



FOR LEASE OFFICE/MEDICAL SPACE

100 W. MAIN ST
LAKELAND, FL 33801

Size: 1,460 SF

Lease Type: Modified Gross

Zoning: Office/Medical

PRICE UPON REQUEST

OFFICE/MEDICAL SPACE



PRIME DOWNTON LOCATION

Convenient Access to US 98 • Hwy 92 • Polk Parkway • I-4

SURROUNDED BY COMMERCE. CONNECTED TO DOWNTOWN LAKELAND.

Located in the heart of Downtown Lakeland, 100 W. Main St. offers a strategic location within one of the city's most established and active commercial districts. The property benefits from proximity to Main Street, major transportation corridors, professional offices, restaurants, retail, entertainment, residential neighborhoods and the continued investment shaping Downtown Lakeland.

- **Established Downtown Trade Area** – Situated within a vibrant commercial environment, the property is surrounded by a diverse mix of professional services, restaurants, retail, financial institutions, entertainment and other daily amenities. The location provides businesses with access to an established customer base and a strong concentration of employers, residents and visitors.
- **Main Street Connectivity** – Positioned along the Main Street corridor, 100 W. Main St. provides convenient connectivity through Downtown Lakeland and to surrounding commercial districts, offering an attractive location for businesses seeking accessibility and a prominent presence within the downtown market.
- **Growing Downtown Lakeland** – Downtown continues to attract new businesses, residents, visitors and investment, strengthening its position as a regional destination for commerce, dining, entertainment and professional services.
- **Central Polk County Location** – The property offers convenient access throughout Lakeland and Polk County, with connectivity to major regional corridors including U.S. Highway 98, U.S. Highway 92 and Interstate 4, providing access to both Tampa and Orlando.
- **Walkable Urban Environment** – The location benefits from the energy and convenience of Downtown Lakeland, with restaurants, shops, offices, public spaces and entertainment within the surrounding area—creating an attractive environment for businesses looking to be part of an established and growing downtown community.

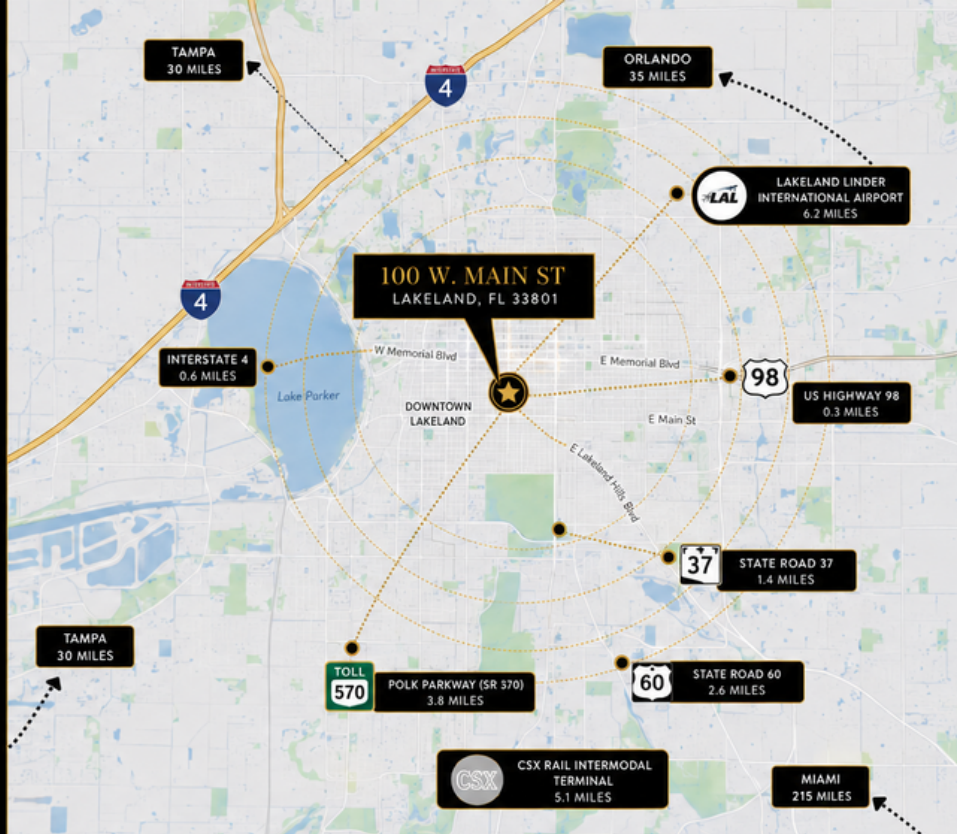
100 W. MAIN ST

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KEY LOCATION HIGHLIGHTS

STRATEGICALLY CONNECTED. EXCEPTIONALLY POSITIONED.

