



Commercial Real Estate Services  
Since 1998

3825 South Florida Ave  
Suite 5  
Lakeland, FL 33813

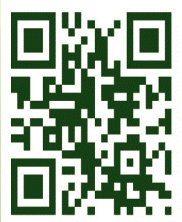
Phone: 863-619-6740  
Fax: 863-619-6750

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com

*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



## US 98 NORTH, LAKELAND PRIME COMMERCIAL BUILDING



**7405 US HIGHWAY 98 NORTH, LAKELAND, FL**

- 6,076 + SF Building + 980 SF covered porch
- Land size 2.96 +/- acres
- Perimeter fencing
- Ample parking
- Zoning Linear Commercial Corridor, Polk County
- Available For Lease



Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

Prospective buyers or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord.



**FOR LEASE – NORTH LAKELAND  
FREE-STANDING COMMERCIAL BUILDING**

Property Address:	7405 US HIGHWAY 98 NORTH, LAKELAND, FL 33809
Property Location:	East of Duff Road at signalized intersection, 3± miles North of Lakeland Regional Mall and Interstate 4. Next to the Fox Lake residential development.
Property Type:	Professional commercial building – masonry construction Built Year 2000.
Size Land:	2.96 ± acres (128,938 ± SF)
Land Dimensions:	Approx. 450' frontage on US 98 North x 400' depth.
Total Size Building:	6,076 SF Air conditioned space + 980 SF covered porch
Features:	Main entrance with double glass sliding doors - large custom built-in counter – admin. office with glass windows – large kitchen and dining – employees lounge with additional kitchen – 5 restrooms – 1 shower stall – metal roof building – PA system 10' covered porch front – 2 mechanical rooms – variety of large and small rooms - perimeter fencing with gated entrance for back area – 30' flag pole – 36 parking spaces – pylon sign – excess land.
Land Use/Zoning:	LCC (Linear Commercial) Unincorporated Polk County Zoning allows a broad range of uses to include: office, medical, retail, church, assembly, restaurant, etc.
Utilities:	City of Lakeland Electric and Water. Septic system.
Lease Rate:	\$10.00/SF, NNN plus applicable State sales tax.
Property Folio:	23-27-13-000000-034031 and 034030.
Comments:	This property offers prime frontage and visibility on a major US Highway, amid major commercial/residential activity. Highway 98 North is the main Lakeland North/South thoroughfare with heavy traffic leading to Dade City/Brooksville to the North and Lakeland /South Florida, to the South. <i>Uses restriction: Day care/child care facility.</i>
Contact:	Maria Mahoney, FL Lic. R. E. Broker, 863 619-6740 Will Daniel, Commercial Associate, 813 695-7371

---

*Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord.*

7405 US HIGHWAY 98 NORTH, LAKELAND FL 33809



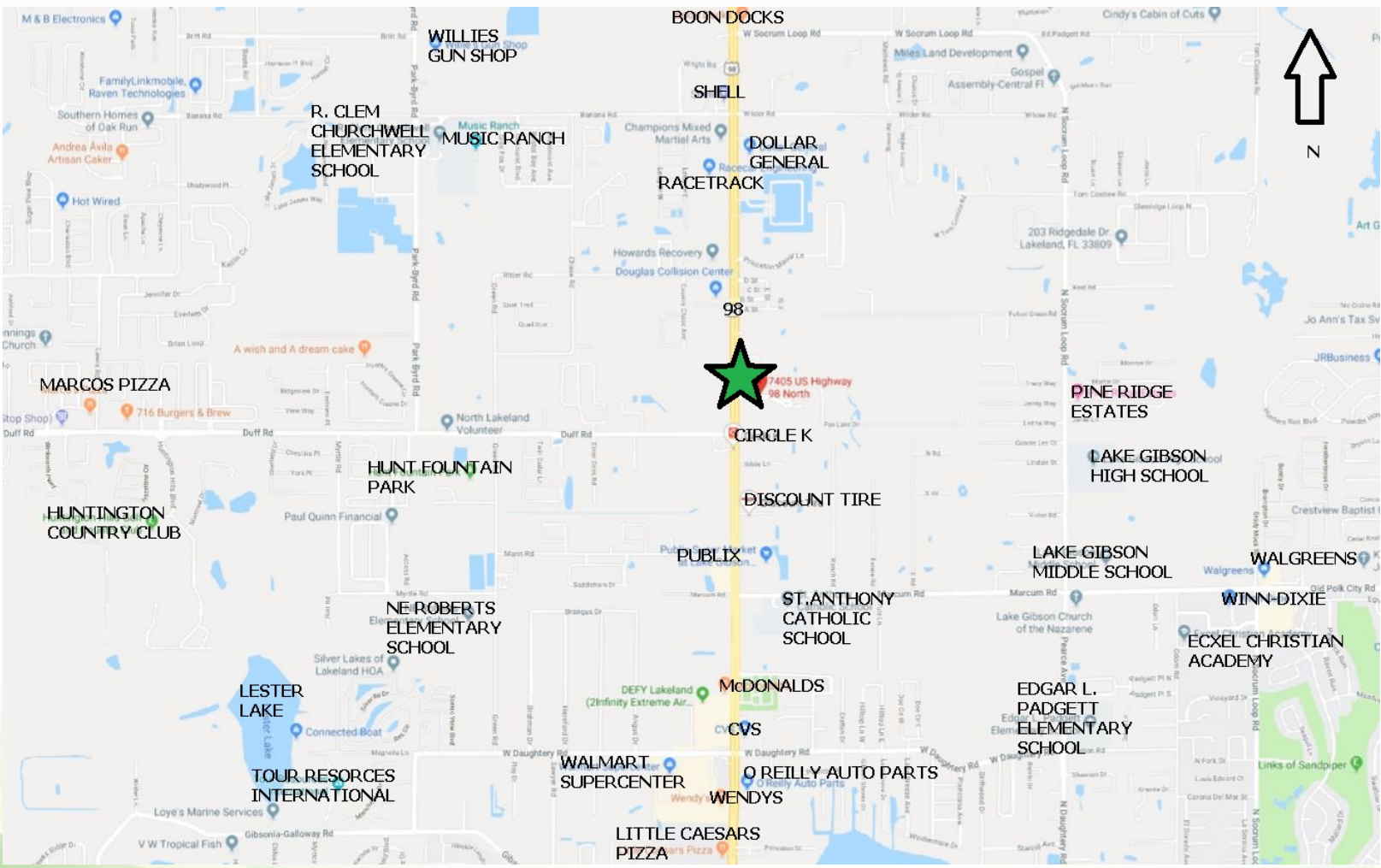
Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord.

7405 US Highway 98 North  
Lakeland, FL 33809



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

# 7405 US Highway 98 North Lakeland, FL 33809



# *7405 US Highway 98 North Lakeland, FL 33809*

