

SOUTHGATE SHOPPING CENTER

2515 S. Florida Ave, Lakeland, FL 33803

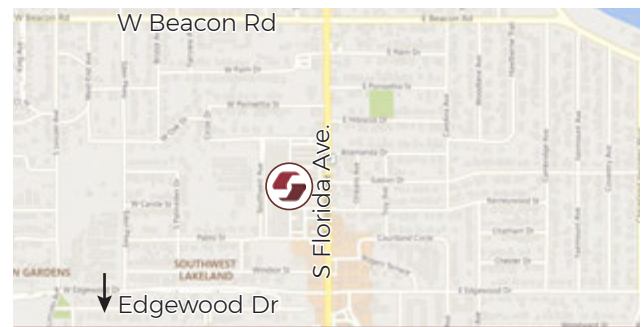


LAKELAND, FL

1,200 SF AVAILABLE

- Built in 1957 and renovated in 2009, Southgate Shopping Center is a historical landmark and helped transform downtown Lakeland
- Located off South Florida Avenue, the primary corridor through South Lakeland; situated between two signalized intersections: Oak Dr. and Pablo St.
- Shopping center includes 860 feet of window-shopping space and an abundance of parking
- Major developments underway locally: Publix HQ office expansion, Heritage Plaza and the Mirrorton apartment complex, and a Rooms to Go expansion

LOCATION



LAT: 32.928 / LON: -83.731

Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	65,841	135,841	211,503
Q2 2020 Households	26,521	53,286	83,151
Q2 2020 Avg HH Income	\$60,267	\$65,556	\$68,768

TRAFFIC COUNTS

S Florida Avenue	30,000
Edgewood Drive	10,000

Leasing Contact

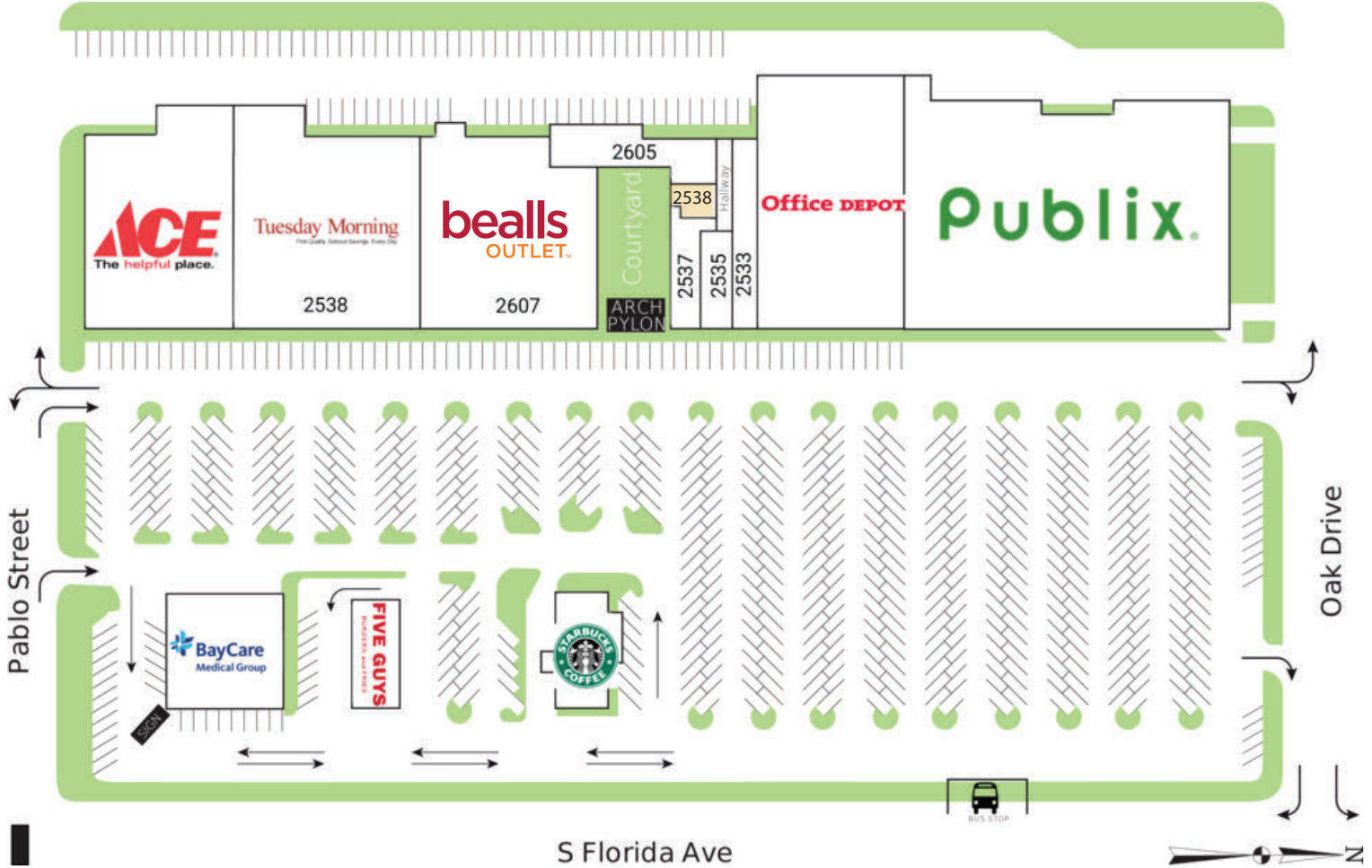
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SITE PLAN

2515	Publix	47,380	2607	Bealls Outlet	20,231
2527	Office Depot	22,022	2615A	Tuesday Morning	19,949
2533	Kim's Hallmark	3,750	2633	Ace Hardware	18,000
2535	Publix Liquors	1,875	OP 1	Baycare Health Systems	4,521
2537	Babe's Shoe and Apparel	1,723	OP 2	Five Guys Burgers and Fries	3,200
2538	AVAILABLE	1,200	OP 3	Starbucks	2,500
2605	Yoga Pointe	3,400			

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