



FALCON PROFESSIONAL CENTER

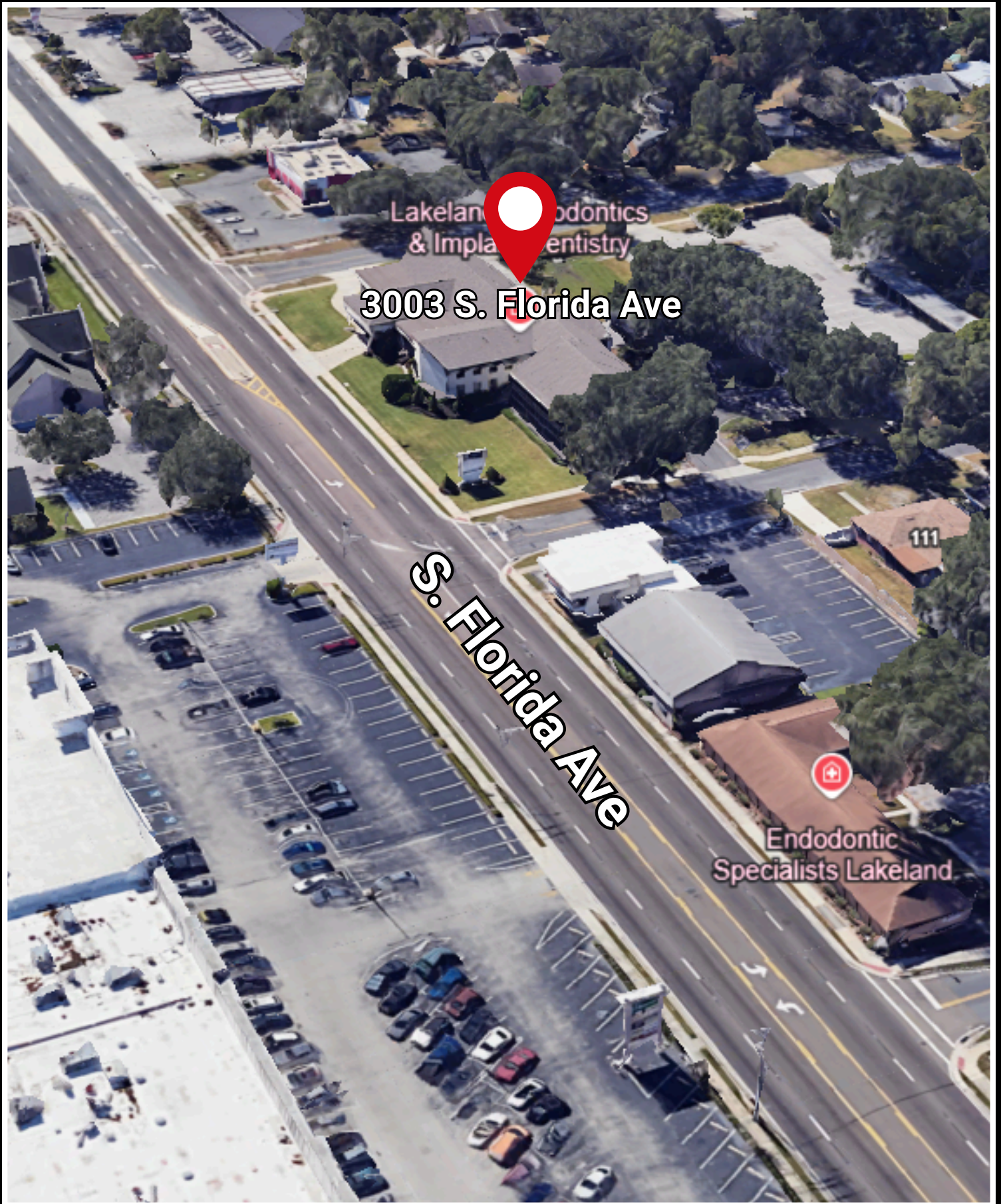
3003 S. Florida Ave, Lakeland FL 33803

FOR LEASE



Why Lakeland, FL is a Prime Spot for Your Business

- **Strategic Central Florida Location:** Lakeland sits between two of Florida's largest economic hubs – Tampa and Orlando – with direct access to I-4, offering unparalleled connectivity for logistics, clients, and workforce.
- **Booming Growth & Business-Friendly Environment:** Lakeland is one of Florida's fastest-growing cities. With a pro-business climate, low cost of living, and a surging population, it's an ideal environment for commercial success.
- **Expanding Infrastructure:** Lakeland Linder International Airport is rapidly expanding and is now home to Amazon's regional air hub, bolstering commerce, shipping, and job growth.
- **Vibrant Economy Anchored in Healthcare, Retail, Logistics & Education:** Home to major institutions like Publix Super Markets HQ, Lakeland Regional Health, and several universities, the city enjoys a diversified economy with a strong local consumer base.
- **High Traffic Corridors & Visibility:** These addresses sit along major arterial roads with high daily traffic counts – perfect for maximizing brand visibility and walk-in customers.