CORRIDOR	APPROX. DISTANCE	CONNECTIVITY
 INTERSTATE 4	0.6 MILES	Direct access to Tampa Orlando corridor & Polk County's major markets
 US HIGHWAY 98	0.3 MILES	Connects Lakeland to Bartow, Winter Haven and I-4
 STATE ROAD 37	1.4 MILES	North-South connector linking I-4 to SR 60 & Polk Parkway
 POLK PARKWAY (SR 570)	3.8 MILES	Efficient toll route providing access across Polk County
 STATE ROAD 60	2.6 MILES	Direct route to Brandon, Plant City & the Tampa Bay area
 LAKELAND LINDER INTERNATIONAL AIRPORT	6.2 MILES	Regional airport offering domestic flights & freight capabilities
 CSX RAIL INTERMODAL TERMINAL	5.1 MILES	Direct freight connectivity supporting logistics & distribution



CENTRAL LOCATION
In the heart of Downtown
Lakeland

EXCEPTIONAL CONNECTIVITY
Minutes to major highways,
airport, and rail

STRONG ACCESS TO MARKETS
Tampa, Orlando and
South Florida

IDEAL FOR BUSINESS GROWTH
Surrounded by commerce,
talent and opportunity

A PRIME DOWNTOWN LOCATION
WITH UNMATCHED ACCESS
TO TRANSPORTATION, BUSINESS
AND OPPORTUNITY.

100 W. MAIN ST

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DOWNTOWN LAKELAND | PRIME LOCATION

PROPERTY HIGHLIGHTS

- Located in the heart of Downtown Lakeland at a signalized intersection on W. Main St.
- High visibility, strong daytime population and consistent traffic flow
- Surrounded by thriving businesses, government offices, dining, and culture
- Walkable to Lake Mirror, Munn Park, Lakeland Public Library and more
- Ample public parking nearby and convenient access
- Positioned in a rapidly growing market with ongoing downtown investment

