



For Sale

High occupancy, office investment sale

- Sale price: \$2,200,000
- ± 29,326 s.f. total building size
- 76% occupied based on the GLA
- Stabilized cash flow with upside potential
- Anchor tenant: Advanced Dermatology & Cosmetic Surgery

202 Lake Miriam Dr,
Lakeland, FL

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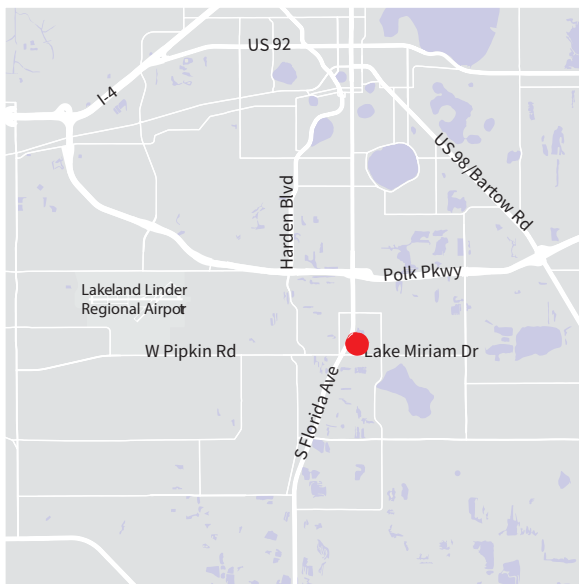
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Centrally located

Built in 1972, this single-story structure with stucco veneer, is located on one of the major north-south thoroughfares in Lakeland.

- Reported \$1MM of capital improvements in 2004
- ± 2.48 acre site (108,136 s.f. of land)
- Accessed from Lake Miriam Drive via the Polk Parkway and South Florida Avenue a on a signaled corner