



FOR LEASE OFFICE SPACE

1520 E GARY RD
LAKELAND, FL 33801

Size: 3,000 SF

Lease Type: Modified Gross

Zoning: C-1

PRICE UPON REQUEST

OFFICE SPACE



PRIME GARY ROAD OFFICE

Professional Office Space • Excellent Visibility • Ample Parking
Strategically Positioned Between Tampa & Orlando

Strategically positioned in Central Lakeland, 1520 E. Gary Road offers convenient access to established residential neighborhoods, surrounding businesses, and major Lakeland corridors.

- High-visibility Gary Road frontage
- Convenient access to U.S. Highway 98
- Easy connectivity to U.S. 92 and Lakeland's major roadways
- Minutes from Downtown Lakeland
- Convenient access to the Polk Parkway
- Strong surrounding residential population and established commercial activity
- Located within a growing Lakeland market, with approximately 72,338 residents within a 3-mile radius based on current demographic data

MAKE YOUR BUSINESS
VISIBLE

3,000 SF
PROFESSIONAL OFFICE
FOR LEASE

📍 1520 E. GARY RD
LAKELAND, FL 33801

L&A
LORIO & ASSOCIATES



LOCATION HIGHLIGHTS

- 🚗 High visibility on E. Gary Road with approx. 5,500 Vehicles Per Day
- 📍 Minutes to US Highway 98, US 92 & Downtown Lakeland
- 🛣️ Easy access to Polk Parkway & I-4
- 👥 Strong surrounding residential population & established commercial corridor

PROPERTY HIGHLIGHTS

- 🏢 3,000 SF Professional Office
- 🅅 22 Parking Spaces (~7.3 spaces per 1,000 SF)
- 🏠 Efficient Office Layout with Private Offices, Conference Room, Kitchen & Two Restrooms
- 👁️ 100' of Frontage on E. Gary Rd
- 🏘️ C-1 Zoning (Pedestrian Commercial District)

CONVENIENT ACCESS
TO MAJOR DESTINATIONS

98
US HIGHWAY 98
2 MINUTES

92
US HIGHWAY 92
4 MINUTES

7
POLK PARKWAY
7 MINUTES

🏢
DOWNTOWN
LAKELAND
5 MINUTES

✈️
LAKELAND LINDER
INTERNATIONAL AIRPORT
12 MINUTES

4
I-4
15 MINUTES

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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www.lorio.com**

Business Hours

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

**Saturday by
appointment only.**

