



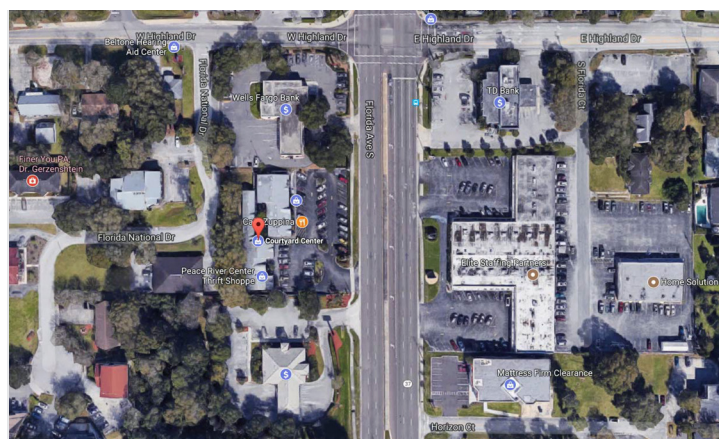
FOR LEASE

Courtyard Center
4411 - 4419 S. Florida Avenue
Lakeland, FL 33813



PROPERTY HIGHLIGHTS

- 8,029 SF of retail space
- Unique property in a convenient South Lakeland location
- Beautiful courtyard separating the two retail buildings
- Great visibility from multiple intersections on busy South Florida Avenue
- Located within minutes of the Polk Parkway, LRMCC, Bartow Hospital, and 1 - mile from new Watson Clinic facility
- Signage availability
- Contact the listing agent for availability



NATALIE IMIG

LEASING REPRESENTATIVE

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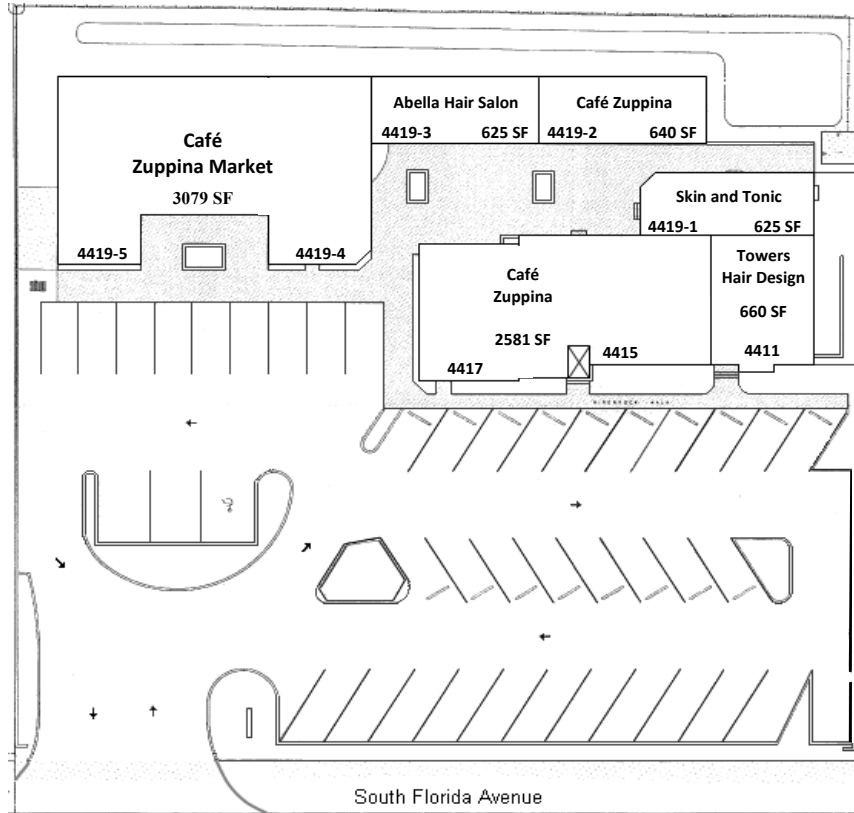
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COURTYARD CENTER

4411—4419 South Florida Avenue, Lakeland, FL 33813



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

| | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------------|----------|----------|----------|
| Avg. HH Income | \$82,829 | \$83,211 | \$71,323 |
| # Households | 2,608 | 22,853 | 52,751 |
| Population | 6,646 | 56,251 | 136,343 |
| Daytime Population (Tot. Employees) | 6,711 | 24,413 | 62,202 |
| Median Age | 41 | 42 | 40 |

Traffic Counts: 39,000 (FDOT 2018)

Source: Costar (2018)

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