FOR SALE/ LEASE

4075 Lakeland Highlands Rd

4075 LAKELAND HIGHLANDS RD

Lakeland, FL 33813

PRESENTED BY:

ALI MUSHTAQ
O: 407.982.3976
ali.mushtaq@svn.com
FL #SL3039910

Table of Contents

4 **PROPERTY INFORMATION**

Property Summary 5
Property Description 6
Additional Photos 7
Additional Photos 8

9 **LOCATION INFORMATION**

Regional Map 10
Aerial Map 11
Area Retail 12
Site Plans 13
Site Plans 14
Site Plans 15
Daycares 16

17 **DEMOGRAPHICS**

Demographics Map & Report 18
Lakeland 19
Polk County 20

21 **ORLANDO HEALTH LAKELAND**

Orlando Health Lakeland Rendering 22
Orlando Health Lakeland Construction 23
Orlando Health Lakeland Stie 24
Additional Photos 25
Orlando Health Lakeland 26

28 **ADVISOR BIOS**

Advisor Bio 1 29

SVN ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

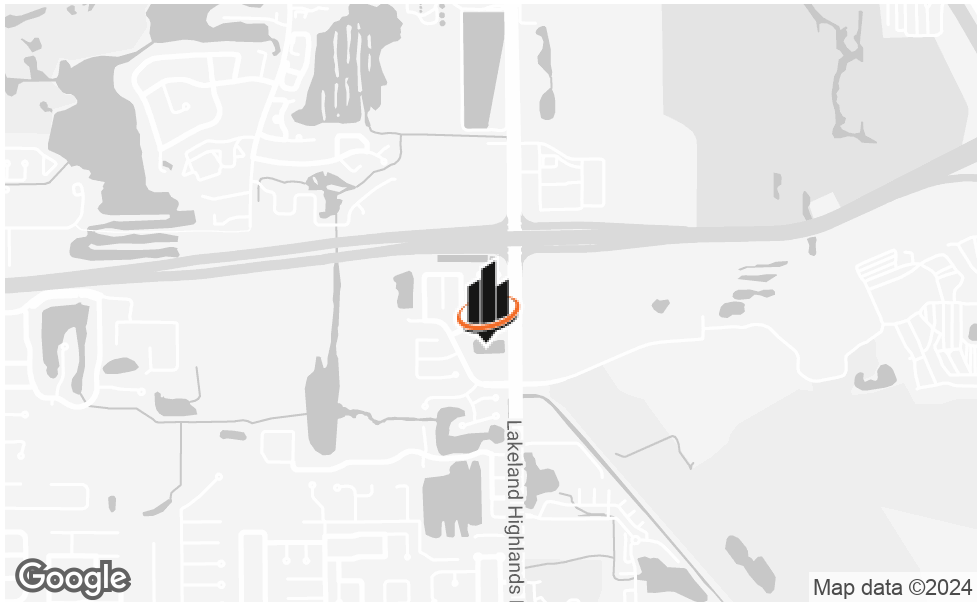
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$999,995
LEASE RATE:	Negotiable
AVAILABLE SF:	4.36 Acres
LOT SIZE:	4.36 Acres
PRICE / ACRE:	$229,357
ZONING:	MF12
MARKET:	LakeLand
SUBMARKET:	Tampa MSA

PROPERTY HIGHLIGHTS

- Prime 4.36 Acres Land
- Adjacent to New Orlando health Hospital- Under Construction
- Daycare Permit in Hand
- Ideal Site for Medical, Retail, or Hotel Development

PROPERTY DESCRIPTION

Seize the opportunity to own a prime piece of land @ 4075 Lakeland Highlands Rd in the heart of Lakeland, Florida. This 4.36 acres property offers a perfect blend of convenience located across the New Orlando Health Hospital Lakeland which is under construction, & has potential for various uses. Whether you envision Retail, Daycare, Medical Office or Hotel Development in commercial development, or investment, this parcel provides the canvas for your aspirations. Located near Parkway Christian Academy & Highlands Grove Elementary School. Entitled & permits in hand for daycare as use approved.

LOCATION DESCRIPTION

Parcel is located NW of the intersection of Winter Lake Ext Road & Lakeland Highland Rd & directly across the under contraction Orlando Heath Hospital .

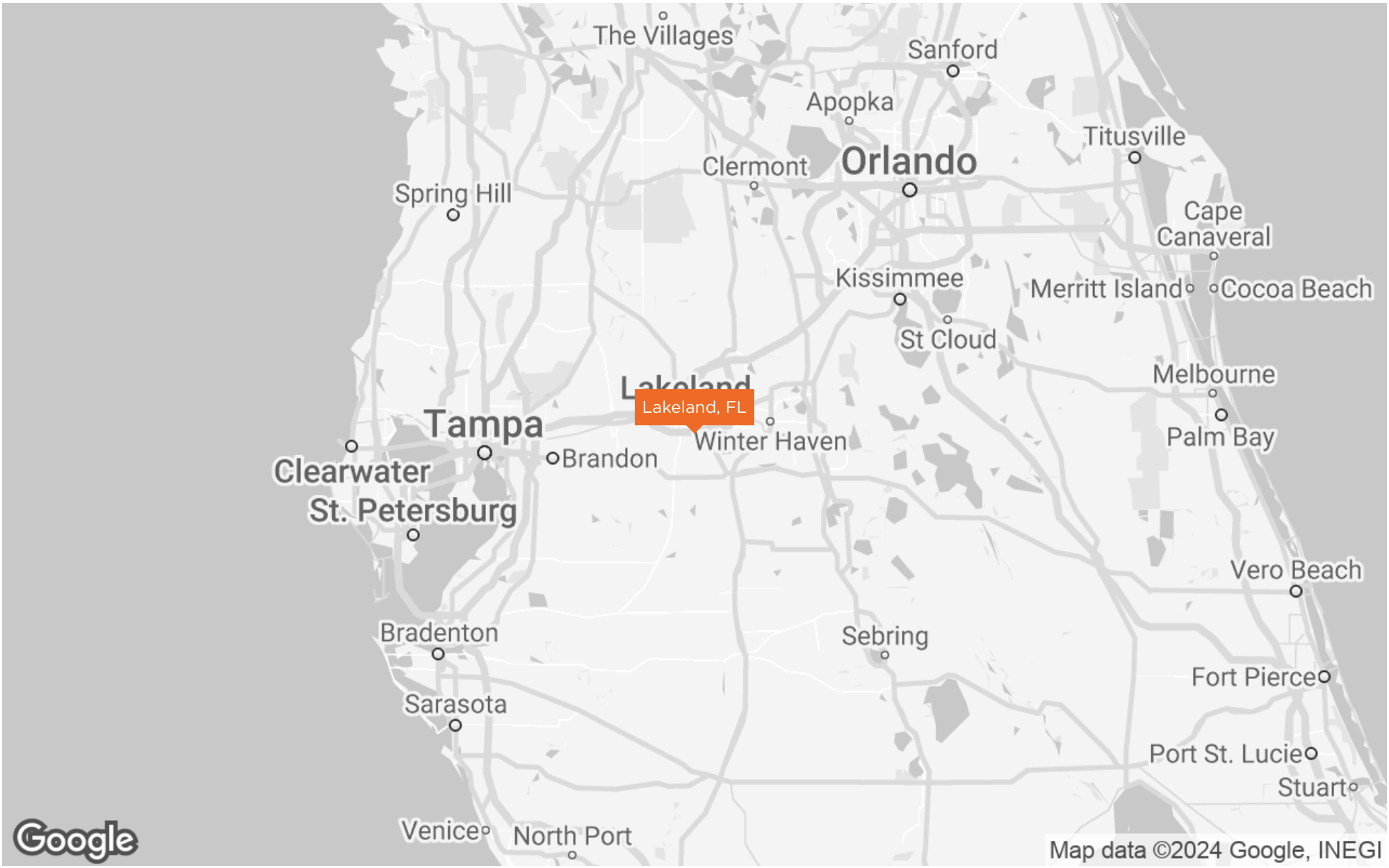
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

