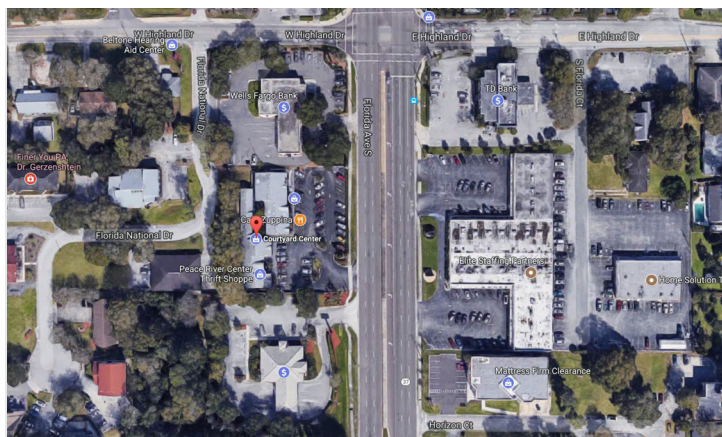




PROPERTY HIGHLIGHTS

- 8,029 SF of retail space
- Unique property in a convenient South Lakeland location
- Beautiful courtyard separating the two retail buildings
- Great visibility from multiple intersections on busy South Florida Avenue
- Located within minutes of the Polk Parkway, LRMCC, Bartow Hospital, and 1 - mile from new Watson Clinic facility
- Signage availability
- Contact the listing agent for availability



NATALIE IMIG

LEASING REPRESENTATIVE

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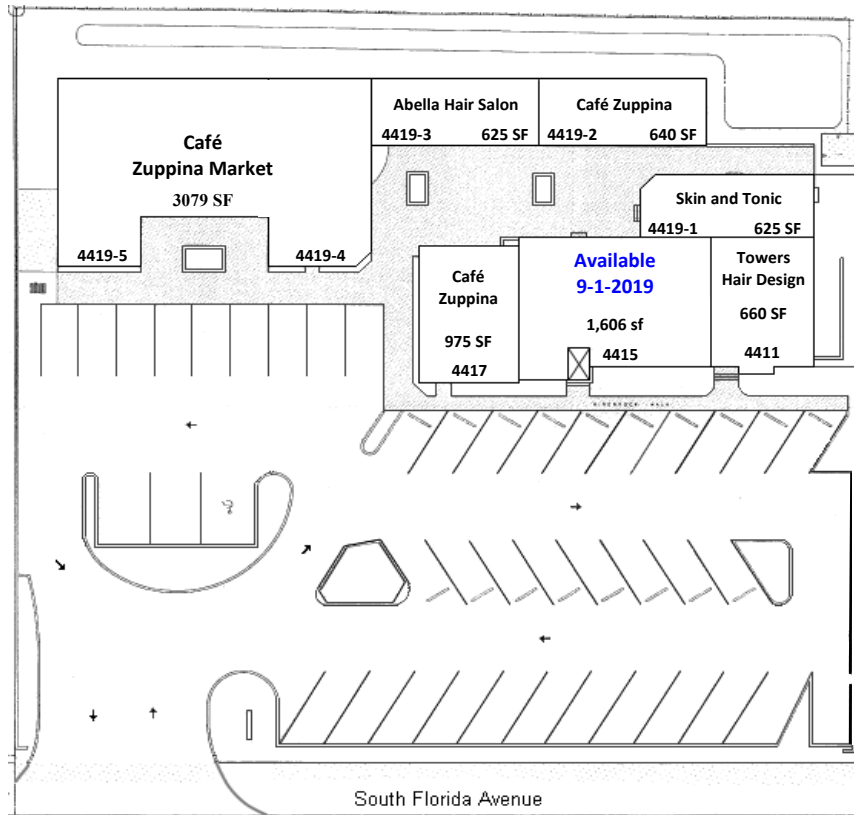
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COURTYARD CENTER

4411—4419 South Florida Avenue, Lakeland, FL 33813



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$82,829	\$83,211	\$71,323
# Households	2,608	22,853	52,751
Population	6,646	56,251	136,343
Daytime Population (Tot. Employees)	6,711	24,413	62,202
Median Age	41	42	40

Traffic Counts: 39,000 (FDOT 2018)

Source: Costar (2018)

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