



Former Macy's Big Box Space

Available For Sale or Lease

- The ±101,240 sf big box retail space is located within the Lakeland Square Mall which also includes Dillard's, JCPenney, Urban Air Adventure Park, and Cinemark Movie Theatre.
- Lakeland Square Mall received 2.8 million visitors in 2023, with an average consumer spending between 15-44 minutes at the mall.
- The property offers tremendous traffic circulation with over 60,000 passing vehicles each day, as well as close proximity to I-4 interchange.
- This dense surrounding population and the impressive nearby traffic counts make this an ideal, A+ location for retailers.



Vacant space



High population density



Strong anchor tenants



Excellent visibility



Peak daily traffic from 1pm - 6pm

Property overview

3800 US Highway 98 N
Lakeland, FL

Address	3800 US Highway 98 N
Property size	±101,240 sf
Land area	±7.81 ac
Sale price	\$8,900,000
Lease price	\$8/SF Gross
Folio	23-27-35-000000-012050



Aerial map

3800 US Highway 98 N
Lakeland, FL




Walmart
Save money. Live better.

Barclay Plaza

 
DOLLAR GENERAL Save a lot
food stores

 
TWISTEE TREAT enterprise

Village Plaza

  
CHIPOTLE Party City HOBBY LOBBY
Super Savings. Super Selection™

  
OUTBACK BIG LOTS! REGIONS
STEAKHOUSE

Shoppes of Lakeland

  
T-Mobile Target FIREHOUSE
FOUNDED BY FIREMEN™

  
PANDA EXPRESS TJ-maxx Michaels
FRESH MEAT

   
Olive Garden Panera Bread MCDONALD'S SMOKEY BONES
ITALIAN KITCHEN BREAD® Bar & Fire Grill

 
bealls JOANN
OUTLET

 
BEEF O'BRADY'S BEST BUY
GOOD FOOD. GOOD SPORTS.

 
TACO BELL STARBUCKS
COFFEE

Subject property

Lakeland Square Mall

 
Dillard's CINEMARK
The Style of Your Life.

 
JCPenney urban sky


LOWE'S

Lakeland Park Center

 
FLOOR DECOR DICK'S
SPORTING GOODS.

 
ULTA BEAUTY five BELOW

 
ROSS DRESS FOR LESS NORTHERN
TOOL & EQUIPMENT

Market Square Shopping Center

  
Guitar Center bealls WINGS & THINGS
OUTLET

 
DOLLAR TREE WHICH WICH
SUPERIOR SANDWICHES


THE HOME DEPOT

US HWY 98 - AADT: 60,000

AAADT: 112,000

Market overview

3800 US Highway 98 N
Lakeland, FL

Lakeland, Florida overview:

Lakeland is one of the larger cities in Polk County and is situated approximately midway between Tampa and Orlando. It serves as a hub for the surrounding communities and offers a mix of urban and suburban living. It's approximately 35 miles east of Tampa and 55 miles southwest of Orlando. **Lakeland has a population of over 137,00 people and it is growing faster than 65% of similar sized cities.**

Polk County had a population of over 700,000 residents. **The population has been steadily growing, driven by factors such as economic development and the attractiveness of the region.**

Lakeland is home to various shopping centers and malls, **offering a mix of national and local retailers.** The Lakeland Square Mall is one of the major shopping destinations, featuring a range of stores, restaurants, and entertainment options.

Lakeland is home to Florida Southern College, a private liberal arts college known for its Frank Lloyd Wright architecture. **Southeastern University**, another private institution, is also located in the city.

The city is home to the corporate headquarters of **Publix Super Markets**, one of the largest supermarket chains in the Southeastern United States, **GEICO, Amazon, Lakeland Regional Health, Watson Clinic, Fedex, Summit Consulting, Marriot Vacations, and Lockheed Martin and many more.**

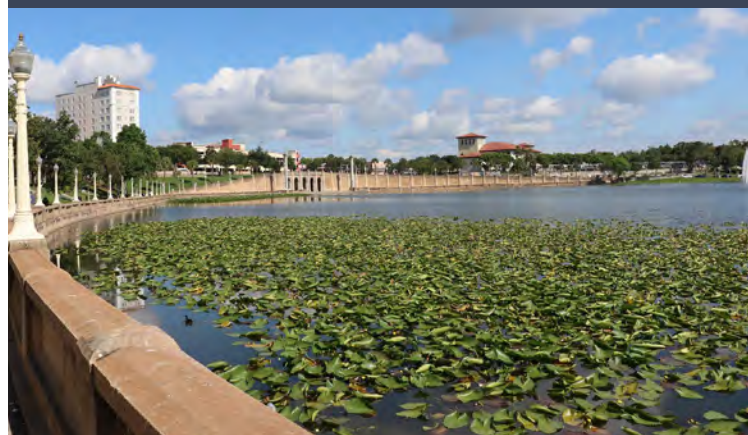
"One of the fastest growing cities in the United States" - Bay News 9



