



**PIER 1 BUILDING**  
**3880 U.S. HIGHWAY 98 N**  
**LAKELAND, FL 33809**  
**RETAIL/ PROFESSIONAL OFFICE**  
**FOR LEASE**

 **8,100 SF**
 **RETAIL FOR LEASE**
 **\$28.00 PSF NNN**

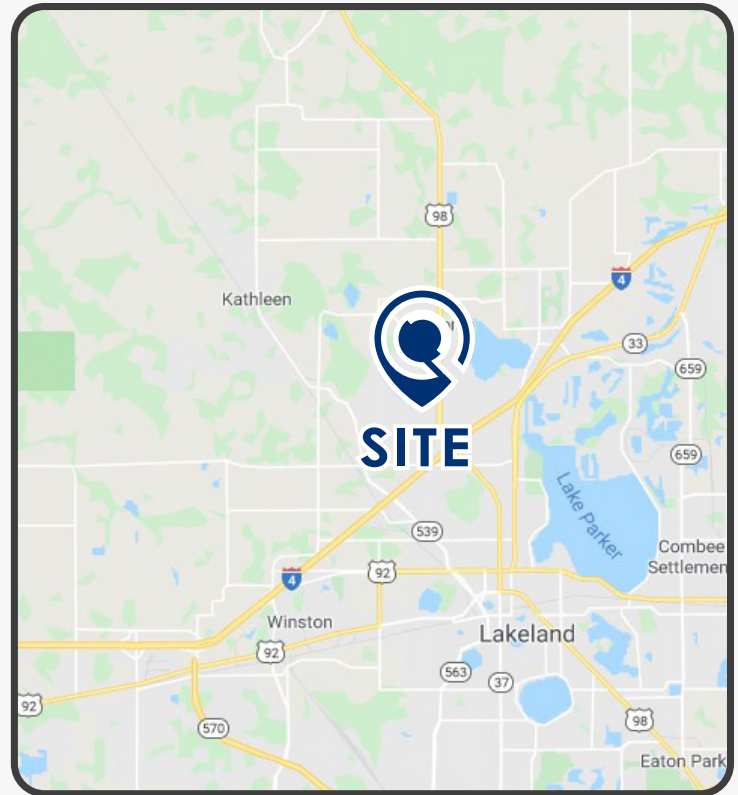
**PROPERTY SUMMARY**

**Lease Rate:** \$28.00 PSF NNN  
**Total RBA:** 8,100 SF  
**Zoning:** C2 (Commercial)  
**U.S. Highway 98 N AADT:** 53,000 CPD

- Rare opportunity for a large standalone building directly across from Lakeland Square Mall in a uniquely high growth area of Polk County.
- Property offers excellent signage, optimal with the high visibility from U.S. Highway 98.
- Ample parking available.
- Easy ingress and egress to Lakeland Square Mall.
- 1 mile from I-4 ramp, one of Florida's major interstate highways spanning from Tampa through Orlando.

<b>DEMOGRAPHICS</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
<b>Total Population</b>	11,468	58,967	135,027
<b>2025 Increase</b>	3.0%	3.3%	3.3%
<b>Avg HH Income</b>	\$59,385	\$55,328	\$58,065
<b># Households</b>	4,897	23,130	52,080
<b># Employees</b>	7,075	29,154	53,432

*(Applied Geographic Solutions 2020)*



5601 Mariner Street, Suite 220, Tampa, FL 33609

**STEVENS E. TOMBRINK, CCIM**  
 Managing Director  
 D: 813.999.1940  
 C: 813.760.4828  
[stombrink@lqwest.com](mailto:stombrink@lqwest.com)

**ELI DIOSO**  
 Associate  
 D: 813.999.1947  
 C: 727.642.3696  
[edioso@lqwest.com](mailto:edioso@lqwest.com)

[LQWEST.COM/PIER-1-BUILDING](http://LQWEST.COM/PIER-1-BUILDING)

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