E. Edgewood Dr

Endodontic
Specialists Lakeland

S. Florida Ave

3012 Florida Ave S
Lakeland, Florida

3003 S. Florida Ave
& Implant Dentistry

111

128

Redemption Lakeland







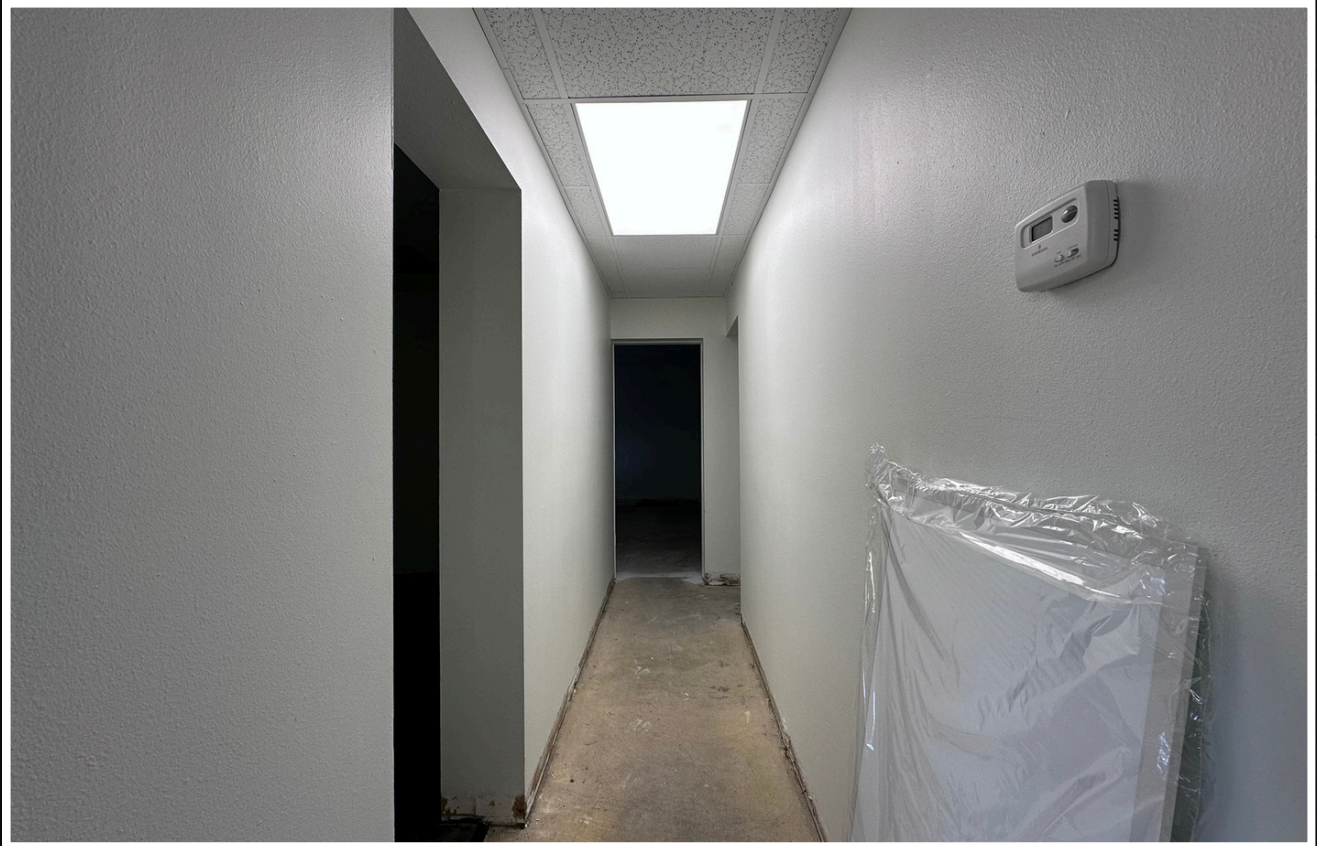
















Falcon Professional Center

Highlights:

