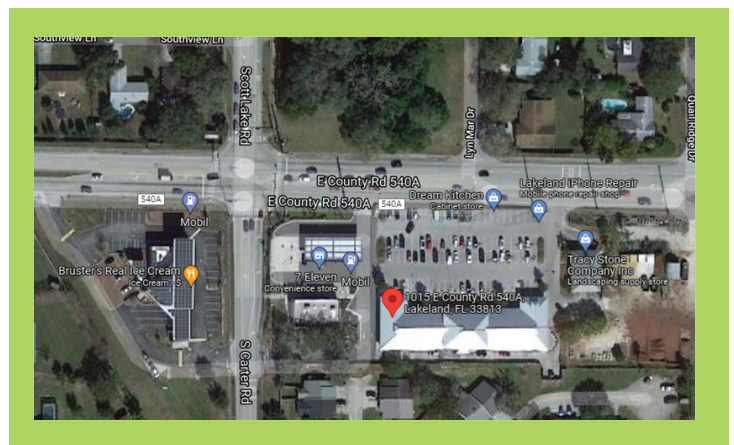
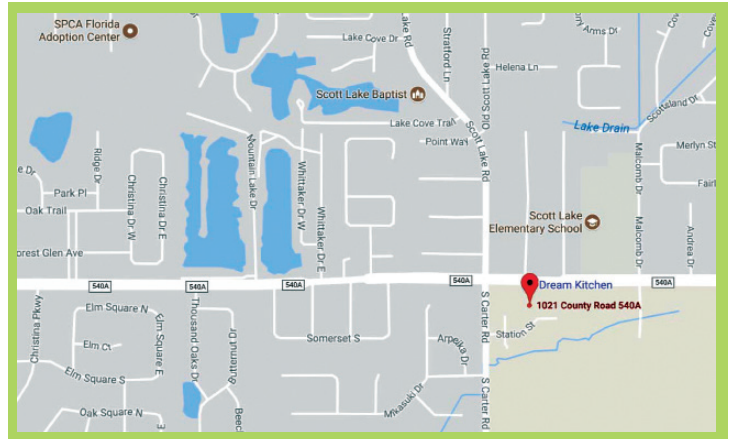




**PROPERTY HIGHLIGHTS**

- 16,600 SF retail plaza
- Situated at the southeast corner of the signalized intersection of CR 540-A and Carter Road
- Adjacent to 7-11 Gas Station
- Ample parking and convenient South Lakeland location
- Minutes from Watson Clinic, the Polk Parkway, area hospitals & government offices
- Zoning CC (Commercial Corridor) Polk County



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(863) 647 - 1581 x 215 | natalie@centuryretail.com  
[www.CENTURYRETAIL.com](http://www.CENTURYRETAIL.com)

This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.



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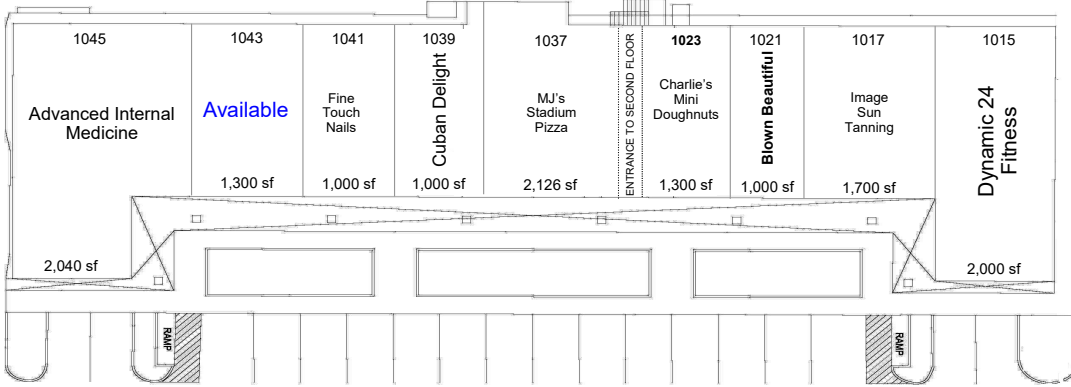
**FOR  
LEASE**

Highland Station

1015 - 1045 CR 540-A  
Lakeland, FL 33813

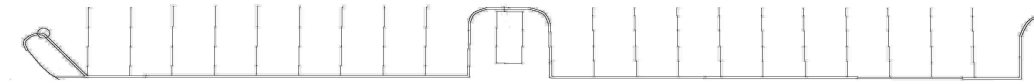
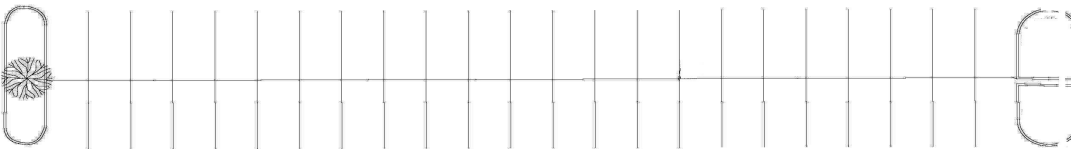
**HIGHLAND STATION**

1015 —1045 County Road 540A, Lakeland, FL 33813



1029	RR	RR	1027
<b>Allstate</b>			<b>MOBILE CLASSROOM</b>
1,050 sf	STAIRWELL		
1031			
GSF Mortgage			1,080 sf
1,070 sf			

Upstairs Units



COUNTY ROAD 540A

CENTURY RETAIL — WWW.CENTURYRETAIL.COM — 863.647.1581



**DEMOGRAPHICS**

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$115,551	\$102,237	\$89,683
# Households	2,570	17,439	41,703
Population	7,120	52,566	121,563
Daytime Population (Tot. Employees)	641	13,235	39,230
Median Age	45	42	40

Traffic Counts: 24,000 (FDOT 2022)

Source: Costar 2021

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