



PROPERTY DESCRIPTION

Crystal Lake Plaza is a 20,772 SF retail strip shopping center in Lakeland, FL. Units range in size from 1,008-2,760 SF. Located in a high traffic commercial area, approximately 16,200 cars per day traffic count. Only 2 minutes to Hwy 98, 4 minutes to Hwy 92, and 5 minutes to Polk Parkway. 3,799 households within 1 mile.

PROPERTY HIGHLIGHTS

- 20,772 SF Retail Strip Shopping Center
- Units Size 1,008-2,760 SF
- 16,200 Cars per Day Traffic Count
- 3,799 Households within 1 mile
- Quick access to Hwy 98, 92 and Polk Parkway

OFFERING SUMMARY

Units SF:	1,008-2,760 SF
Building Size:	20,772 SF
Traffic Count:	16,200 AADT
Households:	20,000 within 3 miles
Parking Spaces:	79 (3.7/1,000 SF)
Utilities:	City Water, Septic Tank

DEMOGRAPHICS

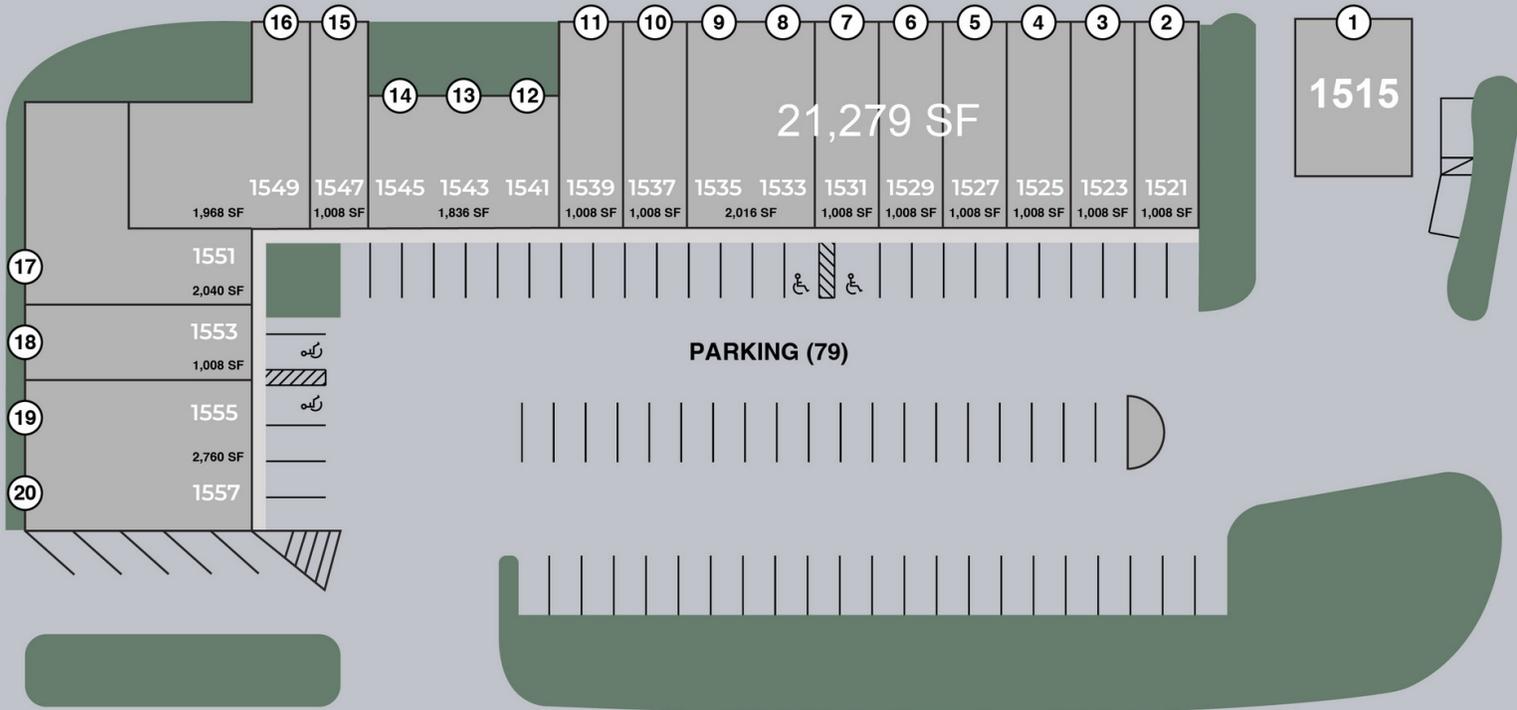
	1 MILE	3 MILES	5 MILES
Total Households	3,799	20,505	50,638
Total Population	10,192	47,302	118,826



LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

Need Warehouse Space?
Call the Ruthvens!



COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with an inventory of over 5 million square feet. Properties are located along the I-4 corridor between Tampa and Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or state-wide distribution.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made locally to allow your business to move forward and grow. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term warehouse partner in Central Florida.

LEASING CONTACTS



MATT RUTHVEN, CCIM

Vice President of Leasing
mruthven@ruthvens.com
863.581.4637



BRANDON CLARK

President
bclark@ruthvens.com
863.450.9540



JAKE SCHNIER, MBA

Sales & Leasing Associate
jschnier@ruthvens.com
561.706.6299

LAKELAND IS AN IDEAL LOCATION FOR DISTRIBUTION

- 11 million people within 100 miles
- 21 million people within 200 miles

We build more than warehouses
We Build Relationships!