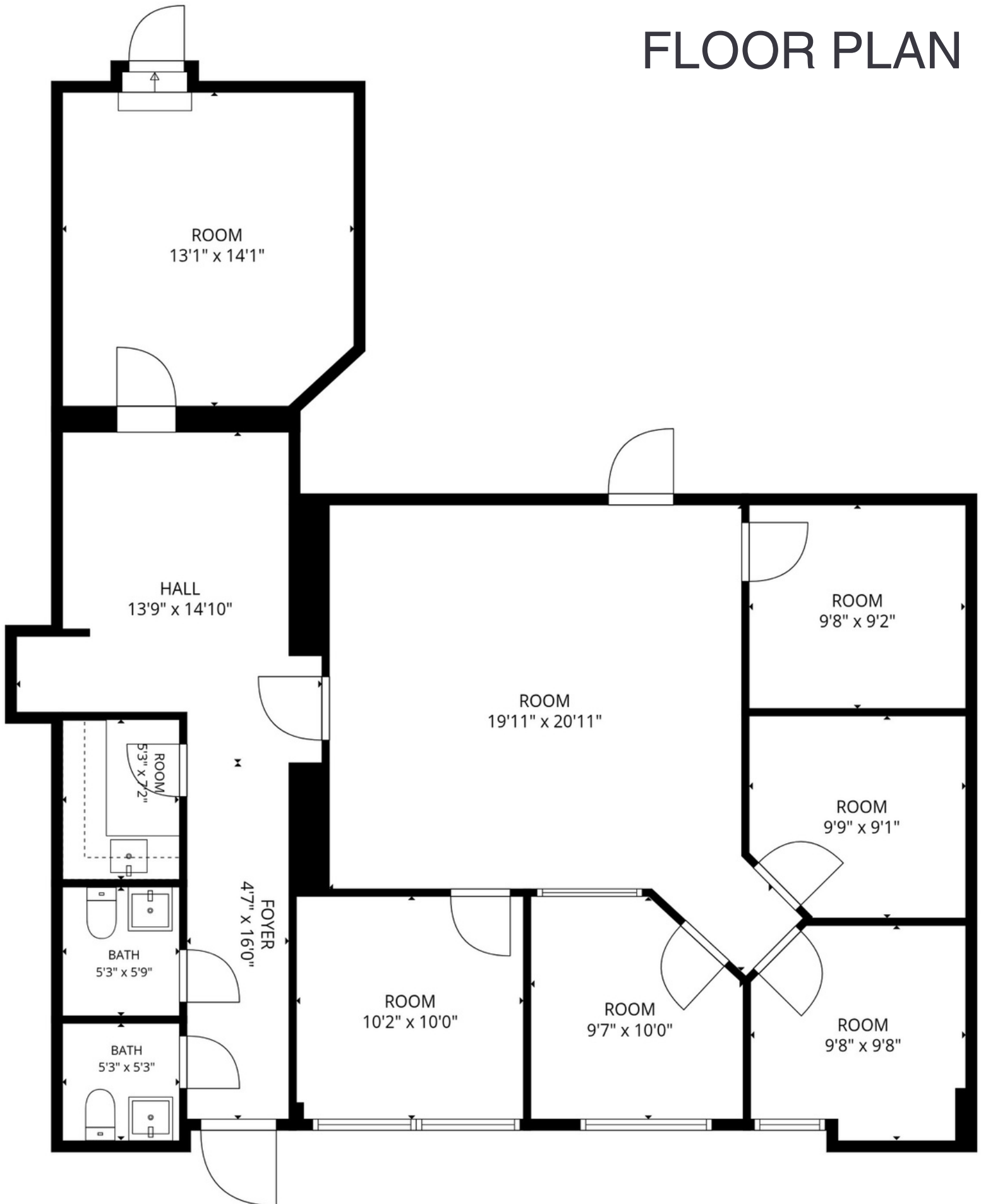


TRAFFIC COUNTS

W. MAIN ST	S. FLORIDA AVE	US HIGHWAY 98	INTERSTATE 4
± 23,000 VPD	± 26,000 VPD	± 30,500 VPD	± 112,000 VPD

 POPULATION (3 MILES)	 DAYTIME POPULATION (3 MILES)	 AVG. HOUSEHOLD INCOME (3 MILES)	 STRONG GROWTH & INVESTMENT DOWNTOWN LAKELAND
112,702	123,142	\$58,239	

FLOOR PLAN



What sets us apart

Lorio & Associates, Inc. is Lakeland's leading commercial real estate firm, specializing in property management, leasing, and sales. With over 36 years of local market expertise, we are the trusted authority for businesses and investors seeking the ideal location to grow and succeed.

Focused exclusively on commercial spaces, we provide unmatched insight, strategic guidance, and personalized service. Our deep understanding of Lakeland's evolving commercial landscape allows us to identify opportunities that align with your business goals and investment objectives. At Lorio & Associates, Inc., we don't just find properties, we help businesses thrive.



Client Feedback

Joe takes very good care of his properties and cares greatly about his tenants. My interactions with him have been professional and insightful. He is a wealth of knowledge that only comes from years of experience. His staff are friendly, prompt and professional. I highly recommend working with Joe Lorio and Associates.

- John Conklin

Lorio and Associates has been nothing but excellent! Great communication, with Heather's prompt responsiveness to maintenance issues and Joe's overall professionalism its a winning team. Highly recommended!

- Raymond Wells

Absolutely the best group of property managers and leasing agents I have ever worked with. I can trust Joe Lorio has my best interests. That is a hard business to please everyone, but hiring Joe to manage my properties 8 years ago was the best decision I could have made.

- Gayland Panko

Contact Us



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Business Hours

**Monday to Friday
8:30 am to 4:30 pm**

**Saturday by
appointment only.**

