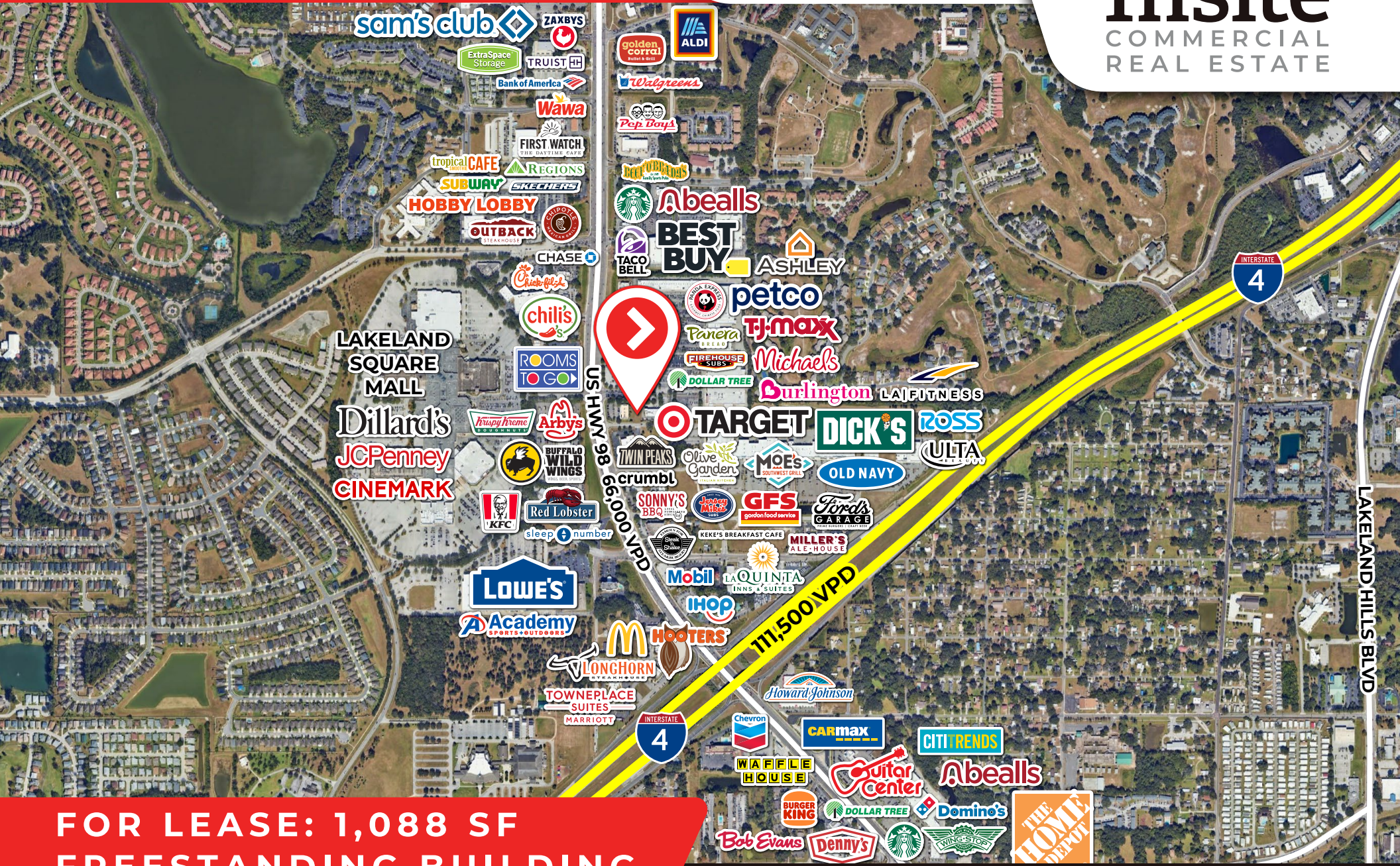


# AVAILABLE

**ROCWELL**  
DEVELOPMENT

**Insite**  
COMMERCIAL  
REAL ESTATE



**FOR LEASE: 1,088 SF  
FREESTANDING BUILDING**

1057 SHARON DR, LAKELAND, FL 33809

**JEN WARD**  
407-252-2444



## PROPERTY HIGHLIGHTS

- Located just off of I-4 exit (111,500 VPD) with full access to US 98 (66,000 VPD).
- Outparcel to Super Target and located directly across from Lakeland Square Mall.
- Visibility from US 98 and main entrance to shopping center. Monument sign available.
- 16 parking spaces per 1,000sf including 8 high traffic supercharging stations.

