

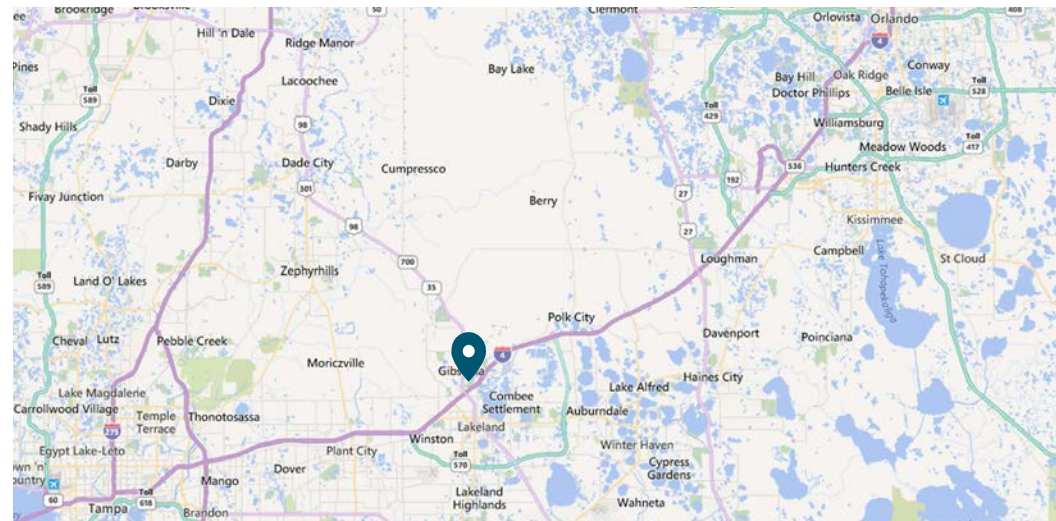
LAKELAND PARK CENTER

919 Lakeland Park Center Dr. | Lakeland, FL 33809
RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **INLINE AVAILABLE SPACES:** 1,800 SF - 19,876 SF
- **OUTPARCEL AVAILABLE SPACE:** 0.56± Acres - 1.50± Acres
- Strategically located on the NEQ of **US Hwy. 98 N. & I-4** with a strong tenant mix and great visibility
- Newest retail power center in Lakeland with 210,442 SF of GLA
- Anchored by