"Number 3 'Boomtown' in the Country" - WUSF



"By 2030, Polk County's Population is expected to increase by 20%" - Fox 13 News



Publix **amazon** **FedEx**

GEICO **LOCKHEED MARTIN** **CITY OF Lakeland**
www.lakelandgov.net

MARRIOTT VACATIONS WORLDWIDE **summit** **Lakeland Regional Health**

Market area map

3800 US Highway 98 N
Lakeland, FL



Walmart

Subject property

FedEx
Shipping Center

Lakeland Regional Health

Summit

Advance
Auto Parts
Distribution Center

ROOMS
TO GO
Distribution Center

amazon

MARRIOTT
VACATIONS
WORLDWIDE

Publix
Headquarters

LOCKHEED
MARTIN

Sam's
CLUB

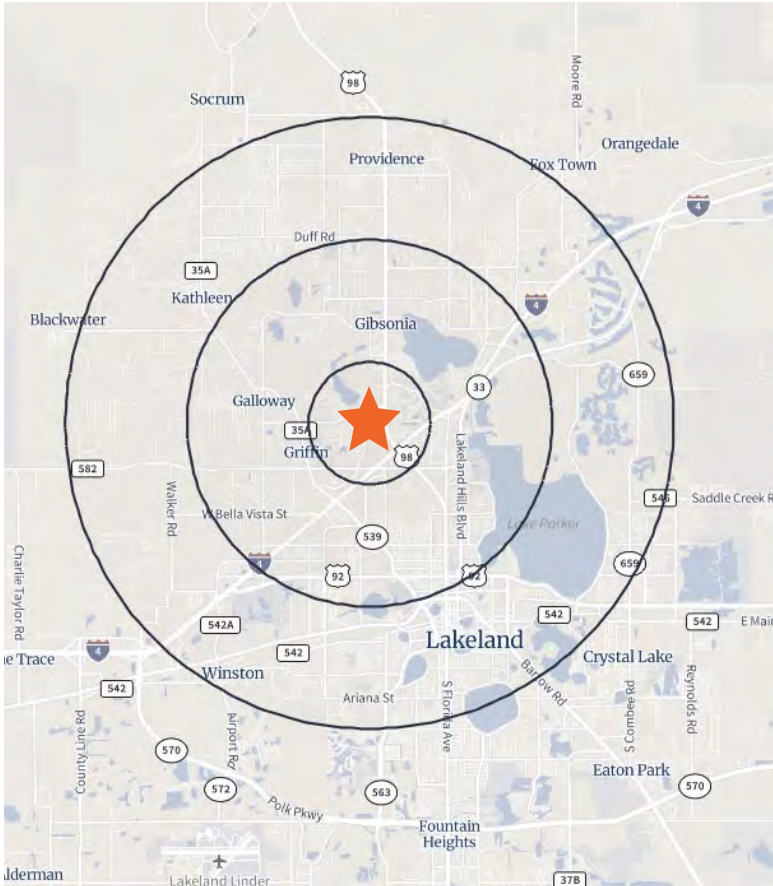
FlyLakeland
Lakeland Linder
International Airport

GEICO
Corporate Office

Target

Demographics

3800 US Highway 98 N
Lakeland, FL



Population: Over 136,260 people within a five mile radius.



Density: Over 52,271 households within a five mile radius.



Income: Average household income of \$84,334 within a five mile radius.



Home Value: Median home value of \$246,948 within a five mile radius.



Employment: Employment population of over 52,924 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	9,090	59,896	136,260
Median age	42.2	40.4	39.9
Median age (Male)	40.1	38.4	38.3
Median age (Female)	44.2	42.6	41.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,529	23,736	52,271
# of persons per HH	2.51	2.47	2.51
Average HH income	\$93,187	\$79,072	\$84,334
Average house value	\$257,476	\$246,225	\$246,948
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	398	1,934	4,364
Total employees	6,189	28,287	52,924

**If you would like to discuss this further,
please get in touch.**

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