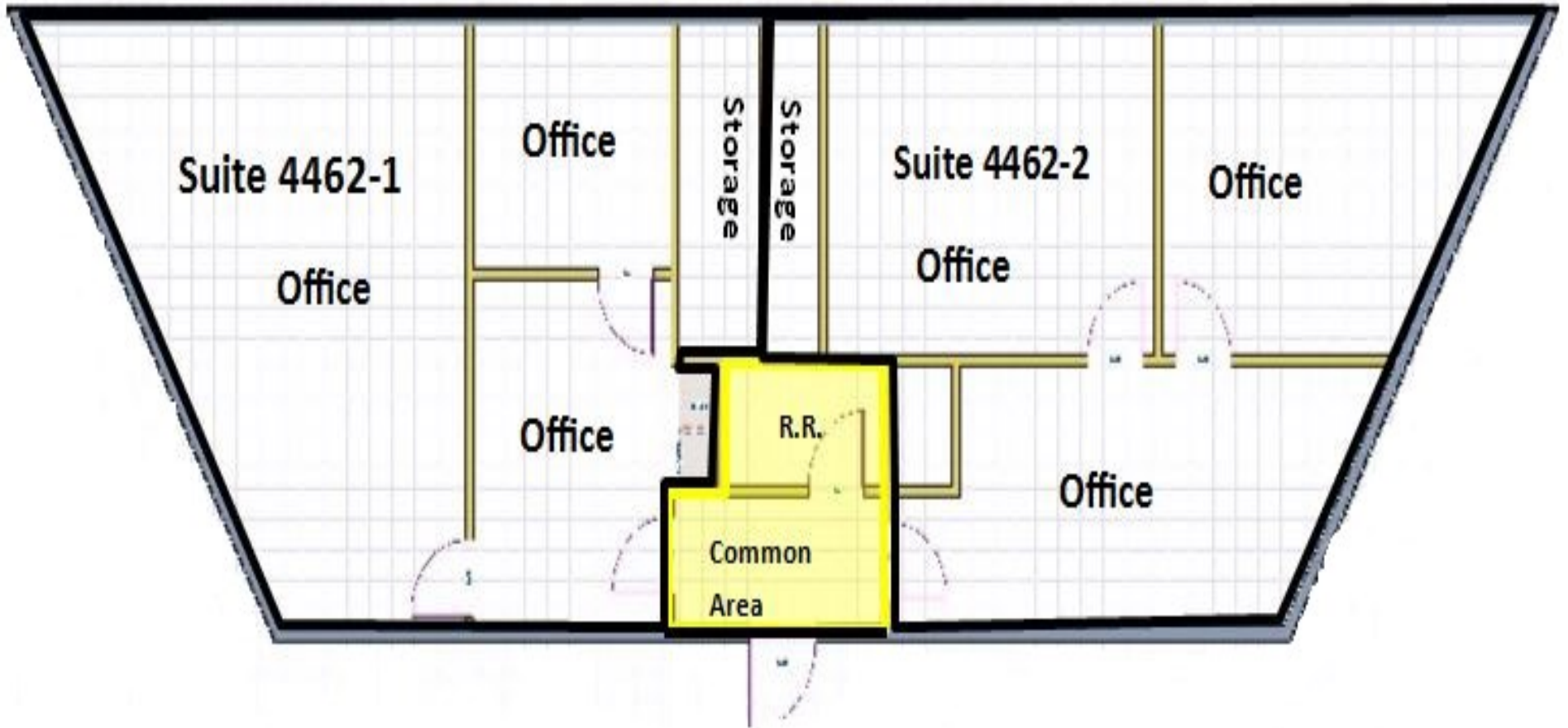


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1st Floor Plan

