

Publix #1171 - Highland City Town Center

5185 US Highway 98 S
Lakeland, FL 33812
Lat 27.969, Long -81.883

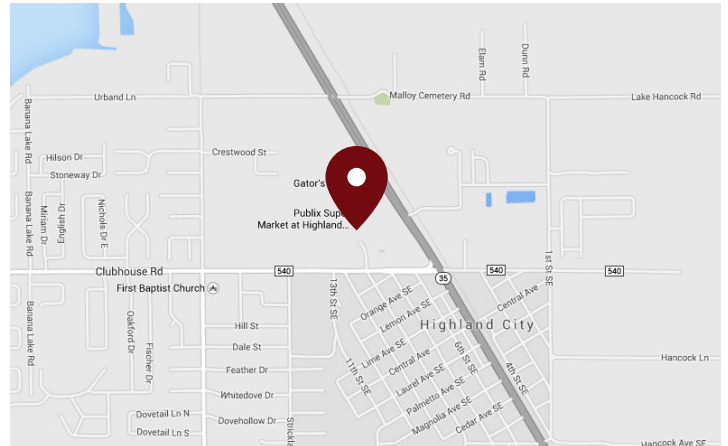
FOR LEASE



1,080 - 3,038 SF & OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the High Traffic Signalized Intersection of Highway 98 South and Clubhouse Road
- 2.3 Miles South of the Polk Parkway and Polk State College
- 2.3 Miles North of the New 100 Acre Lakeland Regional Medical Center
- 7.0 Miles North of Bartow / SR-60
- Walking Distance to Ariva, a New Fully-Leased Luxury Apartment Complex with 312 Units
- Walking Distance to Fort Fraser Trail, which is a 7.75 Mile Jogging/Biking Trail that Extends from Lakeland to Bartow
- Combined Traffic Count: 59,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,335	29,396	81,504
Daytime Population	3,686	21,893	75,045
Total Households	1,624	10,422	30,122
Avg. HH Income	\$96,877	\$111,389	\$100,329

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #1171 - Highland City Town Center

5185 US Highway 98 S
Lakeland, FL 33812
Lat 27.969, Long -81.883



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
3	Publix	45,600	4B	Great Clips	1,400	8C	AVAILABLE	1,200
1A	Dairy Queen	1,750	4C-4D	Lee Spa Nails	2,800	8D	AVAILABLE	1,080
1BC	Palace Pizza	2,450	5A	Highland Dental Clinic	1,400	8E	Subway	1,320
1D	Love Chiropractic	1,400	5B-5C	Select Physical Therapy	2,800	9A	Linksters Taproom	1,200
2A	AVAILABLE	3,038	5D	Bamboo Wok	1,400	9B	Epic Realty Group	1,200
2B-2C	AVAILABLE (40 x 70)	2,800	6A	Gators Dockside	5,600	9CD	Road & Trail Bicycles	2,400
2D-2E	Hibachi Express	2,800	7	Petsense	5,600	9E	Savory Thai	1,200
2F	NBT Discount Liquor	1,400	8A	Baja Heat Tanning Salon	1,200	OP	Wells Fargo	
4A	GNC	1,400	8B	Verizon	1,200			
							TOTAL 95,638	

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #1171 - Highland City Town Center

5185 US Highway 98 S
Lakeland, FL 33812
Lat 27.969, Long -81.883

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **146,000**

EST. # OF VISITS ANNUALLY

 **862,000**

AVG. VISITS / CUSTOMER

 **5.90**

AVG. LENGTH-OF-STAY / VISIT

 **32 MIN**

TOP 3 DAYS



Sunday	148,995
Saturday	140,380
Friday	122,134

OF VISITS

TOP 3 HOURS

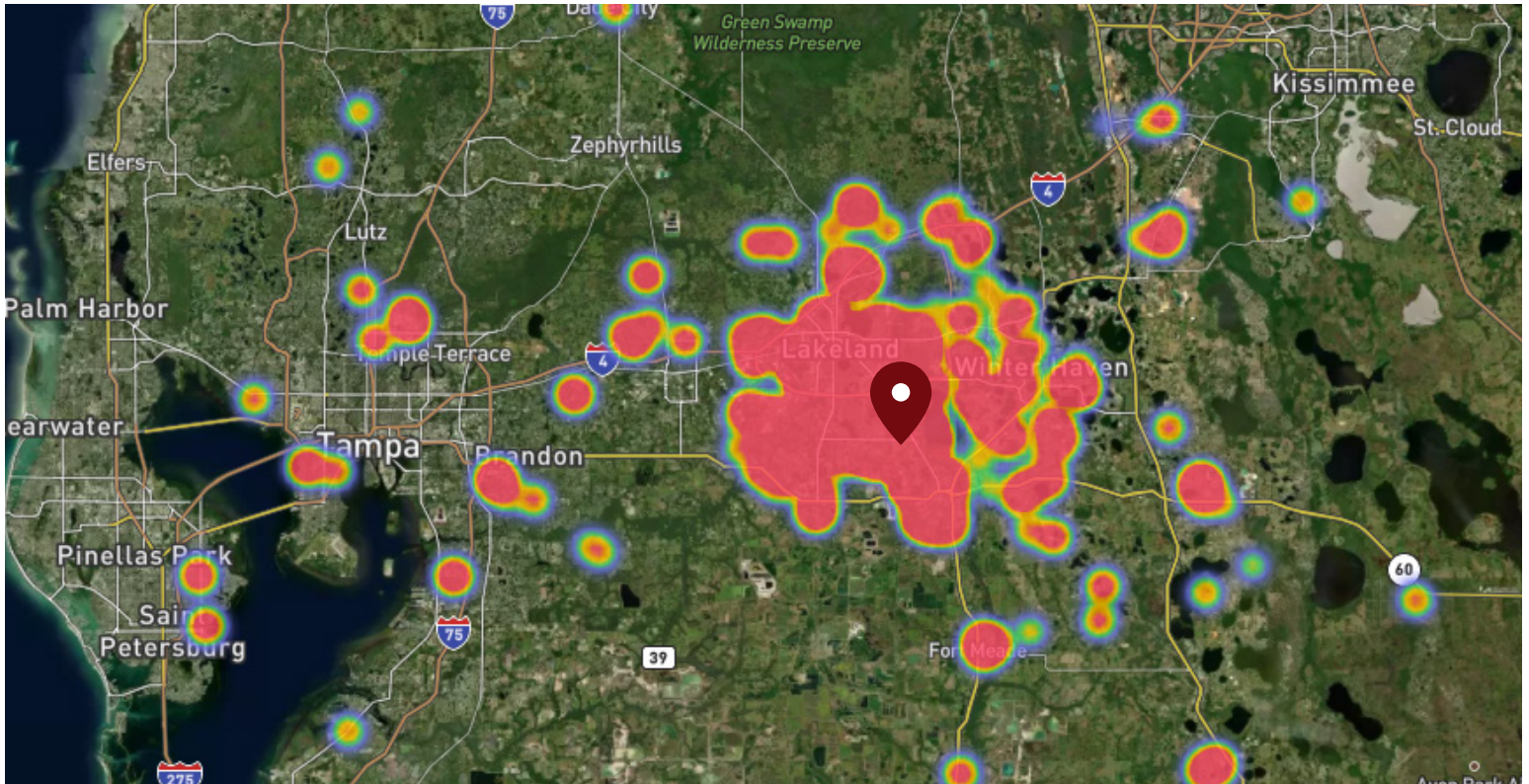


5-6 PM	157,252
6-7 PM	140,447
4-5 PM	139,687

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com