

# The Groves Lakeland, Florida 33809



# RD MANAGEMENT LLC

# Lakeland, Florida The Groves



**Location:**

The Groves Shopping Center is located in Polk County at 3530 US Hwy. 98 N. & Lakeland Park Center Drive in Lakeland, Florida 33809.

**Type:**

Neighborhood Strip Center

**GLA:**

±54,434 square feet on 4.7 acres plus Available 5.8 acres

**Parking:**

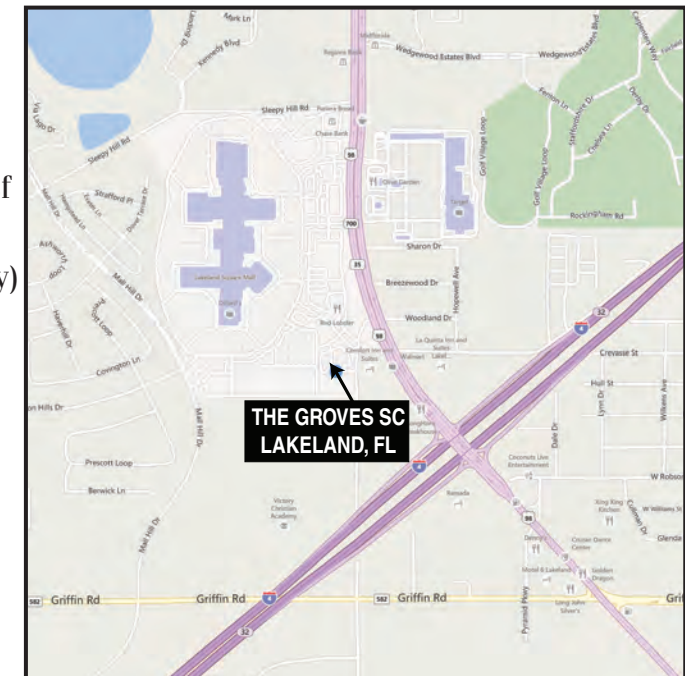
229 spaces and 454 spaces

**Anchor:**

Lowe's (Not Included)  
Wildwood Antique Mall 43,994 sf

**Vital Statistics:**

- Adjacent to Lakeland Square Mall (Dillard's, Sears, JC Penney)
- Former Movie Theater Parcel of 5.8 Acres with 454 existing parking spaces available for redevelopment up to 40,000 sf



Demographics	3 mile	5 mile	7 mile	10 mile
<b>Population</b>				
2020 (projection)	56,374	132,337	186,029	267,642
2015 (estimate)	53,690	126,472	177,263	255,094
2010 (census)	51,653	122,056	172,162	249,222
<b>Number of HH</b>				
2020 (projection)	21,882	51,128	72,639	102,818
2015 (estimate)	21,377	50,159	71,107	100,691
2010 (census)	20,226	47,521	67,765	96,556
<b>Average HH Income</b>				
2020 (projection)	\$49,811	\$53,697	\$56,494	\$60,835
2015 (estimate)	\$47,053	\$50,761	\$53,467	\$57,577
2000 (census)	\$43,638	\$47,533	\$51,004	\$55,365
<b>Median Age</b>				
2015 (estimate)	39.3	39.0	39.4	39.9

RD Management LLC  
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**RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.**

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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Lakeland, Florida 33809

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|--------------------------|-----------|
| 1. Wildwood Antique Mall | 43,994 sf |
| 2. Chuck E Cheese's      | 10,440 sf |
| 3. Available Pad         | 5.8 acres |



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