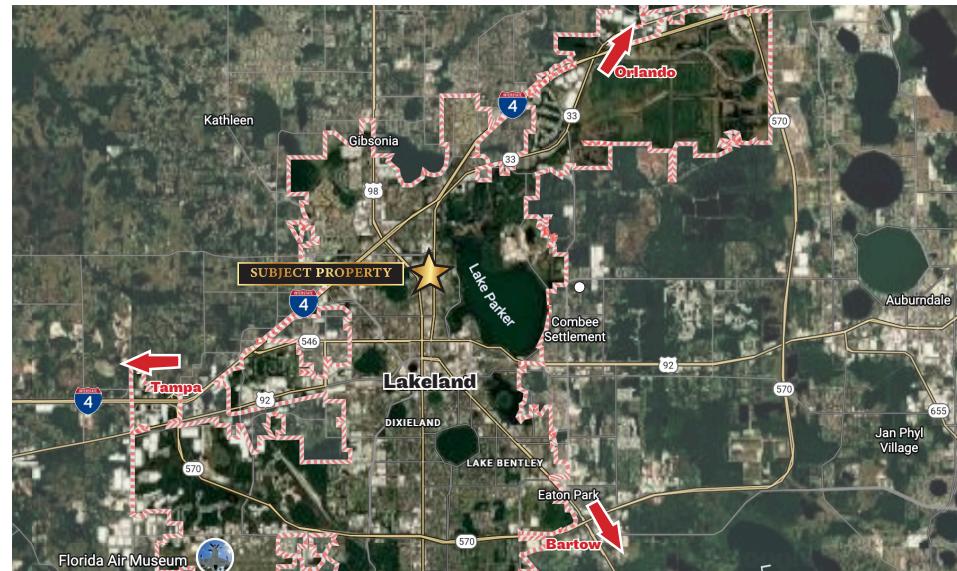


## NORTH LAKELAND OFFICE/MEDICAL BUILDING

2304 LAKELAND HILLS BLVD LAKELAND, FLORIDA 33805



- 1st floor: 1,620 SF divided into reception/waiting room, 2 admin. offices with check-in/check-out windows, 4 exam rooms, 2 RR, clerical areas, storage & kitchenette/ breakroom.
- 2nd floor: 480 SF conference/office/training room. 14-16 parking spaces. Large pylon sign.
- Purchase Price: \$550,000



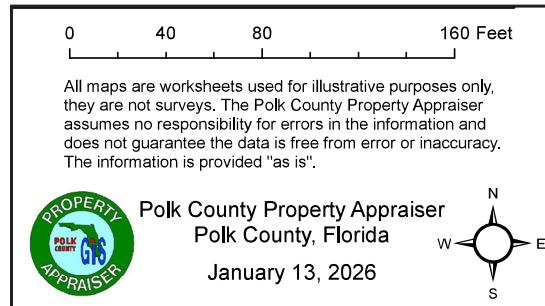
## – FOR SALE – NORTH LAKELAND OFFICE/MEDICAL BUILDING –

|                        |  |
|------------------------|--|
| Property Address       | 2304 Lakeland Hills Boulevard, Lakeland, Florida 33805   |
| Property Location      | NWC Lakeland Hills Blvd. and Tarawa Street directly across entrance to "TigerTown" Joker Marchant Stadium (Spring Training home of the Detroit Tigers). On Lakeland's Medical Row with Regional Health Center, Watson Clinic, Lakeland Regional Cancer Center and other prime medical providers in high commercial and residential corridor. Located 1 1/4 miles South of I-4, exit 33 and 5 miles West of Florida Polytechnic. Bus stop in front of the property. |
| Property Type/Size     | 2,100 SF - 2-story office building - CB construction built 1951.   |
| Features               | 1 <sup>st</sup> floor: 1,620 SF divided into reception/waiting room, 2 admin. offices with check-in/check-out windows, 4 wet rooms, 2 RR, clerical areas, storage and kitchenette/breakroom.<br>2 <sup>nd</sup> floor: 480 SF conference/office/training room.<br>Improvements: New roof Year 2016 - HVAC units (3.5T Year 2019 and 3T Year 2022).<br>14-16 parking spaces. Large pylon sign.  |
| Land Size & Dimensions | 0.22 acre (9,583.20 $\pm$ SF) - 66' frontage Lakeland Hills Blvd. x 145' Tarawa Street   |
| Zoning                 | Commercial/Office/Medical - City of Lakeland   |
| Utilities              | Municipal Electric, water and sewer  |
| Ad Valorem taxes       | \$2,666.94/Year 2025 - Property Folio: 24-28-06-165300-002240 Polk County, Florida   |
| Purchase Price:        | \$550,000.00 (\$261.53/SF) Cash to Seller  |
| Contact:               | 863 619-6740 Maria Mahoney, Florida Lic. Real Estate Broker  |



