

Restaurant Ready Walmart Outparcel

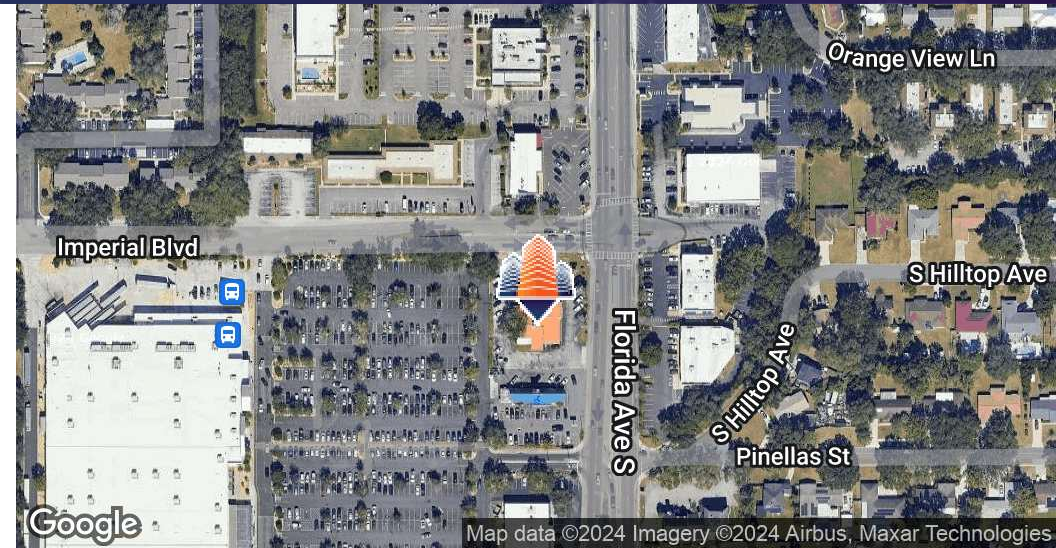
3437 S Florida Ave, Lakeland, FL 33803

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free Standing 2nd Generation Restaurant space with Patio
- Signalized Corner
- Outparcel to Walmart which gets 2.8m visits per year
- 36,000+ cars on S Florida Ave
- No Restrictions from Walmart or neighboring Parcels
- Exclusive Parking Spots and Signage
- Minutes from Polk Pkwy which sees 46,500+ cars

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,623 SF
Lot Size:	0.75 Acres
Building Size:	4,623 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,691	28,589	59,239
Total Population	10,644	70,293	153,677
Average HH Income	\$89,875	\$87,441	\$87,648

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PROPERTY PHOTOS



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RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,644	70,293	153,677
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,691	28,589	59,239
# of Persons per HH	2.26	2.30	2.48
Average HH Income	\$89,875	\$87,441	\$87,648
Average House Value	\$332,854	\$334,728	\$328,204

Demographics data derived from AlphaMap

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