



**FOR
LEASE**

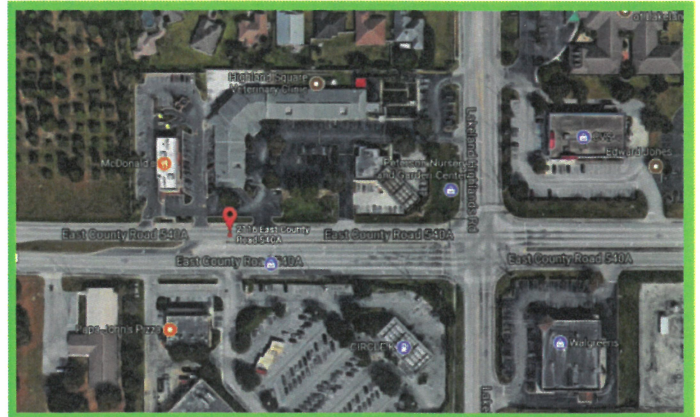
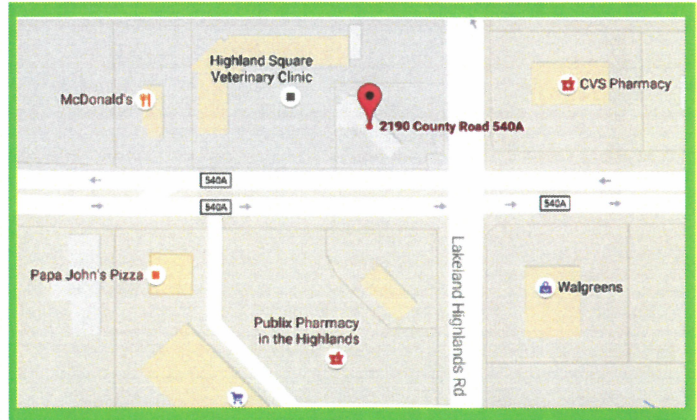
Highland Square

2116 - 2190 CR 540-A
Lakeland, FL 33813



PROPERTY HIGHLIGHTS

- 22,022 SF retail/medical plaza
- Situated at the northwest corner of the signalized intersection of CR 540-A and the Lakeland Highlands Road
- Near Watson Clinic Highlands medical facility
- Ideal visibility & an established location
- Space available for medical, office, or retail
- Minutes from the Polk Parkway & area hospitals
- Build-out incentives available
- Established tenants include Pizza Hut, Watson Clinic, and Peterson's Nursery



NATALIE IMIG

LEASING REPRESENTATIVE

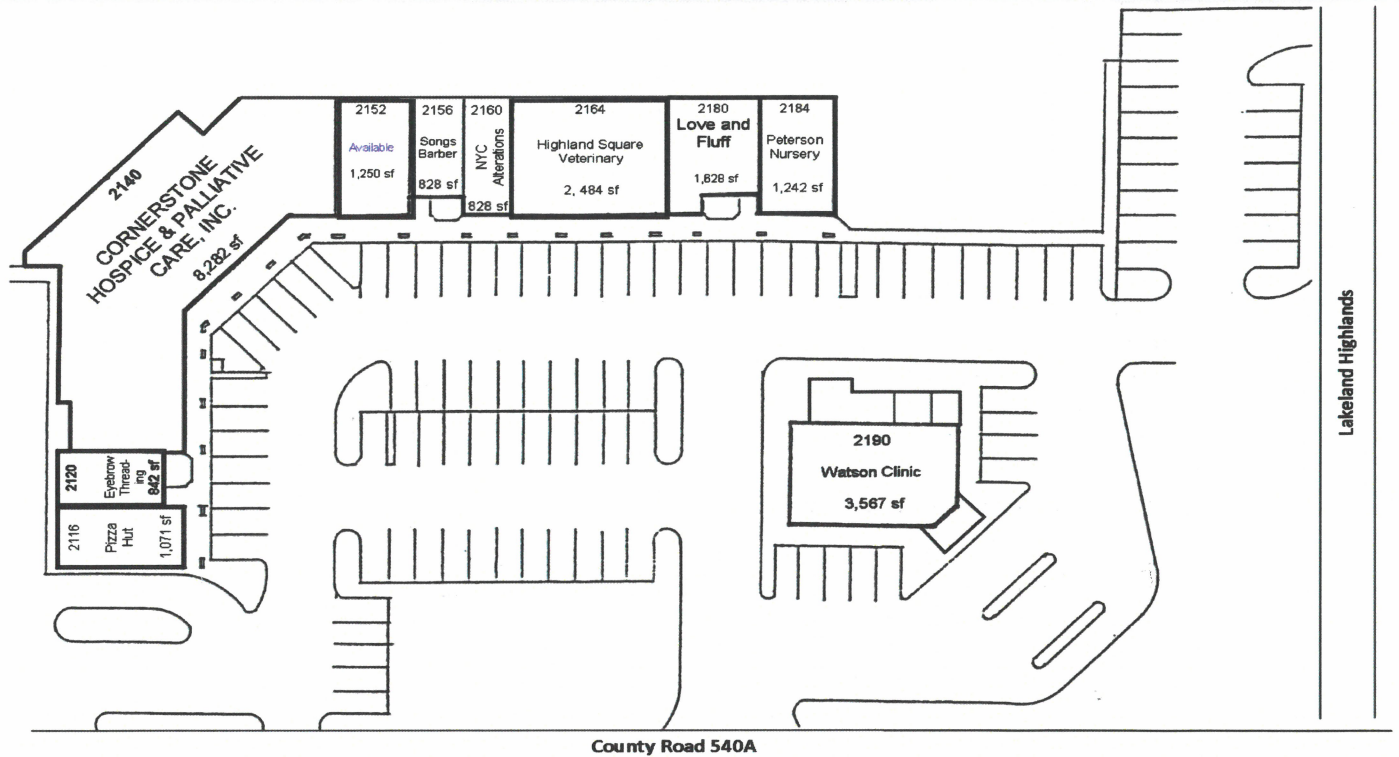
(863) 647 - 1581 x 215 | natalie@centuryretail.com

www.CENTURYRETAIL.com

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

Highland Square

2116 — 2190 County Road 540A, Lakeland, FL 33813



CENTURY RETAIL — WWW.CENTURYRETAIL.COM — 863.647.1581



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$130,176	\$111,507	\$90,129
# Households	2,281	16,006	36,417
Population	6,652	44,790	96,357
Daytime Population (Tot. Employees)	1,249	11,076	34,253
Median Age	42	401	40

Traffic Counts: 22,000 540A (FDOT 2021)

Source: Costar 2021

NATALIE IMIG

LEASING REPRESENTATIVE

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

www.CENTURYRETAIL.com

Visit CENTURYRETAIL.com to learn about all of our available properties.