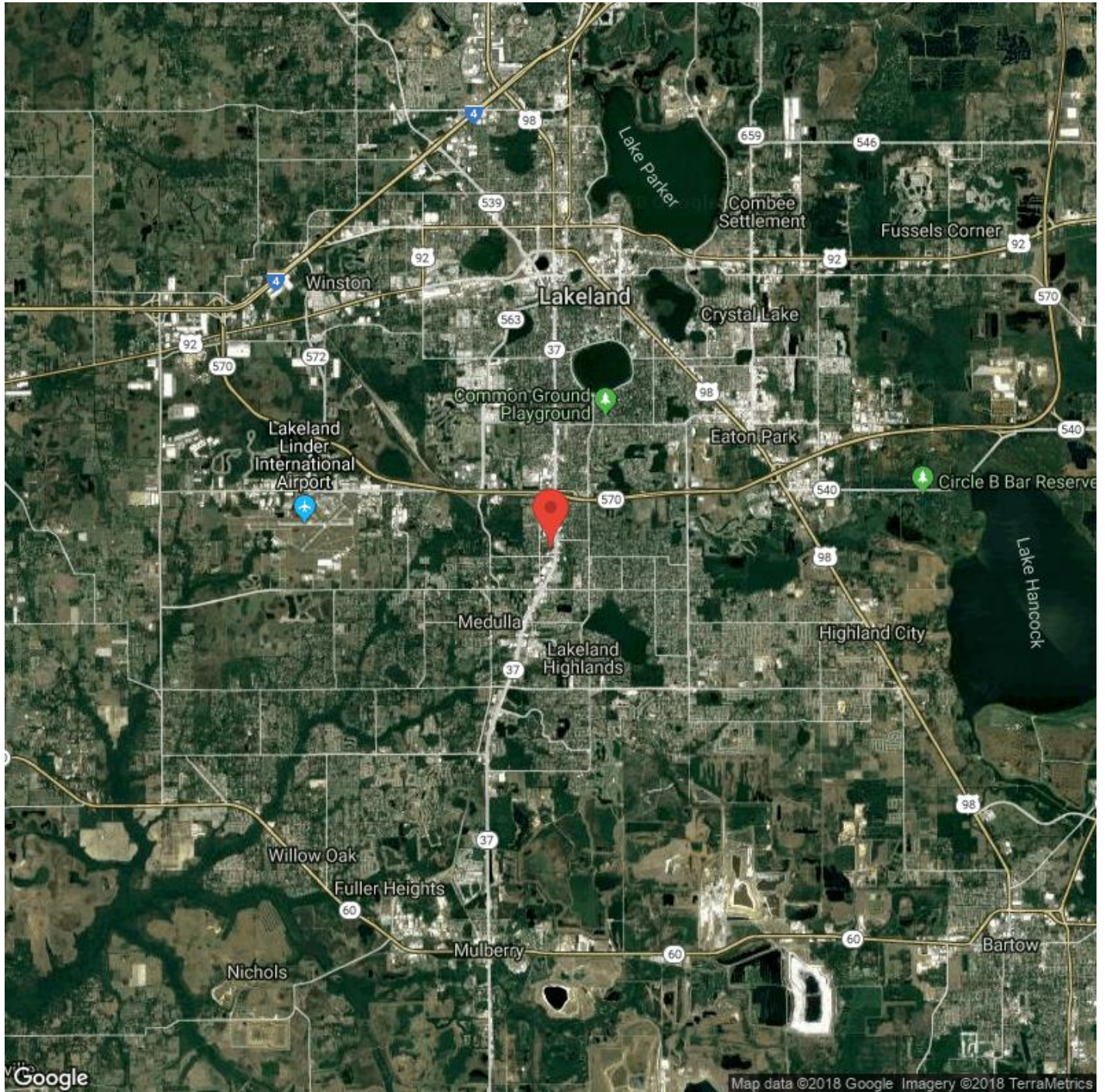
EXECUTIVE OFFICE SUITES | SOUTH LAKE LAND
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2nd Floor Plan

