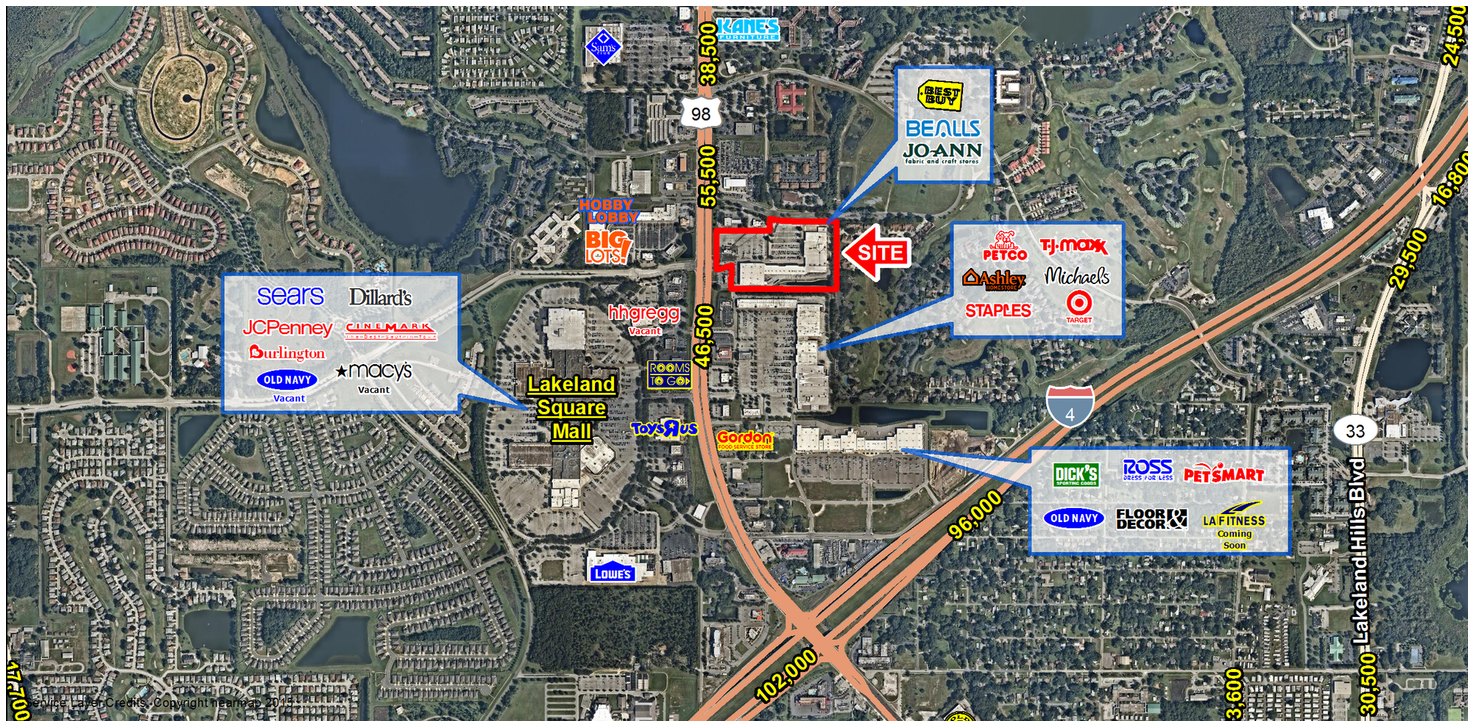


# NORTH LAKELAND PLAZA

4241 N US Highway 98, Lakeland, FL 33809

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Located at US Highway 98 and Interstate 4

### PROPERTY HIGHLIGHTS

- Up to 6,300 SF contiguous
- Situated across from Lakeland Square Mall anchored by Dillard's, JCPenney, Sears, Cinemark, Burlington
- Neighboring centers create an extensive trade area that serve most of the Lakeland area
- Anchors: Bealls, Best Buy, Jo-Ann Fabrics
- Area retailers: Target, LA Fitness, TJ Maxx, Michaels, Ross, Floor & Decor, Old Navy
- Traffic Counts (AADT): US Hwy 98 North - 52,500
- GLA: 171,397 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,043	53,658	124,525
Daytime Population	13,295	60,672	125,920
Households	4,732	21,317	47,422
Average HH Income (\$)	57,673	54,803	57,208



### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	PT Solutions	2,500 SF
2	Available	6,300 SF
3	Available	1,800 SF
4	Master Nails and Spa	1,523 SF
5	Sally Beauty Supply	1,600 SF
6	Fantastic Sam's	2,560 SF
7	Joann Fabrics	19,100 SF
8	Best Buy	51,868 SF
9	Bealls	84,146 SF

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