



Lakeside Village





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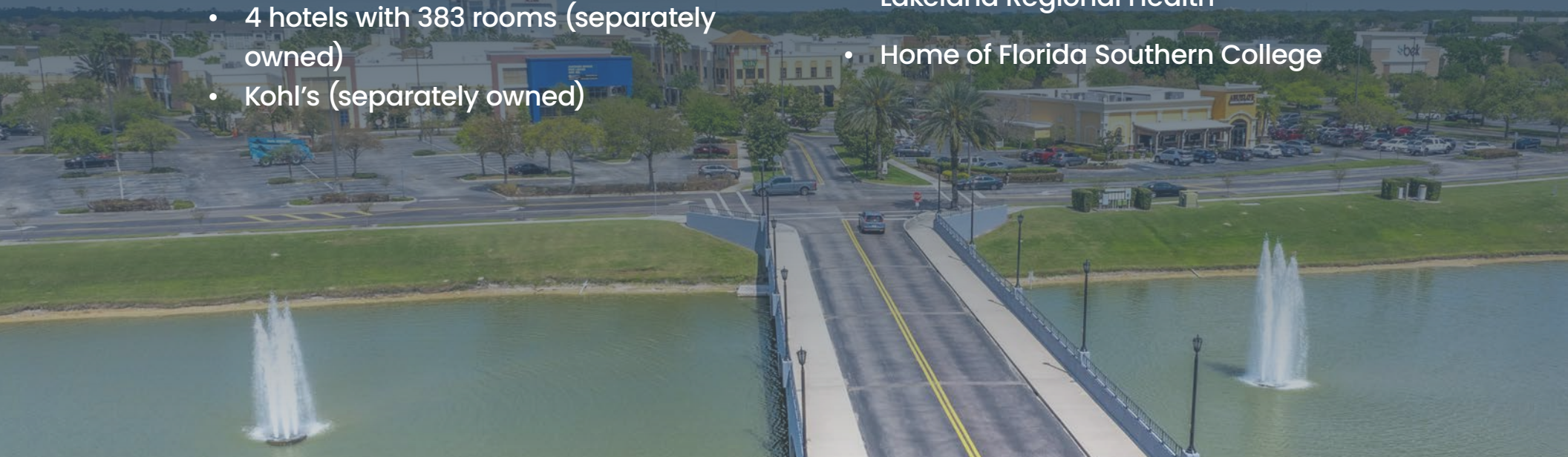
1379 Town Center Drive Lakeland, FL 33803



Lakeside Village

1379 TOWN CENTER DRIVE LAKELAND, FL 33803

- 381,652 retail SF in open-air mixed-use and theater-anchored center
- Mix of over 75 tenants serving residents and visitors including:
 - retail, fitness, and food & beverage offerings
 - 18 screen IMAX theater
 - second level office, over 45,000 sf
 - 4 hotels with 383 rooms (separately owned)
 - Kohl's (separately owned)
- Located in Lakeland, FL in Polk County, the second fastest growing county in the US
- Well situated between Tampa and Orlando on Polk Highway (SR-570), just 5 miles from Interstate 4
- Corporate presence: Publix headquarters, GEICO, Amazon Fulfillment Center, and Lakeland Regional Health
- Home of Florida Southern College





LAKESIDE VILLAGE

POPULATION

1 Mile: 3,225

3 Mile: 56,387

5 Mile: 147,660

HOUSEHOLDS

1 Mile: 1,803

3 Mile: 34,308

5 Mile: 57,137

AVERAGE HH INCOME

1 Mile: \$112,265

3 Mile: \$91,679

5 Mile: \$88,070

ANNUAL VISITS

Foot traffic exceeds
5 million per year

PLACER.AI

DAILY TRAFFIC

26,832 VPD –
Harden BLVD

28,166 VPD –
Polk PKWY

LAND AREA

88.02 Acres

ZONING

PUD

LAKELAND, FL

4th

FASTEST GROWING
PLACES

US News & World Report

3rd

TOP BOOMTOWN
IN AMERICA

Lendingtree

3rd

TOP METRO AREAS HOME-
BUYERS ARE MOVING INTO

Freddie Mac

30th

BEST PERFORMING
CITIES

Milken Institue

LAKELAND AND SURROUNDING MARKETS




Lakeside Village

33 MILES

62 MILES

TAMPA

ORLANDO

Chasin Dreams Arena

LAKELAND, FL

Kathleen

LAKELAND SQUARE MALL

Gibsonia

Lower Green Swamp Nature Preserve

Tenoroc Public Shooting Sports

Tenoroc Public Use Area

Camp Margaritaville
Auburndale
Top rated

LAKE PARKER PARK

WEBSTER PARK NORTH

TIGERTOWN

I-4

DOWNTOWN LAKELAND

Saddle Creek Park

Combee Settlement

Fussells Corner

Bonnet Springs Park

Lakeland

Crystal Lake

HARDEN BLVD

DIXIELAND

LAKE BENTLEY

Youmans

Winston

Lakeside Village



Publix

LAKELAND LINDER INTERNATIONAL AIRPORT

Eaton Park

Circle B Bar Reserve

Florida Air Museum

FOUNTAIN HEIGHTS

POLK PKWY (SR-570)

