

AVAILABLE FOR SUBLEASE

VISTA PROFESSIONAL CENTER

3035 Lakeland Hills Blvd., Suite 4 | Lakeland, FL 33805

PROPERTY	Medical Office Sublease
SPACE AVAILABLE	3,802 SF
BUILDING	Single Story
LEASING RATE	\$25.00/SF; NNN \$9.31 CAM



PROPERTY HIGHLIGHTS

- 3,802 SF medical office directly on Lakeland Hills Blvd.
- Fully built out medical space ideal for: dentist, primary care, orthodontist, etc.
- Abundant parking with a designated drop off area.
- Covered walkways and entrance to the space.
- Less than 5 minutes from the I-4 on/off ramp.
- Asking Rate: \$25.00/SF NNN; \$9.31 CAM



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INTERSTATE 4

Lakeland Square Mall

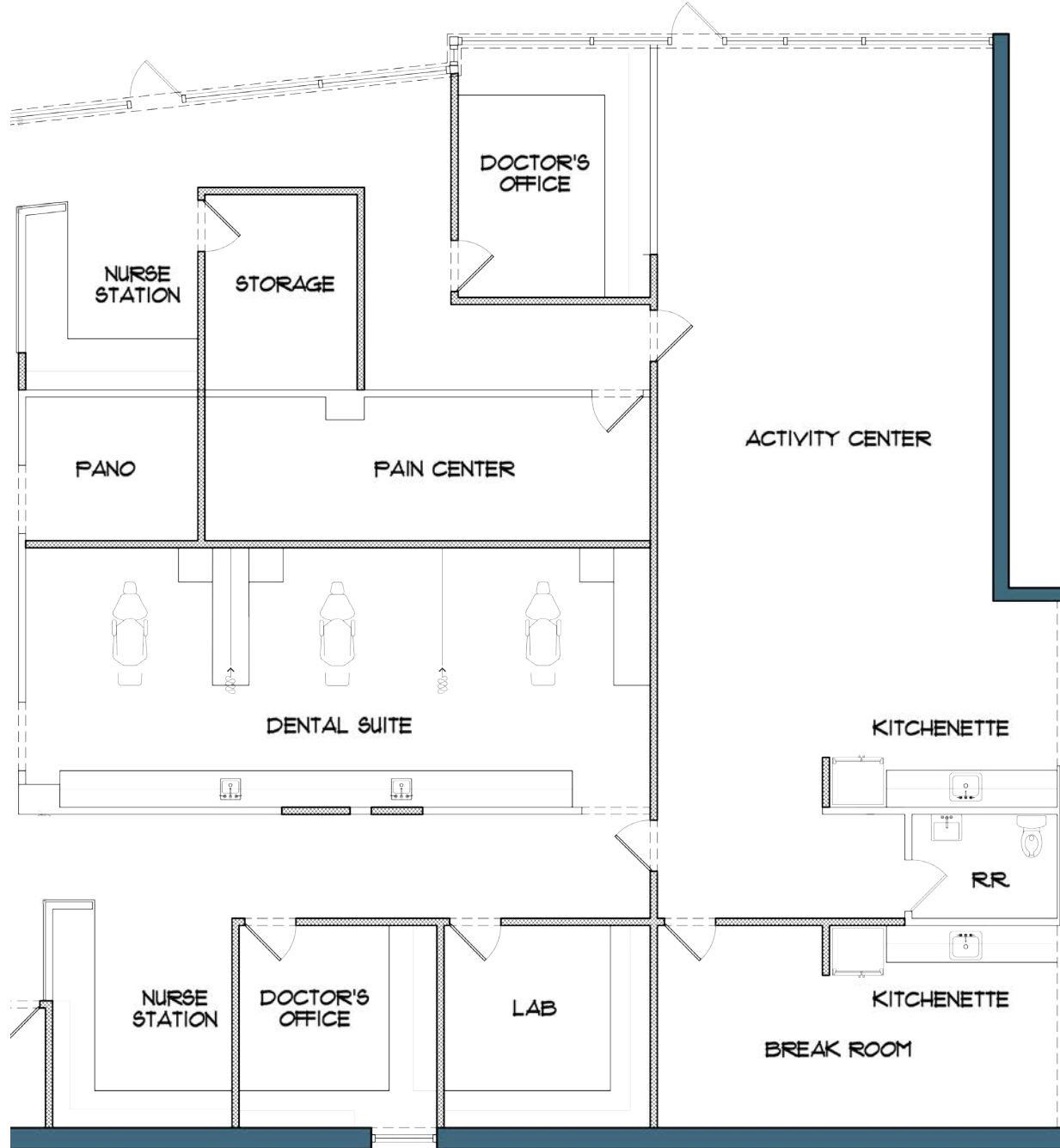
Lakeland Hills Blvd





Lakeland Regional Health Medical Center

SUBLEASE FLOOR PLAN





MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	8,993	70,747	179,363
2024 Estimate	7,517	59,182	150,335
Growth 2020-2024	1.3%	1.3%	1.3%
Growth 2024-2029	3.9%	3.9%	3.9%
Median Age	35.9	38.3	38



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,338	28,663	69,853
2024 Estimate	2,796	23,977	58,427
Growth 2020-2024	1.2%	1.6%	1.3%
Growth 2024-2029	3.9%	3.9%	3.9%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$47,768	\$61,488	\$67,853
2024 Median Household Income	\$34,931	\$46,504	\$51,081



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