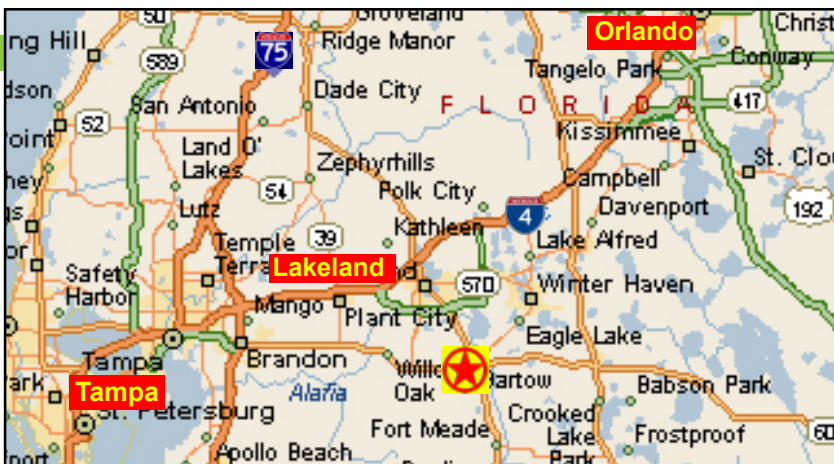
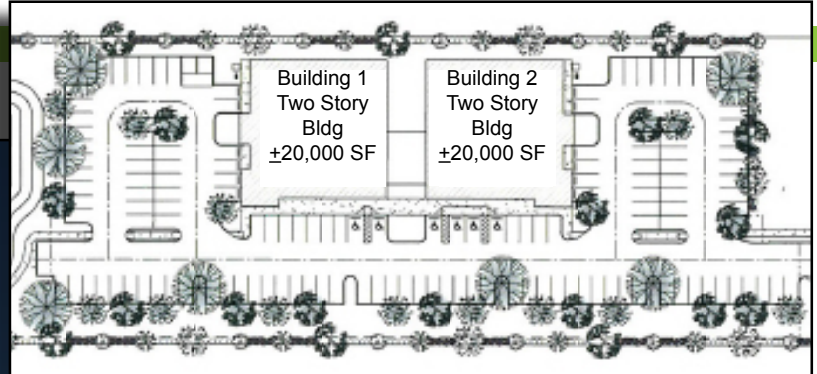




New Class "A" Professional Office Center
1,758 to 10,000 SF Suites
4725 US Highway 98 S
Lakeland, Florida



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New Class "A" Professional Office Center

Photographs



New Class "A" Professional Office Center

Property Overview

Identification: 1,758 to 10,000 SF Office Suites
(Parkway Professional Centre)

Location: 4725 US Highway 98 South
Lakeland, Florida 33811

Parcel ID: 24-29-11-000000-033080

Type: Class "A" Office Space



Building Specifications:

- ◆ Vaulted Entrance with grand stair, glass elevator and travertine flooring
- ◆ 8' solid-core doors; hard surface on all traveled corridors; high efficiency lighting
- ◆ Ceiling treatment options, including back-lit for company logos
- ◆ "Energy Star" designated; Low 'E' insulated and tinted glass
- ◆ Acoustical sound separation construction
- ◆ Security system
- ◆ High speed internet
- ◆ 3,215 SF in Building 1
- ◆ 1,758 to 10,000 SF in Building 2
- ◆ Ample parking

Zoning: Employment Center (ECX): Polk County
Within the US Highway 98 Selected Area Plan

Access: Parkway Professional Centre fronts on US Highway 98 S, and is near the Polk Parkway, SR540/Winter Lake Road, and CR 540/Clubhouse Road

Comments: New Class "A" professional office buildings in the rapidly growing US Highway 98 corridor between the Lakeland and Bartow markets, and easy access to Winter Haven and I-4 via **Polk Parkway** within 1.5 miles. Ideally located relative to support services, the buildings are within 1 mile of the **Highland City Town Center** retail area and near **Polk State College/ USF campus**. Amenities in the area include the **Ft. Fraser Trail** along US 98 as well as the **Circle B-Bar Nature Preserve**. Additionally, FDOT has programmed this section of US 98 to be expanded to six lanes.

