



## FOR LEASE

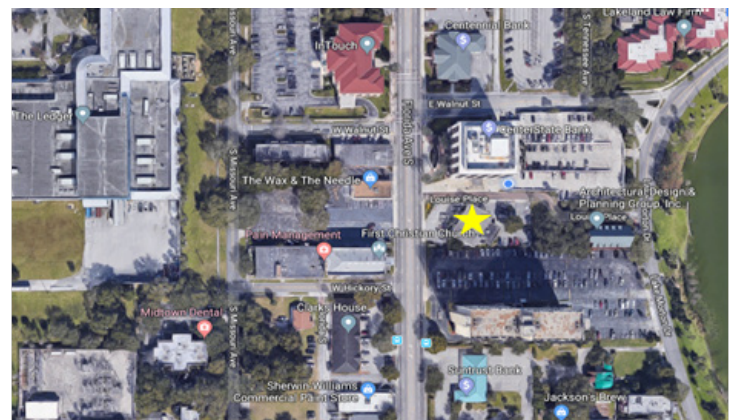
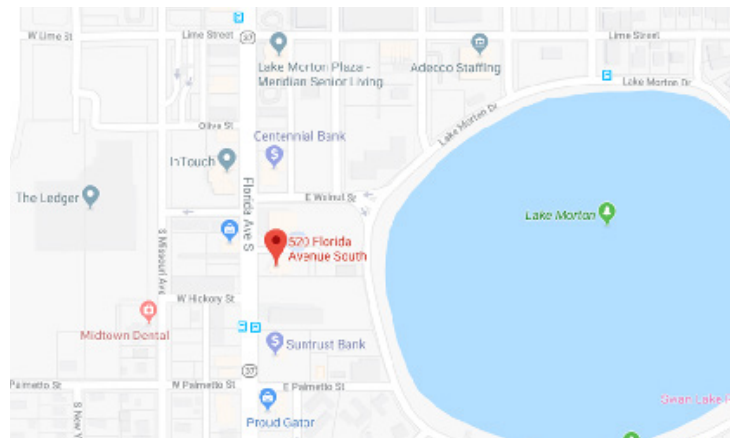
520 South Florida Ave

520 South Florida Ave  
Lakeland, FL 33801



### PROPERTY HIGHLIGHTS

- 8030 SF of retail space
- Located on South Florida Ave. in the heart of downtown Lakeland
- Easy access to I-4 and the Polk Parkway
- Stand alone building
- Full service lease negotiable
- Move in specials available
- Signage availability
- Call the Leasing Representative for availability



NATALIE IMIG

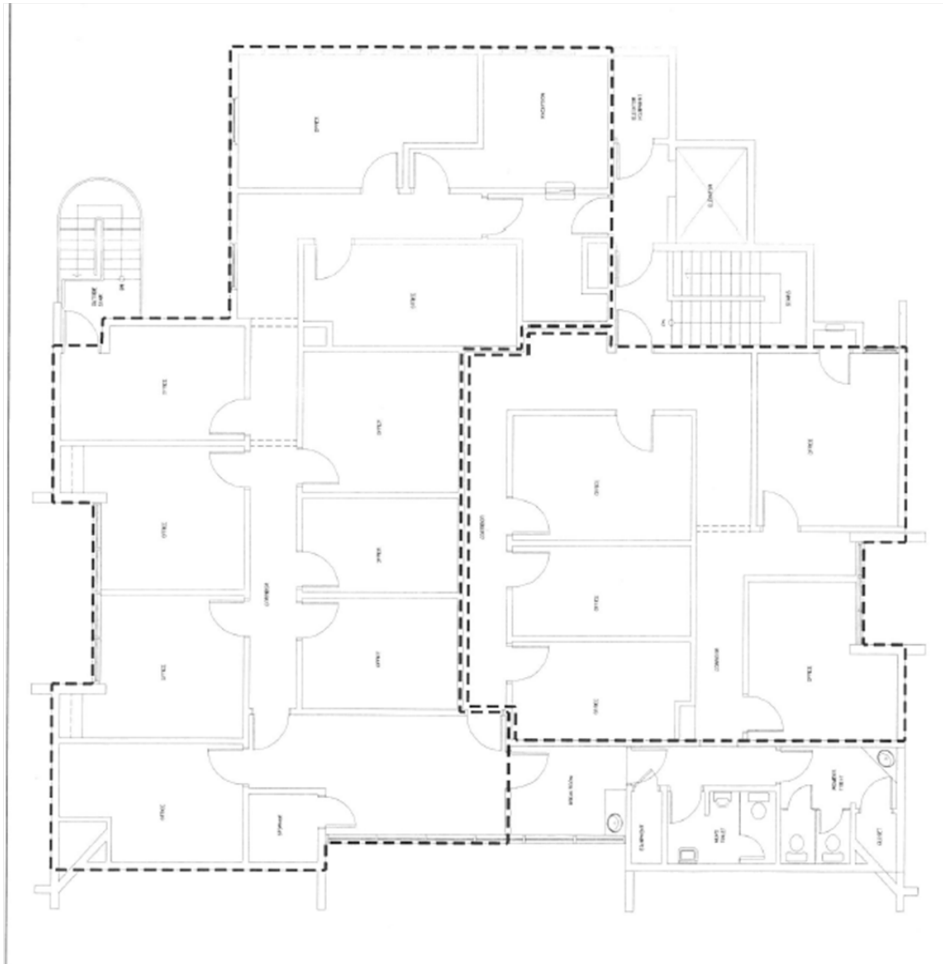
LEASING REPRESENTATIVE

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### DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$51,753	\$53,017	\$57,214
# Households	4,335	30,278	56,013
Population	10,685	76,879	141,734
Daytime Population (Tot. Employees)	11,588	46,451	81,437
Median Age	37	39	40

Traffic Counts: 27,000 (FDOT 2019)

Source: Costar 2018

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