



CENTURYRETAIL

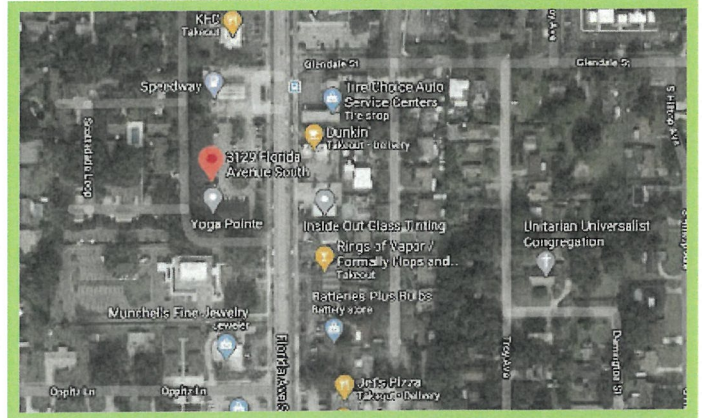
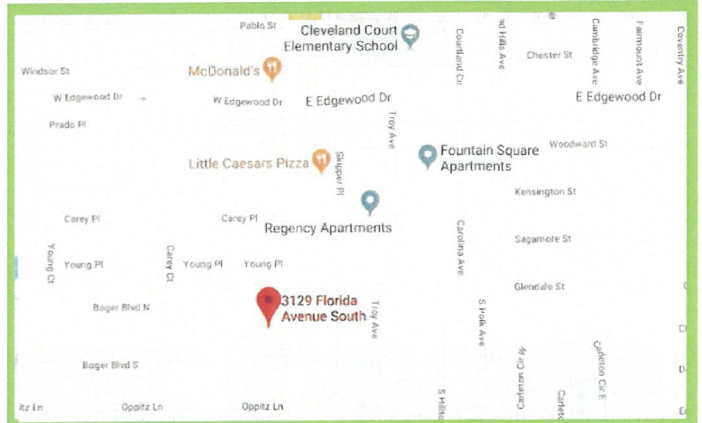
FOR
LEASE

Scottsdale Plaza
3129 - 3207 S Florida Ave
Lakeland, FL 33803



PROPERTY HIGHLIGHTS

- 13,574 SF of retail or office space
- High visibility on busy South Florida Ave
- Active & well-maintained center centrally located to all points in Lakeland
- Just North of the Polk Parkway and only minutes from Merchant's Walk & Lakeside Village shopping areas
- Signage availability

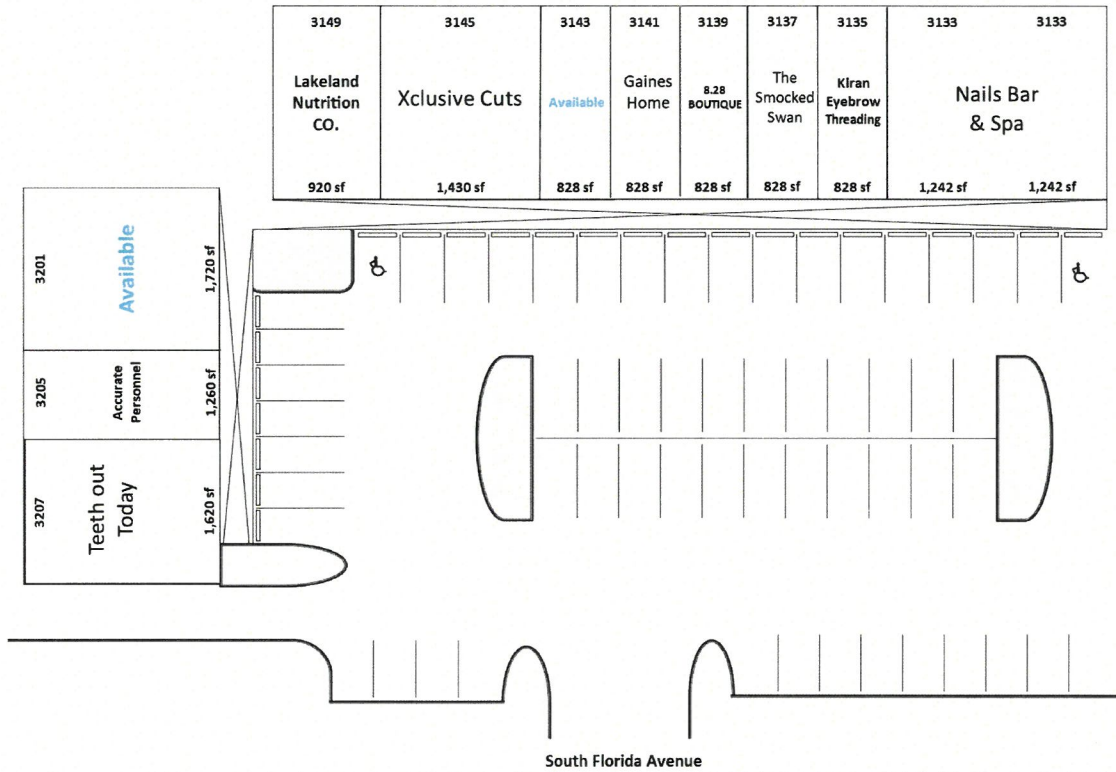


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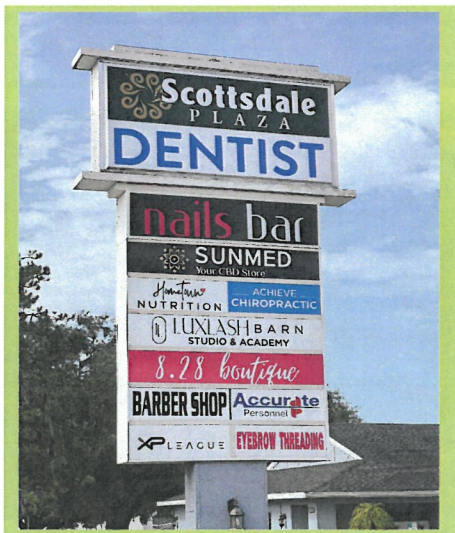
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SCOTTSDALE PLAZA

3129 — 3207 S. Florida Avenue, Lakeland, FL 33803



CENTURY RETAIL— WWW.CENTURYRETAIL.COM—863.647.1581



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$76,556	\$71,262	\$71,325
# Households	5,069	28,061	58,653
Population	11,753	68,790	153,421
Daytime Population (Tot. Employees)	5,271	38,575	76,527
Median Age	40	39	39

Traffic Counts: 36,000 (FDOT 2024) Source: Costar 2022