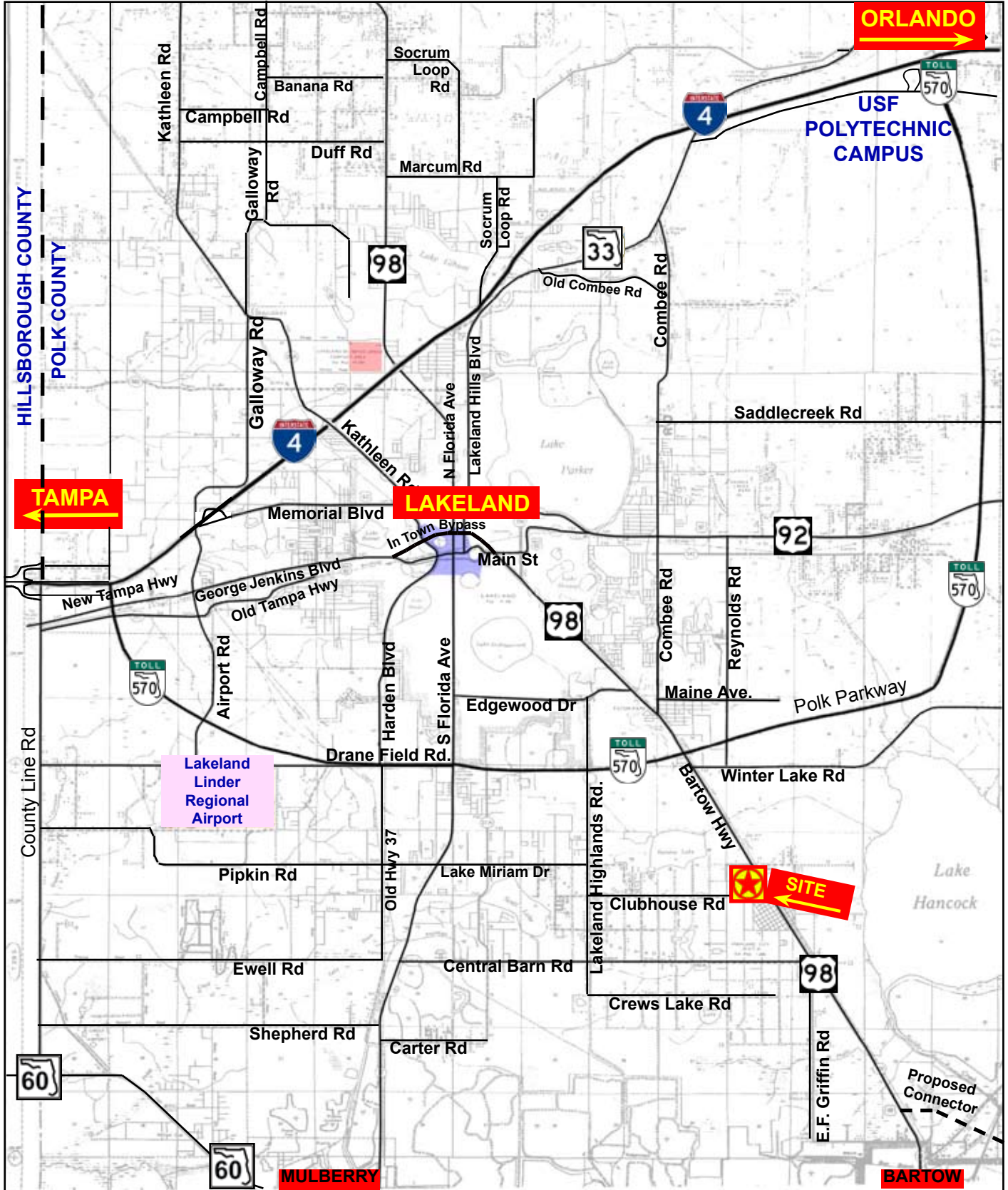
Lease Rate: **\$18/sf NNN (Includes tenant allowance for finishes/tenant build-out)**



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New Class "A" Professional Office Center

Greater Lakeland I-4 Corridor Map





New Class "A" Professional Office Center

Demographics-Executive Summary

	5 miles radius	10 miles radius	20 miles radius
2010 Population			
Total Population	47,799	272,145	843,686
Male Population	49.0%	48.7%	49.0%
Female Population	51.0%	51.3%	51.0%
Median Age	37.5	38.2	38.0
2010 Income			
Median HH Income	\$40,736	\$46,386	\$52,236
Per Capita Income	\$19,255	\$22,407	\$24,413
Average HH Income	\$50,023	\$57,720	\$63,727
2010 Households			
Total Households	18,105	104,568	319,726
Average Household Size	2.61	2.55	2.60
2010 Housing			
Owner Occupied Housing Units	55.0%	57.4%	61.3%
Renter Occupied Housing Units	24.5%	27.4%	24.2%
Vacant Housing Units	20.6%	15.2%	14.5%
Population			
1990 Population	40,187	204,406	537,181
2000 Population	43,955	239,551	674,471
2010 Population	47,799	272,145	843,686
2015 Population	48,905	283,350	896,144
1990-2000 Annual Rate	0.9%	1.6%	2.3%
2000-2010 Annual Rate	0.82%	1.25%	2.21%
2010-2015 Annual Rate	0.46%	0.81%	1.21%