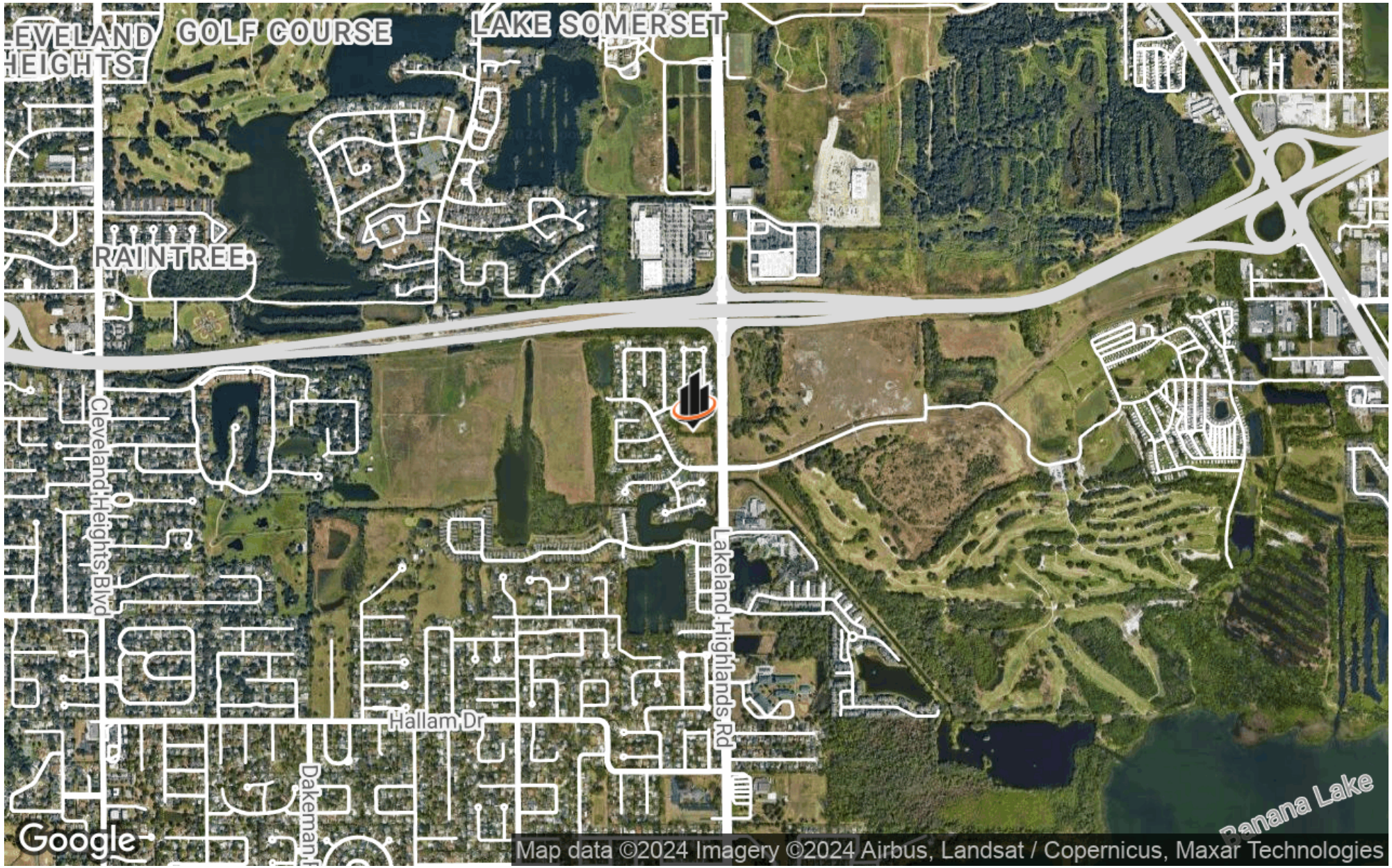
SECTION 2

Location Information

REGIONAL MAP



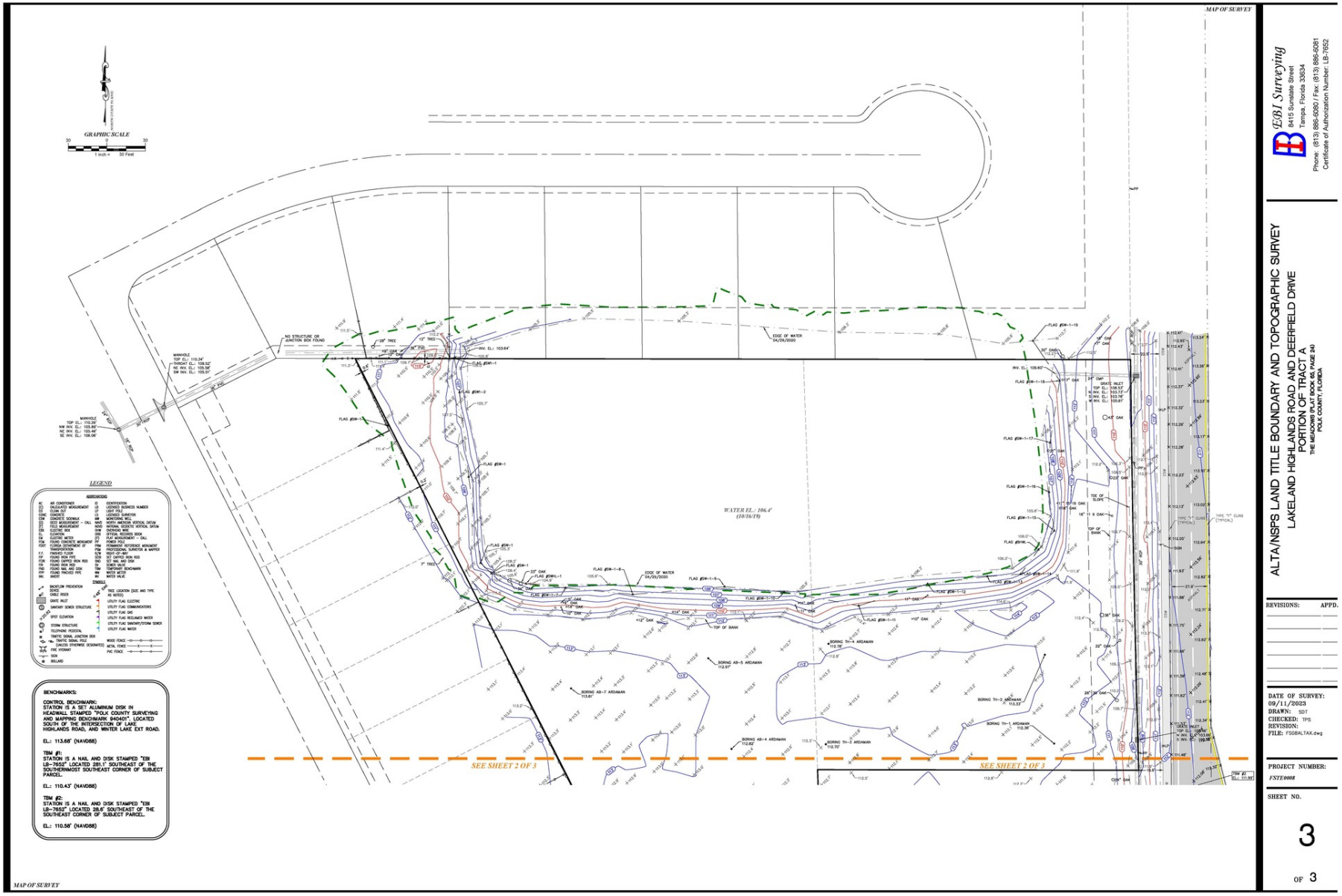
AERIAL MAP

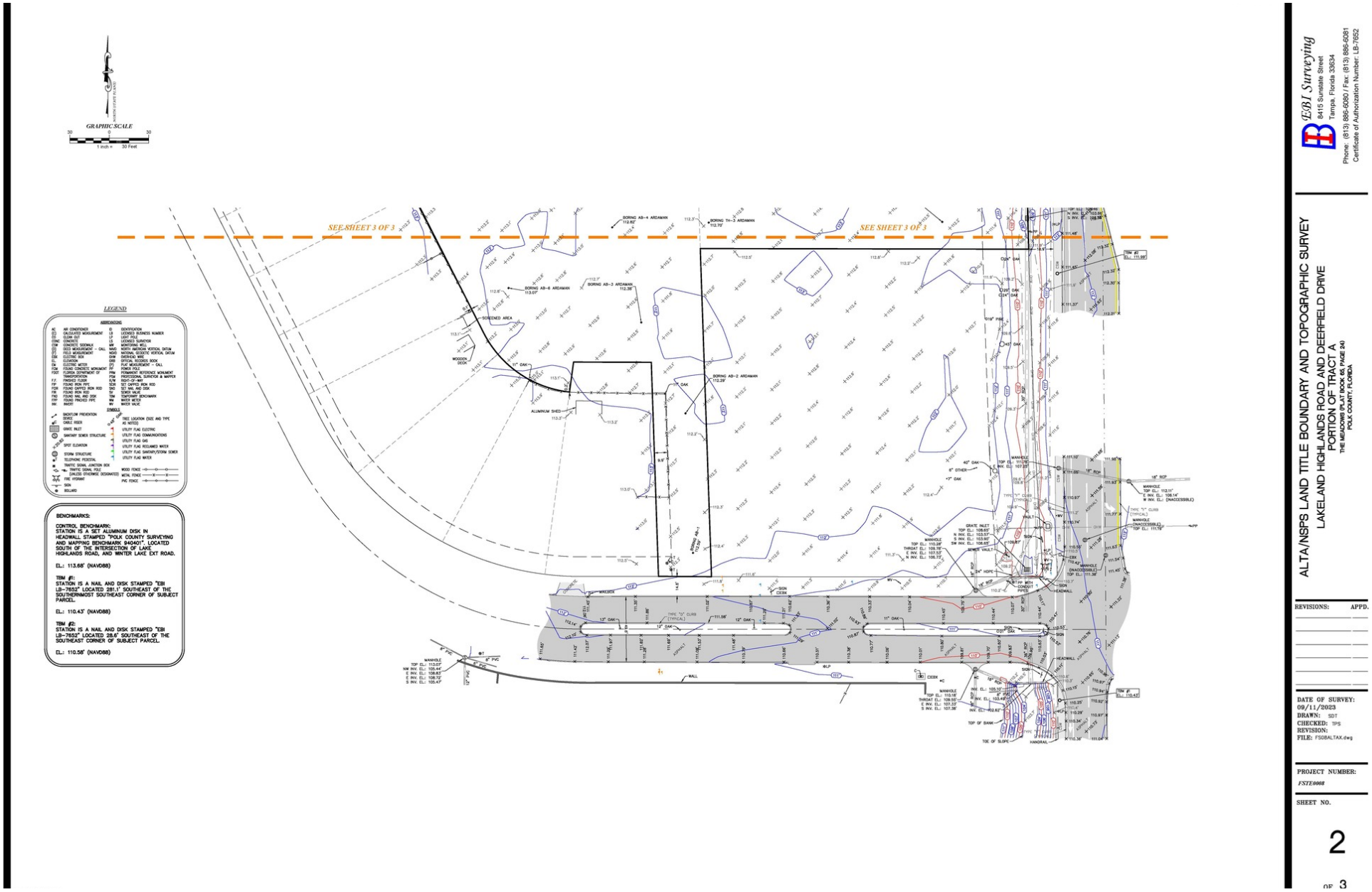

GOLF COURSE
LAKE SOMERSET
RAINTREE
Cleveland Heights Blvd
Lakeland Highlands Rd
Hallam Dr
Dakeman
Banana Lake
Google
Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

