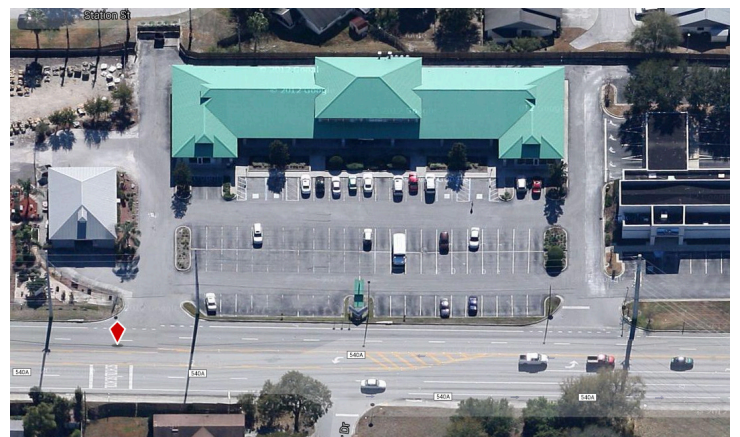
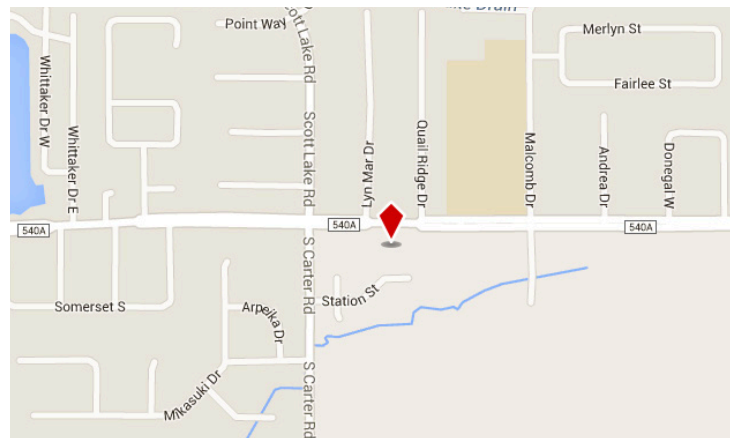




PROPERTY HIGHLIGHTS

- 16,666 SF retail plaza
- Situated at the southeast corner of the signalized intersection of CR 540-A and Carter Road
- Adjacent to 5/3 Bank and Magnify Credit Union
- Full access from CR 540-A and Carter Road
- First floor retail/office space and 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



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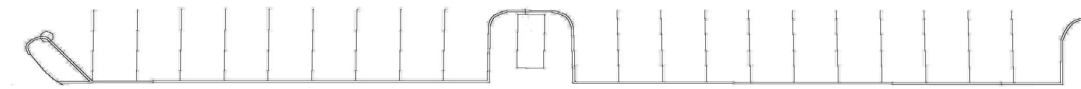
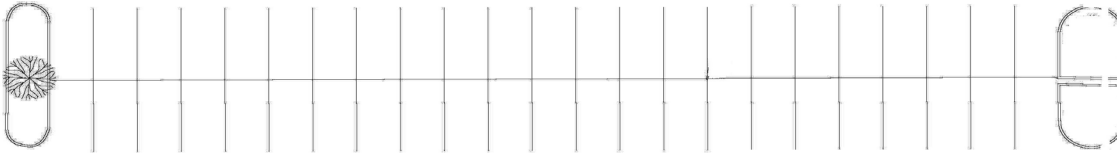
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This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.



1029	RR	RR	1027
AVAILABLE	STAIRWELL		AVAIL.
1,050 sf			
1031			
AVAILABLE			1,080 sf
1,070 sf			

Upstairs Units



COUNTY ROAD 540A



RADIUS RING

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$110,143	\$88,072	\$76,394
# Households	2,580	15,238	39,480
Population	7,142	41,455	102,918
Avg. Annual Disposable Income	\$85,715	\$70,563	\$62,408
Daytime Population (Tot. Employees)	1,266	13,567	39,090
Median Age	45.3	42.9	40.5

Traffic Counts: 18,400 (CR 540-A)

Source: 2015 ESRI

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