



CENTURYRETAIL

**FOR
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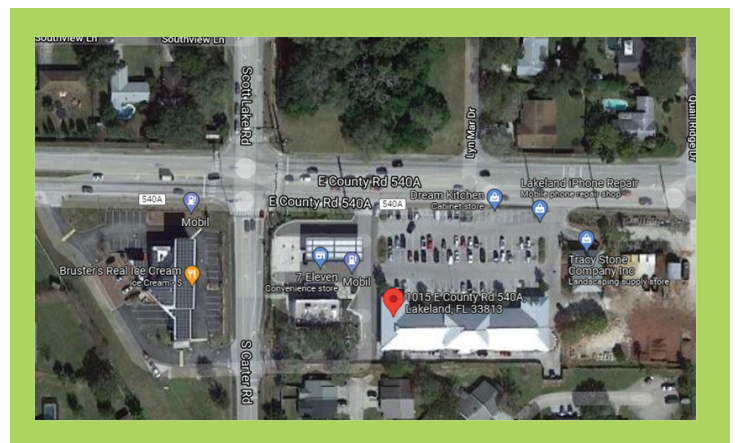
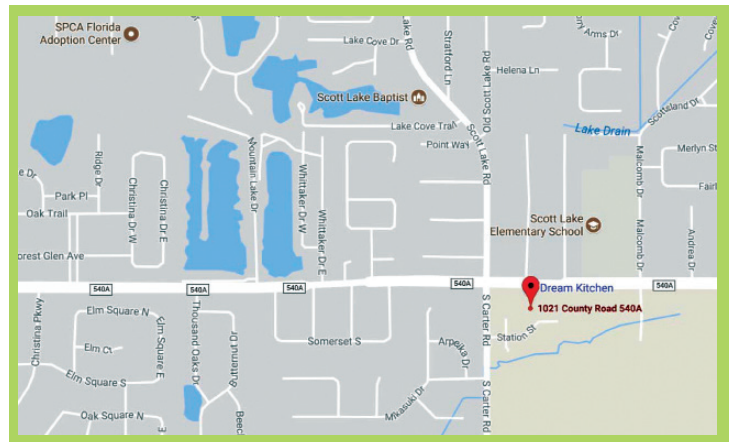
Highland Station

1015 - 1045 CR 540-A
Lakeland, FL 33813



PROPERTY HIGHLIGHTS

- 16,600 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
- Ample parking and convenient South Lakeland location
- Minutes from Watson Clinic, the Polk Parkway, area hospitals & government offices
- Zoning CC (Commercial Corridor) Polk County



NATALIE IMIG

LEASING REPRESENTATIVE

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

www.CENTURYRETAIL.com

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



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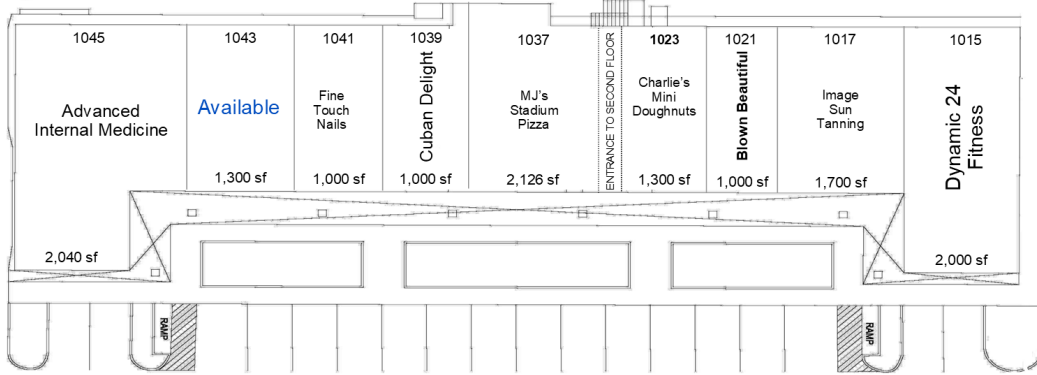
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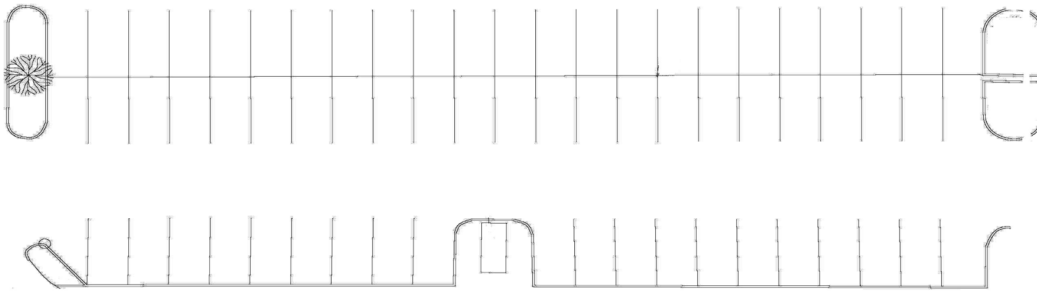
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HIGHLAND STATION

1015 — 1045 County Road 540A, Lakeland, FL 33813



1029 Allstate 1,050 sf	RR	RR	1027 MOBILE CLASSROOM 1,080 sf
1031 GSF Mortgage 1,070 sf	STAIRWELL		
Upstairs Units			



COUNTY ROAD 540A

CENTURY RETAIL— WWW.CENTURYRETAIL.COM— 863.647.1581



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$115,551	\$102,237	\$89,683
# Households	2,570	17,439	41,703
Population	7,120	52,566	121,563
Daytime Population (Tot. Employees)	641	13,235	39,230
Median Age	45	42	40

Traffic Counts: 24,000 (FDOT 2022)

Source: Costar 2021

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