AREA RETAIL

Walmart Supercenter
DOLLAR TREE
HOBBY LOBBY
Marshalls
TEXAS ROADHOUSE
TARGET
Grasslands
LOWE'S
BEALLS
Sam's CLUB
POLK STATE COLLEGE
Lakeside VILLAGE
4075 LAKELAND HIGHLANDS RD
Polk Pkwy
Bartow Rd
Harden Blvd
Lakeland
W Beacon Rd
Maine Ave
Lake Miriam Dr
Reynolds Rd
County Rd 33A
Skyview Dr
Oak Rd
563
37
540
Google Earth

SITE PLANS


MAP OF SURVEY
GRAPHIC SCALE
1 inch = 30 Feet
LEGEND
ABBREVIATIONS
SYMBOLS
BENCHMARKS:
CONTROL BENCHMARK:
STATION IS A SET ALUMINUM DISK IN HEADWALL STAMPED "POLK COUNTY SURVEYING AND MAPPING BENCHMARK 840401", LOCATED SOUTH OF THE INTERSECTION OF LAKE HIGHLANDS ROAD, AND WINTER LAKE EXT ROAD.
EL.: 113.68' (NAVD88)
TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 281.1' SOUTHEAST OF THE SOUTHERNMOST SOUTHEAST CORNER OF SUBJECT PARCEL.
EL.: 110.43' (NAVD88)
TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 28.6' SOUTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PARCEL.
EL.: 110.58' (NAVD88)
WATER EL.: 106.4' (10/16/19)
SEE SHEET 2 OF 3
SEE SHEET 2 OF 3
EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 885-6080 / Fax: (813) 885-6081
Certificate of Authorization Number: LB-7652
ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
LAKELAND HIGHLANDS ROAD AND DEERFIELD DRIVE
PORTION OF TRACT A
THE MEADOWS PLAT BOOK 68, PAGE 24
POLK COUNTY, FLORIDA
REVISIONS: APPD.
DATE OF SURVEY: 09/11/2023
DRAWN: SDT
CHECKED: TPS
REVISION:
FILE: FSOBALTAX.dwg
PROJECT NUMBER: FSTE0008
SHEET NO.
3
OF 3


GRAPHIC SCALE
1 inch = 30 Feet
SEE SHEET 3 OF 3
SEE SHEET 3 OF 3
LEGEND
BENCHMARKS:
CONTROL BENCHMARK:
STATION IS A SET ALUMINUM DISK IN HEADWALL, STAMPED "POLK COUNTY SURVEYING AND MAPPING BENCHMARK 940401", LOCATED SOUTH OF THE INTERSECTION OF LAKE HIGHLANDS ROAD, AND WINTER LAKE EXT ROAD.
EL.: 113.68' (NAVD88)
TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 281.1' SOUTHEAST OF THE SOUTHERNMOST SOUTHEAST CORNER OF SUBJECT PARCEL.
EL.: 110.43' (NAVD88)
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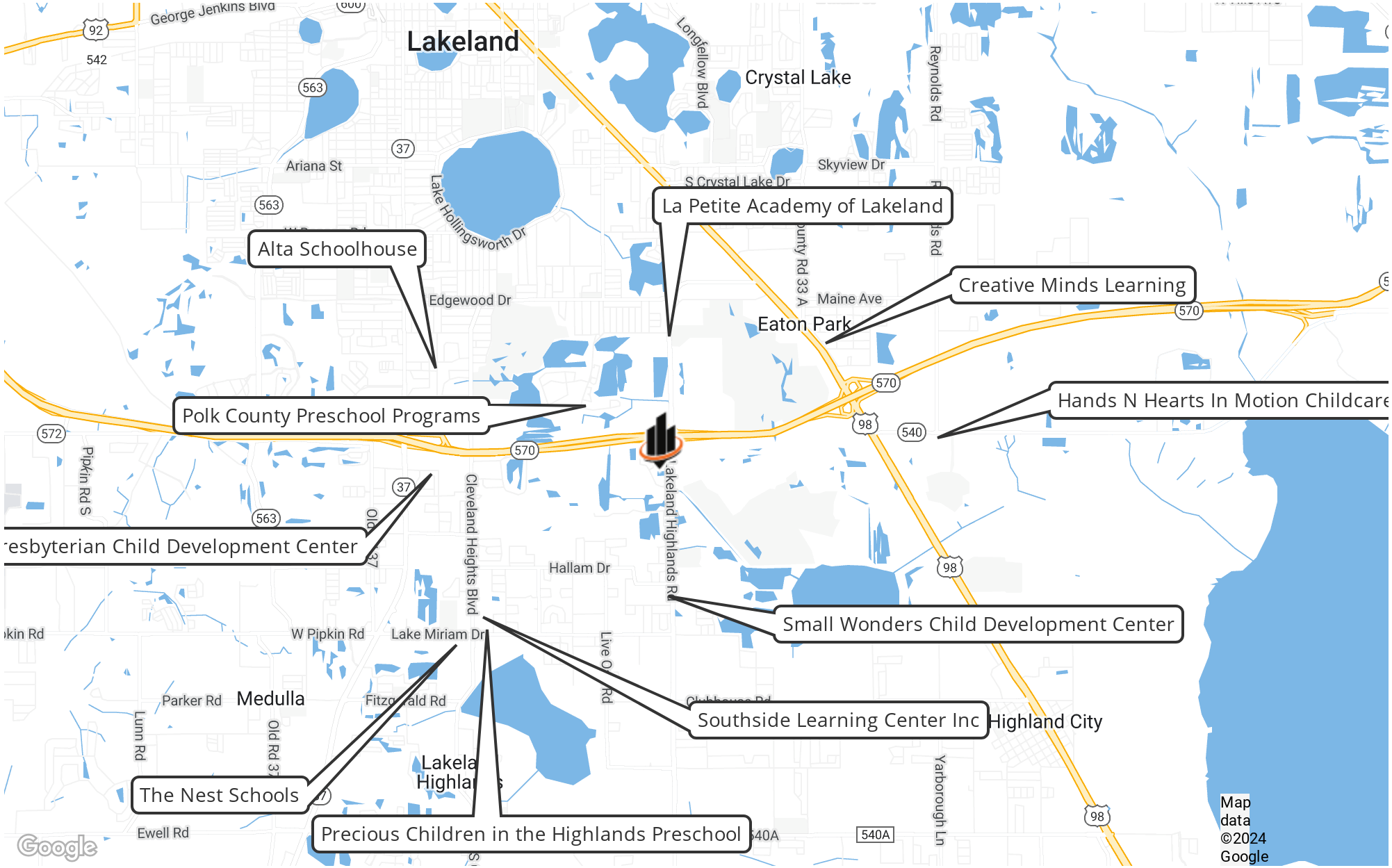
EL.: 110.58' (NAVD88)
EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 885-6081
Certificate of Authorization Number: LB-7652
ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
LAKELAND HIGHLANDS ROAD AND DEERFIELD DRIVE
PORTION OF TRACT A
THE MEADOWS PLAT BOOK 65, PAGE 24
POLK COUNTY, FLORIDA
REVISIONS: APP'D.
DATE OF SURVEY: 09/11/2023
DRAWN: SDT
CHECKED: TPS
REVISION:
FILE: FSOBALTAX.dwg
PROJECT NUMBER: FSTE0008
SHEET NO.
2
OF 3

