

GROVE PARK SHOPPING CENTER

1405 – 1635 US Hwy 98 S (Bartow Rd) | Lakeland, FL 33801

PUBLIX ELEVATION

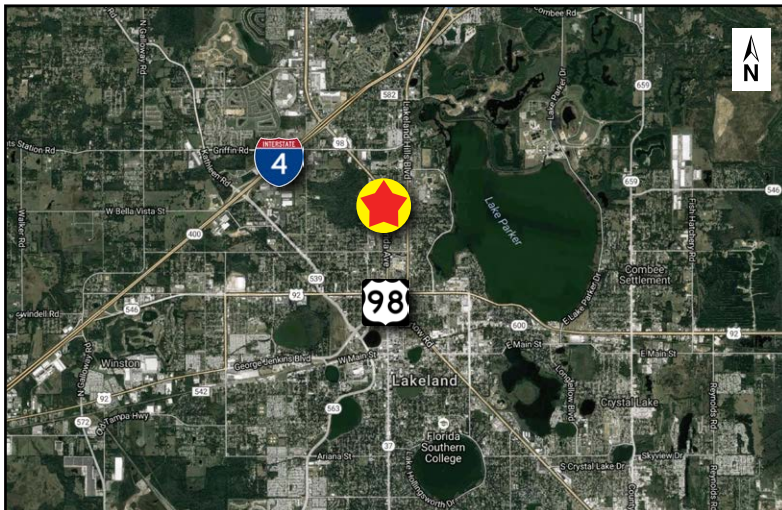


OVERALL ELEVATION



PROPERTY HIGHLIGHTS:

- Up to 12,570 SF available
- Renovations and upgrades on center completed July 2019
- Anchored by Publix Super Market, CVS Pharmacy and Dollar Tree
- Great visibility from US Hwy 98 S
- Located at busy, signalized intersection in established south Lakeland market
- Shopping center total GLA: 124,953 SF (MOL)



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	11,320	67,376	137,514
2019 Estimated Households	4,341	27,317	54,334
INCOME			
2019 Est. Avg HH Income	\$61,717	\$57,879	\$61,631
AGE			
Median Age	34	38	40
DAYTIME DEMOS			
Number of Businesses	489	3,624	6,482
Number of Employees	6,738	36,853	70,637
Total Daytime Population	11,385	62,584	122,898
TRAFFIC COUNTS			
US Hwy 98 S (Bartow Rd) (N/S)	42,000 AADT		



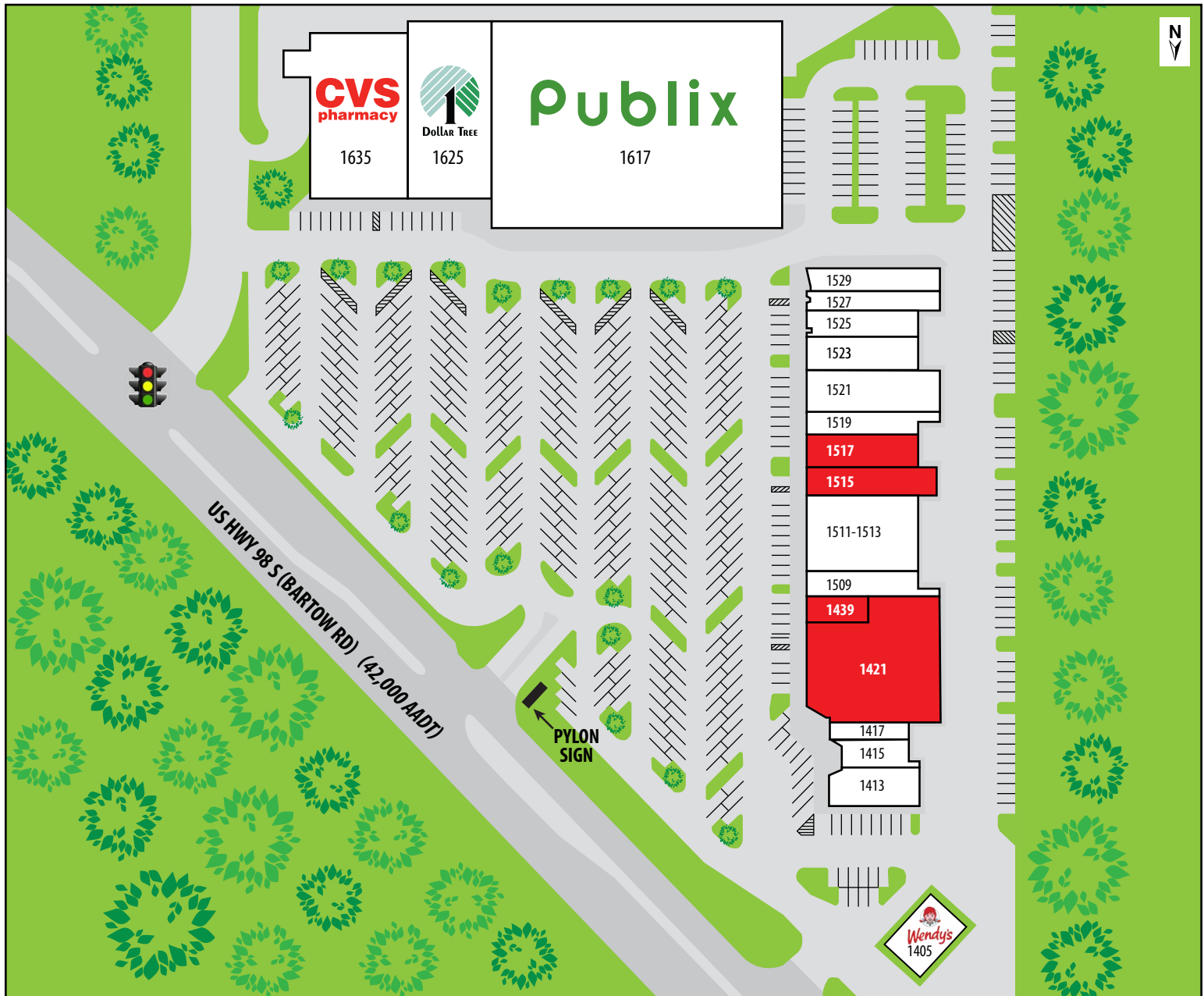
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1405	Wendy's	OP
1413	Amscot	3,241
1415	First Choice	1,192
1417	Smoke Shop	896
1421	AVAILABLE SOON	12,570
1439	AVAILABLE	880
1509	Subway	900

UNIT	TENANT	SF
1511-1513	Rainbow Apparel	8,600
1515	AVAILABLE	2,130
1517	AVAILABLE	3,000
1519	H&R Block	2,000
1521	Chamberlain's Natural Foods	4,586
1523	Domino's	3,000
1525	Publix Liquors	2,500

UNIT	TENANT	SF
1527	China Garden	1,873
1529	Pro Nails	1,700
1617	Publix Super Market	46,825
1625	Dollar Tree	11,200
1635	CVS	12,738

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