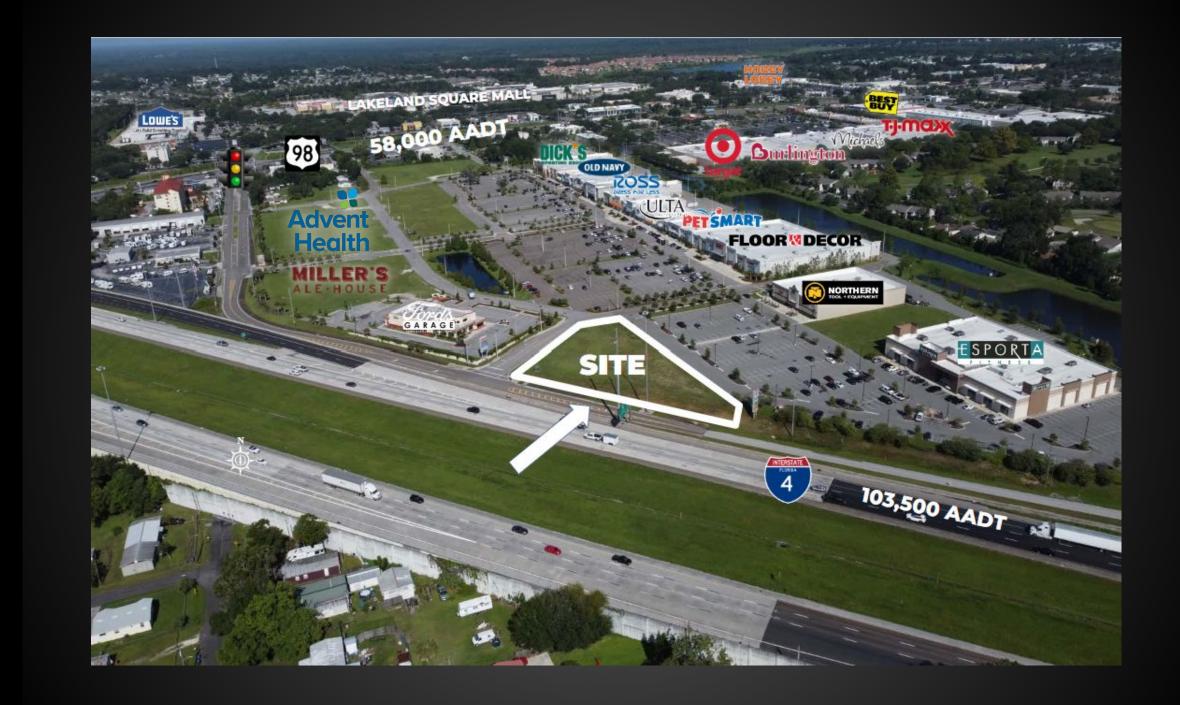
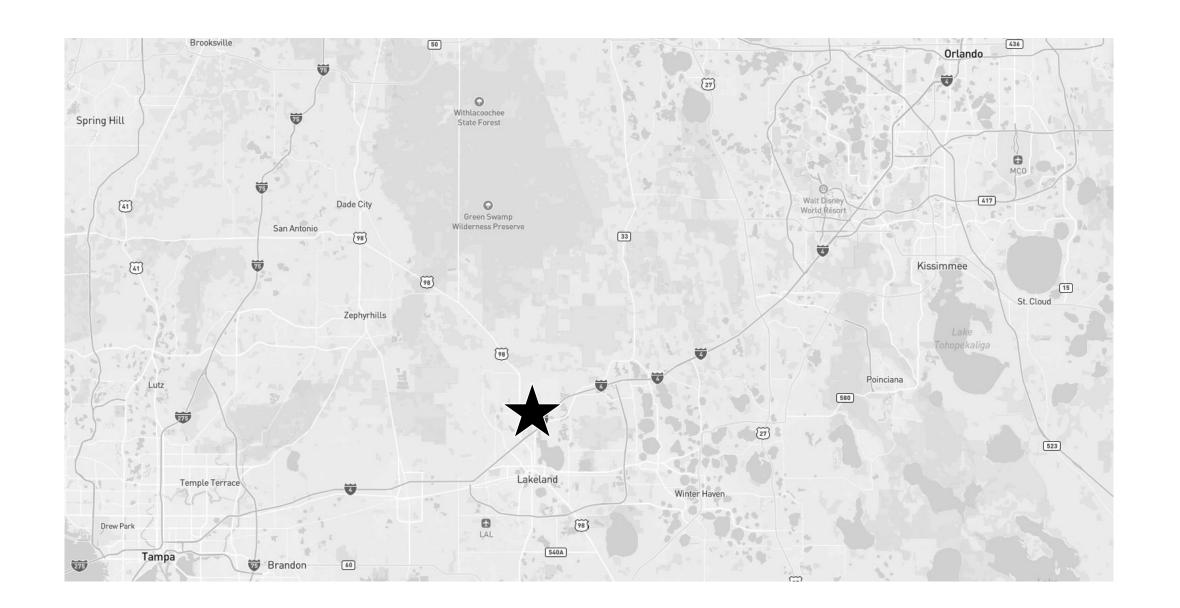
LAKELAND INTERSTATE 4 OUTPARCEL LAKELAND, FLORIDA FOR SALE