## 2025 DEMOGRAPHICS



Population	1 Mile	11,718
	3 Miles	61,109
	5 Miles	142,077



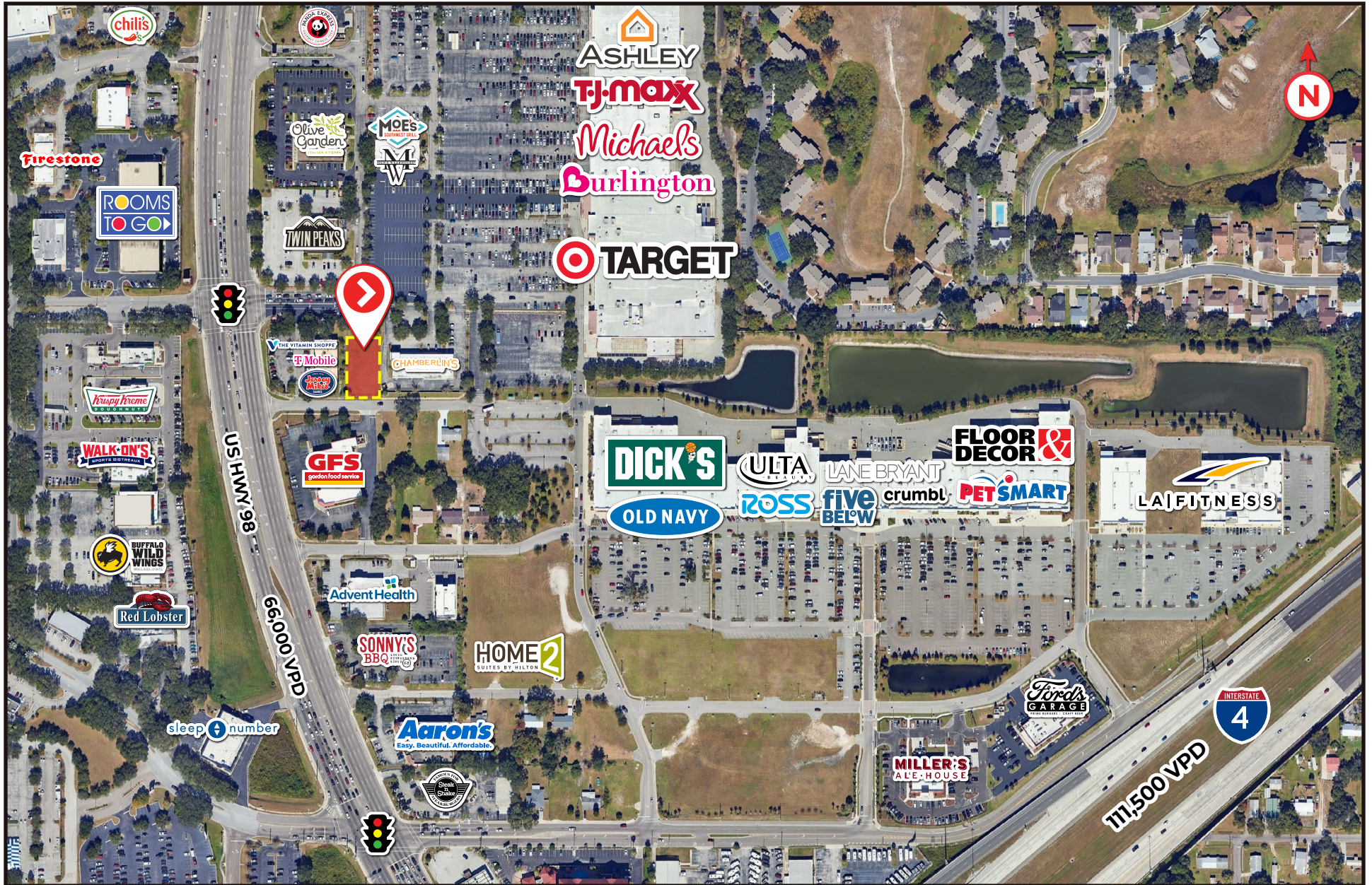
Employees	1 Mile	5,331
	3 Miles	23,126
	5 Miles	47,814



