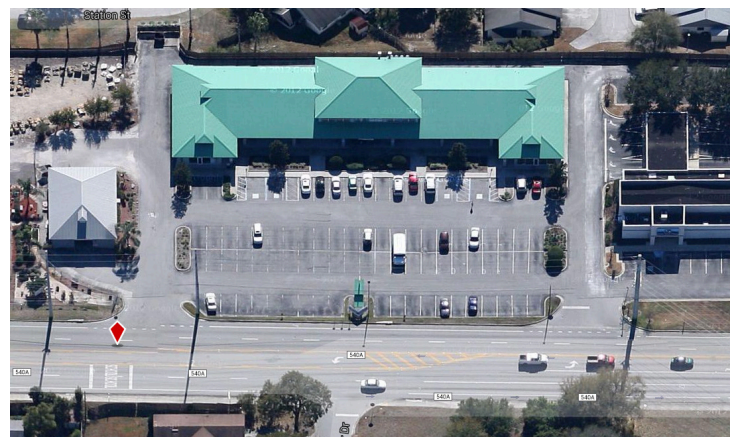
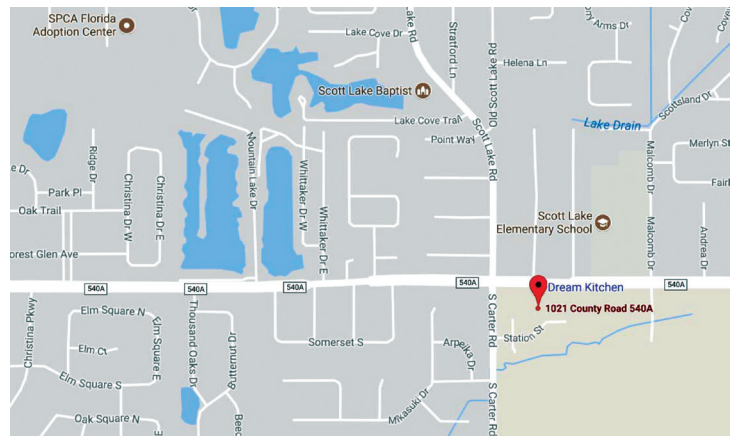




PROPERTY HIGHLIGHTS

- 16,666 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 and Magnify Credit Union
- Full access from CR 540-A and Carter Road
- Second floor office space available
- Ample parking and convenient south Lakeland location
- Minutes from Watson Clinic, the Polk Parkway, area hospitals, and government offices
- Build-out incentives available
- Monument signage available
- Zoning CC (Commercial Corridor) Polk County
- Contact us for additional information or to schedule a tour



NATALIE IMIG

LEASING REPRESENTATIVE

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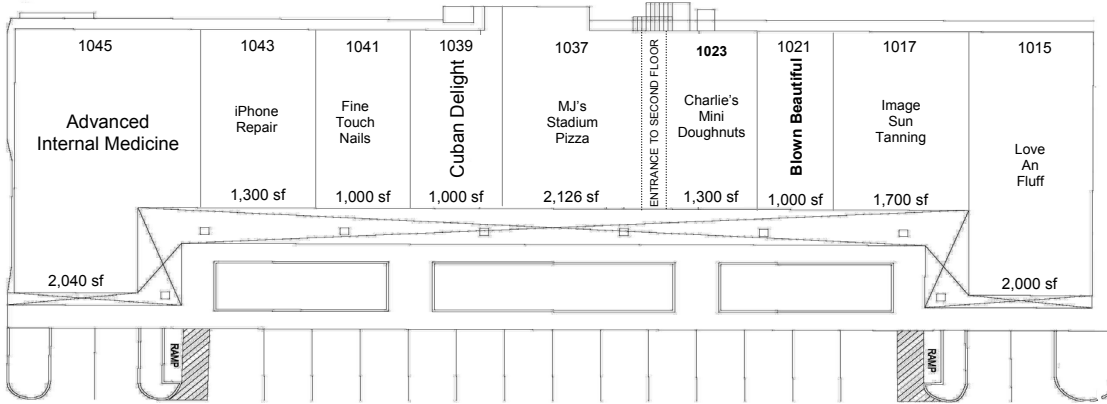
WWW.CENTURYRETAIL.COM

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

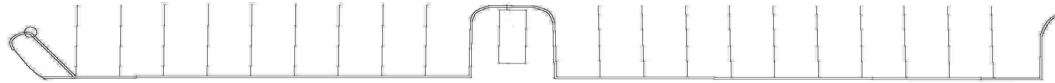
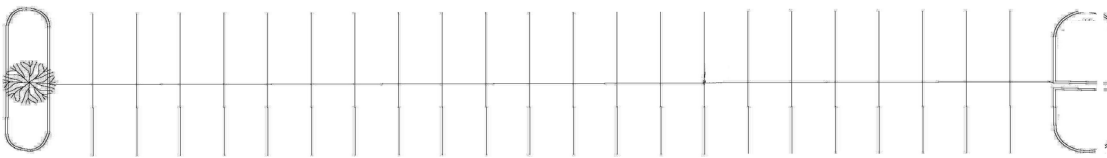
HIGHLAND STATION

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



1029	RR	RR	1027
Allstate	STAIRWELL		AVAILABLE
1,050 sf			
1031			
GSF Mortgage			
1,070 sf			1,080 sf

Upstairs Units



COUNTY ROAD 540A

CENTURY RETAIL— WWW.CENTURYRETAIL.COM—863.647.1581



RADIUS RING

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$116,237	\$97,910	\$86,207
# Households	2,758	17,620	39,287
Population	7,471	47,289	103,130
Daytime Population (Tot. Employees)	623	13,333	40,864
Median Age	42	41	40

Traffic Counts: 22,000 (FDOT 2019)

Source: Costar 2019

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