

Publix #1171 - Highland City Town Center

5185 US Highway 98 S
Lakeland, FL 33812
Lat 27.969, Long -81.883

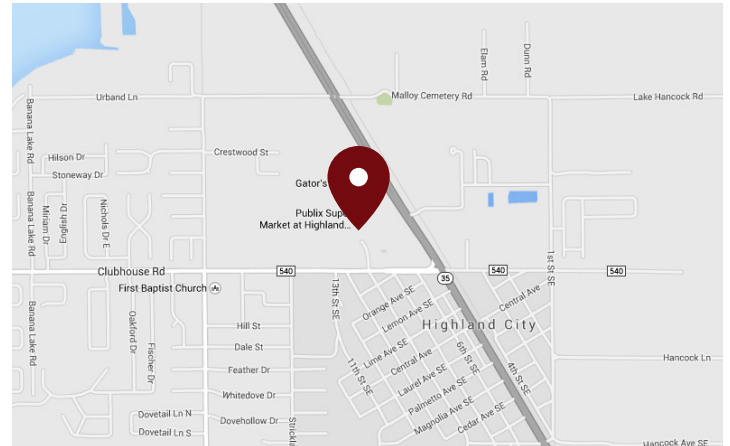
FOR LEASE



1,080 - 2,800 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- 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: 59,500 VPD



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Population | 4,594 | 27,319 | 80,723 |
| Daytime Population | 3,476 | 23,552 | 76,542 |
| Total Households | 1,528 | 9,530 | 29,572 |
| Avg. HH Income | \$83,754 | \$99,540 | \$91,020 |

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

Sandra Woodworth

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| Suite | Tenant | Size |
|-------|---------------------|--------|
| 3 | Publix | 45,600 |
| 1A | Dairy Queen | 1,750 |
| 1BC | Palace Pizza | 2,450 |
| 1D | Love Chiropractic | 1,400 |
| 2A | Highland City Diner | 3,038 |
| 2B-2C | AVAILABLE (40 x 70) | 2,800 |
| 2D-2E | Hibachi Express | 2,800 |
| 2F | NBT Discount Liquor | 1,400 |
| 4A | GNC | 1,400 |

| Suite | Tenant | Size |
|-------|-------------------------|-------|
| 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 | Petsense | 5,600 |
| 8A | Baja Heat Tanning Salon | 1,200 |
| 8B | Verizon | 1,200 |

| Suite | Tenant | Size |
|-------|-----------------------|-------|
| 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

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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



| | |
|----------|---------|
| Sunday | 238,374 |
| Saturday | 232,787 |
| Friday | 223,796 |

OF VISITS

TOP 3 HOURS

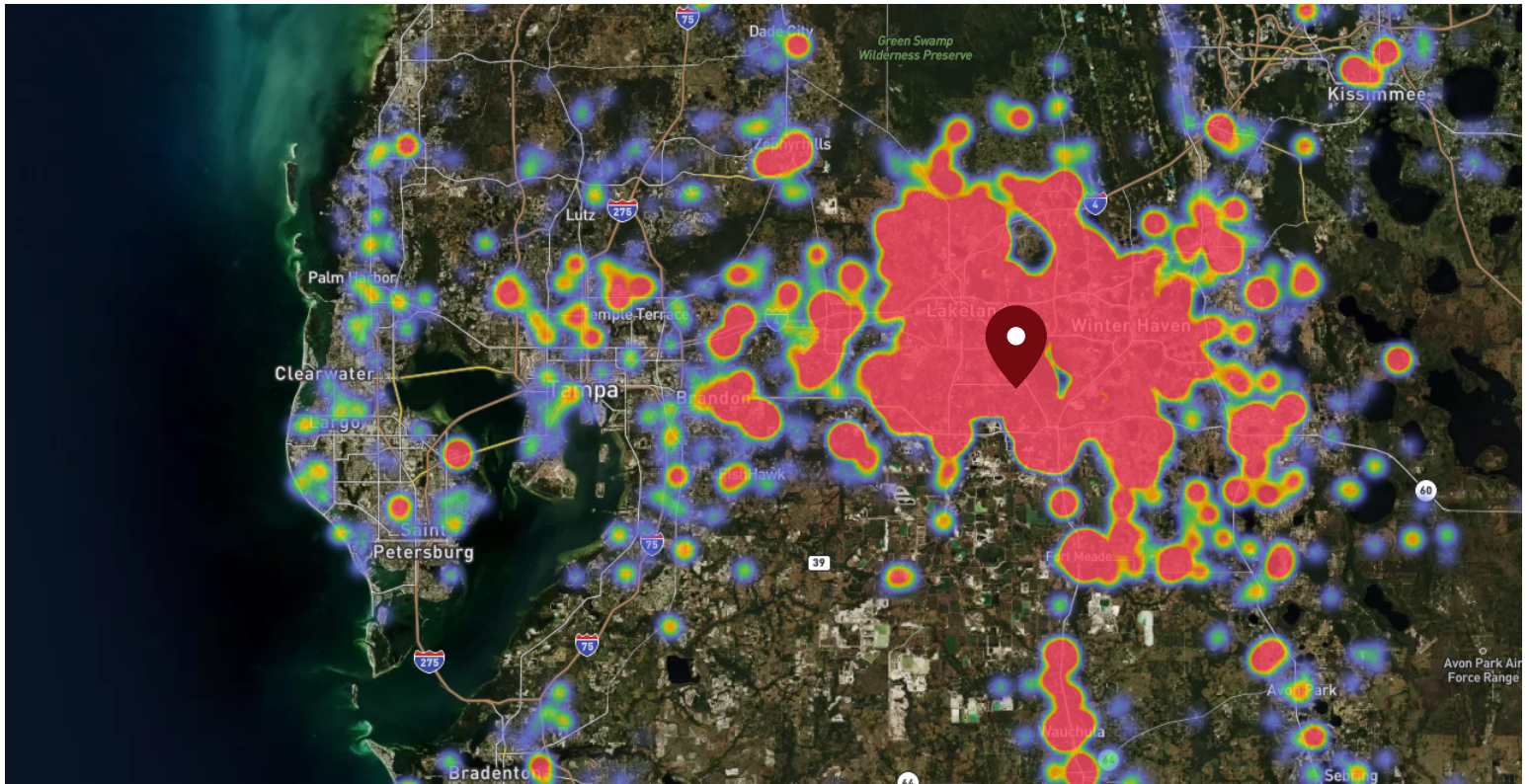


| | |
|---------|---------|
| 6-7 PM | 276,645 |
| 5-6 PM | 272,143 |
| 12-1 PM | 267,287 |

OF VISITS

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

SITE VISIT DENSITY



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

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