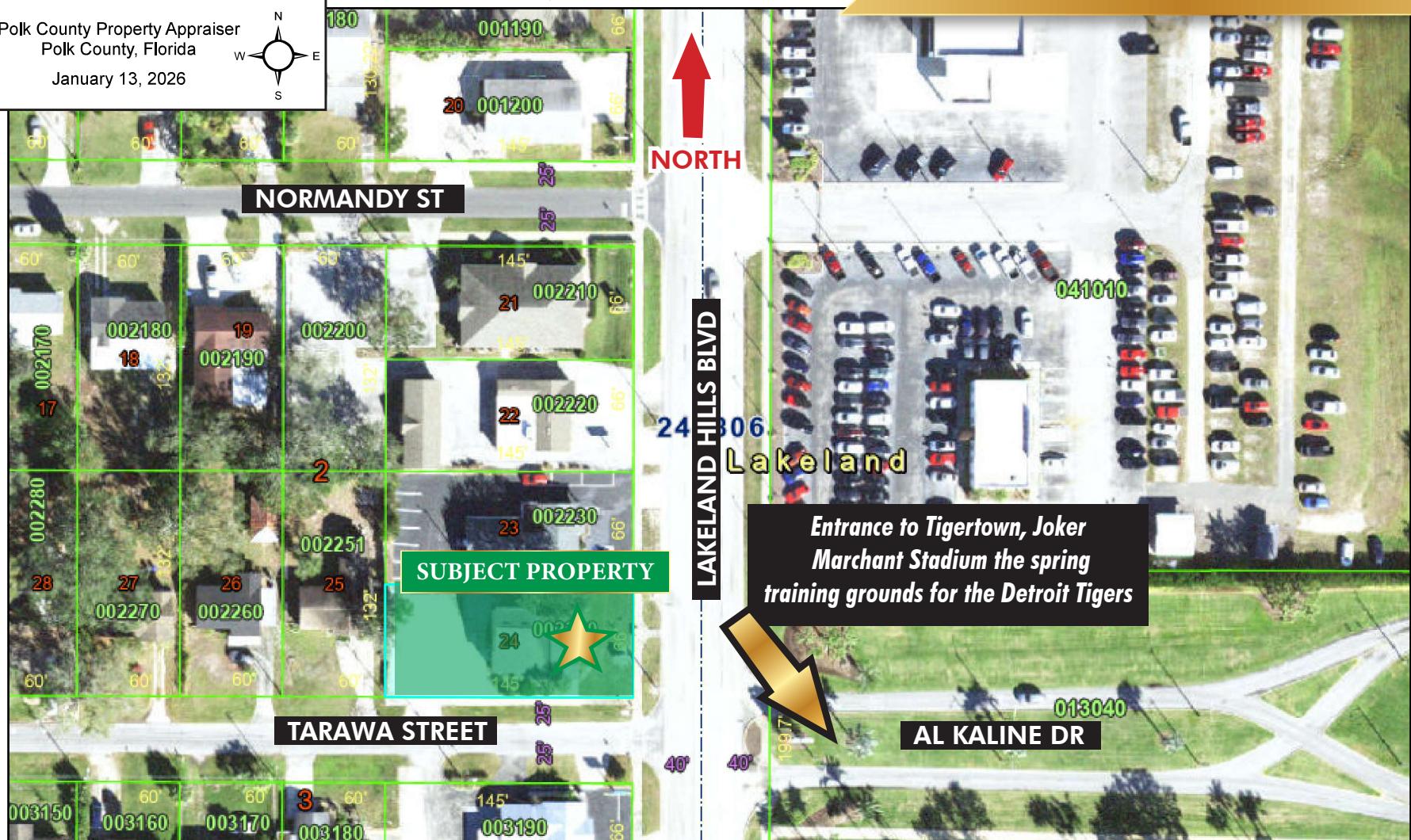
**The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813**  
**PHONE: 863 619-6740 – FAX: 863 619-6750 – [www.mahoneygroupinc.com](http://www.mahoneygroupinc.com)**

