



LAKELAND PARK CENTER

SPACE AVAILABLE FOR OCCUPANCY IN THIS CLASS A CENTER IN THE HEART OF POLK COUNTY, FL



RPT

919 LAKELAND PARK DRIVE, LAKELAND, FL

IMMERSE IN THE EXPERIENCE

CBRE

PROPERTY INFORMATION

210,442 SF GLA (TOTAL SIZE)

SMALL SHOP, BIG BOX & OUTPARCEL AVAILABILITY

HIGHLIGHTS

- CLASS A RETAIL COMMUNITY CENTER
- NEW CONSTRUCTION BUILT 2014
- EXCELLENT EXPOSURE ON HIGH-VISIBILITY I-4 CORRIDOR
- EXCELLENT CO-TENANCY (JOIN DICK'S SPORTING GOODS, L.A. FITNESS, FLOOR & DECOR AND ROSS DRESS FOR LESS)
- GREAT OPPORTUNITY FOR SOFT GOODS RETAILERS, RESTAURANTS & MEDICAL USERS
- TRAFFIC COUNTS:
 - US HWY 98: 53,000 AADT
 - INTERSTATE 4: 101,500 AADT

2018 DEMOGRAPHIC PROFILE WITHIN 3 MILES

Businesses	1,768
Estimated 2019 Population	58,867
Projected 2024 Population	60,891
Daytime Population	64,817
Median Age	40.4
Millennial/Gen X Population	47.8%
Average Household Income	\$56,973

HOW THEY SPENT THEIR MONEY IN 2018

Annual Household Expenditure	\$1.1B
Food/Alcohol Away From Home	\$58.2M
Apparel & Services	\$31.9M
Health Care	\$92.7M
Entertainment & Recreation	\$48.7M



IMMERSE IN THE EXPERIENCE



A LOCATION FOR GROWTH

- Lakeland Park Center is located in the fast growing Central Florida region of Polk County
- The Lakeland-Winter Haven area ranked No. 4 in the U.S. Census's Top 10 Metropolitan Areas in Percentage Growth List
- I-4 & US 98 puts you right in the middle of all the new growth development, offering a regional draw to all of Lake County

