

Lakeland Town Center

917 E. Memorial Boulevard
 Lakeland, FL 33801
 Lat 28.053, Long -81.946

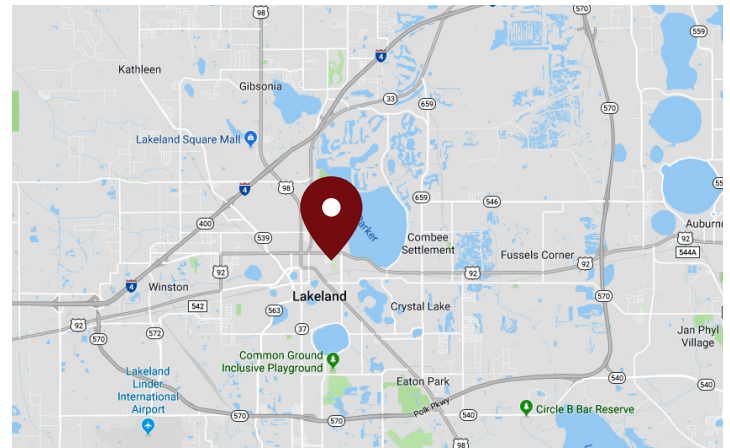
FOR LEASE



1,000 - 30,428 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Located on the Major Thoroughfare of E. Memorial Boulevard in the Heart of Lakeland
- Anchored by Save-A-Lot and Family Dollar
- 1.5 Miles from Florida Southern College
- 3.5 Miles from Southeastern University
- Walking Distance from Lakeland Regional Health Medical Center
- Great Mix of Local and National Tenants
- Pylon Signage Available Directly on E. Memorial Boulevard
- Traffic Count: 40,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,597	67,251	203,242
Daytime Population	15,751	78,822	158,020
Total Households	3,112	25,561	58,165
Avg. HH Income	\$45,638	\$55,012	\$62,605

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Lakeland Town Center

917 E. Memorial Boulevard
 Lakeland, FL 33801
 Lat 28.053, Long -81.946



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
901	AVAILABLE	9,250	935	AVAILABLE	10,500	971-975	Artistic Nails	3,050	995-1102	AVAILABLE	12,100
902	Tips N Toes	1,157	939	Total Care Consultants	1,470	977	AVAILABLE (25.6 x 50)	1,280	930	Polk County Government Center	35,191
905	Subway	2,200	941	AVAILABLE	1,000	985	Artistic Nails	9,805	940	AVAILABLE	2,877
909	Rent-A-Center	7,500	943	AVAILABLE	1,500	989	City of Lakeland	20,802	Bldg 997		
915	Cash America	10,010	945	AVAILABLE	1,500	815	AVAILABLE	1,251	997-100B	Direct Auto Insurance	2,000
919	Save-A-Lot	18,192	949	AVAILABLE	1,450	820	AVAILABLE	2,430	997-101	H&R Block	4,000
920	AVAILABLE	7,852	950	AVAILABLE	4,500	831	Citi Fashions	3,000	997-102	Metro PCS	1,023
921	Family Dollar	7,954	955	AVAILABLE	4,500	Bldg 995			997-103	AVAILABLE	2,400
923	AVAILABLE	3,750	957	AVAILABLE	4,280	995-101	Empire Beauty Outlet	3,457	TOTAL 282,949		
927	Aarons	7,500	963	AVAILABLE	11,050	995-102	Jacky's Coin Laundry	3,400			
928	AVAILABLE	24,000	969	AVAILABLE	3,340	995-110	AVAILABLE	30,428			

Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com
 3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Lakeland Town Center

917 E. Memorial Boulevard
Lakeland, FL 33801
Lat 28.053, Long -81.946

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	63,060
Friday	62,652
Monday	58,549

