

## MEDICAL/PROFESSIONAL OFFICE FOR LEASE

1040 BREEZEWOOD DR, LAKELAND, FL 33809

# Parajon Medical Office Building



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,347 SF
Available SF:	1,600 - 3,783 SF
Year Built:	2022
Zoning:	C3

### PROPERTY OVERVIEW

The first floor of the Parajon Orthodontics building is available for lease. The suite is 3,783 SF +/- and ready for tenant build-out. The suite is currently in grey shell condition with all the utilities stubbed to the unit. A tenant improvement allowance is available. This lease opportunity is perfect for complementing orthodontic specialists as well as all medical, retail, and professional office specialties.

Parajon Orthodontics is located in the heart of the city of Lakeland and adjacent to the Shoppes of Lakeland Center. The property is ideal with easy access to Interstate 4 (103,500 Annual Average Daily Traffic) and HWY 98 (58,000 AADT) in Lakeland. Breezewood Dr is in close proximity to Lakeland Square Mall, Target, Best Buy, and other large retailers/restaurants. The property is less than 5 miles from Downtown Lakeland and Lakeland Regional Health Medical Center.

### PROPERTY HIGHLIGHTS

- Grey Shell Suite Available For Lease - Ready for Tenant Customization
- Flexible Suite Sizes 1,600 - 3,783 SF +/-
- TI Allowance Available
- Ideal for Medical, Retail, and Professional Office Specialties!
- Plenty of Parking

PRESENTED BY  
**ASHLEY WALKER**  
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OFFICE BUILDING

# For Lease

CURRENT INTERIOR CONDITION

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# FLOOR PLAN

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# LOCATION MAP

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# Parajon Medical Office Building



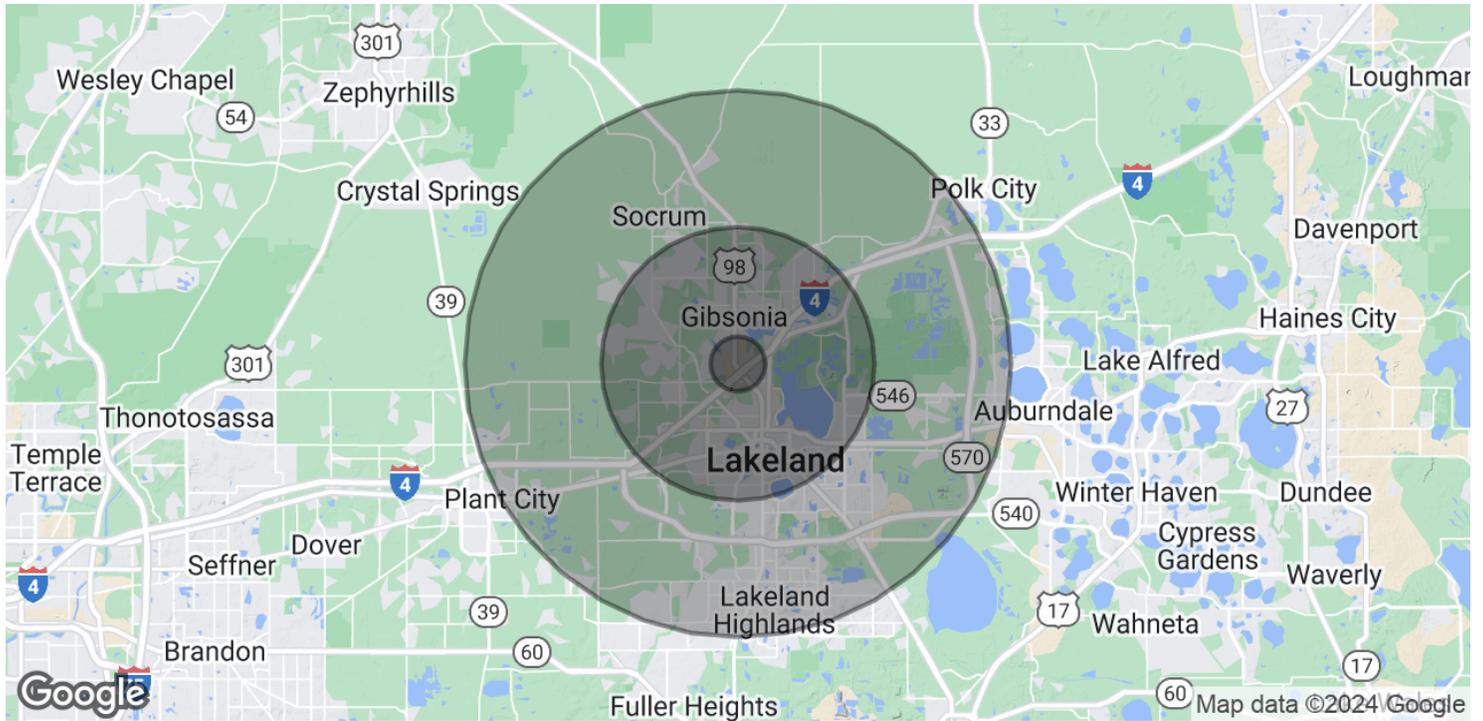
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# DEMOGRAPHICS MAP & REPORT

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## Parajon Medical Office Building



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,724	126,245	268,912
Average Age	40.8	39.9	40.5
Average Age (Male)	37.8	38.6	39.3
Average Age (Female)	42.7	41.2	41.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,894	53,941	112,286
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$51,744	\$51,745	\$60,044
Average House Value	\$142,458	\$136,430	\$153,184

\* Demographic data derived from 2020 ACS - US Census

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