REGIONAL MAP

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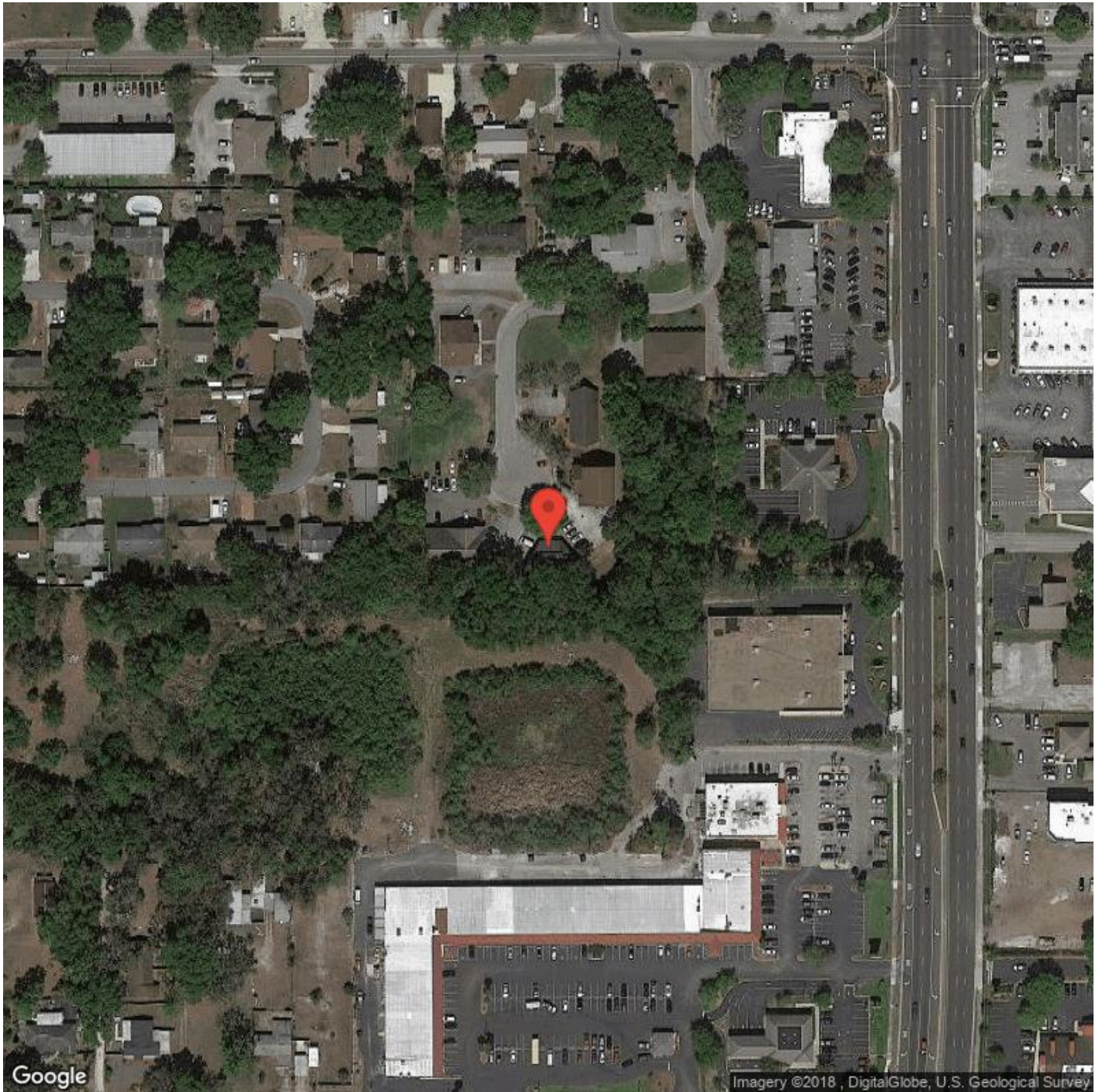
LOCATION MAP

