

# 5275 US Highway 98

Lakeland, FL 33812

2,307 SF / 0.9 AC Opportunity



## Property Highlights

- + Outparcel to Publix-Anchored Center that averages 1.8 million visits annually
- + Excellent Site-Level Visibility & Road Facing Signage
- + Signalized Intersection Near Polk Pkwy Expressway
- + Close Proximity to Lakeland Regional Medical Center, Polk State College, and 3 miles to Polk Parkway
- + Strong traffic count with 56,500 AADT along US 98/Bartow Rd and 13,000 AADT along Clubhouse Rd

## Notable Nearby Tenants

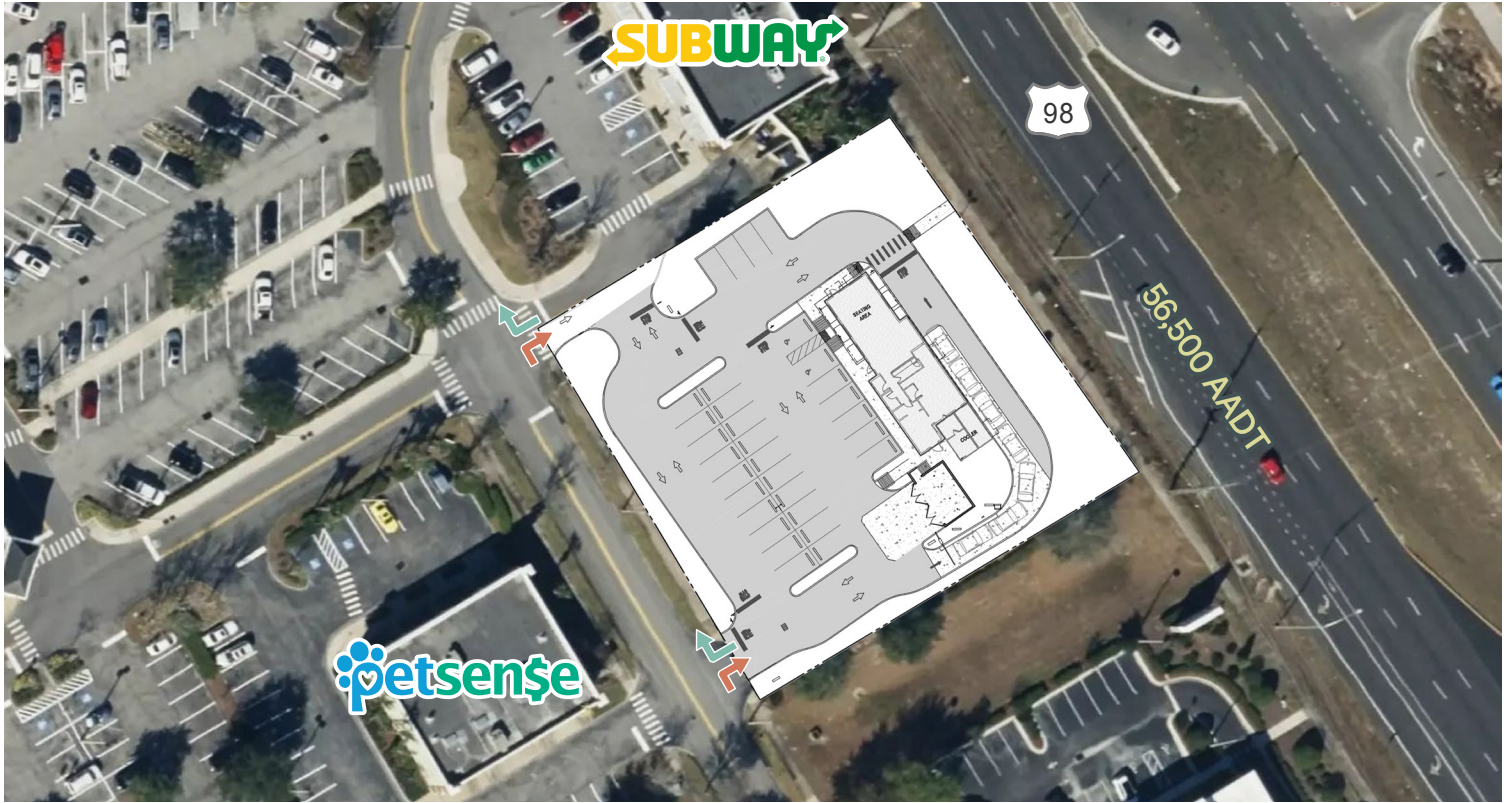


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For Lease

# Site Plan



## Foot Traffic Overview



256,600

Est. # of Customers Annually



1.8M

Est. # of Visits Annually



7.02

Avg. Visits / Customer



32 min

Avg. Length-of-Stay / Visit

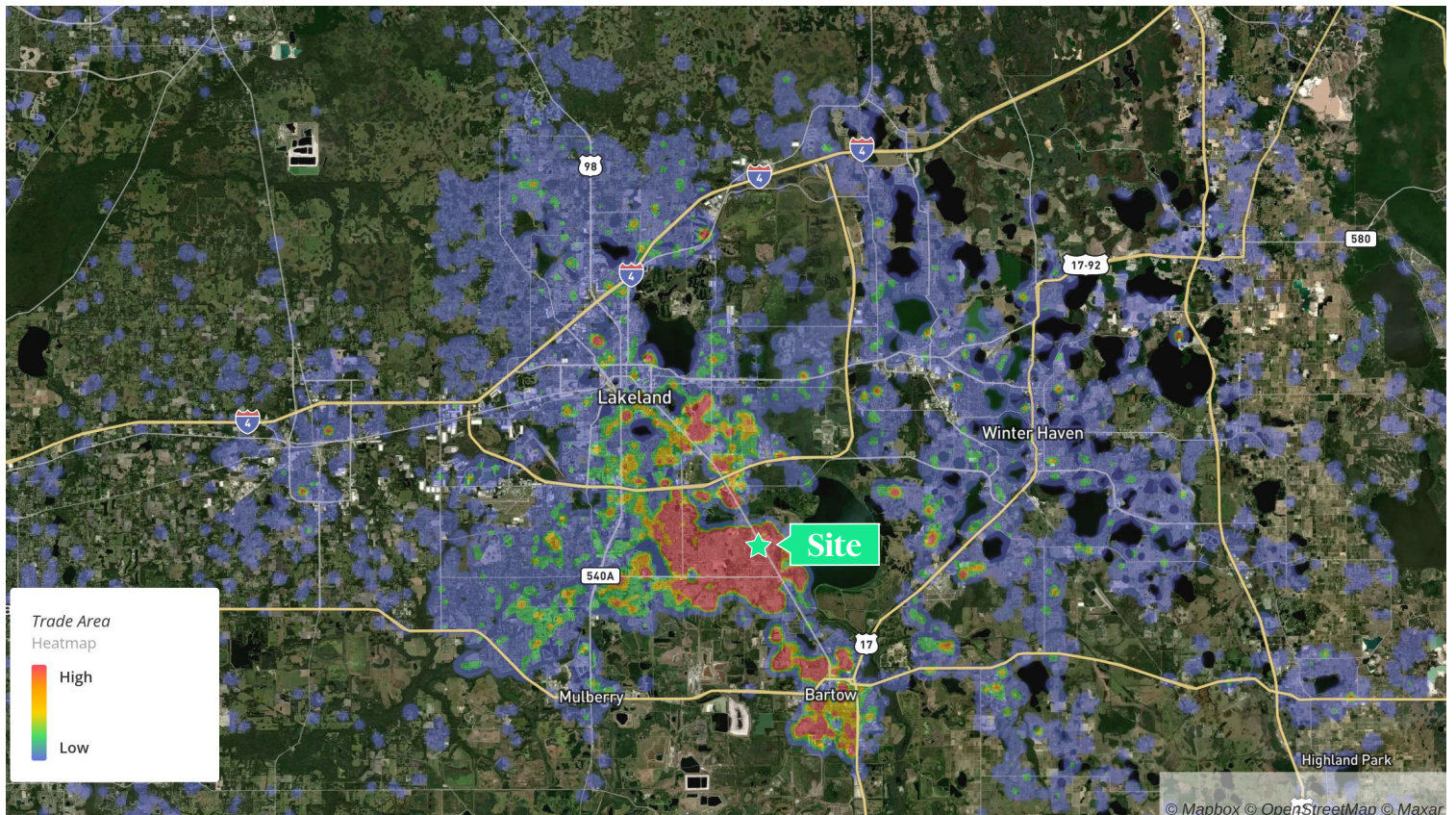


Saturday	290,081
Friday	279,048
Sunday	261,991
<b>Top 3 Days</b>	<b># of Visits</b>