OF VISITS

TOP 3 HOURS

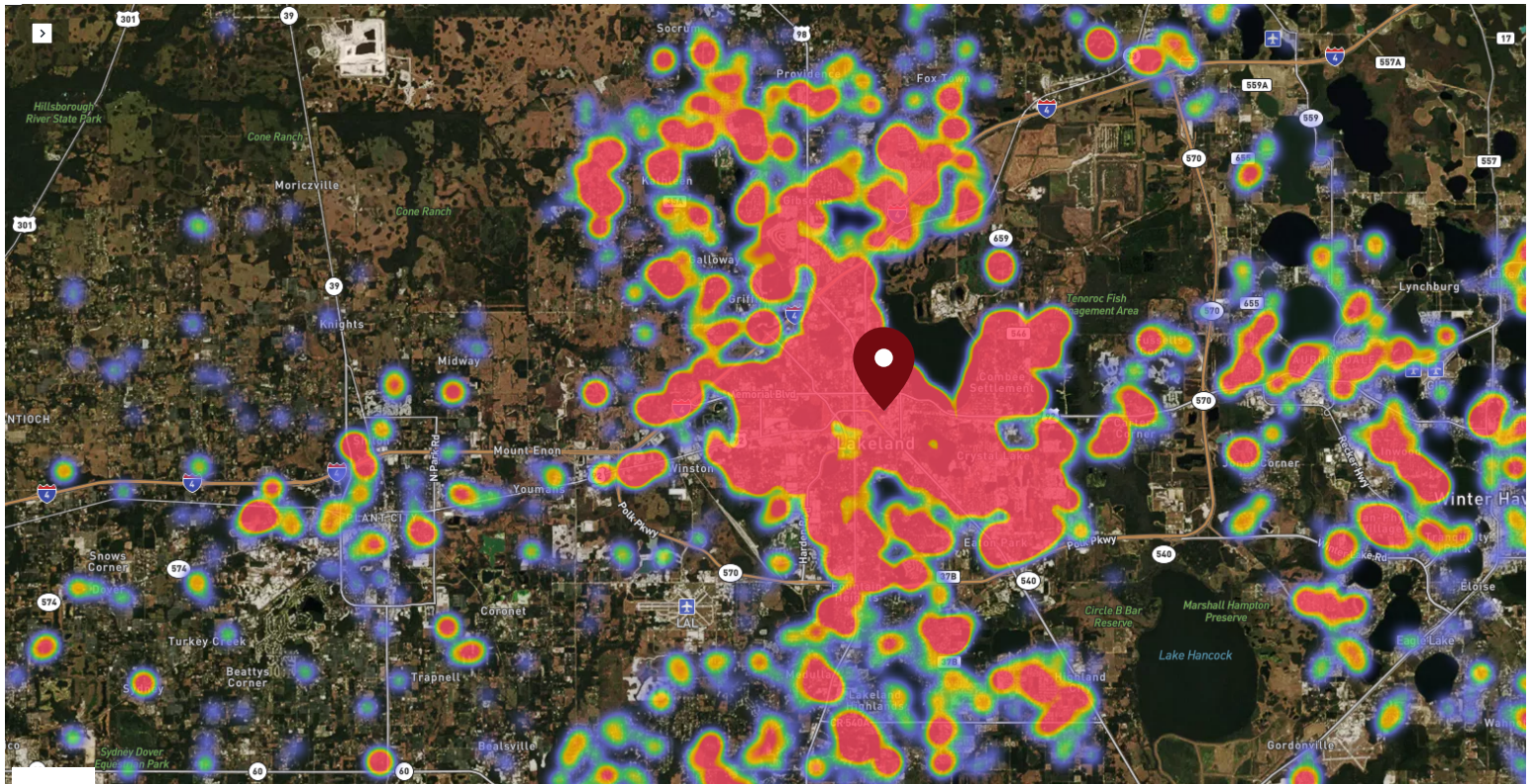


1-2 PM	80,245
2-3 PM	75,671
12-1 PM	74,094

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sep 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