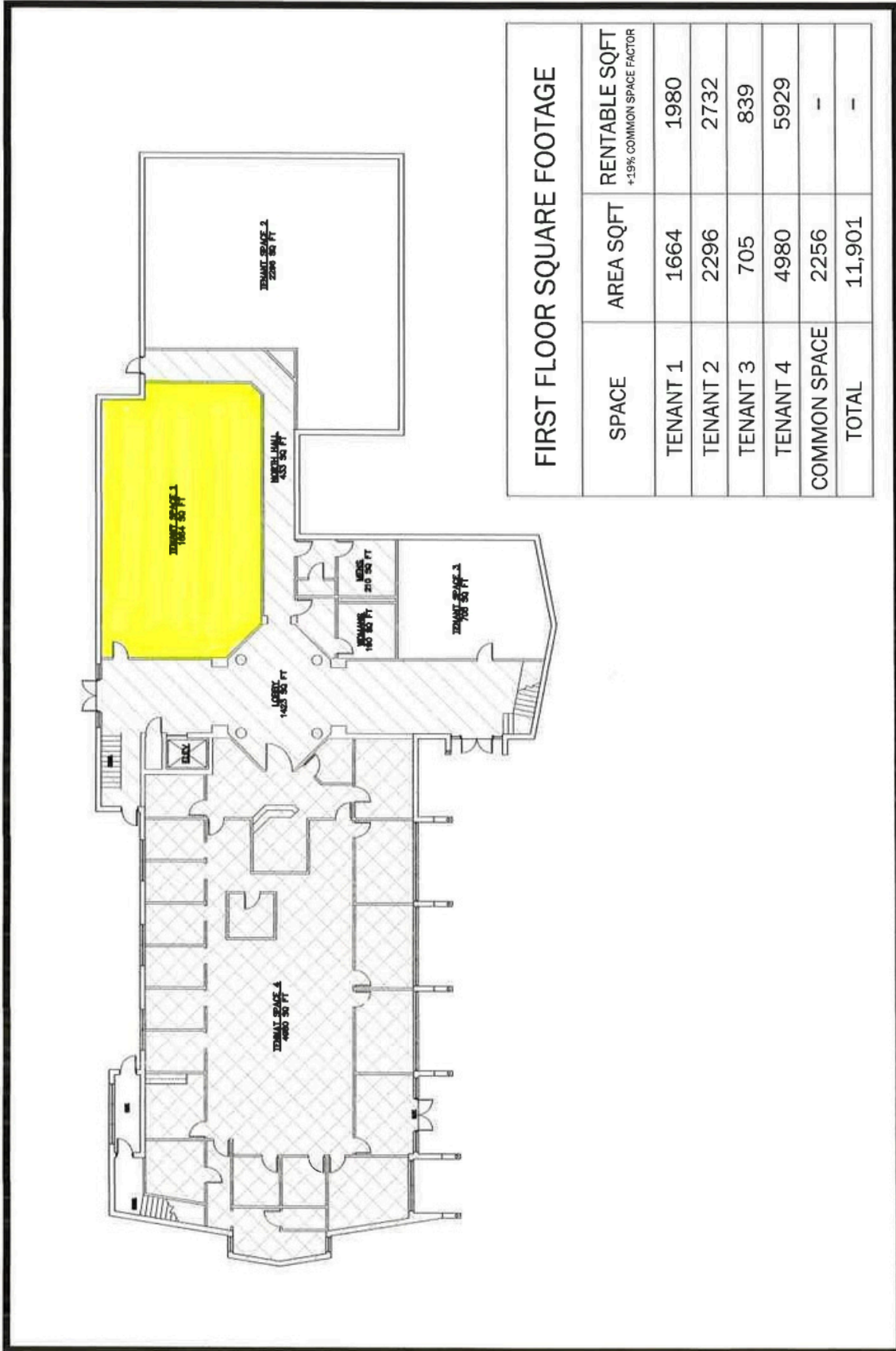
- Located on South Florida Avenue (US 98), Lakeland's primary north-south commercial corridor.
- Surrounded by retail, dining, and service businesses, including Chick-fil-A, Starbucks, banks, medical offices, and shopping centers.
- High traffic counts and excellent storefront visibility.
- Just minutes from downtown Lakeland and Lakeside Village, the city's premier open-air lifestyle shopping center.
- Easy access to Polk Parkway (SR 570) connecting to I-4.
- Strong demographics with steady daytime population from nearby businesses, schools, and medical offices.

Key Features:

- Market Rent
- Spacious Parking lot area.
- Front Property on High traffic highway.
- Handicap Accessible building.
- Elevators.

