

# Village Plaza – Lakeland, FL

4310 US Hwy 98 N, Lakeland, FL 33809



- Size: 160,000 SF
- **Availabilities include:**
  - Former Party City –12,000 SF**
  - Former Big Lots– 32,383 SF**
- Strong tenants such as Hobby Lobby, Tropical Smoothie, Chipotle OP, Renovated Outback OP, etc
- Extremely Regional market and dense market with 121,000+ people in a 5 mile radius
- Lakeland was ranked the #6 fastest grown MSA in the US
- Ideally located on Highway 98 with 55,000 cars per day
- Deal making landlord with flexible lease terms

<b>Demographic Overview:</b>			
	1 Mile	3 Mile	5 Mile
Population	12,000	59,000	137,000
Average HH Income	\$63,000	\$53,000	\$69,000

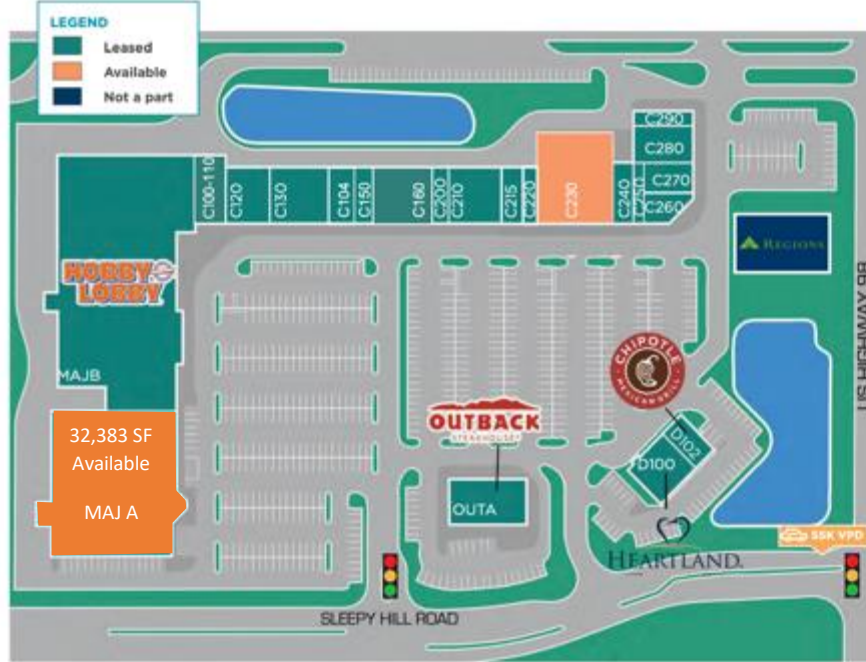
PLEASE CONTACT KEVIN KUSH OR BEN BOLZ FOR ADDITIONAL INFORMATION:  
504-402-1645 OR KEVIN@PMAT.NET OR BEN@PMAT.NET

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## Site Plan & Tenant Roster



SUITE	TENANT	AREA
C100-110	Tsacca Boba Tea	3,340
C120	Armed Forces Recruiting	4,440
C130	China MeiWei	5,920
C140	Coast Dental	2,900
C150	Armed Forces Recruiting	1,540
C170	Crafty Crab	5,920
C200	Tropical Smoothie	1,480
C210	Once Upon A Child	4,440
C215	Cosmo Prof	2,960
C220	Beautiful You	1,480
C230	Vacant	12,000
C240	Miracle Ear	1,480
C250	Bush Nails	980
C260	Subway	2,200
C270	Fancy Q Sushi	1,874
C280	Sanitas	4,608
C290	Amscot	1,600
D100	Village Pl. Dental	4,107
D102	Chipotle	2,139
MAJA	Vacant	32,383
MAJB	Hobby Lobby	55,000
OUTA	Outback	8,163
OUTC	Regions Bank	NAP
<b>Total</b>		<b>158,960</b>



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