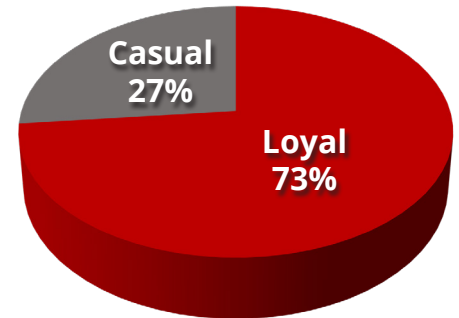
Lakeland Town Center

917 E. Memorial Boulevard
 Lakeland, FL 33801
 Lat 28.053, Long -81.946

RANKING PERCENTILE - FOOT TRAFFIC

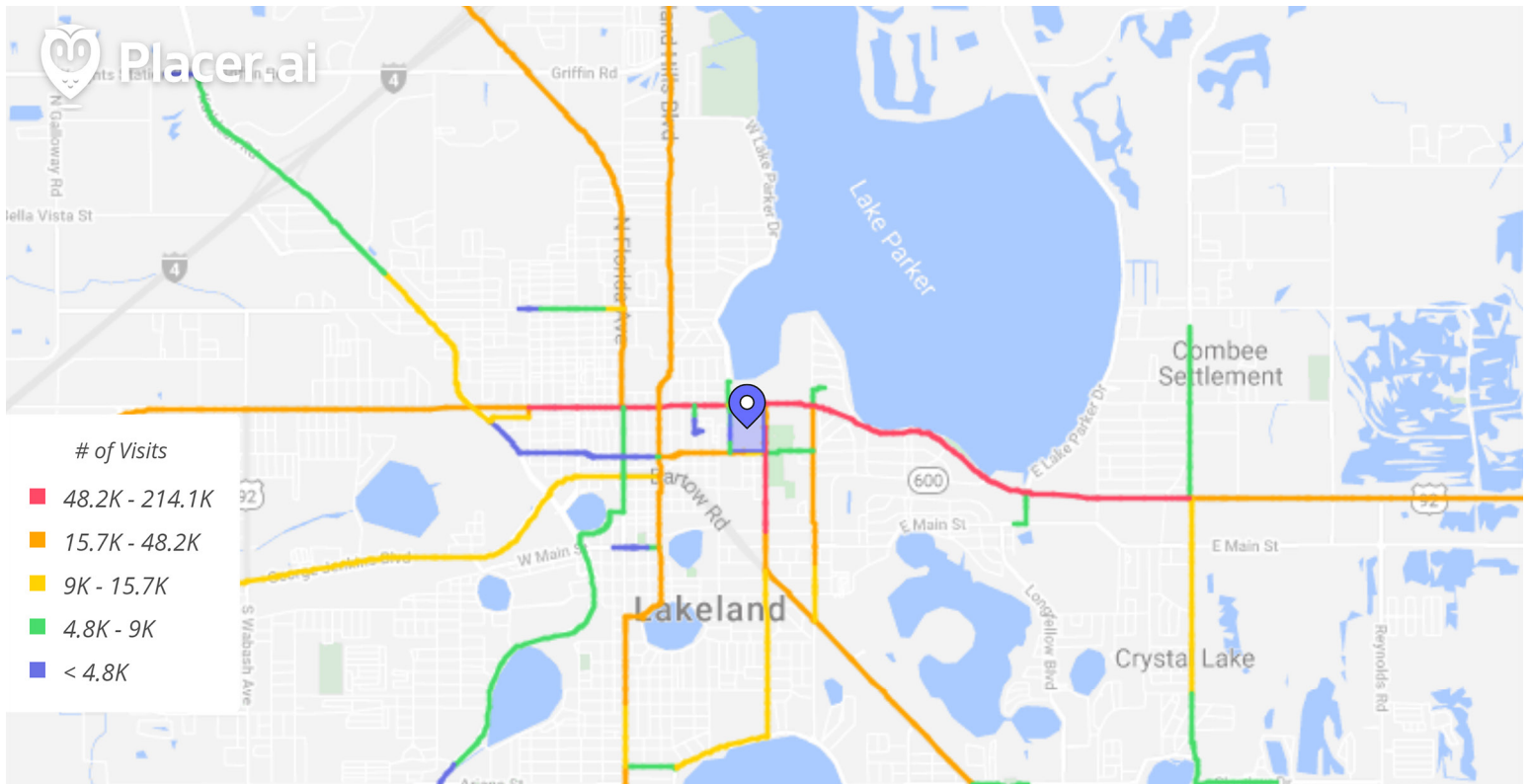
Shop & Service	State	15 Miles	5 Miles
Family Dollar	89%	87%	86%

CUSTOMER LOYALTY



Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER JOURNEY



Data provided by Placer Labs Inc. (www.placer.ai)

Tyler Wilkins

407.581.6245 | twilkins@crossmanco.com
 3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com