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**2304 LAKELAND HILLS BLVD  
LAKELAND, FLORIDA 33805**

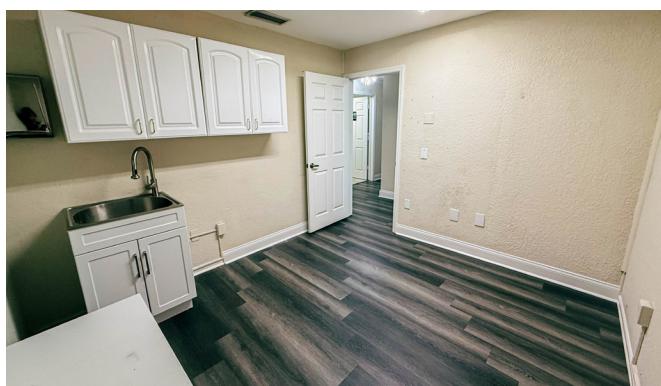
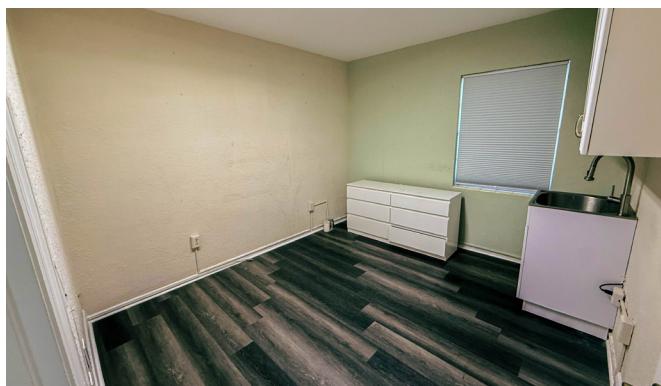
# SITE PLAN



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# 2304 LAKELAND HILLS BLVD LAKELAND, FLORIDA 33805



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# 2304 LAKELAND HILLS BLVD LAKELAND, FLORIDA 33805



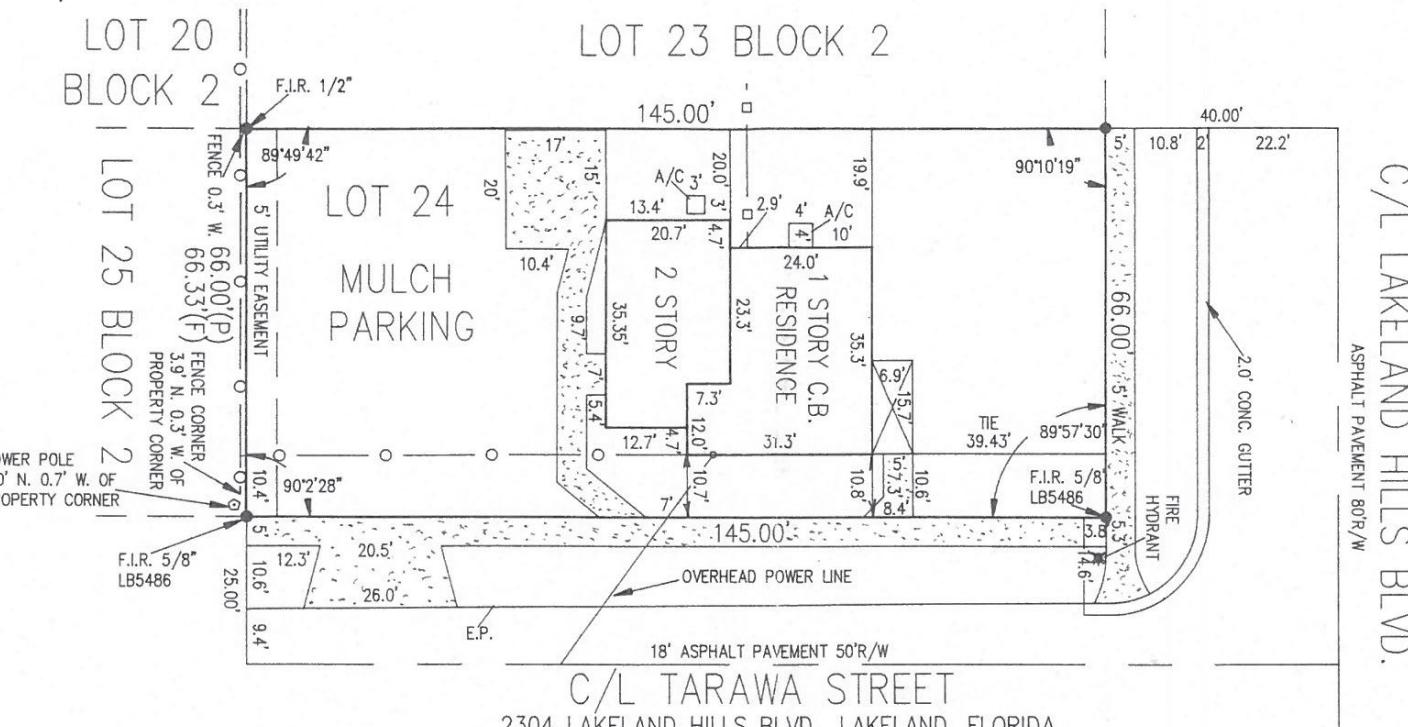
NWC Lakeland Hills Blvd. and Tarawa Street within the Lakeland Regional Health Center and Watson Clinic Medical Corridor - Directly across Joker Marchant Stadium (Spring Training home of the Detroit Tigers), in high commercial and residential neighborhood. Located 1 1/4 miles south of I-4, exit 33 and 5 miles West of Florida Polytechnic Bus stop in front of property.



