

MERCHANTS WALK

3615 FLORIDA AVE S, LAKELAND, FL 33803

FOR LEASE



LOCATION DESCRIPTION

S Florida Ave (SR 37) and Drane Field Rd

PROPERTY HIGHLIGHTS

- 1,088 SF inline space coming available in one of Lakeland's premier power centers
- 241,196 SF anchored by Ross, Marshalls, Burlington, Ulta & Hobby Lobby
- Access on/off Polk Pkwy with multiple access points on S. Florida & Frontage
- The center sits at a major commuting corridor with strong surrounding demographics
- 1 mile from Lakeside Village Town Center
- Traffic Counts (AADT): S Florida Ave - 39,000



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,518	64,369	149,675
Daytime Population	11,532	68,207	160,376
Households	4,658	27,187	57,841
Average HH Income	\$72,882	\$76,421	\$74,943



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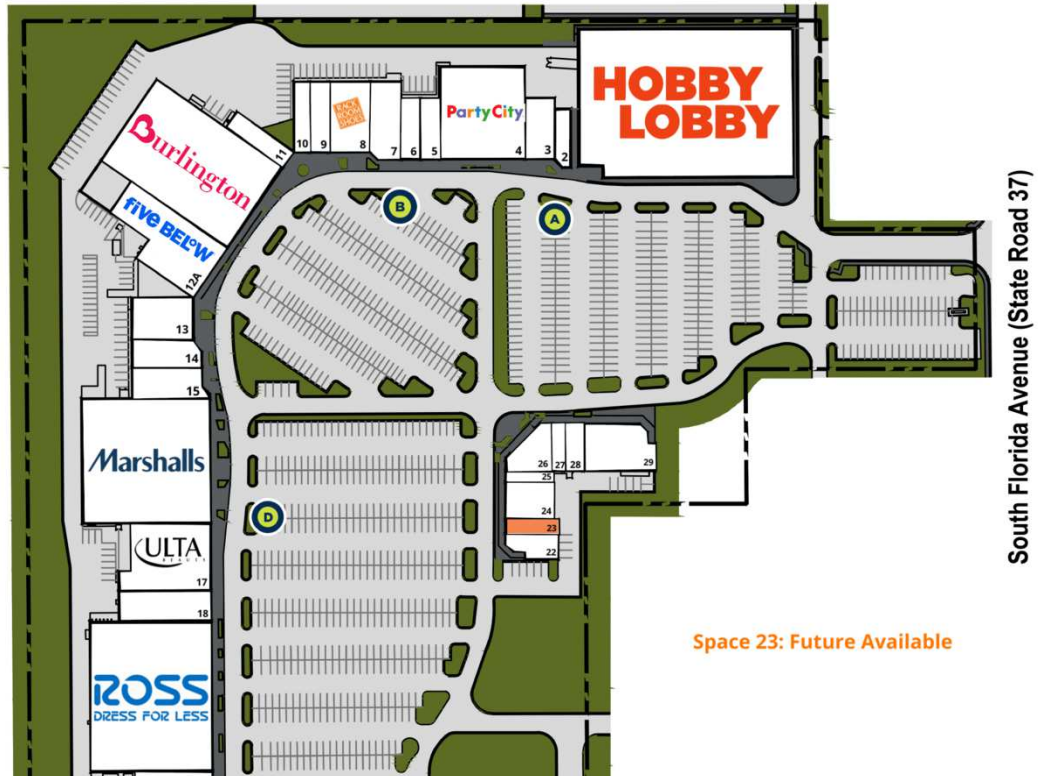
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SUITE	TENANT NAME	SPACE SIZE
1	Hobby Lobby	53,271 SF
2	First Choice Haircutters	1,470 SF
3	Pho Loc Tho	3,200 SF
4	Party City	13,200 SF
5	T-Mobile	2,000 SF
6	Geico Insurance	2,000 SF
7	The Smile Mission	3,950 SF
8	Rack Room Shoes	4,950 SF
9	Firehouse Subs	2,250 SF
10	At Lease	1,800 SF
11	Tranquility Nails & Day Spa	2,250 SF
12A	Five Below	9,500 SF
12B	Burlington Coat Factory	25,191 SF
13	America's Best Contacts & Eye	4,402 SF
14	Massage Envy	3,048 SF

SUITE	TENANT NAME	SPACE SIZE
15	Spencer's Gifts	3,700 SF
16	Marshalls	27,054 SF
17	Ulta	9,360 SF
18	Grapevine Wine & Spirits	4,800 SF
19	Ross Dress for Less	30,846 SF
20	Hibbett Sports	6,500 SF
21	Kekes Breakfast Cafe	4,491 SF
22	OneMain Financial	1,977 SF
23	Available	1,088 SF
24	Affordable Care	2,700 SF
25	Miracle Ear	900 SF
26	Il Forno	2,805 SF
27	Jubilee Jewelers	925 SF
28	Sport Clips	1,475 SF
29	Food + Beer	5,344 SF



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