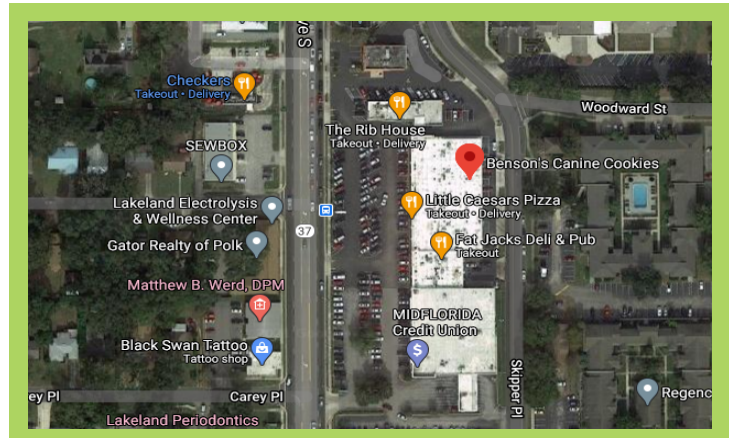
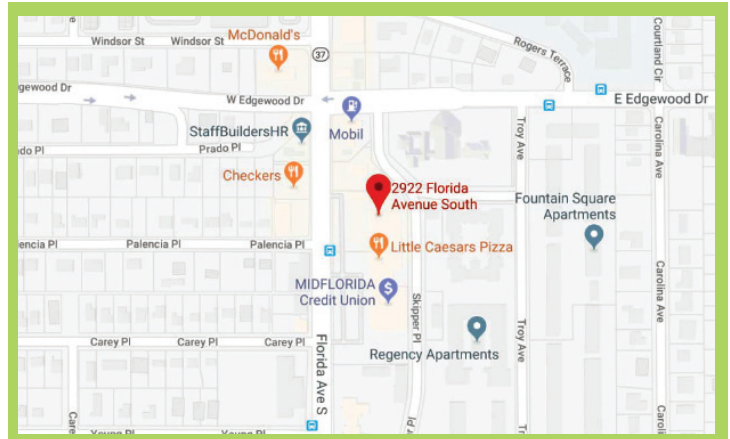




PROPERTY HIGHLIGHTS

- 29,482 SF of retail space
- Prime location at the signalized intersection of S Florida Ave & Edgewood Dr
- Premier shopping center in one of the most sought after Lakeland locations
- High traffic area with excellent visibility. Minutes from Lakeside Village & Lake Hollingsworth Residential area
- Excellent long term tenants include Fat Jack's Diner, Sally Beauty Supply, Little Ceasars, F45 Fitness and more!
- Tenant improvement allowance available
- Ample parking area



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LEASING REPRESENTATIVE

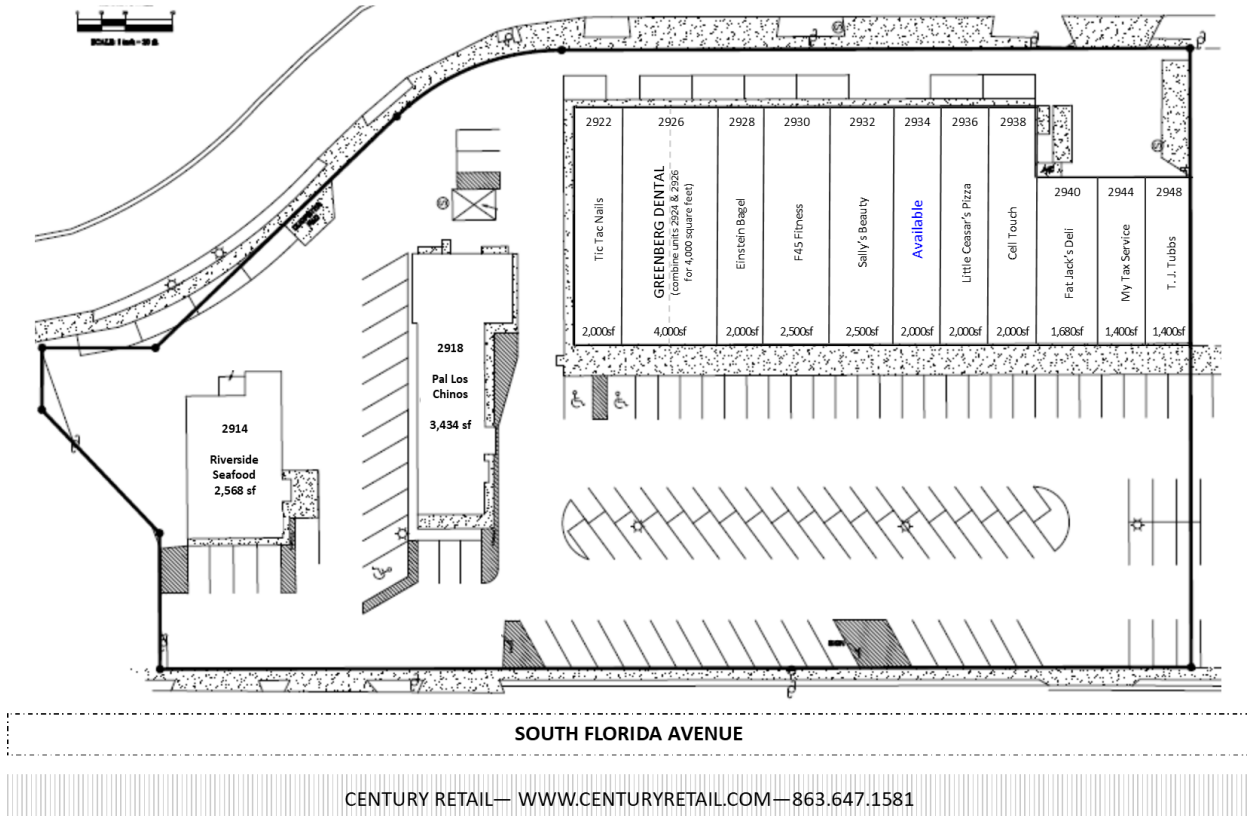
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This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.

Edgewood Plaza

2914 S Florida Ave, Lakeland, FL 33803



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$72,655	\$64,309	\$65,607
# Households	4,335	27,853	59,337
Population	10,279	67,882	153,868
Daytime Population (Tot. Employees)	5,934	40,661	77,016
Median Age	4	40	40

Traffic Counts: 36,000 (FDOT 2025)

Source: Costar 2019

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