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AERIAL MAP

Florida National Drive
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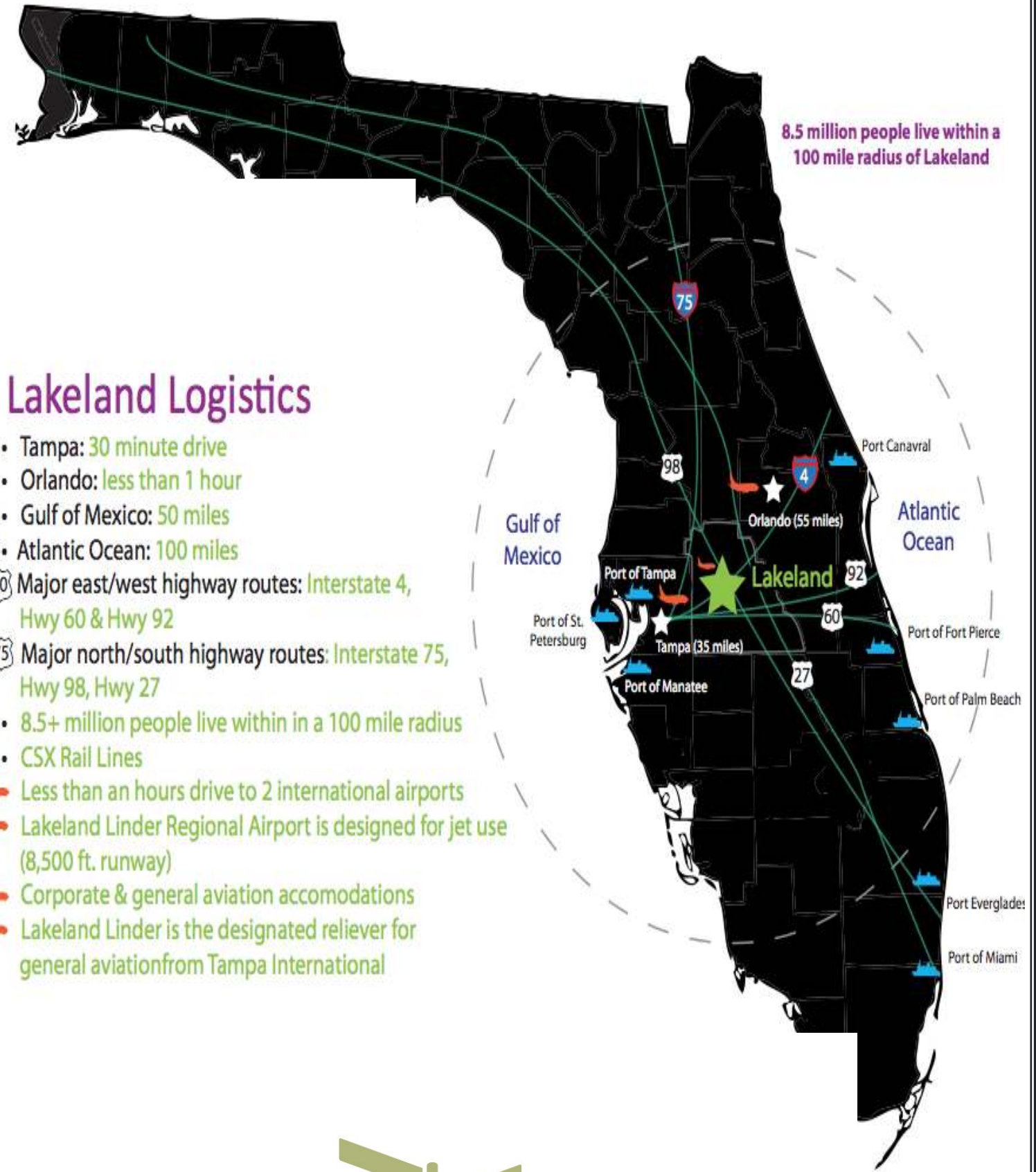


DEMOGRAPHICS

Florida National Drive
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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	521	2,935	8,758	Median Household Income	\$76,823	\$59,665	\$45,753
Ages 5-9	639	3,604	10,553	< \$10000	254	898	3,074
Ages 10-14	627	3,408	9,641	\$10000-\$14999	138	974	2,855
Ages 15-19	625	3,421	9,483	\$15000-\$19999	134	1,055	3,240
Ages 20-24	594	3,447	9,440	\$20000-\$24999	213	1,247	3,381
Ages 25-29	539	3,271	9,058	\$25000-\$29999	256	1,171	3,326
Ages 30-34	491	3,004	8,500	\$30000-\$34999	141	1,156	3,208
Ages 35-39	469	2,883	8,222	\$35000-\$39999	105	1,031	2,911
Ages 40-44	486	3,039	8,466	\$40000-\$44999	149	1,097	2,961
Ages 45-49	529	3,353	8,996	\$45000-\$49999	92	902	2,606
Ages 50-54	550	3,489	9,206	\$50000-\$60000	284	1,859	4,810
Ages 55-59	569	3,565	8,927	\$60000-\$74000	535	2,526	6,132
Ages 60-64	557	3,409	8,152	\$75000-\$99999	407	2,977	7,514
Ages 65-69	496	3,029	6,999	\$100000-\$124999	274	1,981	4,274
Ages 70-74	402	2,535	5,829	\$125000-\$149999	225	1,256	2,283
Ages 75-79	314	2,087	4,811	\$150000-\$199999	128	846	1,735
Ages 80-84	220	1,595	3,781	> \$200000	145	1,298	2,161
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	
Non Hispanic White	7,749	48,452	119,129	Housing Units	3,945	26,272	
Population Black	734	3,650	16,093	Occupied Housing Units	3,681	23,556	
Population Am In/AK Nat	5	12	85	Owner Occupied Housing Units	2,675	17,214	
				Renter Occupied Housing Units	1,006	6,342	
				Vacant Housing Units	264	2,716	



Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles

 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92

 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27

- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines

-  Less than an hours drive to 2 international airports
-  Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
-  Corporate & general aviation accomodations
-  Lakeland Linder is the designated reliever for general aviation from Tampa International