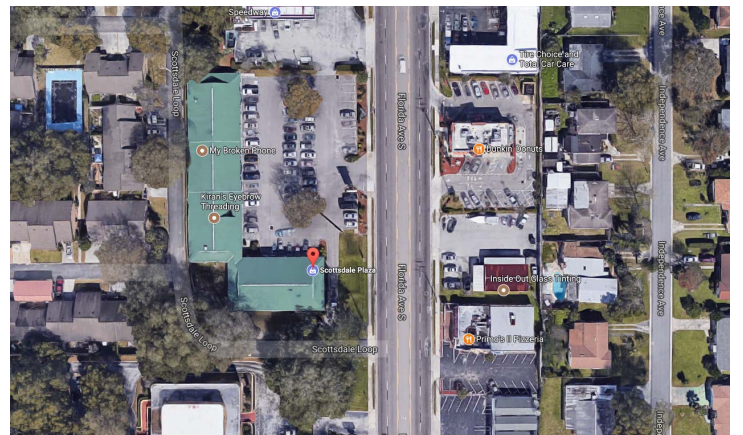




PROPERTY HIGHLIGHTS

- 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



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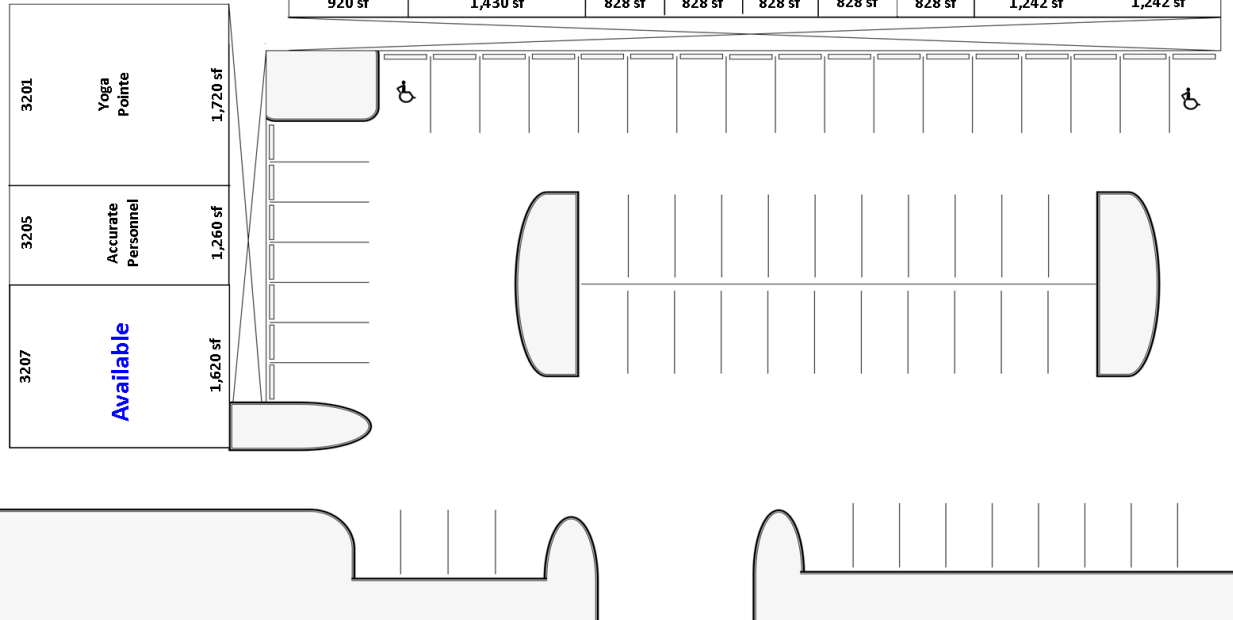
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This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.

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



South Florida Avenue



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

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