Average Household Income	1 Mile	\$91,294
	3 Miles	\$82,741
	5 Miles	\$89,061



Households	1 Mile	4,914
	3 Miles	24,305
	5 Miles	54,692



## Estimated Annual Visits

5/1/2025 - 4/23/2026

Estimated # of Customers

884K

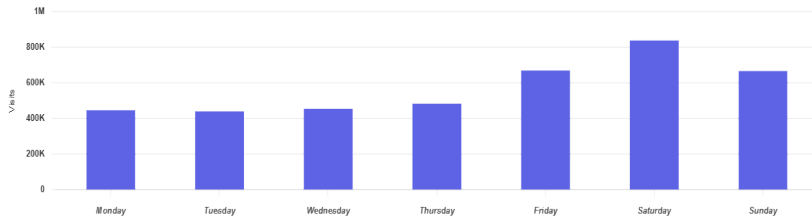
Estimated # of Visits

4M

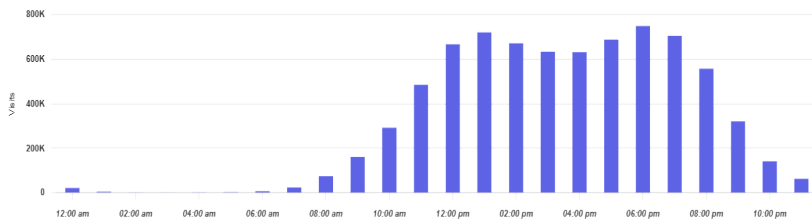
Average Visits/Customer

4.53

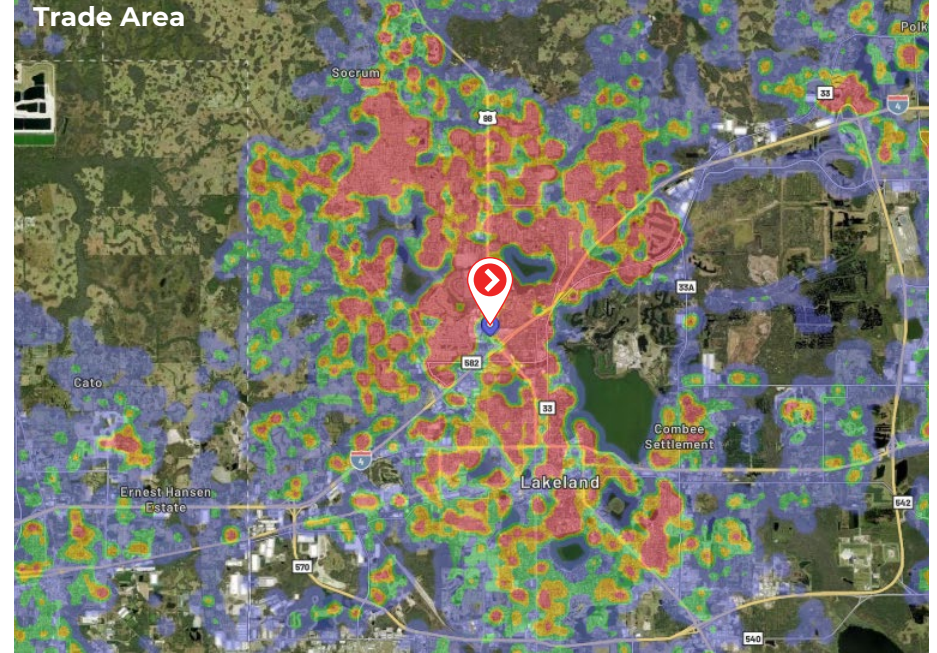
## Daily Visits



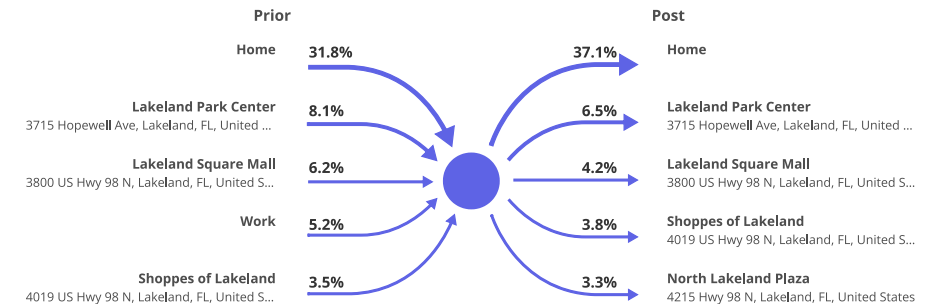
## Hourly Visits



## Trade Area



## Customer Journey



FOR MORE  
INFORMATION  
PLEASE CONTACT

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