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# SURVEY SITE



CERTIFIED TO: DUANE McQUILLEN CONSTRUCTION, INC.  
BARNETT BANK OF POLK COUNTY

DESCRIPTION LOT 24, BLOCK "2", LAKEVIEW VILLAGE  
AS RECORDED IN PLAT BOOK 34, PAGE 27, PUBLIC RECORDS, OF POLK COUNTY, FLORIDA  
LOT LIES IN FLOOD ZONE "C"

THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON UNLESS OTHERWISE INDICATED BY RECORDED PLAT OR DOCUMENT AS SHOWN AND FURNISHED BY CLIENT. UNDERGROUND ENTRAILMENTS NOT LOCATED. LIABILITY INCURRED FROM THIS SURVEY NOT TO EXCEED COST OF SURVEY.

I, A.W. MARTINEZ, FL. REG. NO. 4726, HEREBY CERTIFY THAT THE ABOVE SKETCH CORRECTLY REFLECTS THE RESULTS OF A RECENT SURVEY MADE UNDER MY DIRECTION AND THAT SAID SURVEY SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND IS IN COMPLIANCE WITH CHAPTER 81G17-6, F.A.C. AND/OR SECTION 472.027 OF THE FLORIDA STATUTES.

DATE OF BOUNDARY SURVEY 03-10-95 DRAWN BY: MOORE LINES A.W. Mahoney

DATE OF SURVEY 03-10-95 DRAWN BY: MOORE LINES A.W. Mahoney

JOB NO. 031095-1 FILE I.D. LNV-24-2 THIS SURVEY NOT VALID WITHOUT A RAISED SEAL

C95-1070 A.W. & P.J. MARTINEZ LAND SURVEYING, INC.

