



## FORMER



### Lakeland Square

3800 US Highway 98  
Lakeland, FL 33809

**101,240 GSF**

**84,825 SF Sales Floor**

**Land Size: 7.81 Acres**

**Levels: 1**

Property best suited for  
Retail, Entertainment, Storage  
and Medical users.



### Property Info

- Situated at the intersection of US Hwy 98 and 1-4. Lakeland Square Mall is the dominant regional mall that serves the immediate population of Lakeland, and greater Polk county.
- Co-Anchors include Dillard's, Burlington Coat Factory and JC Penney
- Area retailers include Beall's, Best Buy, TJ Maxx, Michael's, Staples, Target, Dick's Sporting Goods, Old Navy, Ross and Ulta.

### 2016 Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	8,440	53,674	121,697
DAYTIME POPULATION	7,043	27,342	51,319
AVERAGE HH INCOME	\$59,469	\$51,063	\$53,565
MEDIAN AGE	41.5	39.5	39.5

### Traffic Counts

US HIGHWAY 98	55,500
INTERSTATE 4	96,000

#### LOCAL CONTACT

**DAVID GIBSON**

(O) 813-739-8979

(C) 813-361-4641

DGIBSON@IRONGATEPROPERTYGROUP.COM

#### IRON GATE PROPERTY GROUP

8270 WOODLAND CENTER BLVD. SUITE 117

TAMPA, FL 33614

IRONGATEPROPERTYGROUP.COM

#### OWNED BY



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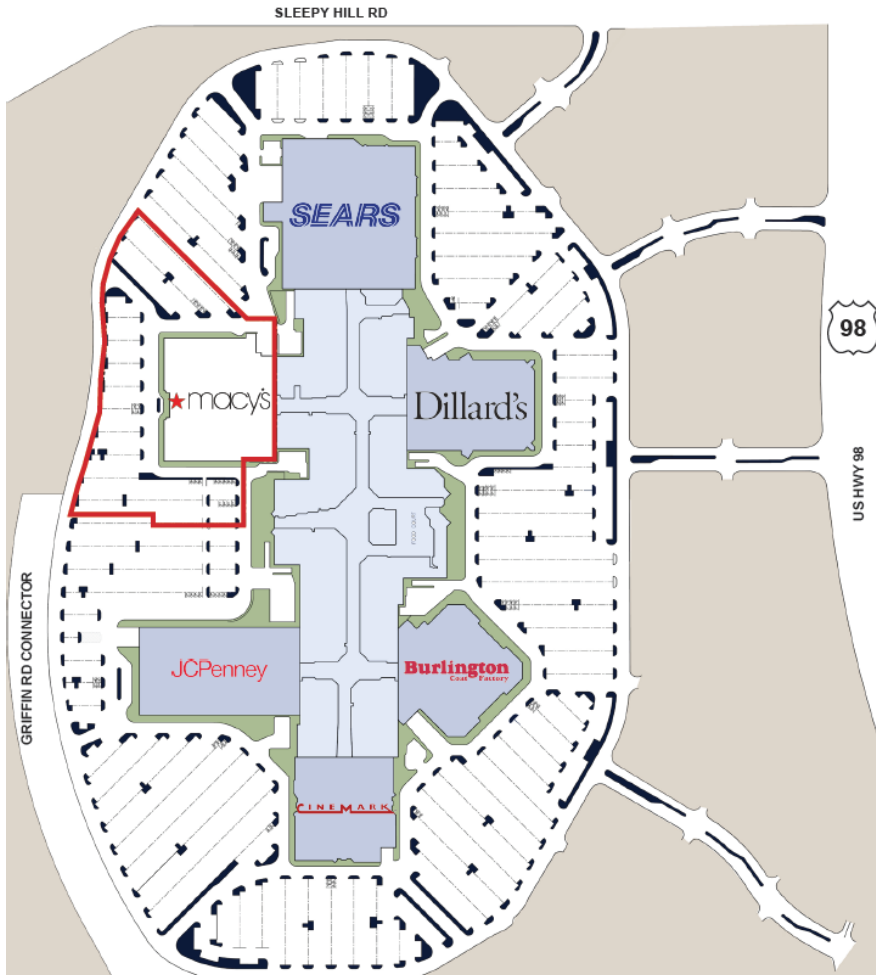


OUT OF THE BOX  
VENTURES

FORMER



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