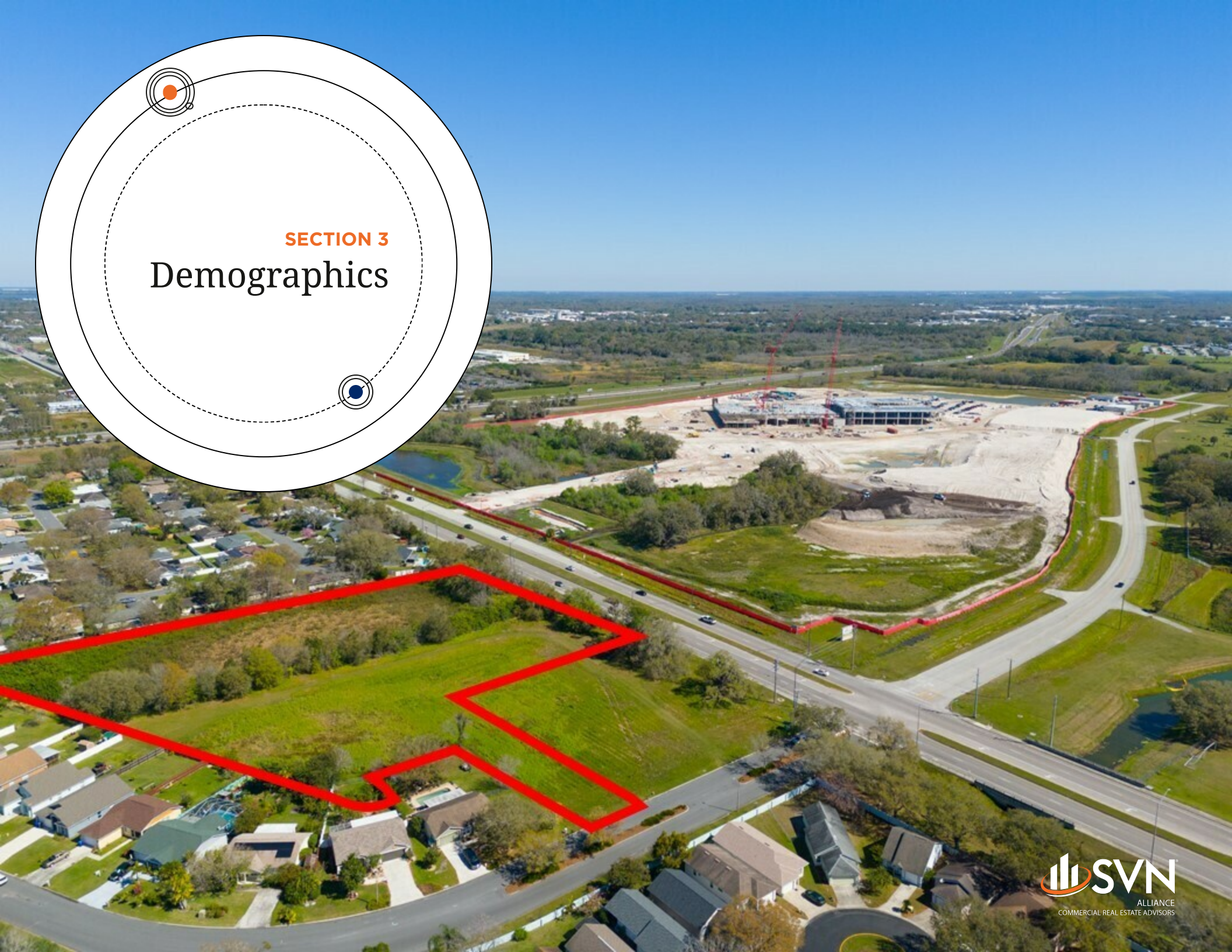
GRAPHIC SCALE
1 inch = 50 Feet
LEGEND
ABBREVIATIONS
SYMBOLS
SURVEY REPORT:
WETLAND AREA TABLE
BENCHMARKS:
CONTROL BENCHMARK:
STATION IS A SET ALUMINUM DISK IN HEADWALL STAMPED "POLK COUNTY SURVEYING AND MAPPING BENCHMARK 040401", LOCATED SOUTH OF THE INTERSECTION OF LAKE HIGHLANDS ROAD, AND WINTER LAKE EXT ROAD.
EL.: 113.68' (NAVD88)
TBM #1:
STATION IS A NAIL AND DISK STAMPED "ESI LB-7652" LOCATED 281.1' SOUTHEAST OF THE SOUTHERNMOST SOUTHEAST CORNER OF SUBJECT PARCEL.
EL.: 110.43' (NAVD88)
TBM #2:
STATION IS A NAIL AND DISK STAMPED "ESI LB-7652" LOCATED 28.6' SOUTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PARCEL.
EL.: 110.58' (NAVD88)
SUBJECT PARCEL
(CONTAINING 190,170 SQUARE FEET, 4.366 ACRES, MORE OR LESS)
WETLAND AREA
(CONTAINING 80,320 SQUARE FEET, 1.844, MORE OR LESS)
UPLAND AREA
(CONTAINING 109,850 SQUARE FEET, 2.522 ACRES, MORE OR LESS)
PARCEL O INCLUDED PORTION OF TRACT A
PARCEL Q INCLUDED PORTION OF TRACT A
NOT INCLUDED PORTION OF TRACT A BELLE MEADE LLC
DEERFIELD DRIVE (PVD)
LAKELAND HIGHLANDS ROAD (PVD) (STATE ROAD NO. 37-B)
(R/W WIDTH VARIES PER PLAT)
THE MEADOWS (PLAT BOOK 65, PAGE 24)
FLOOD ZONE "A"
FLOOD ZONE "X"
LEGAL DESCRIPTION:
THOSE PORTIONS OF TRACT A OF THE MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 24 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
PARCEL O: A PARCEL OF LAND BEING A PORTION OF TRACT A OF THE MEADOWS, AS RECORDED IN PLAT BOOK 65, PAGES 24 THRU 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 89° 48' 15" WEST ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 250.00 FEET; THENCE NORTH 01° 49' 28" WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 49' 28" WEST A DISTANCE OF 319.44 FEET TO THE NORTH LINE OF AFORESAID TRACT A; THENCE SOUTH 89° 48' 15" EAST ALONG SAID NORTH LINE A DISTANCE OF 254.29 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 17,231.74 FEET, A CENTRAL ANGLE OF 01° 03' 42", A CHORD BEARING OF SOUTH 01° 02' 26" EAST AND A CHORD DISTANCE OF 319.32 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 319.32 FEET; THENCE NORTH 89° 48' 15" WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; AND