In the identified market area, the current year population is 843,686. In 2000, the Census count in the market area was 674,471. The rate of change since 2000 was 2.21 percent annually. The five-year projection for the population in the market area is 896,144, representing a change of 1.21 percent annually from 2010 to 2015. Currently, the population is 49.0 percent male and 51.0 percent female.

Households			
1990 Households	15,299	78,016	201,501
2000 Households	16,572	91,843	255,604
2010 Households	18,105	104,568	319,726
2015 Households	18,598	109,033	340,330
1990-2000 Annual Rate	0.8%	1.65%	2.41%
2000-2010 Annual Rate	0.87%	1.27%	2.21%
2010-2015 Annual Rate	0.54%	0.84%	1.26%

The household count in this market area has changed from 255,604 in 2000 to 319,726 in the current year, a change of 2.21 percent annually. The five-year projection of households is 340,330, a change of 1.26 percent annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2000. The number of families in the current year is 225,027 in the market area.

Housing

Currently, 61.3 percent of the 374,119 housing units in the market area are owner occupied; 24.2 percent, renter occupied; and 14.5 percent are vacant. In 2000, there were 288,664 housing units - 65.6 percent owner occupied, 23.0 percent renter occupied and 11.5 percent vacant. The rate of change in housing units since 2000 is 2.56 percent. Median home value in the market area is \$114,349, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.11 percent annually to \$133,264. From 2000 to the current year, median home value changed by 3.23 percent annually.



New Class "A" Professional Office Center

Demographics-Executive Summary

	5 miles radius	10 miles radius	20 miles radius
Median Household Income			
1990 Median HH Income	\$22,815	\$26,511	\$27,897
2000 Median HH Income	\$32,872	\$37,544	\$41,036
2010 Median HH Income	\$40,736	\$46,386	\$52,236
2015 Median HH Income	\$48,457	\$52,664	\$57,368
1990-2000 Annual Rate	3.72%	3.54%	3.93%
2000-2010 Annual Rate	2.11%	2.08%	2.38%
2010-2015 Annual Rate	3.53%	2.57%	1.89%
Per Capita Income			
1990 Per Capita Income	\$10,936	\$12,710	\$13,067
2000 Per Capita Income	\$16,471	\$18,836	\$19,865
2010 Per Capita Income	\$19,255	\$22,407	\$24,413
2015 Per Capita Income	\$21,424	\$24,548	\$26,652
1990-2000 Annual Rate	4.18%	4.01%	4.28%
2000-2010 Annual Rate	1.54%	1.71%	2.03%
2010-2015 Annual Rate	2.16%	1.84%	1.77%
Average Household Income			
1990 Average Household Income	\$28,231	\$32,956	\$34,414
2000 Average Household Income	\$42,831	\$48,672	\$51,690
2010 Average HH Income	\$50,023	\$57,720	\$63,727
2015 Average HH Income	\$55,478	\$63,164	\$69,436
1990-2000 Annual Rate	4.26%	3.98%	4.15%
2000-2010 Annual Rate	1.53%	1.68%	2.06%
2010-2015 Annual Rate	2.09%	1.82%	1.73%
Households by Income			
Current median household income is \$52,236 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,368 in five years. In 2000, median household income was \$41,036, compared to \$27,897 in 1990.			
Current average household income is \$63,727 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$69,436 in five years. In 2000, average household income was \$51,690, compared to \$34,414 in 1990.			
Current per capita income is \$24,413 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,652 in five years. In 2000, the per capita income was \$19,865, compared to \$13,067 in 1990.			
Population by Employment			
Total Businesses	2,131	9,739	26,379
Total Employees	27,806	111,386	296,003

Currently, 87.4 percent of the civilian labor force in the identified market area is employed and 12.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.1 percent of the civilian labor force, and unemployment will be 9.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 62.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.4 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 61.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 21.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.4 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 26.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

