

LAKELAND INTERSTATE 4 OUTPARCEL LAKELAND, FLORIDA FOR SALE

1.02 acre outparcel available for purchase directly along Interstate 4 in front of Lakeland Park Center.



PROPERTY HIGHLIGHTS

Located at the super-regional retail submarket for Mid-Florida & Polk County, this Interstate 4 visible outparcel in front of Lakeland Park Center is an unmatched opportunity for fee-simple ownership for any retail or restaurant brand.

1.02 acres zoned PD, rough-graded, utilities to property line

Advent Health is proposed for a 25,000 SF ER facility within the expansion area

Next to Fords Garage + Millers Ale House along Interstate 4

Accessible to US 98 via three intersections :
Crevasse St (signalized),
Woodland Dr,
Breezewood Dr

ADDRESS & LAT / LONG :

825 Lakeland Park Center Dr - Lakeland, FL
33809

28.089211, -81.966301



AREA DESCRIPTION



The buzz of energy along US 98 at the intersection of Interstate 4 with over 1 million square feet of retail is all within reach of this highway visible outparcel.

This property is well positioned within the highly desirable Lakeland submarket with an established demographic base and continued growth & development

Join Dicks Sporting Goods, Ulta Beauty, Floor & Decor, Northern Tool, Petsmart, Esporta Fitness, Advent Health, Old Navy, Ross, Ford's Garage, Millers Ale House within Lakeland Park Center

Neighboring brands include Target, Best Buy, Bealls, Burlington, Hobby Lobby, Petco, Michaels, Olive Garden, Chick-Fil-A, Chipotle, Chilis, Panera, Outback, First Watch, Hooters, Longhorn



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,334	58,998	139,900
POPULATION GROWTH - ANNUAL	1.4%	1.4%	1.3%
DAYTIME POPULATION	7,275	31,587	57,336
AVERAGE HH INCOME	\$63,812	\$66,516	\$68,050

TRAFFIC COUNTS

INTERSTATE 4	103,500 AADT
US 98	58,000 AADT



98

58,000 AADT



Proposed Hotel

TARGET

DICK'S

ROSS

FLOOR DECOR

FD2

ESPORTA

SONNY'S BBQ

Under Contract
Advent Health
Hospital

MILLER'S WAREHOUSE

IHOP

Ford's GARAGE

INTERSTATE
FLORIDA
4

103,500 AADT

SITE

N

LAKELAND PARK CENTER DRIVE

Outparcel 1
CS&AC

Phase II



LOWE'S
Let's Build Something Together

98

58,000 AADT

Advent Health

MILLER'S ALE HOUSE

Ford's GARAGE

DICK'S SPORTING GOODS

OLD NAVY

ROSS DRESS FOR LESS

ULTA BEAUTY

PETSMART

FLOOR & DECOR

NORTHERN TOOL + EQUIPMENT

ESPORTA FITNESS

HOBBY LOBBY

BEST BUY

TJ-MAXX

target

Burlington

Michaels

SITE



INTERSTATE FLORIDA 4

103,500 AADT

ESPORTA
FITNESS

NORTHERN
TOOL + EQUIPMENT

FLOOR & DECOR

PET SMART

ULTA
BEAUTY

ROSS
DRESS FOR LESS

OLD NAVY

DICK'S
SPORTING GOODS

SITE



Ford's
GARAGE

MILLER'S
ALE HOUSE



Entrance

Entrance

Entrance



FOR MORE INFORMATION, CONTACT



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