PARCEL Q: A PARCEL OF LAND BEING A PORTION OF TRACT A OF THE MEADOWS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 65, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 89° 48' 15" WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 49' 28" WEST A DISTANCE OF 569.44 FEET, TO THE NORTH LINE OF SAID TRACT A; THENCE NORTH 89° 48' 15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 410.86 FEET; THENCE SOUTH 63°11' 45" WEST, STILL ALONG SAID NORTH LINE, A DISTANCE OF 85.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 20° 48' 15" EAST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 458.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 223.09 FEET AND A CENTRAL ANGLE OF 63° 00' 00"; THENCE ALONG SAID CURVE 245.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 48' 15" EAST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 99. 70 FEET TO THE POINT OF BEGINNING;
LESS AND EXCEPT: ALL OF MEADOW PLACE AS RECORDED IN PLAT BOOK 106, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND
LESS AND EXCEPT: BEGINNING AT THE NW CORNER OF LOT 1, MEADOW PLACE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE NORTH 07° 46' 41" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LOT LINE OF SAID LOT 1, A DISTANCE OF 23.00 FEET; THENCE SOUTH 89° 48' 15" EAST, A DISTANCE OF 59.16 FEET; THENCE SOUTH 01° 49' 28" EAST A DISTANCE OF 23.28 FEET TO A POINT ON THE NORTHERLY LOT LINE OF LOT 1; THENCE SOUTH 88° 51' 11" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 54.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING RADIUS OF 83.09 FEET AND CENTRAL ANGLE OF 06° 02' 52" THENCE ALONG SAID CURVE A DISTANCE OF 8.77 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 86° 46' 49" WEST, A DISTANCE OF 8.77 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THE EAST 10.30 FEET OF LOT 1, MEADOW PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TO LIT DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AMERICAN PATRIOT TITLE; CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 13, 16 AND 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 09/11/2023.
AND
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
Digitally signed by Thomas Serbu
Date: 2023.09.19 13:57:27 -04'00'
9/19/2023
THOMAS PATRICK SERBU
DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS-4744
VICINITY MAP
SITE
Eaton Park
Lake Hollingsworth
Banana Lake
Scott Lake
EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652
ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
LAKELAND HIGHLANDS ROAD AND DEERFIELD DRIVE
PORTION OF TRACT A
THE MEADOWS PLAT BOOK 65, PAGE 24
POLK COUNTY, FLORIDA
REVISIONS: APPD.
DATE OF SURVEY: 09/11/2023
DRAWN: SDT
CHECKED: TPS
REVISION:
FILE: FSOBALTAX.dwg
PROJECT NUMBER: FSTE0968
SHEET NO.
1
OF 3