CONNECT
WITH A
LANDLORD

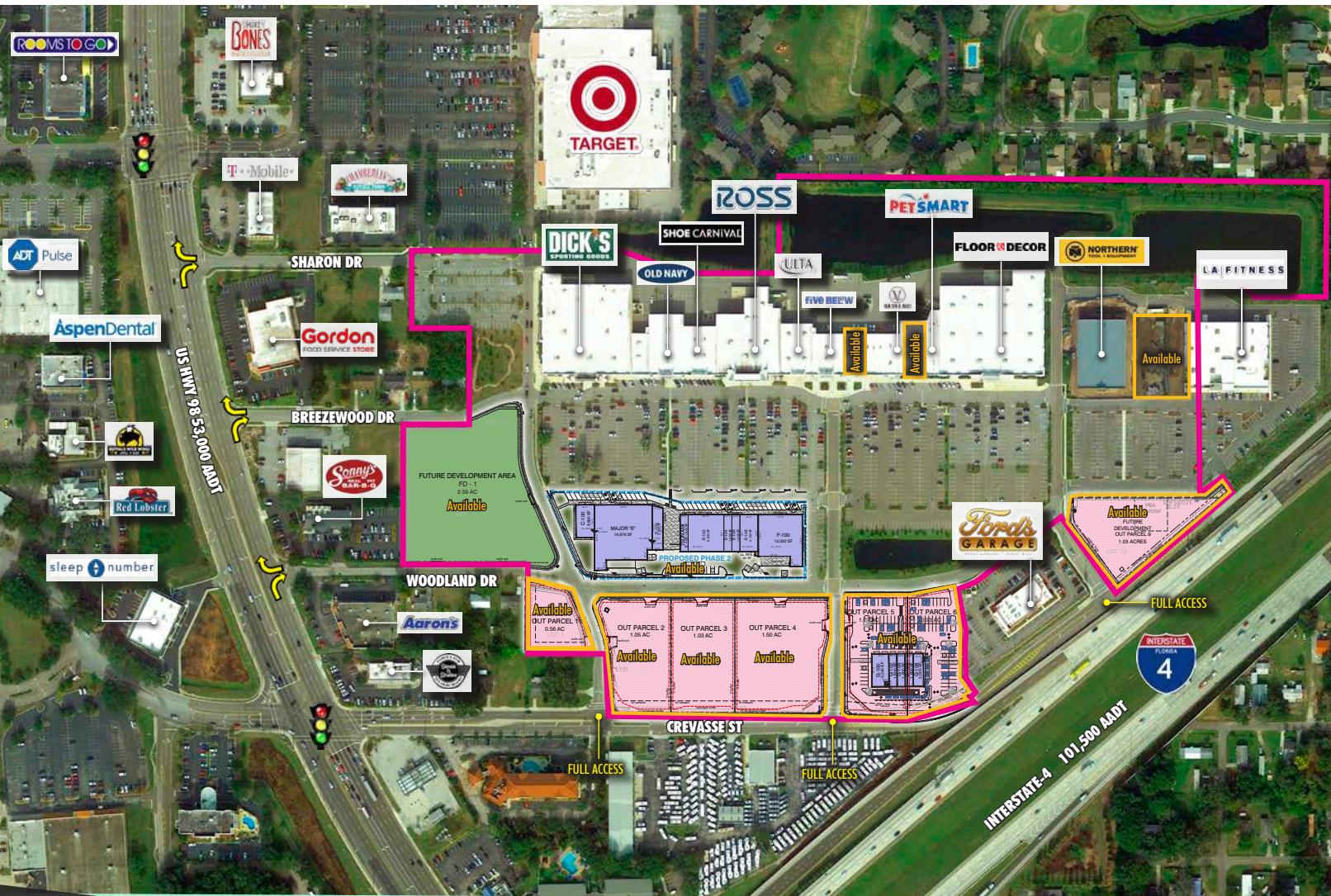
THAT WILL BE
YOUR PARTNER



**LAKELAND
PARK
CENTER**

MICRO AERIAL

LAKELAND
PARK
CENTER



AVAILABILITY

Phase II	Up to 30,000 SF
Outparcels Available	0.56 - 3.58 AC
Suite B-104	5,000 SF
Suite B-110	3,925 SF

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LEASE PLAN

SPACE	SF	TENANT
MAJOR A	50,019	DICK'S SPORTING GOOD
MAJOR B	27,248	ROSS DRESS FOR LESS
MAJOR D	60,000	FLOOR & DECOR
MAJOR E	19,876	AVAILABLE
MAJOR G	20,240	NORTHERN TOOL
A-100	4,508	AMERICA'S TOOL
A-102	12,577	OLD NAVY
A-104	10,098	SHOE CARNIVAL
B-100	10,040	ULTA BEAUTY
B-102	7,000	FIVE BELOW
B-104	5,000	AVAILABLE
B-106	3,000	SUNCOAST CREDIT UNION
B-108	3,000	VAN SPA & NAILS
B-110	3,925	AVAILABLE
B-114	14,007	PETSMART
C-100	3,695	AVAILABLE
D-100	2,800	AVAILABLE
E-100	1,800	TSUNAMI
E-102	8,000	AVAILABLE
E-104	1,800	AVAILABLE
E-106	1,800	AVAILABLE
E-108	4,105	AVAILABLE
F-100	12,000	AVAILABLE

SPACE	SIZE
FUTURE DEVELOPMENT	2.59± AC
OUTPARCEL 1	.056± AC
OUTPARCEL 2	1.05± AC
OUTPARCEL 3	1.03± AC
OUTPARCEL 4	1.05± AC
OUTPARCEL 5	1.07± AC
OUTPARCEL 6	0.93± AC
OUTPARCEL 9	1.03± AC



MACRO AERIAL

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