DAILY TRAFFIC COUNTS



US Hwy. 98 N. 45,000 AADT
I-4 95,500 AADT

POPULATION



1 Mile 8,642
3 Mile 56,901
5 Mile 136,452

AVE. HOUSEHOLD INCOME



1 Mile \$50,320
3 Mile \$51,917
5 Mile \$56,095

DAYTIME POPULATION



1 Mile 11,054
3 Mile 53,523
5 Mile 108,184

LICENSED REAL ESTATE BROKER

FranklinSt.com

ALEX WRIGHT
SENIOR DIRECTOR



813.682.6135



Alex.Wright@FranklinSt.com

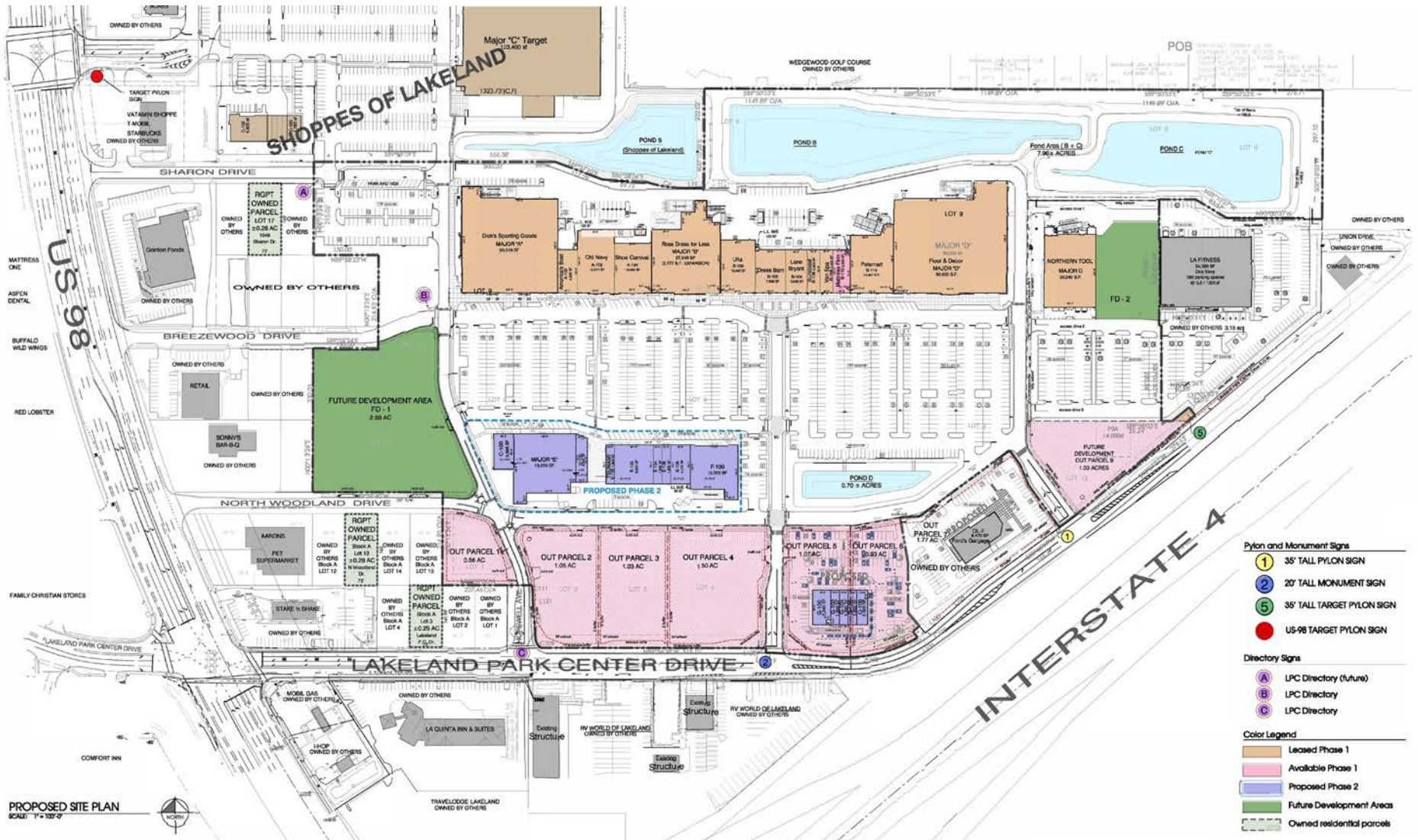
TERRENCE HART
SENIOR DIRECTOR



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- Pylon and Monument Signs**
- ① 35' TALL PYLON SIGN
 - ② 20' TALL MONUMENT SIGN
 - ③ 35' TALL TARGET PYLON SIGN
 - US-98 TARGET PYLON SIGN
- Directory Signs**
- Ⓐ LPC Directory (future)
 - Ⓑ LPC Directory
 - Ⓒ LPC Directory
- Color Legend**
- Leased Phase 1
 - Available Phase 1
 - Proposed Phase 2
 - Future Development Areas
 - Owned residential parcels

Major A	Dick's Sporting Goods	50,019	A-102	Old Navy	12,577	B-108	Van Spa & Nails	3,000	E-102	Available	8,000	OP 2	Available	1.05 Ac
Major B	Ross Dress For Less	27,248	A-104	Shoe Carnival	10,098	B-110	Available	3,925	E-104	Available	1,800	OP 3	Available	1.03 Ac
Major D	Floor & Decor	60,000	B-100	Ulta	10,040	B-114	PetSmart	14,007	E-106	Available	1,800	OP 4	Available	1.50 Ac
Major E	Available	19,876	B-102	Dress Barn	7,000	C-100	Available	3,695	E-108	Available	4,105	OP 5	Available	1.07 Ac
Major F	Northern Tool	20,240	B-104	Lane Bryant	5,000	D-100	Available	2,800	F-100	Available	12,000	OP 6	Available	0.93 Ac
A-100	America's Best	4,508	B-106	Suncoast Credit Union	3,000	E-100	Tsunami	1,800	OP 1	Available	0.56 Ac			

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