



# COMMERCIAL SPACE FOR LEASE

425 S Lake Parker Ave,  
Lakeland FL 33801

**Size:** 5,472 SF  
**Lease Type:** NNN  
**Rate:** Market Price  
**Zoning:** C-2 (Commercial)



## Commercial space for lease



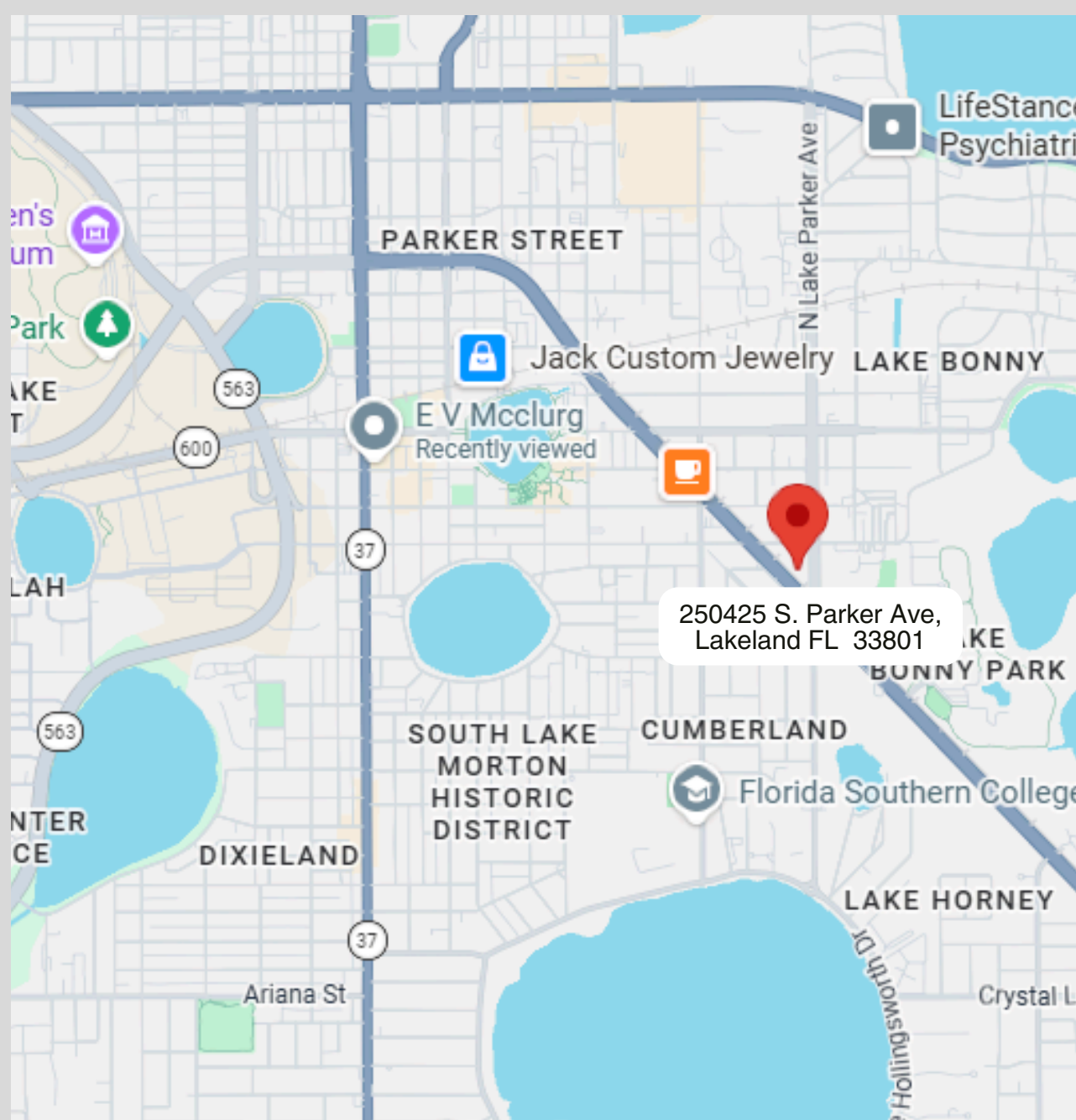
## ABOUT THE LOCATION

A strategic opportunity for businesses seeking visibility, accessibility, and Prime Commercial Opportunity in the Heart of Lakeland.

Strategically positioned along one of Lakeland's well-traveled commercial corridors, this highly visible property offers exceptional exposure, accessibility, and convenience for a wide variety of business uses.

- ✓ High daily traffic counts with strong vehicle and foot traffic
- ✓ Excellent frontage and visibility along S. Lake Parker Avenue
- ✓ Convenient access to major corridors including US Hwy 92, Memorial Blvd & I-4
- ✓ Centrally located near Downtown Lakeland and surrounding commercial districts
- ✓ Surrounded by established businesses, retail centers, restaurants, and professional services
- ✓ Ample on-site parking for customers and employees
- ✓ Ideal for office, retail, medical, showroom, or service-oriented businesses

Position your business in a growing commercial area with strong demographics, easy accessibility, and outstanding connectivity throughout Central Florida.



## 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 does a great job 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 management 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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### Business Hours

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

Saturday by  
appointment only.