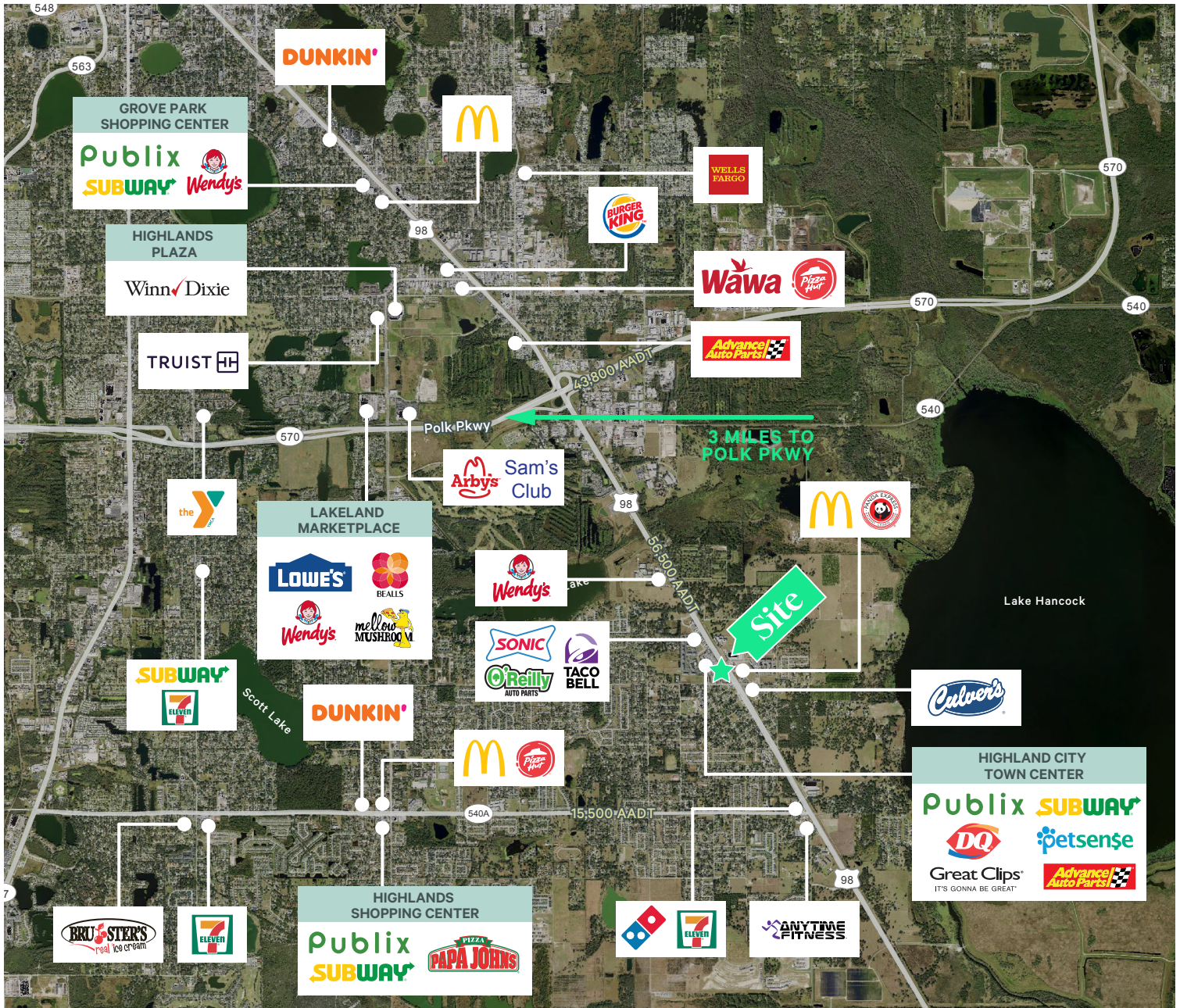


6-7 pm	297,372
5-6 pm	239,945
12-1 pm	265,889
<b>Top 3 Hours</b>	<b># of Visits</b>

## Site Visit Density



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



## Contact Us

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	6,097	29,931	81,123
Median Age	38	40	40
Households	2,256	10,584	29,833
Average Household Income	\$101,206	\$113,134	\$104,361

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