DAYCARES


Lakeland
Crystal Lake
La Petite Academy of Lakeland
Alta Schoolhouse
Creative Minds Learning
Eaton Park
Polk County Preschool Programs
Hands N Hearts In Motion Childcare
esbyterian Child Development Center
Small Wonders Child Development Center
Southside Learning Center Inc
Highland City
The Nest Schools
Precious Children in the Highlands Preschool
Medulla
George Jenkins Blvd
Ariana St
Lake Hollingsworth Dr
Edgewood Dr
Longfellow Blvd
Reynolds Rd
Skyview Dr
S Crystal Lake Dr
Maine Ave
Pipkin Rd S
Cleveland Heights Blvd
Lakeland Highlands Rd
Hallam Dr
W Pipkin Rd
Lake Miriam Dr
Parker Rd
Lunn Rd
Old Rd 33
Ewell Rd
Yarborough Ln
Map data ©2024 Google

SECTION 3

Demographics

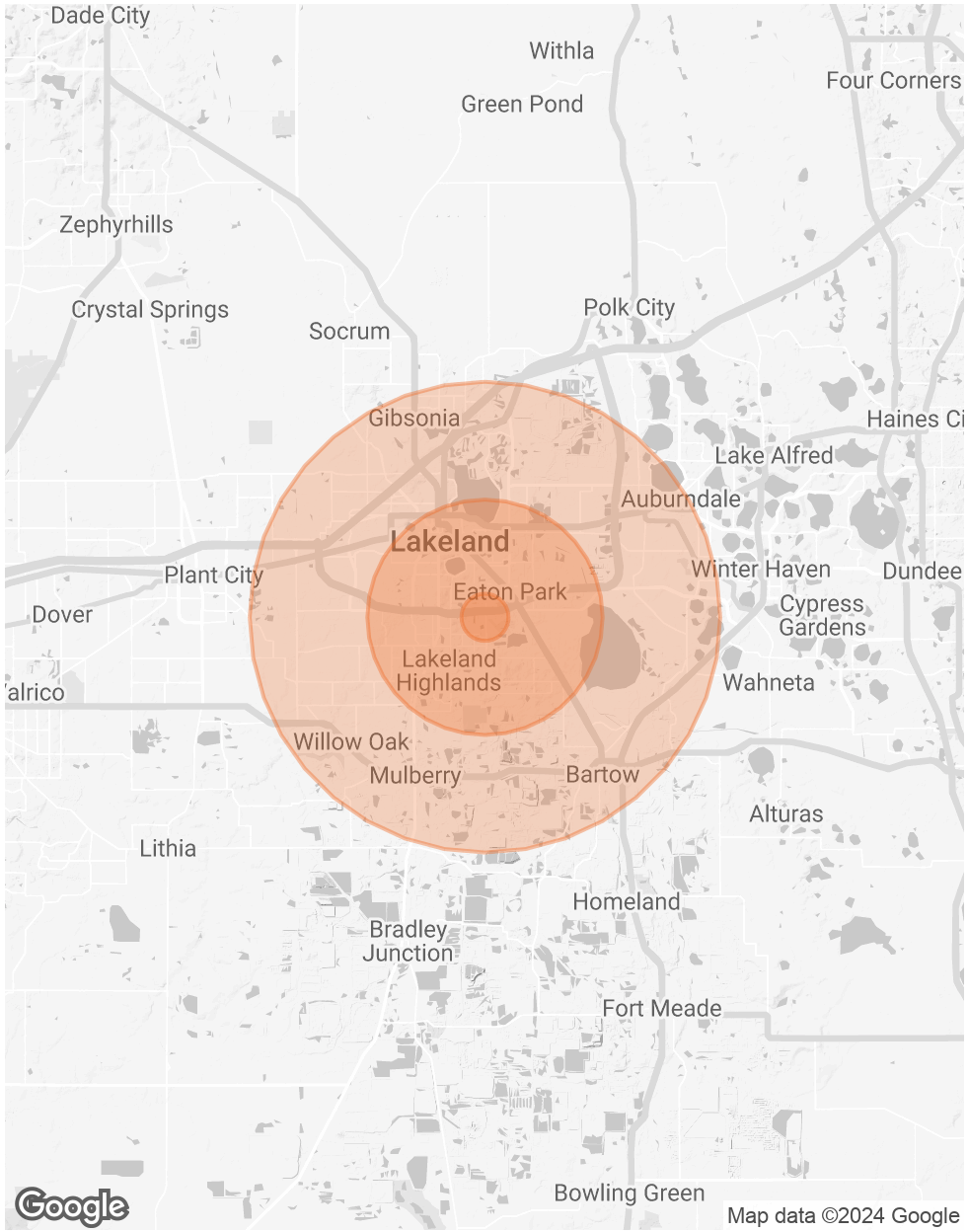


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	$38,430	$43,136	$44,682
AVERAGE HOUSE VALUE	$202,045	$115,983	$120,835

2020 American Community Survey (ACS)



Lakeland is a city in Central Florida. Located along Interstate 4 east of Tampa and west of Orlando, it is the most populous city and county seat in Polk County, Florida. As of the 2020 U.S. Census Bureau release, the city had a population of 112,641 Lakeland is a principal city of the Lakeland–Winter Haven Metropolitan Statistical Area. The town is sometimes locally referred to by the nickname "Swan City" due to its sizeable population of swans, all of whom are descendants of two mute swans given to Lakeland by Queen Elizabeth II in 1957.

Lakeland is the birthplace of Publix, a supermarket chain.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed “Lakeland’s living room” and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries and fine-dining experiences to be found in and around the historic brick buildings that surround the historic Munn Park town square.

Lakeland is also strong on the business front and boasts a number of notable corporate and mom-and-pop shops and restaurants. The community is the corporate home to Publix Supermarkets, one of the nations leading grocers, and Saddle Creek Logistics. Lakeland also houses regional hubs or distribution centers for GEICO Insurance, Amazon, Rooms to Go, Well Dyne, Advanced Auto Parts, Southern Wine & Spirits, FEDEX Corporate Services, O’Reily Auto Parts, Lockheed Martin and Pepperidge Farm. Visit the Lakeland Chamber of Commerce to learn more about the many local shops and restaurants that are an integral part of our community!

LOCATED IN THE GEOGRAPHIC CENTER OF FLORIDA AND ALONG CENTRAL FLORIDA'S I-4 CORRIDOR, POLK COUNTY IS LESS THAN 40 MINUTES FROM BOTH TAMPA AND ORLANDO.

Close to Central Florida Attractions And far enough away that they are not a distraction.

Less than 35 minutes to Walt Disney World

Less than 40 minutes to Universal Studios, SeaWorld and Busch Gardens

Less than 60 minutes to Gulf and Atlantic Beaches

Polk County comprises the Lakeland–Winter Haven Metropolitan Statistical Area

Polk County has over 2,000 square miles of land and water, Polk is the 4th largest county in the state. With access to 10 million people within 100 miles and a five-year growth rate that's surpassing the state's, there's no question that Polk County is on its way to becoming a large-scale economic force.

Polk County is well served by Interstate 4 and both US Highway 27 and State Road 60. Interstate 4 runs east and west between Interstates 75 (west coast) and 95 (east coast). Running 481 miles between Tallahassee and Miami, US Highway 27 is a divided highway (mostly) and is a great route for visitors planning a unique road trip through the state.

From healthcare and tourism to advanced manufacturing and logistics, nearly every major industry in Polk County has benefitted from a steady wave of economic an d commercial development that has sparked the start of a new era for the central Florida community.

Polk County is home to one public university, one state college, and four private universities. One Fortune 500 company, Publix Super Markets, has headquarters in the county.

