

# Property Summary Report

## 631 Midflorida Dr

Lakeland, FL 33813 - Polk County Submarket



### BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	2010
RBA:	3,448 SF
Floors:	1
Typical Floor:	3,448 SF
Construction:	Masonry

### LAND

Land Area:	0.10 AC
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### EXPENSES PER SF

Taxes:	\$2.10 (2018)
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### PARCEL

13-29-23-140836-000050

### LEASING

Available Spaces: No Spaces Currently Available

### SALE

For Sale: \$679,900 (\$197.19/SF) - Active

Sale Company: Baron Realty

Contacts: Cory Petcoff (863) 607-4100 X224

### TRANSPORTATION

Parking: 17 free Surface Spaces are available; Ratio of 4.93/1,000 SF

Walk Score ®: Car-Dependent (32)

Transit Score ®: Minimal Transit (0)

### KEY TENANTS

Psychological And Neurobehavioral Services Pa	3,448 SF	Neuropsychology	3,000 SF
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### PROPERTY CONTACTS

True Owner: Psychological And Neurobehavioral Service...

Recorded Owner: T3b Holding Llc

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### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	▼ -0.8%
Market Overall	3.2%	▼ -0.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$17.95	▲ 0.9%
Market Overall	\$17.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	200,968	▼ 24.2%
Months On Market	5.6	▼ 1.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$34.7	▼ -64.9%
12 Mo. Price Per SF	\$134	▲ 3.0%