

# 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 124,000 within a five mile radius
- Average household income greater than \$75,000 within a five mile radius
- Traffic Counts exceed 57,500 AADT
- Prominent pylon signage available
- Shopping Center GLA: 84,899

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimated Population	11,723	63,262	124,423
2024 Estimated Households	5,350	25,470	48,890
<b>INCOME</b>			
2024 Estimated Avg HH Income	\$80,421	\$75,878	\$75,164
<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	57,500 AADT		



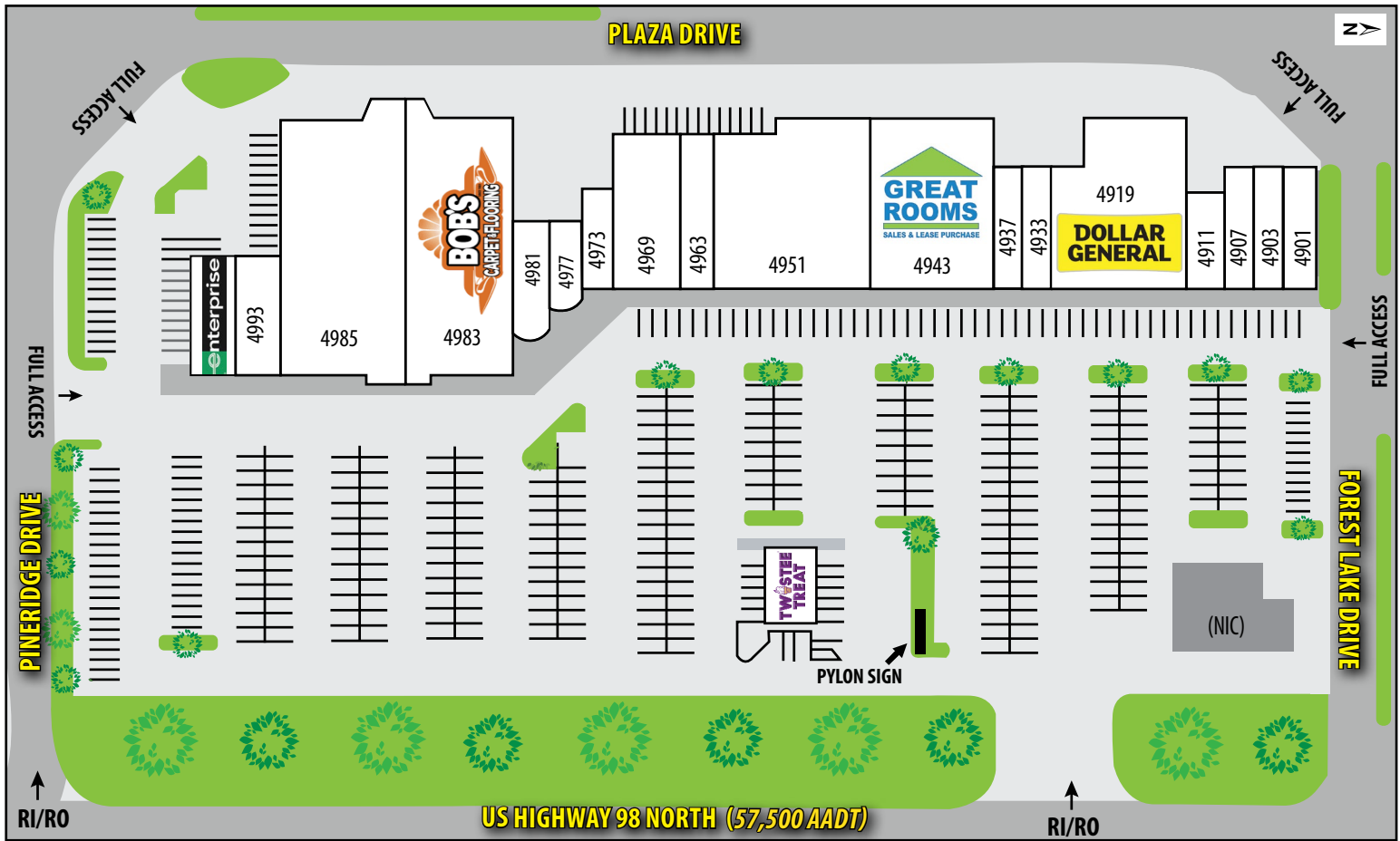
## FOR LEASING INFORMATION:

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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
4983	Bob's Carpet Mart	13,464
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	America's Best Cuban Sandwich	1,400
4903	Vapor Unlimited	1,540
4901	Lux Barber Studio	1,660
OP/1	Twistee Treat	1,200

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