Medulla



NOTABLE TENANTS

belk

NORDSTROM
rack

KOHL'S

BAM!
BOOKS-A-MILLION

J.CREW
FACTORY

carter's®

chico's

VS
VICTORIA'S SECRET

JOURNEYS

francesca's

WPAW GANG
BAKERY & GROOMING

Ideal Image®

ANN TAYLOR
LOFT

JOS. A. BANK
- FORMALWEAR -

VERSONA

AT&T

verizon✓

Bath
& Body
Works®

GOLF ETC.®
LAKELAND

FLEET FEET

sunglass hut

PINK

pure barre®

Soma
INTIMATES

PANDORA



NOTABLE FOOD & BEVERAGE

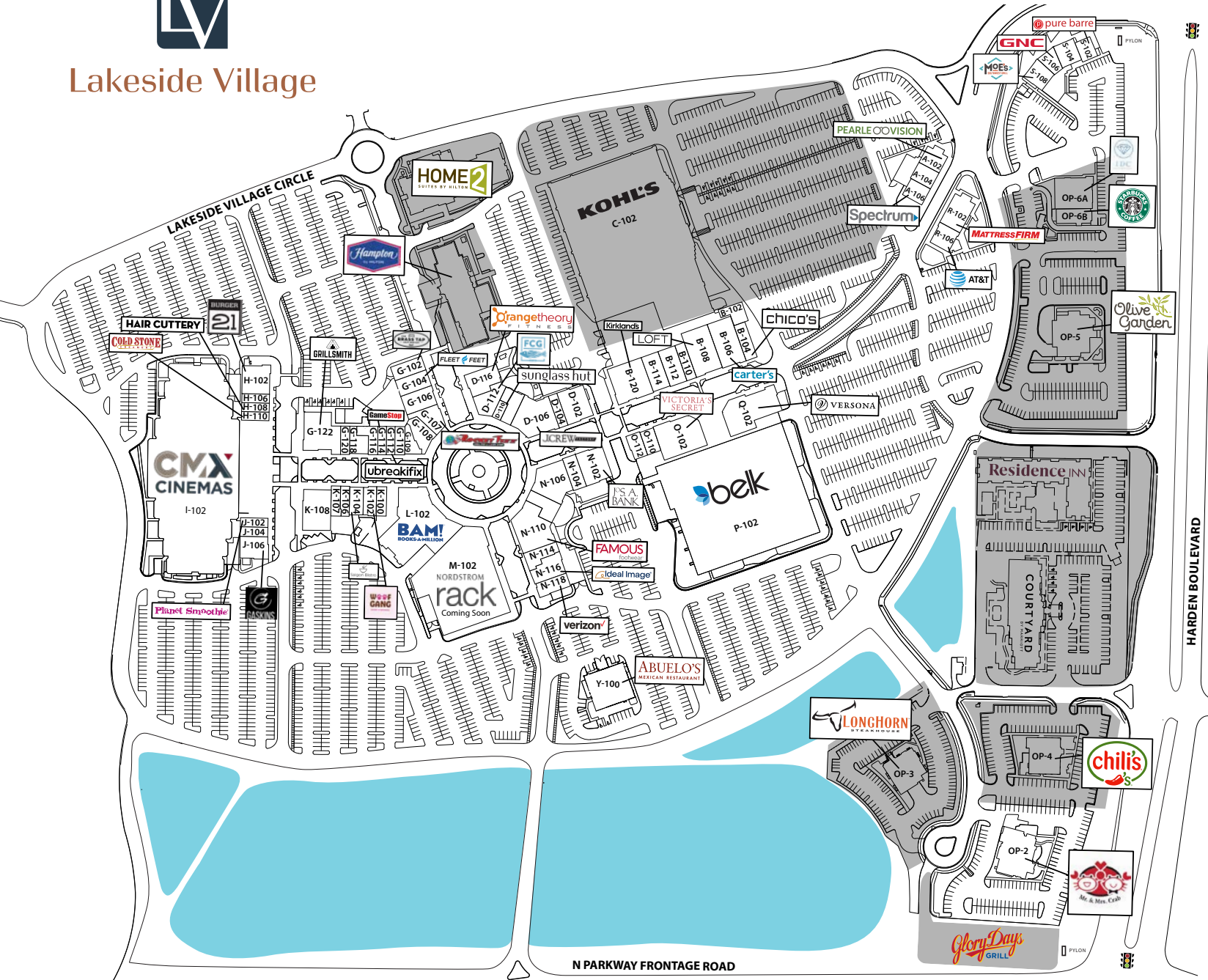




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LAKESIDE VILLAGE

Lakeland, FL



Suite	Tenant	Area (SF)
A-102	Pearl Vision	
A-104	Heartland Dental	
A-106	Spectrum-BrightHouse	
B-102	HearUSA	
B-104	Chico's	
B-106	Carter's	
B-108	Loft	
B-110	Francesca's	
B-112	Bath & Body Works	
B-114	Soma	
B-120	Kirkland's Home	
D-102	Daydreams Spa	
D-104	Daydreams Spa (expansion space)	
D-106	J Crew Factory	
D-110	Sunglass Hut	
D-112	Fish City Grill	
D-116	Orange Theory	
G-102	The Brass Tap	
G-104	Fleet Feet	
G-106	Golf, Etc.	
G-107	Rocket Fizz	
