



4011-4159 US HIGHWAY 98 N, LAKELAND, FL 33809

SHOPPES OF LAKELAND

1,600 – 2,000 SF RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY
DETAILS

PROPERTY HIGHLIGHTS

- High visibility power center located in Lakeland, Florida
- Close proximity and visibility off Interstate 4
- Features several national big box anchors including Ashley Homestore, TJ Maxx, Burlington, Michaels, Petco, and Dollar Tree
- High traffic counts along US-98: 58,000 AADT, and I-4: 103,500 AADT

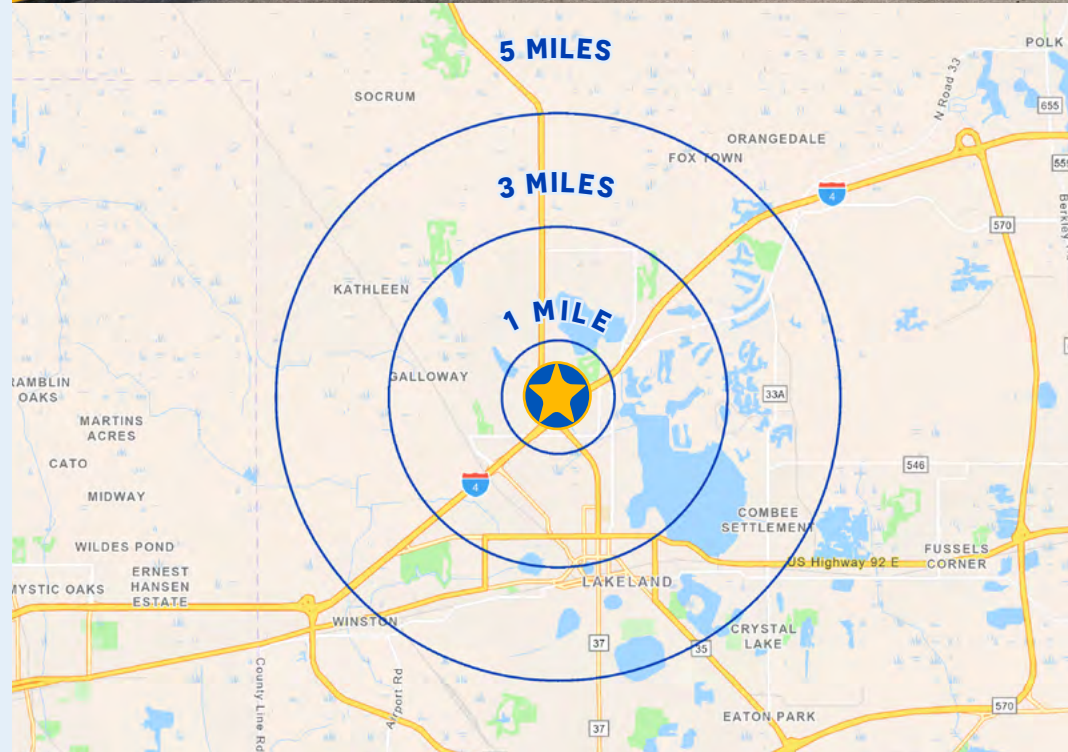
CO-TENANTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,346	59,561	140,039
DAYTIME POPULATION	14,243	67,599	143,552
MEDIAN HH INCOME	\$47,177	\$51,416	\$52,905
TOTAL HOUSEHOLDS	4,238	23,841	53,623

SOURCE: ESRI



SITE PLAN



● AVAILABLE ○ LEASED

SUITE	TENANT	SF	SUITE	TENANT	SF
1	Ashley Furniture	45,371	14	Jackson Hewitt Tax Service	1,600
2	TJ Maxx	27,169	15	Sally Beauty Supply	1,600
3	Studio Blue Salon Suites	4,000	16	Coming Available (Built-Out Dental Office)	1,600
4	Michaels	23,001	17	Villa Spa Nails	1,200
5	Burlington Stores	25,031	18	Firehouse Subs	2,000
8	Moe's Southwest Grill	2,200	19	Petco	12,982
9	Men's Warehouse	4,800	20	AT&T Mobility	2,916
11	Panera Bread	4,800	21	Eye Doctors Optical Outlet	2,000
12	Coming Available	2,000	22	Keke's Breakfast Cafe	4,000
13	Sports Clips	1,200	23	Dollar Tree	10,000

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