

FOR SALE > RETAIL SPACE

# 1.36 AC Parcel

US Hwy. 98 N. & I-4 | Lakeland, FL 33809

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## Property Features

- > 1.36± acre parcel available for sale
- > 58,806 SF parcel at the interchange of I-4 and US Hwy. 98
- > Approximately 325 feet of frontage facing I-4
- > 85 parking spaces with additional cross parking and access
- > Parcel: #23-27-36-016029-000031  
Zoned: Commercial; City of Lakeland
- > Buildable pad with retention, utilities and parking in place
- > Easy access to the highly trafficked I-4 & US Hwy. 98
- > 1 mile from Lakeland Square mall
- > Nearby big box retail and hotels will draw traffic to site
- > Co-tenanted with Marriott's TownePlace Suites, Longhorn and Hooters

**Asking Price: \$ 875,000**

## Location Map



## Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population	9,012	54,043	129,221
Daytime Population	7,553	33,476	57,336
Households	3,157	20,957	49,921
Average HH Income	\$52,011	\$48,991	\$53,886

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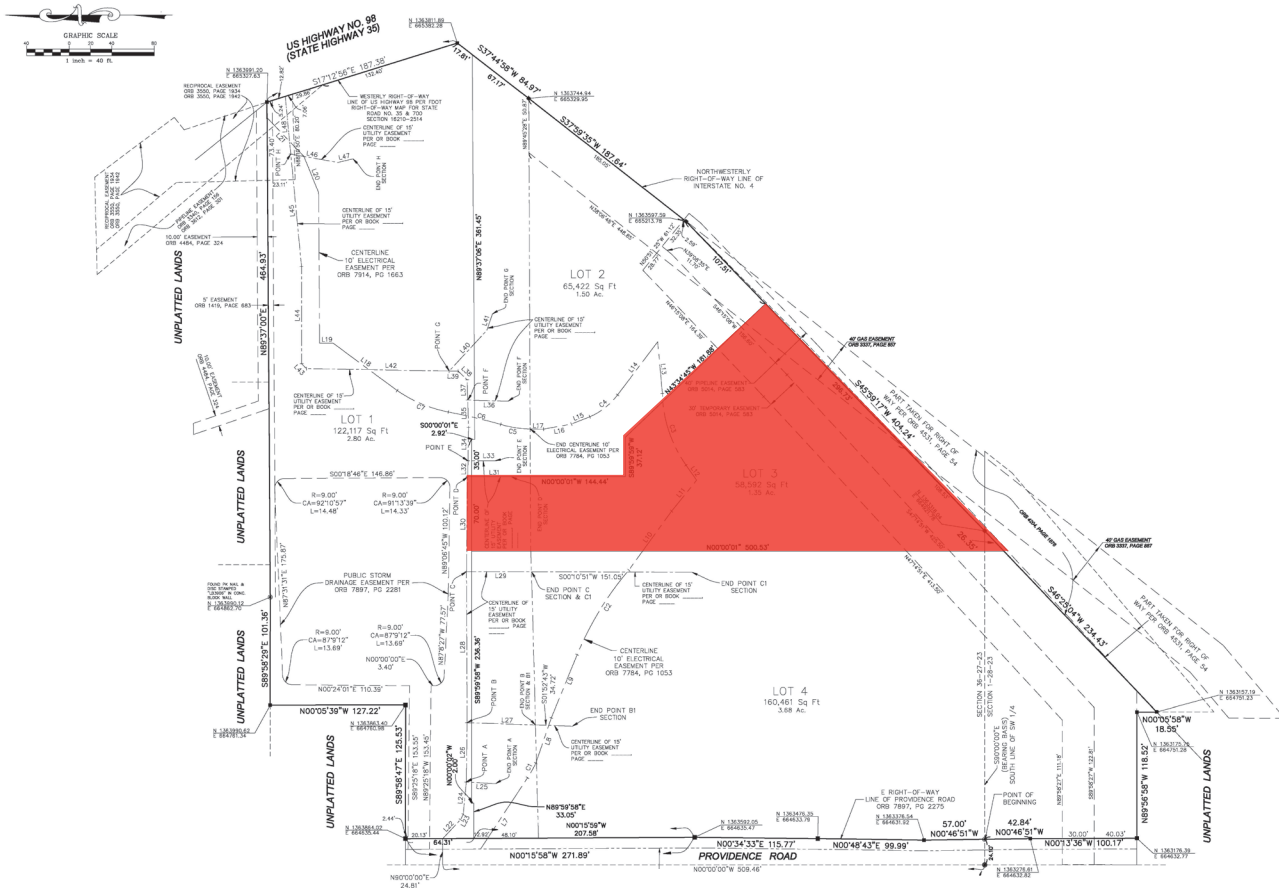
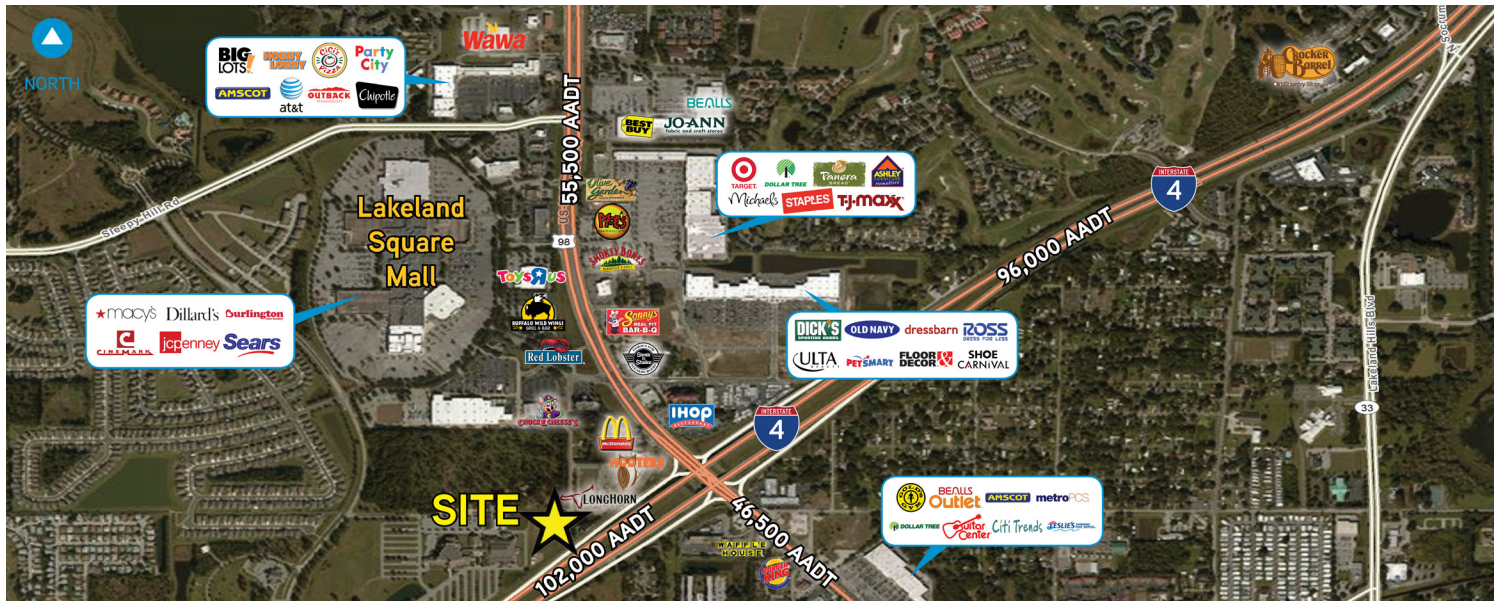
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## Market Aerial & Site Plan



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