

LAKELAND, FLORIDA
1009 Lakeland Park Center Dr.

RETAIL & MEDICAL DEVELOPMENT

Available for Ground Lease &
In-line spaces up to **9,000 SF**



Flavia Kanyago

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Mallory Cruzada

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CrossMarc Services, LLC
Licensed Real Estate Broker

HIGHLIGHTS

- Medical and retail development available for in-line spaces or ground lease
- Up to 3,000 SF of medical and 1,200 SF - 6,000 SF of retail
- In-line spaces available up to 9,000 SF
- Immediate access to I-4
- Ideal for Drive-Thru users, fast casual, medical, retail and bank uses
- Adjacent to a 20,800 SF healthcare development: Orlando Health's Emergency Room
- 5 Miles from Bonnet Spring Park a 168-acre urban nature park
- Positioned right outside the Lakeland Park Center, a major power center with national retailers.



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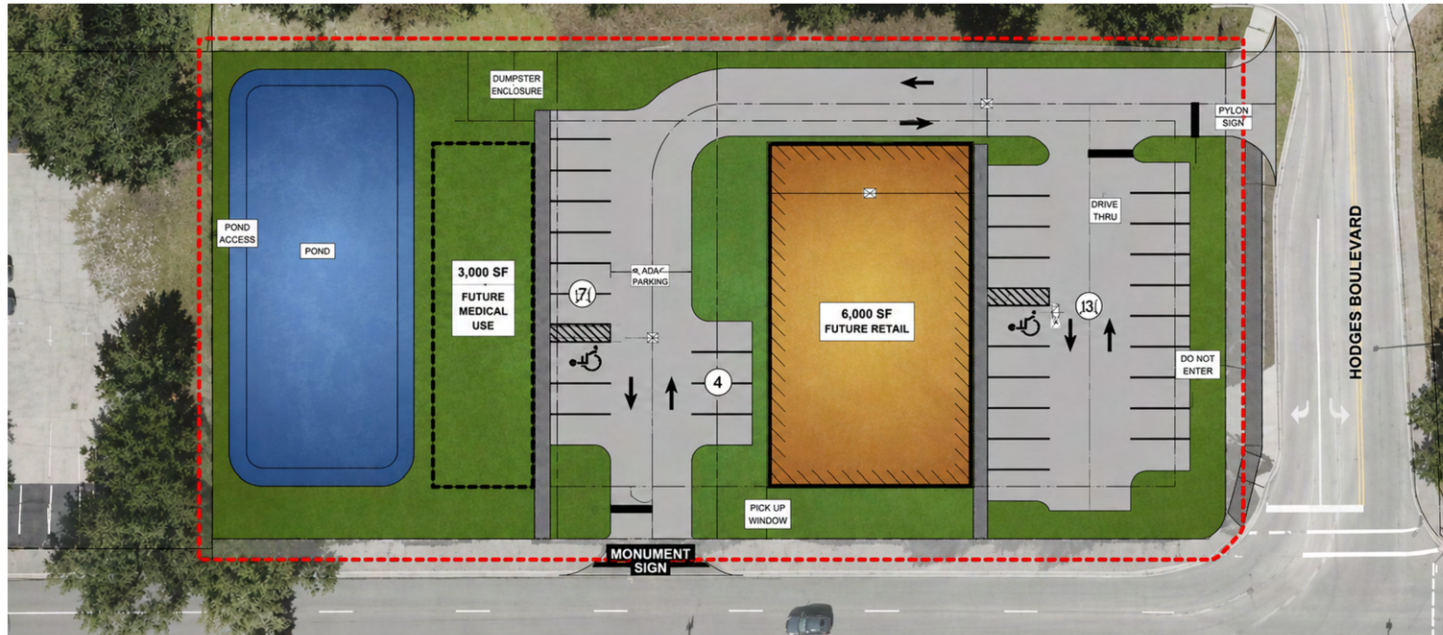
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DEVELOPMENT SITE PLAN

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Lakeland, FL

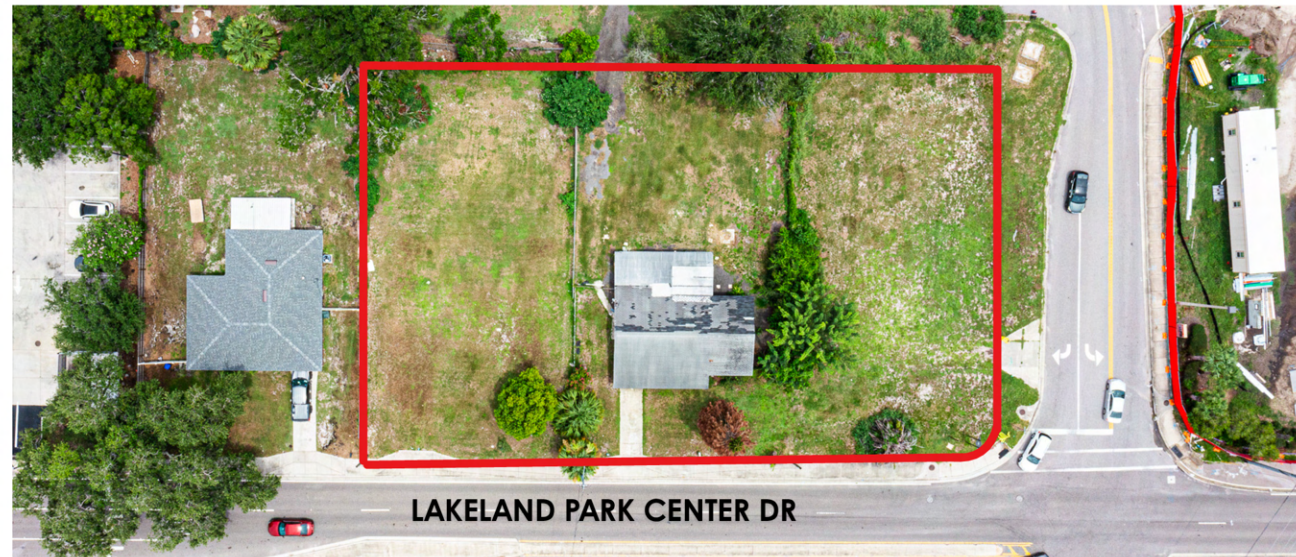


DEVELOPMENT HIGHLIGHTS

-  1,200 - 6,000 SF Future Retail Building
-  3,000 SF Future Medical use
-  Drive - Thru Opportunity
-  9,000 SF Retail & Medical Development

CURRENT SITE CONDITIONS OF DEVELOPMENT

Flexible development opportunity designed to accommodate retail, medical, restaurant, and drive-thru users on one of Lakeland's most visible commercial corridors.



DEMOGRAPHICS



POPULATION

1 MILE

10,356



3 MILES

64,037



5 MILES

156,307



HOUSEHOLDS

4,595



25,479



60,082



AVERAGE HOUSEHOLD INCOME

\$74,828



\$74,982



\$79,852



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SHOPPING CENTERS NEARBY

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Lakeland, FL

LAKELAND PARK CENTER



SHOPPES OF LAKELAND



LAKELAND SQUARE MALL



