



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

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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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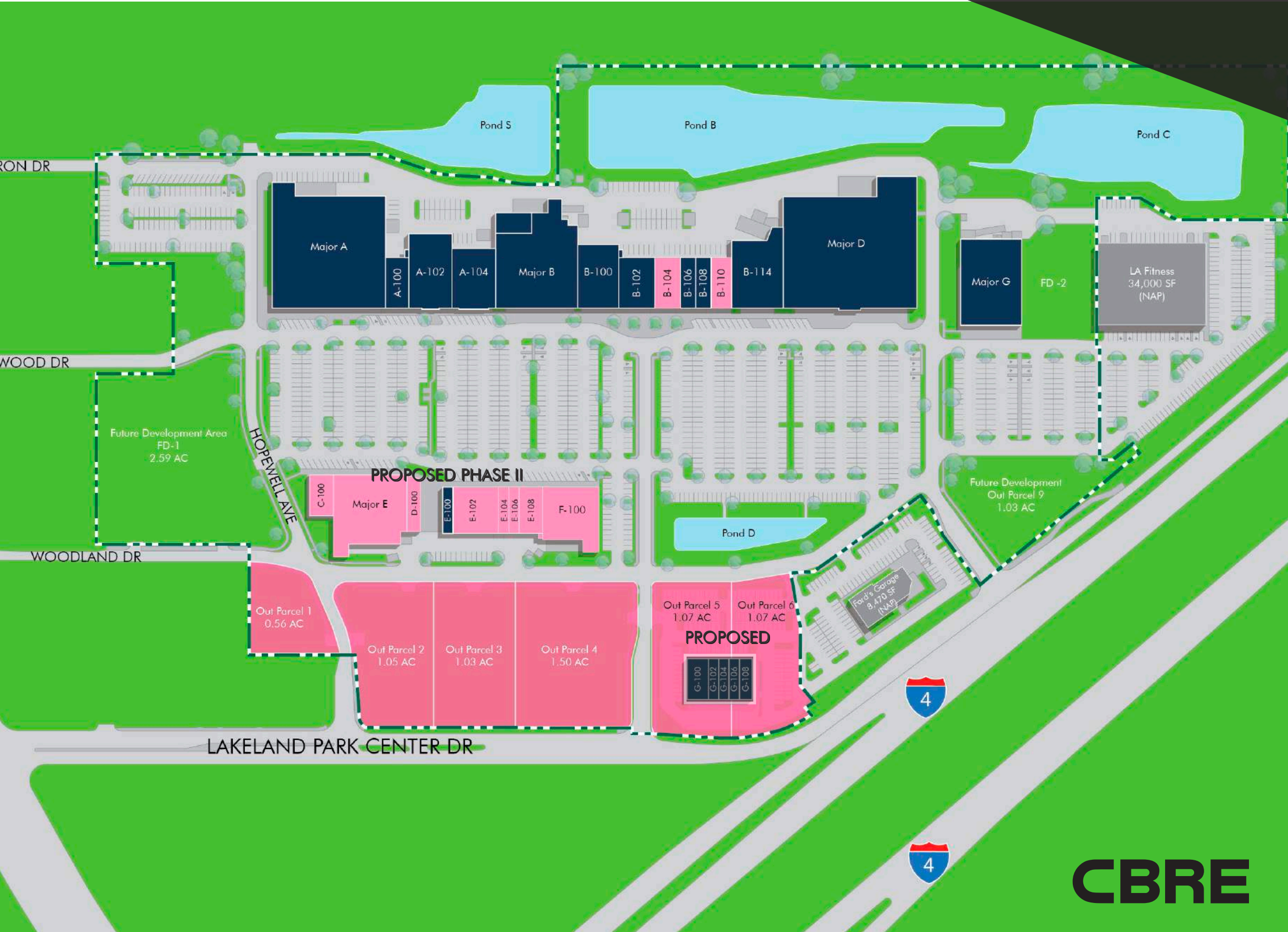
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LEASE PLAN

LAKELAND
PARK
CENTER

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

LAKELAND PARK CENTER





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CBRE, Inc. | Licensed Real Estate Broker

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