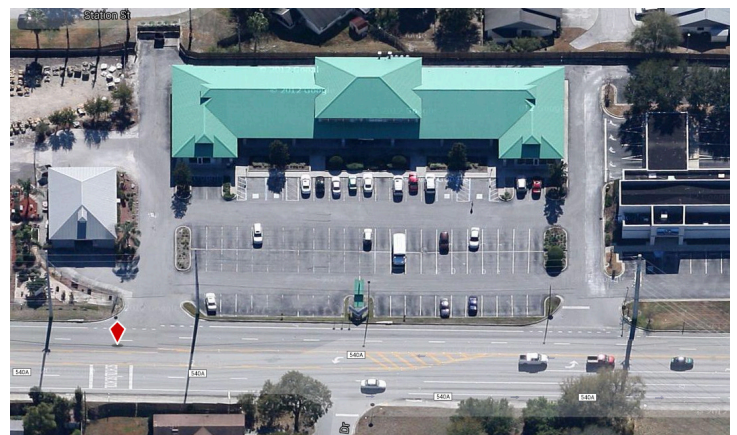
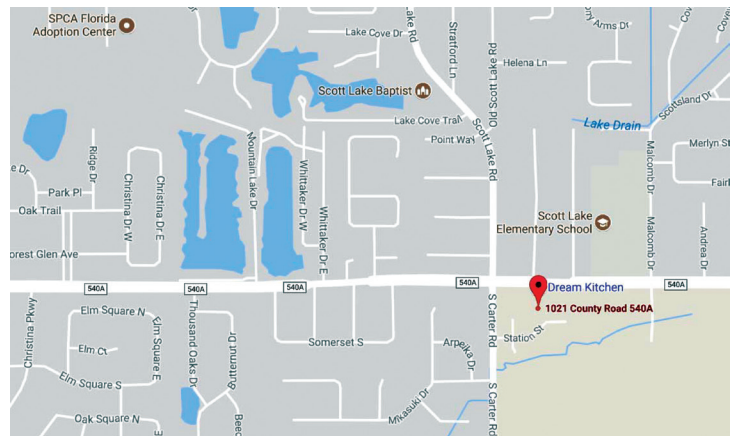




PROPERTY HIGHLIGHTS

- 16,666 SF retail plaza
- Situated at the southeast corner of the signalized intersection of CR 540-A and Carter Road
- Adjacent to 7-11 Gas Station and Magnify Credit Union
- Full access from CR 540-A and Carter Road
- Second floor office space available
- Ample parking and convenient south Lakeland location
- Minutes from Watson Clinic, the Polk Parkway, area hospitals, and government offices
- Build-out incentives available
- Monument signage available
- Zoning CC (Commercial Corridor) Polk County
- Contact us for additional information or to schedule a tour



NATALIE IMIG

LEASING REPRESENTATIVE

(863) 647-1581 X 215 | natalie@centuryretail.com

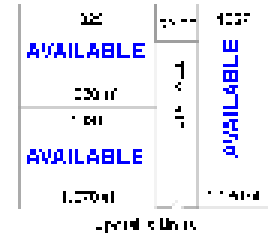
WWW.CENTURYRETAIL.COM

Visit [CENTURYRETAIL.COM](https://www.centuryretail.com) to learn about all of our available properties.

This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.



HIGHLAND STATION



1 - INTERIOR

2 - EXTERIOR



RADIUS RING	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$121,037	\$95,560	\$83,523
# Households	2,351	15,828	38,903
Population	6,413	42,676	101,367
Daytime Population (Tot. Employees)	623	13,333	40,864
Median Age	42	41	40

Traffic Counts: 24,000 (FDOT 2018) Source: Costar 2018