



MEDICAL SPACE FOR LEASE

4690-4712 Exploration Ave., Lakeland, FL 33812

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For Lease: \$17.00 / SF, NNN

Suite 4712: 3,000 SF

Parking Ratio: 3.33 / 1,000

40 surface parking spaces



**2nd GENERATION
MEDICAL SPACE**



**\$5,214.85
AVG. SPENT ON
HEALTHCARE WITHIN 15 MINS**



**48,602
FAMILIES WITHIN
15 MINS**



**40.4
MEDIAN AGE
WITHIN 15 MINS**



Class "A" 2nd generation medical endcap with substantial medical interior renovations; turn-key ready

Entrance to medical park located directly off 98 South/Bartow Road with AADT 45,500

Strategically positioned between Bartow Regional Medical Center (5.6 mi) & Lakeland Regional Medical Center (7.7 mi)

2 miles from Polk Parkway Connector to East & West I-4

Part of a well-trafficked medical park with complementary medical practices

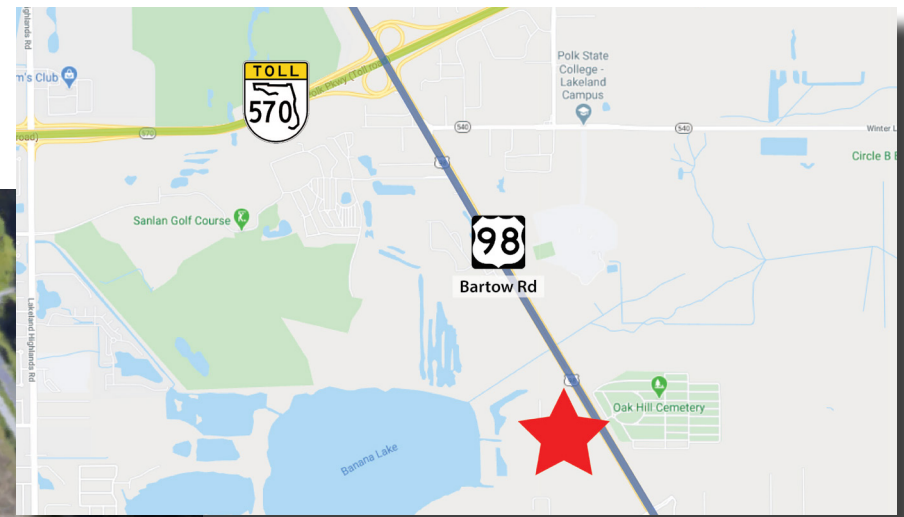
The End-Cap suite features a large 16' x 16' waiting room, large reception area, 9 exam rooms, physician office options, xray room and large nurse's station area

Building and monument signage available




1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



DEMOGRAPHICS

2021	5 Mins	10 Mins	15 Mins
 Total Population	7,415	68,033	192,782
 Total Households	2,645	25,546	73,349
 Average HH Income	\$79,968	\$82,188	\$72,649

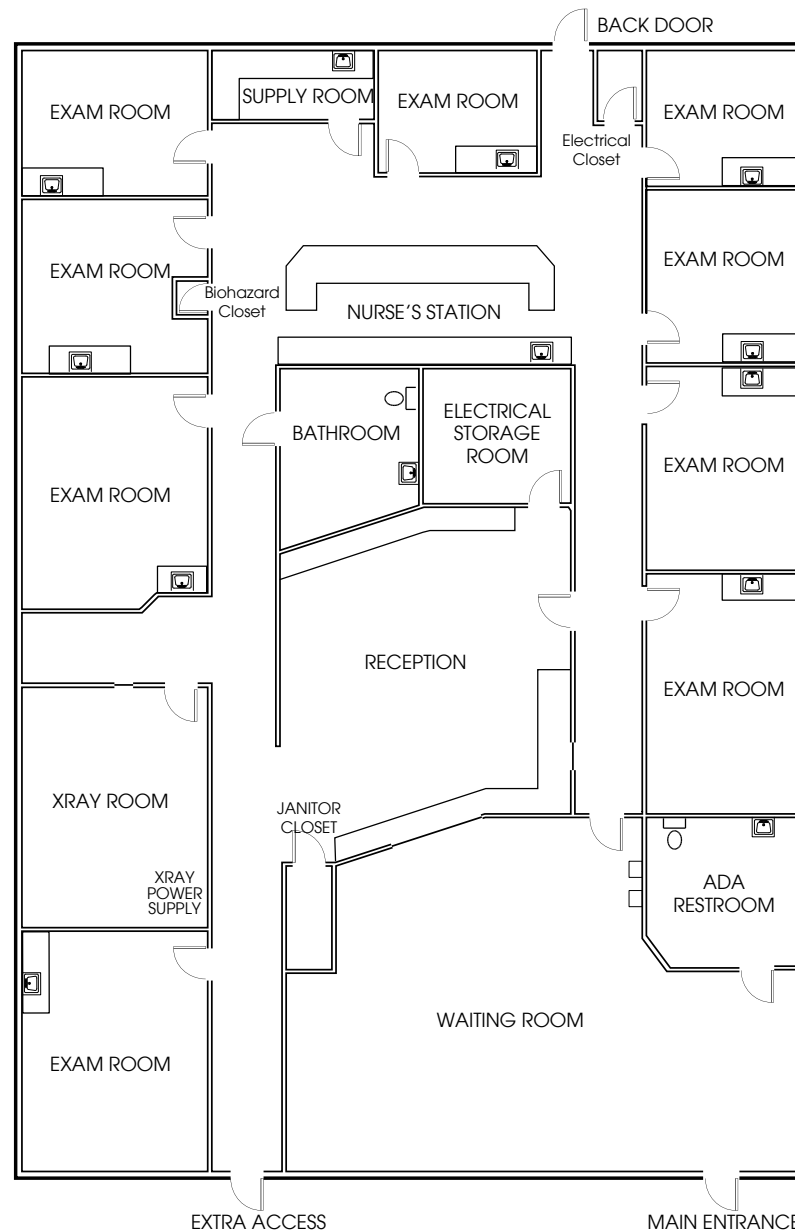
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MEDICAL BUILDOUT:

- 9 sizeable exam rooms
- X-Ray room
- Patient restroom
- ADA waiting room accessible restroom
- Supply room
- Large reception area
- 16'X16' waiting area
- Nurse's station
- Dual access from parking lot



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