

Publix #1171 - Highland City Town Center

5185 US Highway 98 S
Lakeland, FL 33812
Lat 27.969, Long -81.883

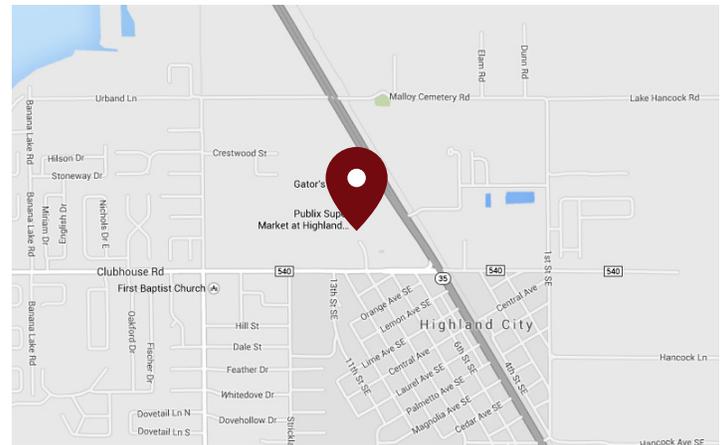
FOR LEASE



1,080 - 3,038 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the High Traffic Signalized Intersection of Highway 98 South and Clubhouse Road
- 2.3 Miles South of the Polk Parkway and Polk State College
- 2.3 Miles North of the New 100 Acre Lakeland Regional Medical Center
- 7.0 Miles North of Bartow / SR-60
- Walking Distance to Ariva, a New Fully-Leased Luxury Apartment Complex with 312 Units
- Walking Distance to Fort Fraser Trail, which is a 7.75 Mile Jogging/Biking Trail that Extends from Lakeland to Bartow
- Combined Traffic Count: 59,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,763	30,265	82,700
Daytime Population	3,808	22,567	75,741
Total Households	1,751	10,696	30,472
Avg. HH Income	\$105,820	\$112,475	\$103,756

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
3	Publix	45,600	4B	Great Clips	1,400	8C	The Peach Cobbler Factory	1,200
1A	Dairy Queen	1,750	4C-4D	Lee Spa Nails	2,800	8D	AVAILABLE	1,080
1BC	Palace Pizza	2,450	5A	Highland Dental Clinic	1,400	8E	Subway	1,320
1D	Love Chiropractic	1,400	5B-5C	Select Physical Therapy	2,800	9A	Linksters Taproom	1,200
2A	AVAILABLE	3,038	5D	Bamboo Wok	1,400	9B	Epic Realty Group	1,200
2B-2C	Paw Haven Animal Hospital	2,800	6A	Gators Dockside	5,600	9CD	Road & Trail Bicycles	2,400
2D-2E	Hibachi Express	2,800	7	Petsense	5,600	9E	Savory Thai	1,200
2F	NBT Discount Liquor	1,400	8A	Baja Heat Tanning Salon	1,200	OP	Lakeland Regional Health	
4A	AVAILABLE	1,400	8B	Verizon	1,200	TOTAL 95,638		

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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	278,037
Friday	276,065
Sunday	260,296

OF VISITS

TOP 3 HOURS

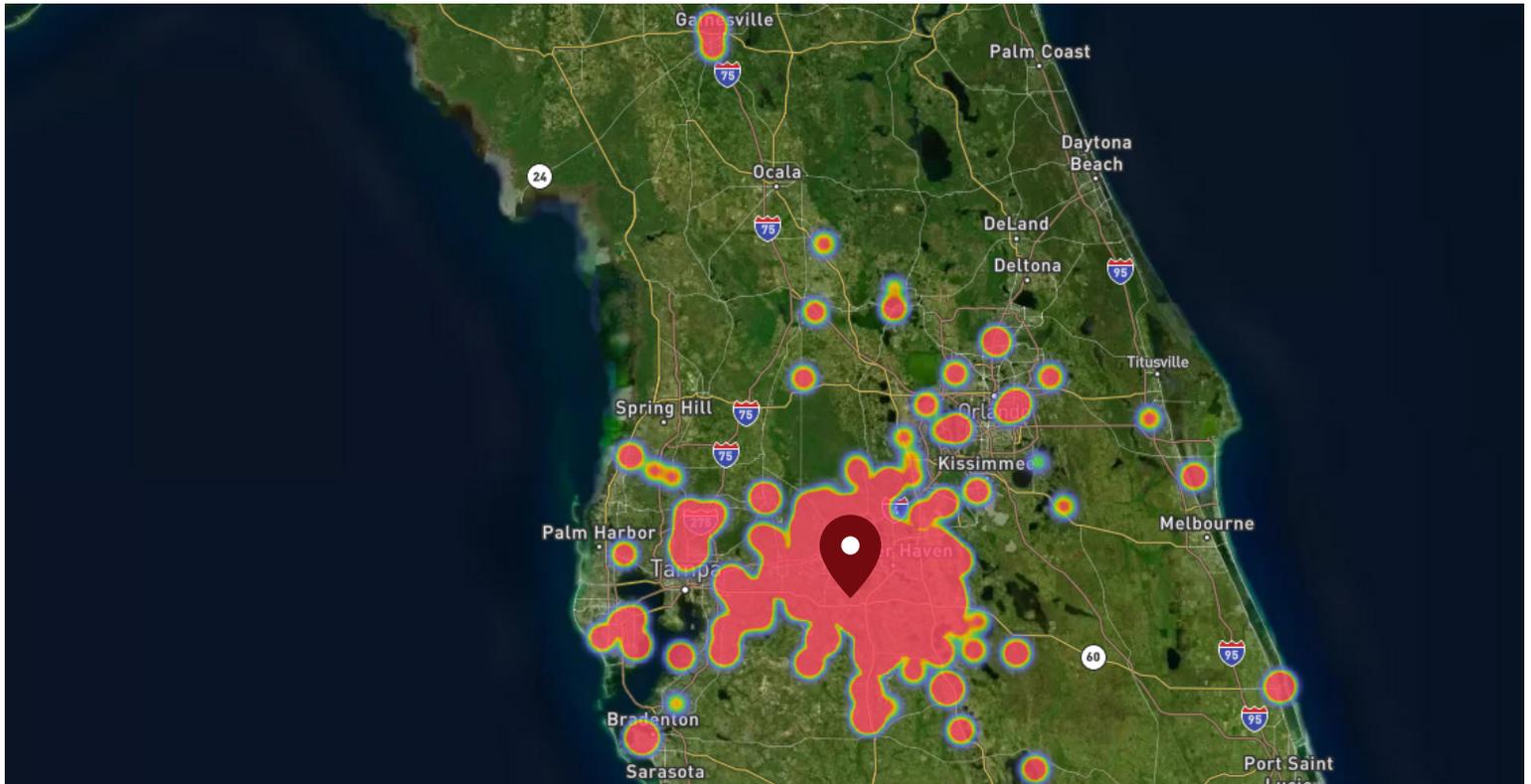


6-7 PM	291,460
5-6 PM	290,126
12-1 PM	261,864

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2024 - March 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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