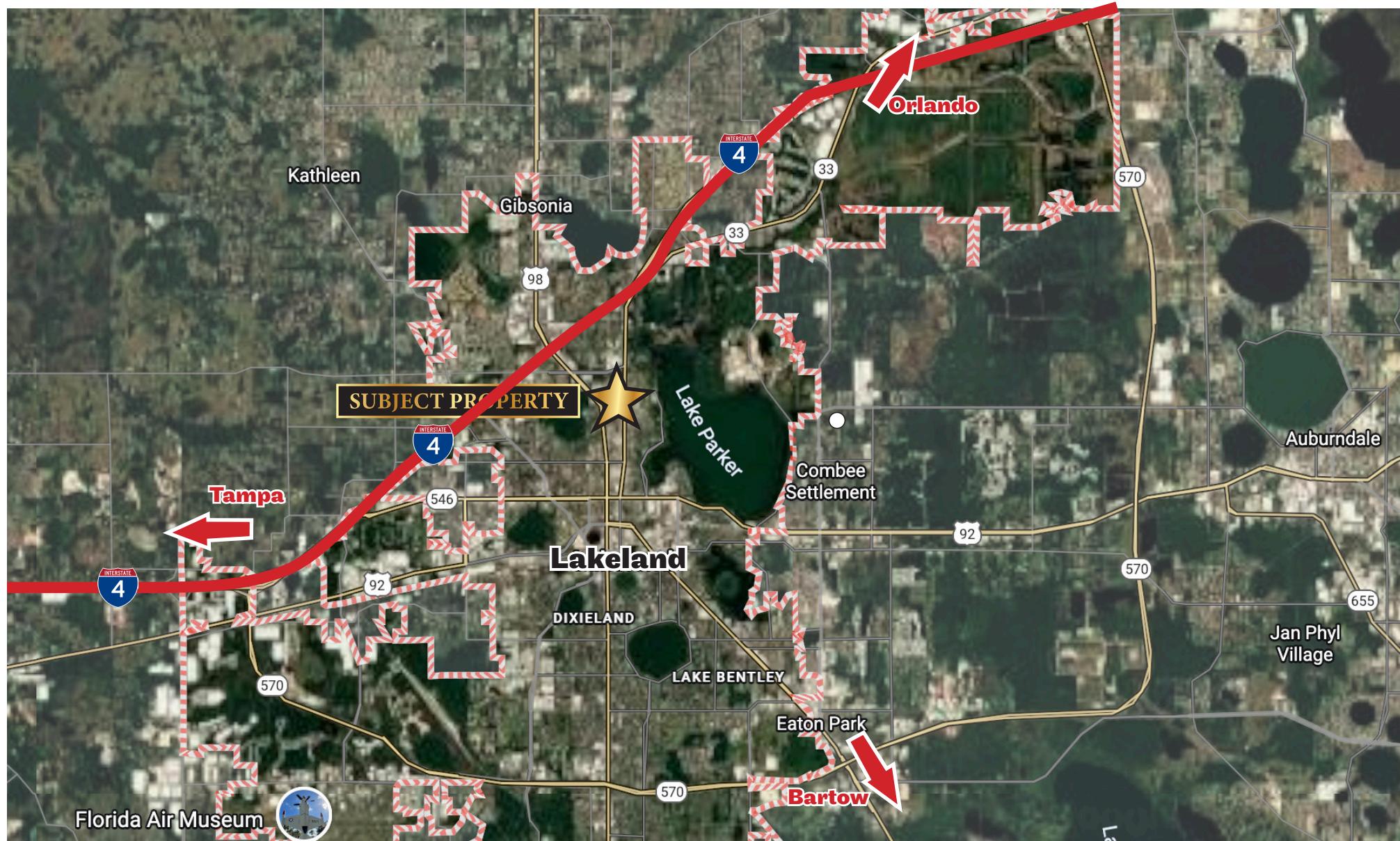
1631 MANN ROAD A. • LAKELAND, FLORIDA 33809 • (813) 858-5166 • FAX (813) 859-6942



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# LAKELAND MAP



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# KEY FACTS:

## LAKELAND, FLORIDA:

*Strategically situated between two of Florida's major metropolitan centers—Tampa and Orlando—Lakeland has emerged as a vital hub for healthcare, logistics, and professional services. The city's robust infrastructure, pro-business environment, and steadily growing population have made it increasingly attractive for medical providers and healthcare-related firms seeking centrally located, cost-effective space. One such opportunity is found at 2304 Lakeland Hills Boulevard, a property positioned within Lakeland's established medical corridor. Located less than half a mile from Lakeland Regional Health Medical Center one of the largest hospitals in the state—this site offers outstanding visibility, proximity to high patient volumes, and excellent access to I-4. It is ideally suited for medical practices, outpatient clinics, or administrative healthcare offices seeking operational efficiency in a high-demand submarket.*

### CENTRALIZED ACCESS:

Lakeland sits along the I-4 Corridor, providing seamless connectivity to both Tampa (35 miles west) and Orlando (55 miles east).

This location offers ease of access for employees, clients, and vendors alike.

### PROXIMITY TO MAJOR INSTITUTIONS:

2304 Lakeland Hills Blvd is located near Lakeland Regional Health Medical Center one of the largest hospitals in Florida—making it an ideal location for medical or allied health offices. Additionally, the address benefits from nearby institutions such as Florida Southern College and Southeastern University, expanding access to a skilled workforce.

### VISIBILITY AND ACCESSIBILITY

Visibility and accessibility on Lakeland Hills Boulevard is a critical asset for any commercial property, especially medical practices seeking high patient exposure, QSR or pharmacy tenants relying on drive-by traffic, National brands requiring signage and traffic counts.

### BUSINESS-FRIENDLY ENVIRONMENT:

Florida's lack of a state income tax, coupled with Lakeland's streamlined permitting and pro-development stance, supports long-term tenant stability and favorable leasing conditions.



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