



Publix #1171 - Highland City Town Center
 5185 US Highway 98 S
 Lakeland, FL 33812
 Lat 27.969, Long -81.883

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	4,462	26,310	76,997
2023 Population	4,703	28,586	82,854
2018 Average HH Income	\$77,954	\$92,305	\$84,773
2018 Median HH Income	\$60,760	\$73,735	\$60,994

PROPERTY HIGHLIGHTS

- Publix Anchored
- Located at the high traffic signalized intersection of Highway 98 South and Clubhouse Road
- 2.3 Miles South of the Polk Parkway & Polk State College
- 2.3 Miles North of the new 100 acre Lakeland Regional Medical Center
- 7 Miles North of Bartow/SR-60
- Walking distance to Ariva, a new fully leased luxury apartment complex with 312 units
- Walking distance to Fort Fraser Trail, which is a 7.75 mile jogging/biking trail that extends from Lakeland to Bartow
- Combined Traffic Count (2018): 51,200 CPD

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 Licensed Real Estate Broker

Leasing Contact:
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SITE PLAN



STE	TENANT	SIZE
1A	Dairy Queen	1,750
1BC	Palace Pizza	2,450
1D	Love Chiropractic	1,400
2A	Highland City Diner	3,038
2B-2C	I Love Kickboxing	2,800
2D-2E	Hibachi Express	2,800
2F	NBT Discount Liquor	1,400
3	Publix	45,600
4A	GNC	1,400
4B	Great Clips	1,400
4C-4D	Lee Spa Nails	2,800
5A	Highland Dental Clinic	1,400
5B-5C	Select Physical Therapy	2,800
5D	Bamboo Wok	1,400
6A	Gators Dockside	5,600
7	AVAILABLE (80 x 70)	5,600
8A	Baja Heat Tanning Salon	1,200
8B	Verizon	1,200
8C	AVAILABLE (20 x 60)	1,200
8D	AVAILABLE (18 x 60)	1,080

8E	Subway	1,320
9A	Linksters Taproom	1,200
9B	AVAILABLE (20 x 60)	1,200
9CD	Road & Trail Bicycles	2,400
9E	AVAILABLE (20 x 60)	1,200
TOTAL		95,638

AVAILABLE NOT OWNED



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