

# BARCLAY PLACE SHOPPING CENTER

## 4901-4997 US Highway 98 North | Lakeland, FL 33809



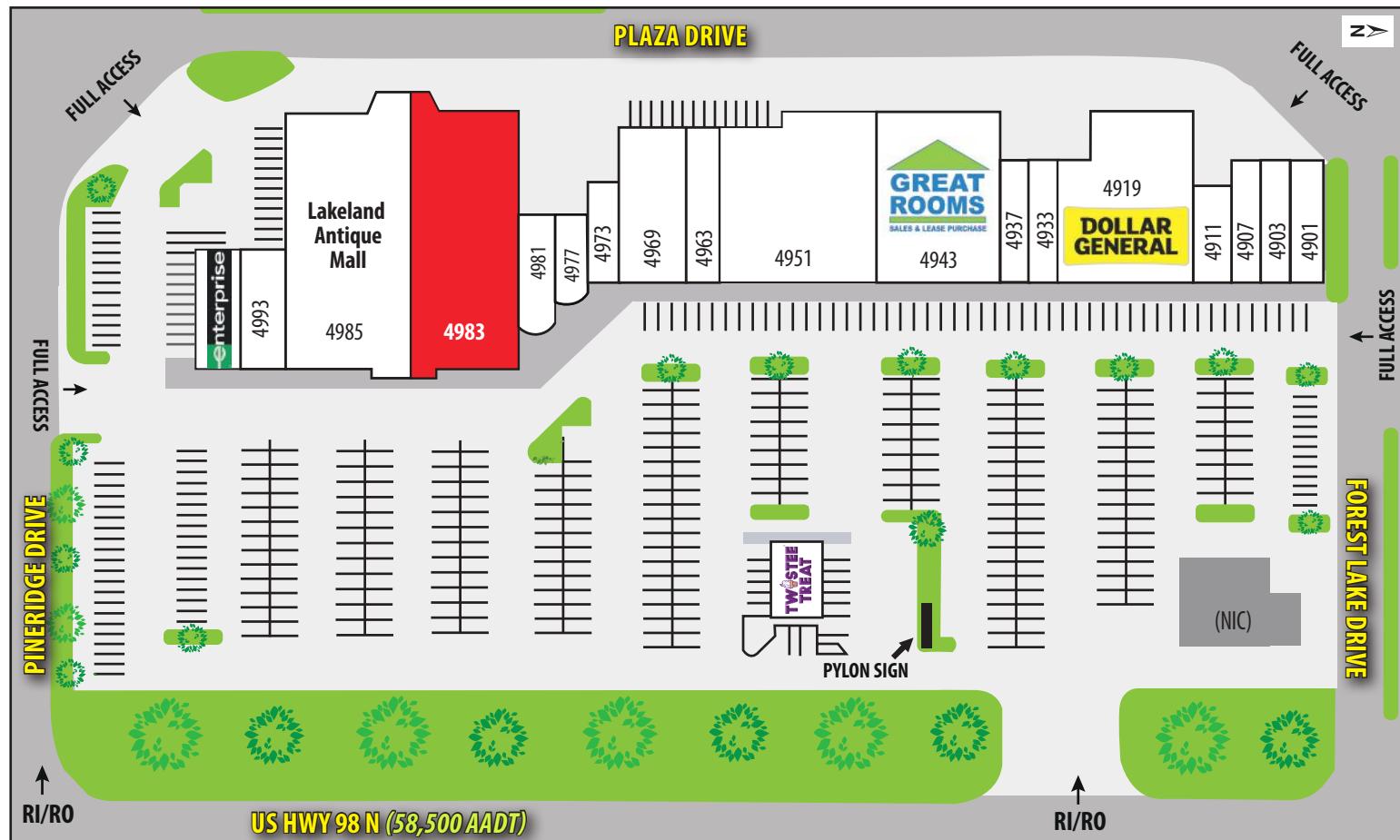
### PROPERTY HIGHLIGHTS:

- Excellent visibility and access from US Hwy 98 N and located approximately 1.5 miles north of I-4
- Adjacent to Aldi
- Population of more than 123,000 within a five mile radius
- Average household income greater than \$89,000 within a five mile radius
- Traffic Counts exceed 58,500 AADT
- Prominent pylon signage available
- Shopping Center GLA: 84,899

| KEY DEMOS                    | 1 MILE      | 3 MILES  | 5 MILES  |
|------------------------------|-------------|----------|----------|
| <b>POPULATION</b>            |             |          |          |
| 2025 Estimated Population    | 11,818      | 63,112   | 123,472  |
| 2025 Estimated Households    | 5,379       | 25,165   | 48,188   |
| <b>INCOME</b>                |             |          |          |
| 2025 Estimated Avg HH Income | \$98,367    | \$91,221 | \$89,382 |
| <b>AGE</b>                   |             |          |          |
| Median Age                   | 44          | 39       | 39       |
| <b>DAYTIME DEMOS</b>         |             |          |          |
| Number of Businesses         | 549         | 2,433    | 5,472    |
| Number of Employees          | 3,548       | 20,359   | 41,609   |
| Total Daytime Population     | 7,712       | 42,867   | 86,637   |
| <b>TRAFFIC COUNTS</b>        |             |          |          |
| US Highway 98                | 58,500 AADT |          |          |

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| UNIT        | TENANT                          | SF            |
|-------------|---------------------------------|---------------|
| 4997        | Enterprise Rent-A-Car           | 1,293         |
| 4993        | \$1.99 Dry Cleaners             | 1,495         |
| 4985        | Lakeland Antique Mall           | 18,225        |
| <b>4983</b> | <b>AVAILABLE SOON</b>           | <b>13,464</b> |
| 4981        | Mr. Pollo Mexican Grill         | 1,772         |
| 4977        | Noxi Nails                      | 1,372         |
| 4973        | Jet's Pizza                     | 1,419         |
| 4969        | Greenberg Dental & Orthodontics | 4,000         |
| 4963        | Philly Cheese Steak & Wings     | 2,000         |
| 4951        | Wild Greg's                     | 11,548        |

| UNIT | TENANT                          | SF    |
|------|---------------------------------|-------|
| 4943 | Great Rooms                     | 9,070 |
| 4937 | The UPS Store                   | 1,600 |
| 4933 | First Lakeland Tag Agency North | 1,610 |
| 4919 | Dollar General                  | 8,880 |
| 4911 | Wash World                      | 1,800 |
| 4907 | Mel's Kitchen                   | 1,400 |
| 4903 | Vapor Unlimited                 | 1,540 |
| 4901 | Lux Barber Studio               | 1,660 |
| OP/1 | Twistee Treat                   | 1,200 |

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