G-108	Journey's	
G-109	Waxing The City	
G-110	Thai Sushi	
G-112	Ubreak iFix	
G-114	Gamestop	
G-116	AVAILABLE	1,809
G-118	Max's Jewelry	
G-120	Claire's Boutique	
G-122	Grillsmith	
H-102	Burger 21	
H-106	Lee Nails	
H-108	Hair Cuttery	
H-110	Coldstone Creamery	
I-102	CMX Theater	
J-102	Planet Smoothie	
J-104	Pizzeria Valdiano	
J-106	Gaskins Barbecue	
K-100	AVAILABLE	1,362
K-102	Woof Gang Bakery	
K-104	Saigon Bistro	
K-106	AVAILABLE	1,227
K-107	AVAILABLE	1,358
K-108	K-Pot	
L-102	Books-A-Million	
M-102	Nordstrom Rack <i>Coming Soon</i>	
N-102	Jos. A Bank	
N-104	Amelia Paige Boutique	
N-106	AVAILABLE	5,532
N-110	Famous Footwear	
N-114	Paint Nail Bar	
N-116	Ideal Image	
N-118	Verizon Wireless	
O-102	Victoria's Secret	
O-110	Yates & Hagan	
O-112	Pandora	
P-102	Belk	
Q-102	Verona	
R-102	Mattress Firm	
R-106	AT&T Mobility	
S-102	Purre Barre	
S-104	Louis Pappas Market	
S-106	GNC	
S-108	Moe's Southwest Grill	
Y-100	Abuelo's	
OP-2	Mr. and Mrs. Crab	
OP-5	Olive Garden	
TOTAL		381,652