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











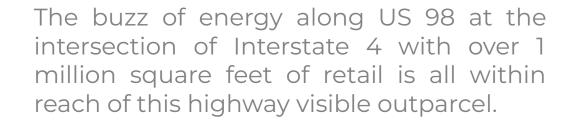










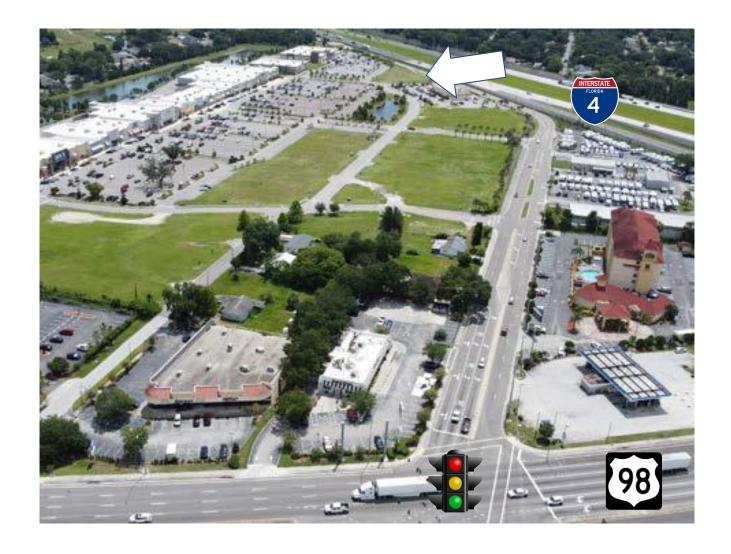


This property is well positioned within the highly desirable Lakeland submarket with an established demographic base and continued growth & development

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

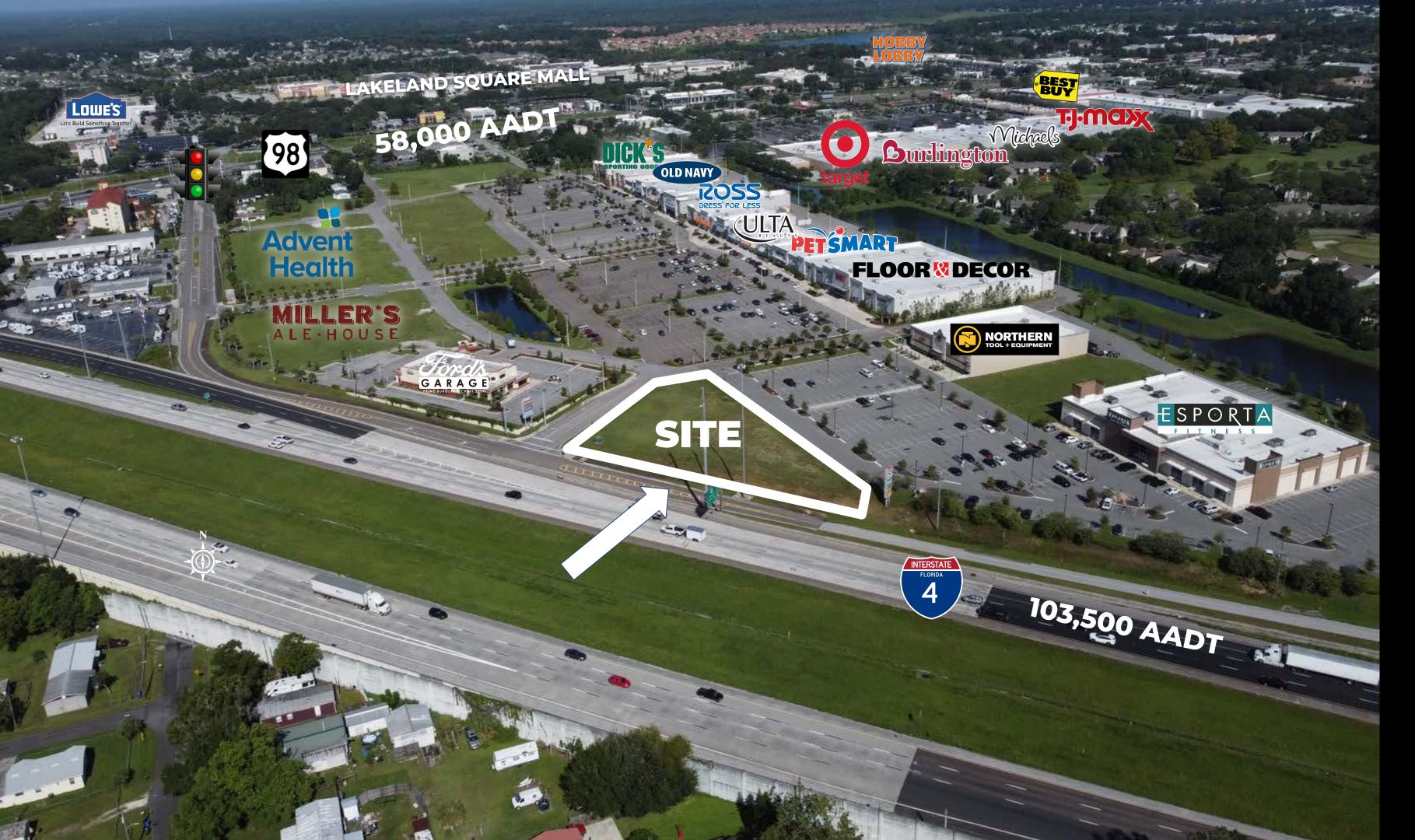
	1 MILE	3 MILE	5 MILE	
POPULATION	10,334	58,998	139,900	
POPULATION GROWTH - ANNUAL	1.4%	1.4%	1.3%	
DAYTIME POPULATION	7,275	31,587	57,336	
AVERAGE HH INCOME	\$63,812	\$66,516	\$68,050	

TRAFFIC COUNTS

INTERSTATE 4 103,500 AADT

US 98 58,000 AADT







FOR MORE INFORMATION, CONTACT



407 988 0092

R. BOBBY PALTA bp@blvdretail.com 407 279 0050

STEPHEN LEO sl@blvdretail.com 305 903 0097

