



# 3632 US Hwy 92 East, Lakeland, Florida 33801 FOR LEASE

## PROPERTY HIGHLIGHTS

- US HWY 92 E. FRONTAGE
- THREE SUITES AVAILABLE
- EXCELLENT SIGNAGE & EXPOSURE
- 17,900 VPD
- 875 SF & 1,750 SF AVAILABLE
- SUITES 1, 2 & 3 - 2625 SF CONTINUOUS



**JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER**  
**100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801**

**PHONE: (863) 683-3425**

**JSTROLLO@RESBROADWAY.COM**

**3632 US Hwy 92 East, Lakeland, Florida 33801**



**Property:** This retail center in East Lakeland, Florida located at 3632 US Hwy 92 East, Lakeland, FL 33801 is within a 7,900 sqft strip center. Excellent location with traffic counts of 17,900 is now offering three suites with 875 SF of retail & 1,750 SF glass front space. Suites 1, 2 & 3 can be leased as one Suite with 2,625 SF Signage available.

**Lease Price: \$13.00 SF \$4.54 NNN**

**Suite 1- 875 SF**

**Suite 2 & 3 - 1,750 SF**

**Suites 1, 2 & 3 - 2625 SF CONTINUOUS**

**Suite 9 - 875 SF**

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**Location:** Site is located at 3632 US Hwy 92 East, Lakeland, FL 33801. Located off US Hwy 92 features traffic counts in excess of 17,900. Very easy access to I-4. Complex is under new ownership and has very good US Hwy 92 Access.



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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.

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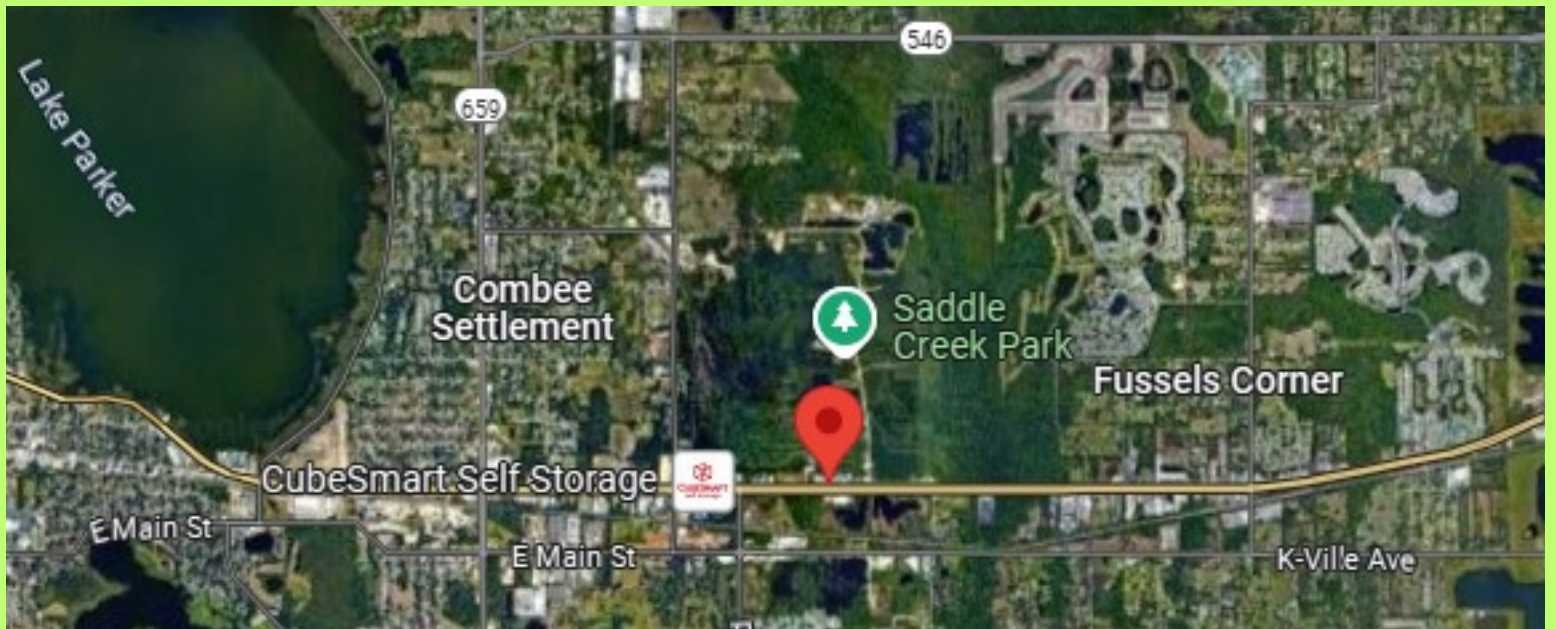


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**MAPS**



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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 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

## 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**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**