Suite 102

Suite Area 1980 SqFt



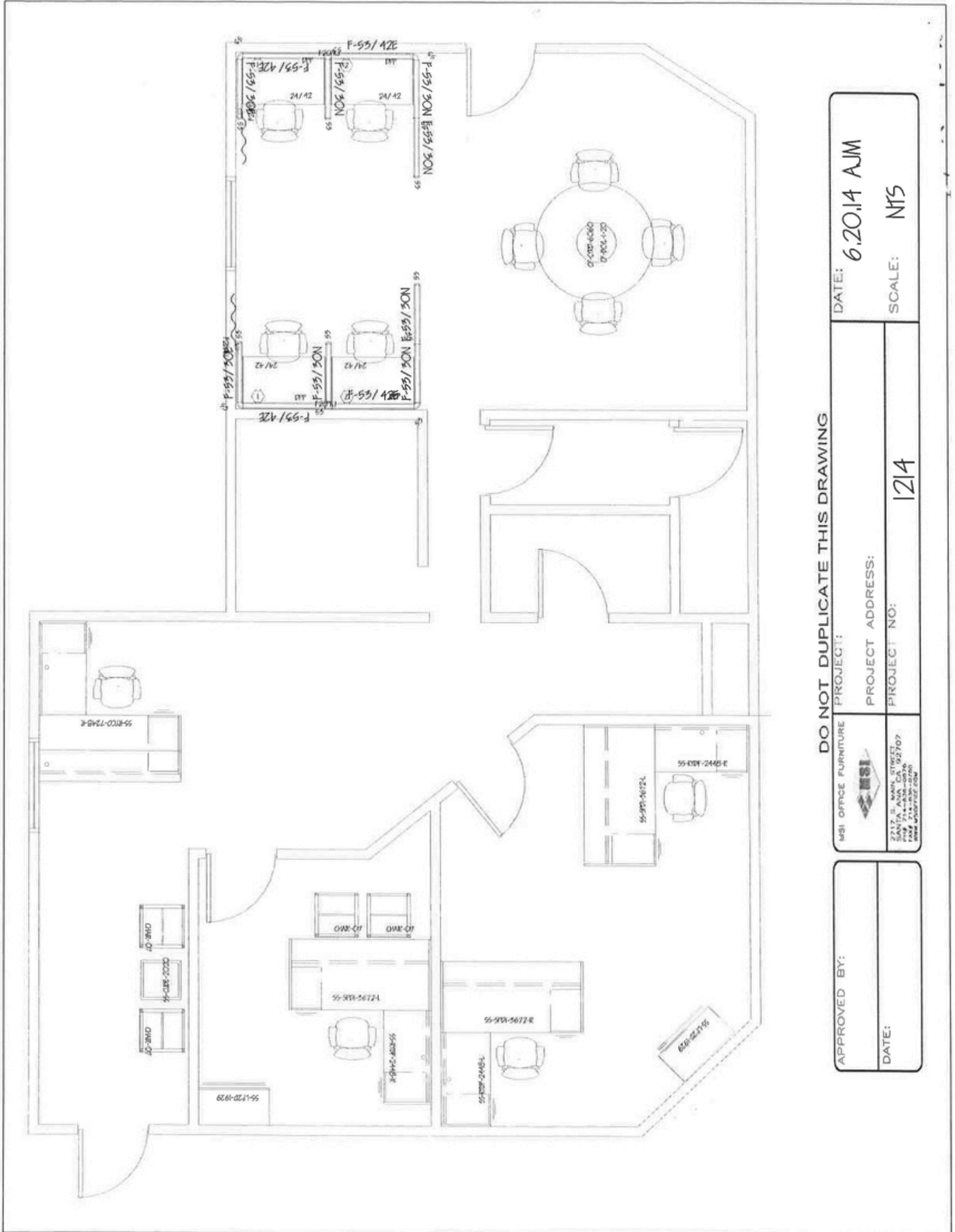
FIRST FLOOR SQUARE FOOTAGE		
SPACE	AREA SQFT	RENTABLE SQFT +15% COMMON SPACE FACTOR
TENANT 1	1664	1980
TENANT 2	2296	2732
TENANT 3	705	839
TENANT 4	4980	5929
COMMON SPACE	2256	-
TOTAL	11,901	-

OFFICE SPACE
 3003 SOUTH FLORIDA AVE
 LAKELAND, FLORIDA

LORIO & ASSOCIATES, INC.
 Commercial Real Estate & Property Management

Suite 102

Suite Area 1980 SqFt



DO NOT DUPLICATE THIS DRAWING


APPROVED BY:	DATE:
MSI OFFICE FURNITURE PROJECT:	DATE: 6.20.14 AJM
PROJECT ADDRESS:	SCALE: N15
PROJECT NO: 1214	





Lorio & Associates, Inc. is a Lakeland, Florida based real estate firm, offering specialized brokerage services, with a focus on commercial property management, leasing, and sales. With over two decades of knowledge and experience with the area, Lorio & Associates, Inc. provides a great resource for locating the perfect site for your business or investment opportunity.

Contact us today:

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