

FOR LEASE



## PROPERTY DESCRIPTION

Town & Country Square is a Publix anchored shopping center located at the corner of Griffin Road and Kathleen Road approximately half a mile off the I-4 Exit. The property provides easy access to I-4 and the rest of the Lakeland market. It sits approximately 2 miles from Lakeland Regional Hospital.

## PROPERTY HIGHLIGHTS

- Publix Anchored Shopping center in a well establish residential area in Lakeland
- Co-Tenants: Subway, H&R Block, Humana, Great Clips, Metro PCS and many more
- Traffic Counts: Kathleen Rd - 18,000 AADT & Griffin Rd - 13,700 AADT

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	15
<b>Available SF:</b>	1,600 - 2,400 SF
<b>Building Size:</b>	65,142 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,028	20,399	50,091
<b>Total Population</b>	5,194	52,138	125,910
<b>Average HH Income</b>	\$69,303	\$53,497	\$59,283

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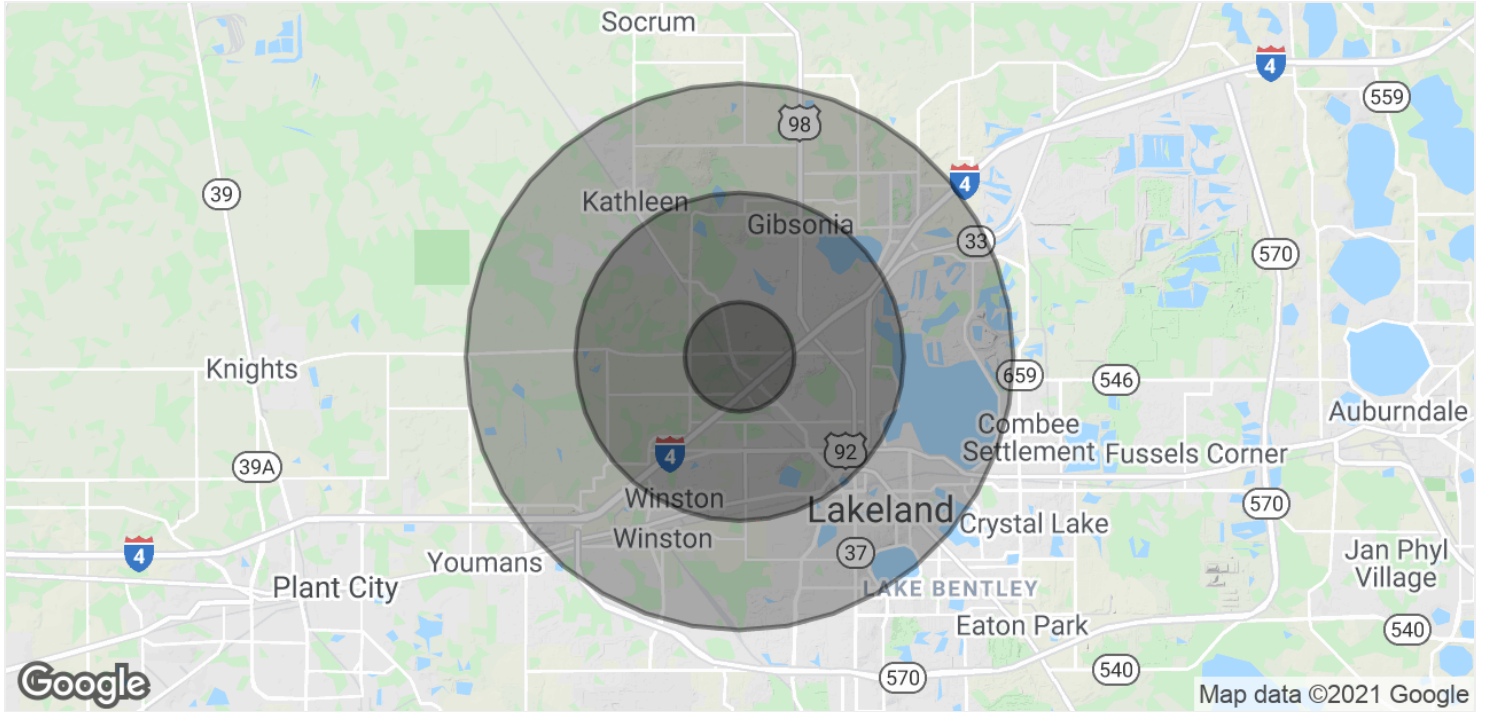
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Subway	A101-102	1,600
Great Clips	A103	800
Dry Cleaners	A104	1,502
Vacant	A105	1,600
Publix	Anchor	37,866
Sahara Liquor	B201-202	3,200
Metro PCS	B203	1,600
Nail Salon	B204	1,600
Jewelery	C205	1,200
H&R Block	C206	1,200
China Star	C207	1,200
Romeo's Pizza	C208	2,880
Humana	D209-212	4,244
Lakeland Chiropractic	D213-214	2,250
Vacant	OP	2,400

TOTALS/AVERAGES

65,142



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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	5,194	52,138	125,910
<b>Average age</b>	47.9	40	40.2
<b>Average age (Male)</b>	45	37.8	38.4
<b>Average age (Female)</b>	50.1	42	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	2,028	20,399	50,091
<b>Average HH income</b>	\$69,303	\$53,497	\$59,283

\* Demographic data derived from 2021 US Census