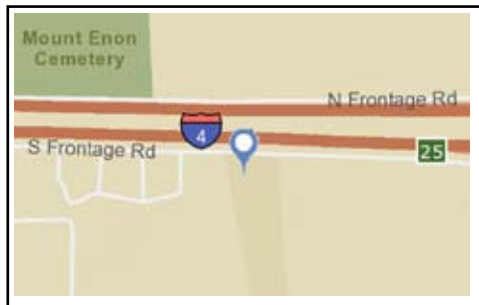
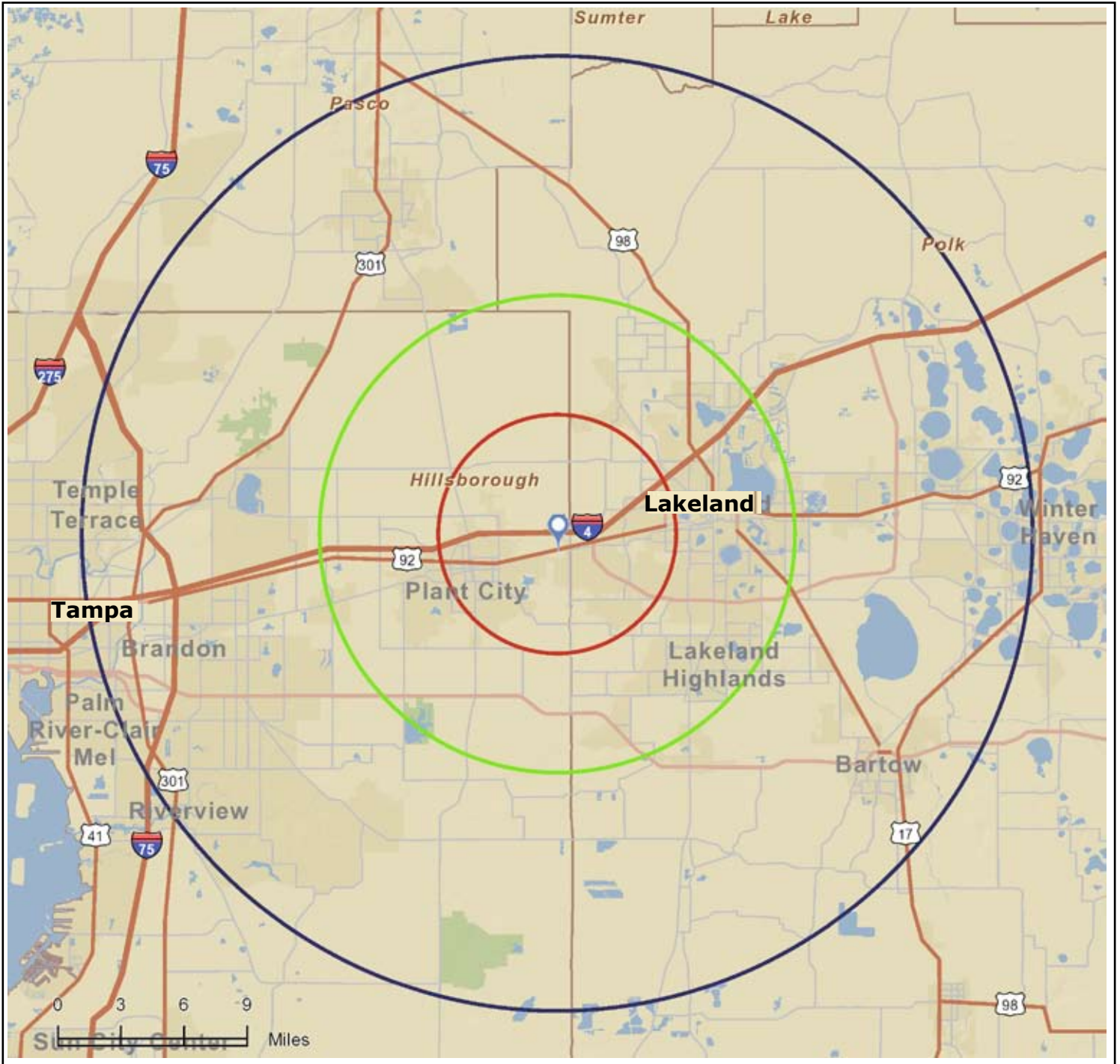
- 14.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.2 percent were high school graduates only (29.6 percent in the U.S.)
- 9.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Demographics-Standard Site Map



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