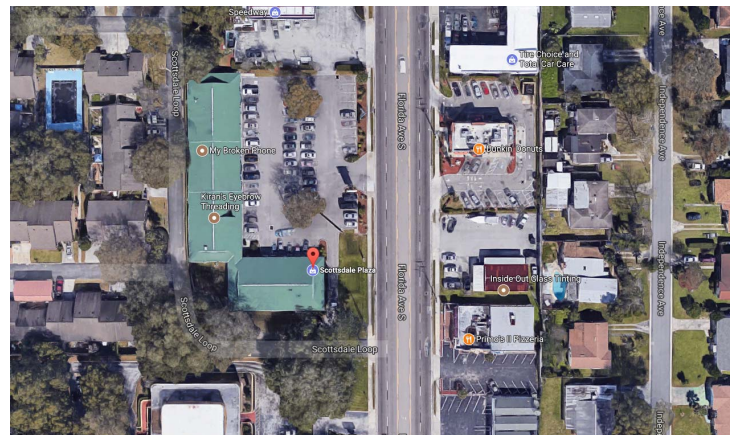




### PROPERTY HIGHLIGHTS

- 13,574 SF of retail or office space
- High visibility on busy South Florida Avenue
- Active and well maintained center with centrally located to all points in Lakeland
- Just up the street from the Polk Parkway and only minutes from Merchant's Walk and Lakeside Village shopping areas
- 1620 sf unit available
- Tenant Improvement Allowance available
- Signage availability
- Contact the Leasing Representative for more information

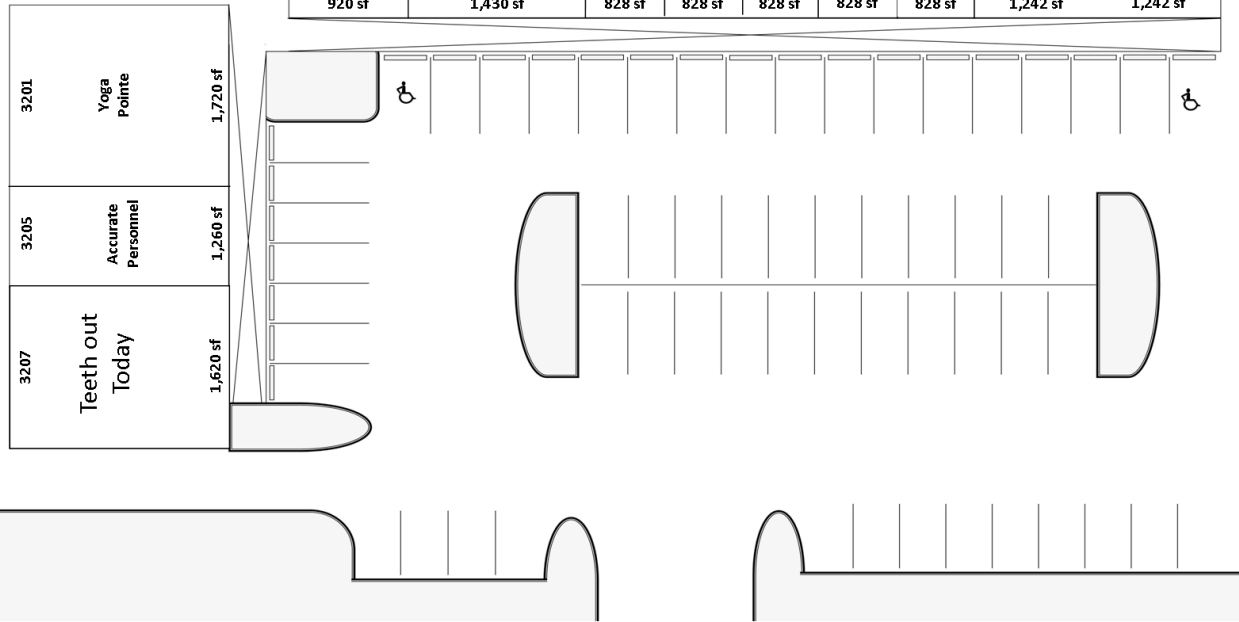




### SCOTTSDALE PLAZA

3129 — 3207 S. Florida Avenue, Lakeland, FL 33803

|                   |          |                      |                   |              |                 |                            |                 |          |
|-------------------|----------|----------------------|-------------------|--------------|-----------------|----------------------------|-----------------|----------|
| 3149              | 3145     | 3143                 | 3141              | 3139         | 3137            | 3135                       | 3133            | 3129     |
| Maximum Nutrition | MVB, LLC | Xclusive Cuts Barber | Bozeman Insurance | Michael Rose | My Broken Phone | Kiranben Eyebrow Threading | Nails Bar & Spa |          |
| 920 sf            | 1,430 sf | 828 sf               | 828 sf            | 828 sf       | 828 sf          | 828 sf                     | 1,242 sf        | 1,242 sf |



### DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

|                                     |          |          |          |
|-------------------------------------|----------|----------|----------|
| Avg. HH Income                      | \$71,621 | \$67,493 | \$65,278 |
| # Households                        | 4,623    | 27,181   | 55,445   |
| Population                          | 10,624   | 66,008   | 143,584  |
| Daytime Population (Tot. Employees) | 6,679    | 40,408   | 78,003   |
| Median Age                          | 41       | 40       | 40       |

Traffic Counts: 39,000 (FDOT 2018)

Source: Costar 2018

NATALIE IMIG

LEASING REPRESENTATIVE

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