SECTION 4

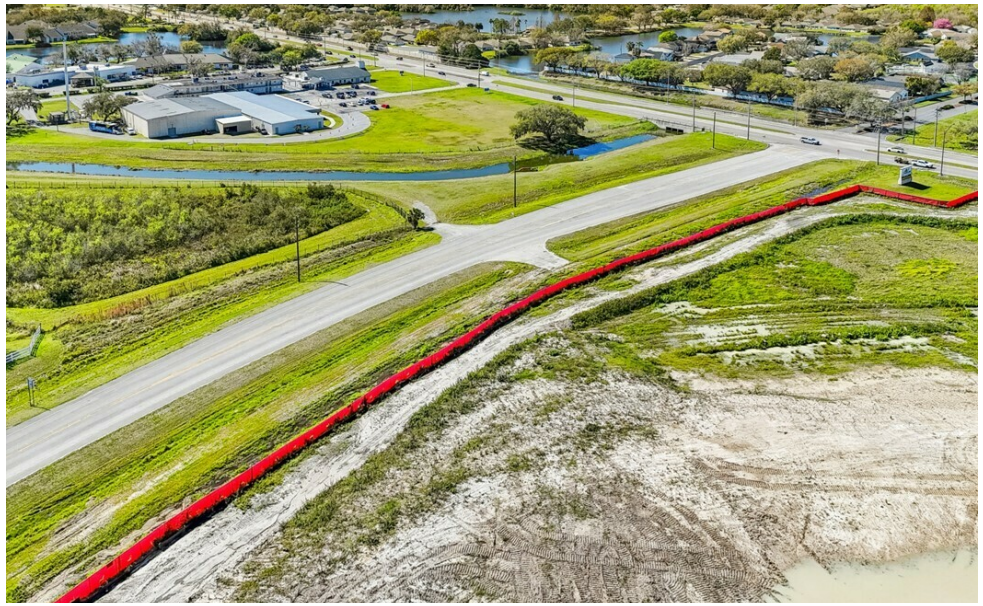
Orlando Health Lakeland

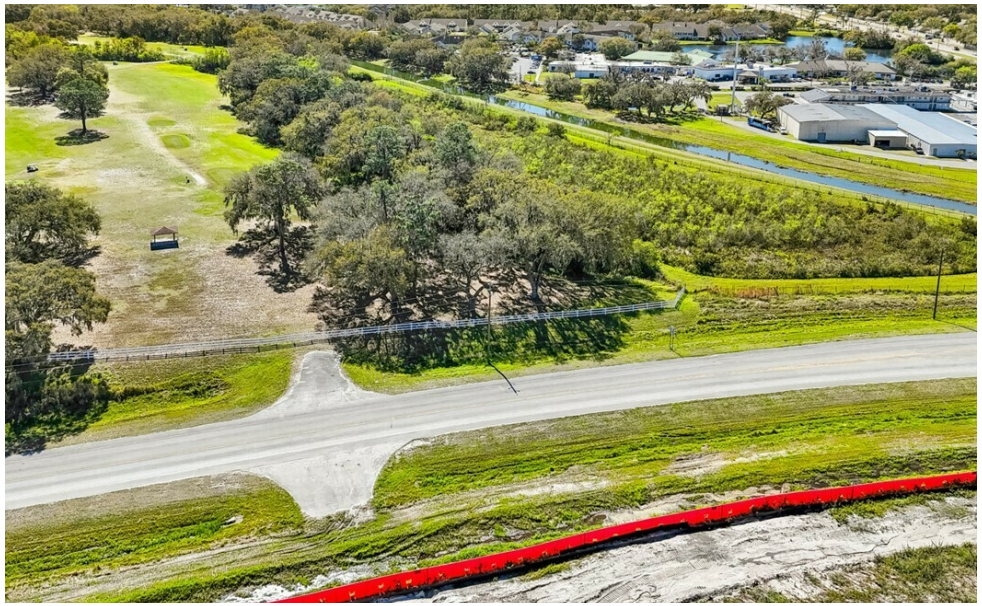
ORLANDO HEALTH LAKELAND RENDERING

ORLANDO HEALTH LAKELAND CONSTRUCTION

Lowe's Home Improvement
Sam's Club
Future Orlando Health Medical Campus
Sanlan Golf Course

ADDITIONAL PHOTOS





PRESS RELEASES

5982 Views

New details released about Orlando Health Lakeland Highlands Hospital

Orlando, FL (October 20, 2022) – When the Orlando Health Lakeland Highlands Hospital opens in 2026, it will open with 302 inpatient beds. That's more than double the originally announced opening bed count of 136 beds.

"Following additional review, Orlando Health determined that it can best meet the healthcare needs of the Lakeland and greater Polk County communities by opening a hospital with more inpatient capacity than we originally announced," said Jamal Hakim, MD, COO, Orlando Health. "As one of the state's fastest growing communities, Orlando Health recognizes that it needs to accelerate its delivery of high-quality, outcomes-based healthcare to these communities. We are excited about our revised plan and its many benefits for the community."

In addition to the increased bed count, on opening day, the hospital will also feature nearly 30 ICU/progressive care rooms, 16 patient rooms to support a women's birthing program, shelled space for a future neonatal intensive care unit (NICU), a 48-bed emergency department and additional medical and support services including imaging, lab, pharmacy, dining and gift shop, among others.

"Located at the southeast corner where the Polk Parkway meets Lakeland Highlands Road, the Orlando Health Lakeland Highlands Hospital will be a stunning 7-story facility set on an attractive, welcoming campus," said Matt Taylor, senior vice president of asset strategy for Orlando Health. "Our goal is to always provide convenient access to the healthcare services so greatly needed by the community, on a campus our patients and visitors can easily navigate and use."

The hospital, which is approved for up to 360 beds, is slated for a summer 2026 opening.

About Orlando Health

Orlando Health, headquartered in Orlando, Florida, is a not-for-profit healthcare organization with $8 billion of assets under management that serves the southeastern United States.

Founded more than 100 years ago, the healthcare system is recognized around the world for Central Florida's only pediatric and adult Level One Trauma program as well as the only state-accredited Level Two Adult Trauma Center in the St. Petersburg region. It is the home of the nation's largest neonatal intensive care unit under one roof, the only system in the southeast to offer open fetal surgery to repair the most severe forms of spina bifida, the site of an Olympic athlete training facility and operator of one of the largest and highest performing clinically integrated networks in the region. Orlando Health has pioneered life-changing medical research and its Graduate Medical Education program hosts more than 350 residents and fellows. The 3,200-bed system includes 10 award-winning hospitals, 9 hospital based ERs, and 7 free-standing emergency rooms; rehabilitation services, cancer and heart institutes, imaging and laboratory services, wound care centers, physician offices for adults and pediatrics, skilled nursing facilities, an in-patient behavioral health facility, home healthcare services in partnership with LHC Group, and urgent care centers in partnership with FastMed Urgent Care. More than 4,200 physicians, representing more than 100 medical specialties and subspecialties have privileges across the Orlando Health system, which employs more than 23,000 team members. In FY21, Orlando Health served more than 160,000 inpatients and 3.6 million outpatients. During that same time period, Orlando Health provided approximately $648 million in total value to the communities it serves in the form of charity care, community benefit programs and services, community building activities and more. Additional information can be found at http://www.orlandohealth.com, or follow us on LinkedIn, Facebook, Instagram and Twitter @orlandohealth.

SECTION 5

Advisor Bios

ADVISOR BIO 1

ALI MUSHTAQ

Senior Advisor

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PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded SVN Presidents Circle

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Alliance specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) With 20+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

Recent Developments:
Aston Pointe, Davenport, Fl
KingsRidge Publix Outparcel, Clermont, Fl
Publix @ Champions Crossing, Davenport, Fl
Trinity Plaza, Davenport, Fl
Park Square Plaza, Orlando, Fl

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