



CENTURYRETAIL

**FOR
LEASE**

Park Hill Square

4648 - 4688 County Road 540-A
Lakeland, FL 33813



PROPERTY HIGHLIGHTS

- 18,200 SF retail Center
- Situated at the northwest corner of the signalized intersection of US 98 South and CR 540-A, adjacent to 7-11
- Located in desirable South Lakeland
- Convenient ingress and egress
- Minutes from Polk Parkway toll road, Polk County government operations in Bartow, Polk State College & county hospitals
- Spaces available from 1,200 SF
- Build-out incentive available
- Pylon signage available



NATALIE IMIG

LEASING REPRESENTATIVE

(863) 647 - 1581 x 215 | natalie@centuryretail.com

www.CENTURYRETAIL.com

This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.



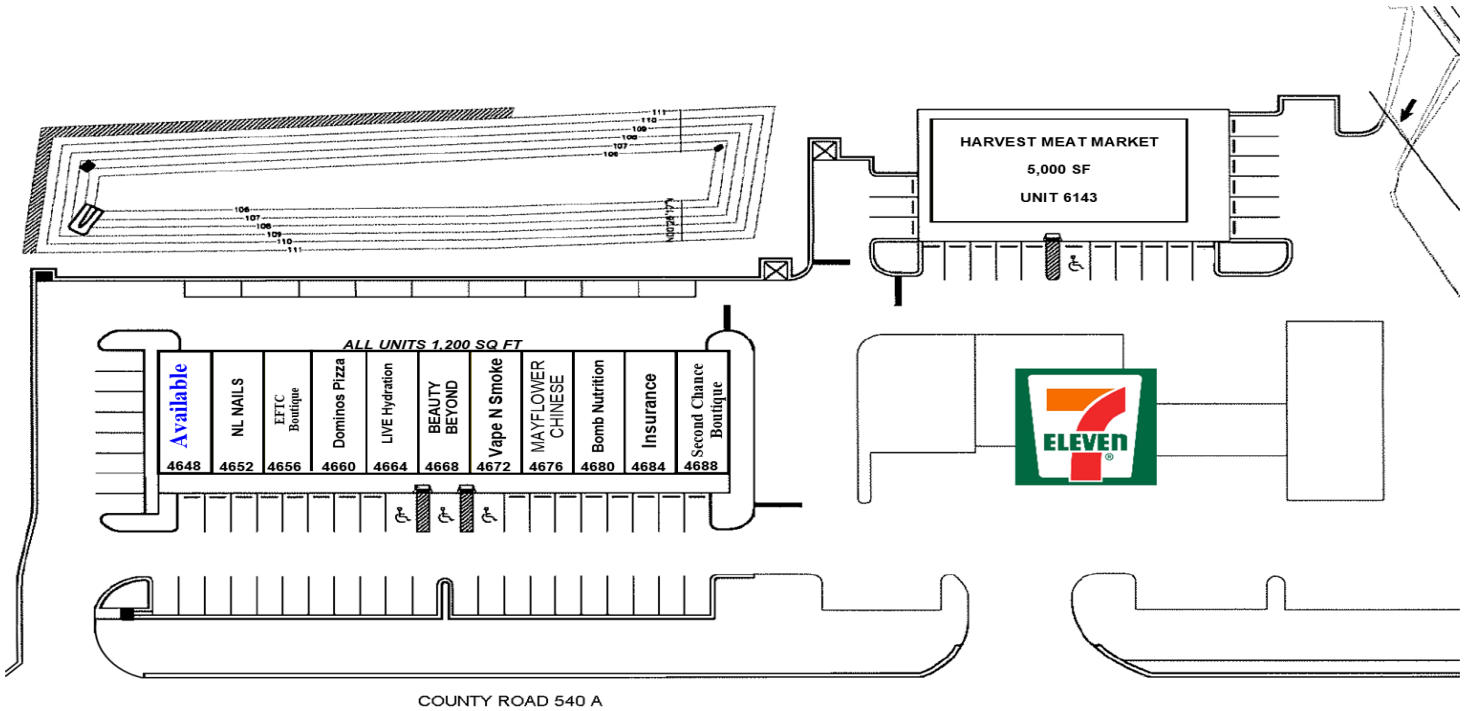
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PARK HILL SQUARE

4648 - 4688 County Road 540-A, Lakeland, FL 33813



CENTURY RETAIL— WWW.CENTURYRETAIL.COM—863.647.1581



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

| | | | |
|-------------------------------------|----------|-----------|----------|
| Avg. HH Income | \$84,781 | \$101,390 | \$93,574 |
| # Households | 1,967 | 7,580 | 20,579 |
| Population | 5,647 | 22,265 | 57,785 |
| Daytime Population (Tot. Employees) | 314 | 2,603 | 18,295 |
| Median Age | 39 | 39 | 40 |

Traffic Counts: 15,800 (CR 540A)/ 44,500 (US 98 S)

Source: Costar 2022

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