Vacant Separately Owned Outparcel

Landlord does not covenant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

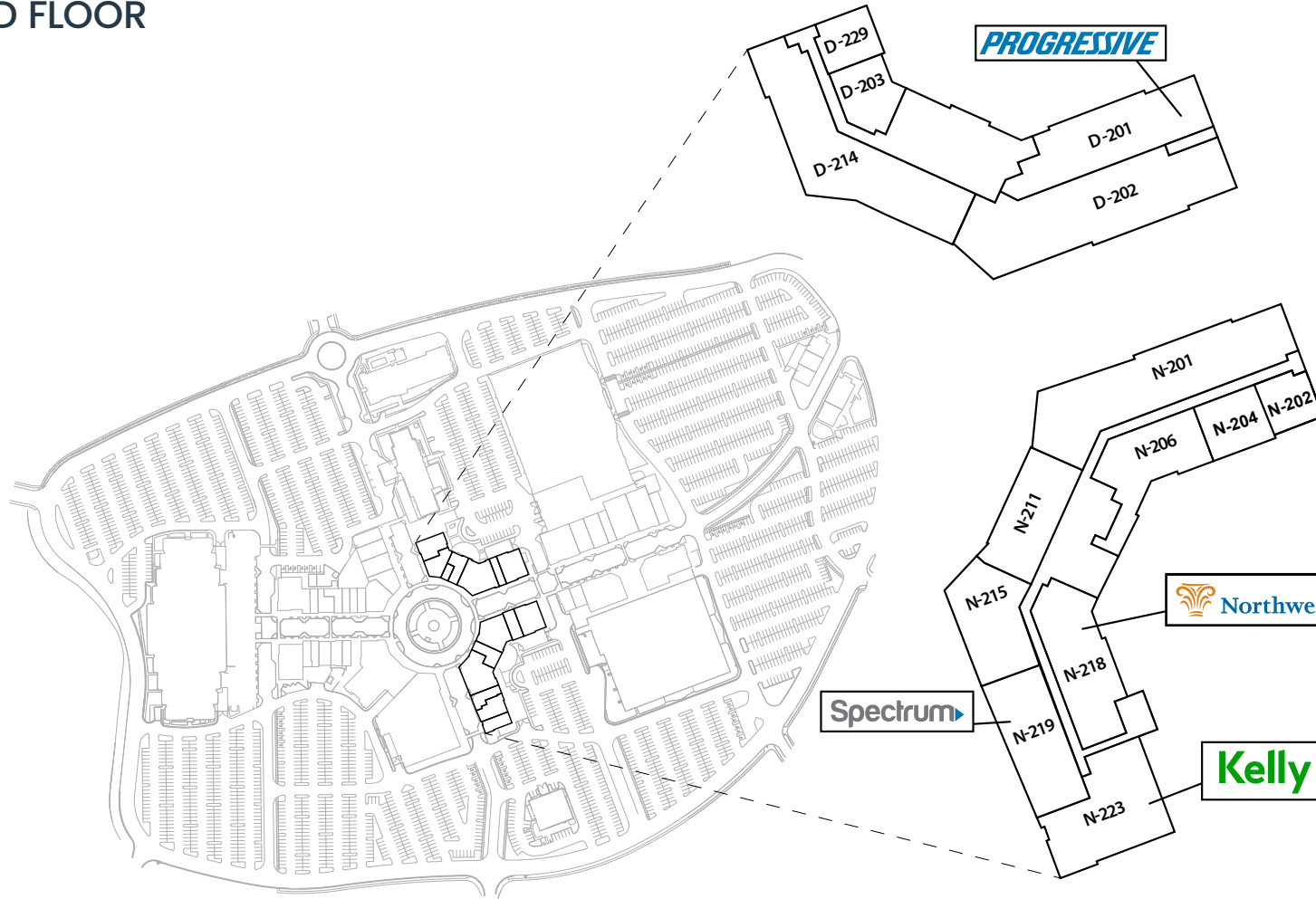


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Lakeside Village

2ND FLOOR



LAKESIDE VILLAGE

Lakeland, FL

Suite	Tenant	Area (SF)
D-201	Progressive	
D-202	AVAILABLE	6,475
D-203	Midwestern Construction	
D-214	Dewberry Engineers	
D-229	Management Office	1,108
N-201	Sola Salons	
N-202	Patriot Growth Insurance	
N-204	AVAILABLE	1,383
N-206	Alliance	
N-211	Sola Salons	
N-215	The Ison Law Firm	
N-218	Northwestern Mutual	
N-219	Spectrum Reach	
N-223	Kelly Services	
TOTAL		45,923

Vacant
 Separately Owned Outparcel

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FOOD
&
BEVERAGE





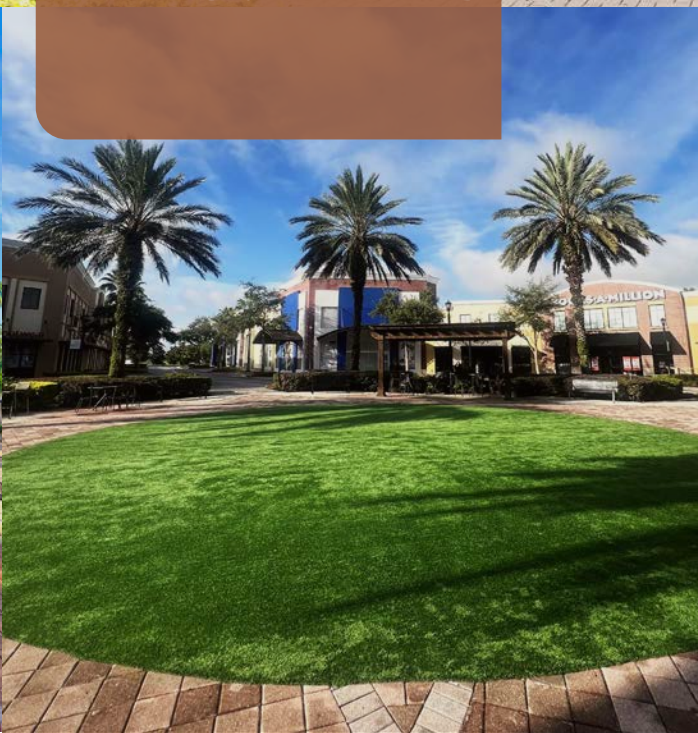


25+
EVENTS ANNUALLY





PROPERTY IMPROVEMENTS





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For leasing information,
please contact:



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