



FOR LEASE

PAD NEXT TO ACTION GATOR

**4520 S. FLORIDA AVENUE,
LAKELAND, FL 33813**

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PROPERTY HIGHLIGHTS

- › Pad site available for ground lease or build-to-suit.
- › Action Gator Tire currently under construction within the development.
- › Less than 1 mile south of Polk Parkway (SR 570).
- › Frontage on State Road 37 or South Florida Avenue.
- › Diverse mix of national credit retailers including Regions Bank, Chick-fil-A, Golden Corral, FedEx Office, State Farm and Sunoco gas station.

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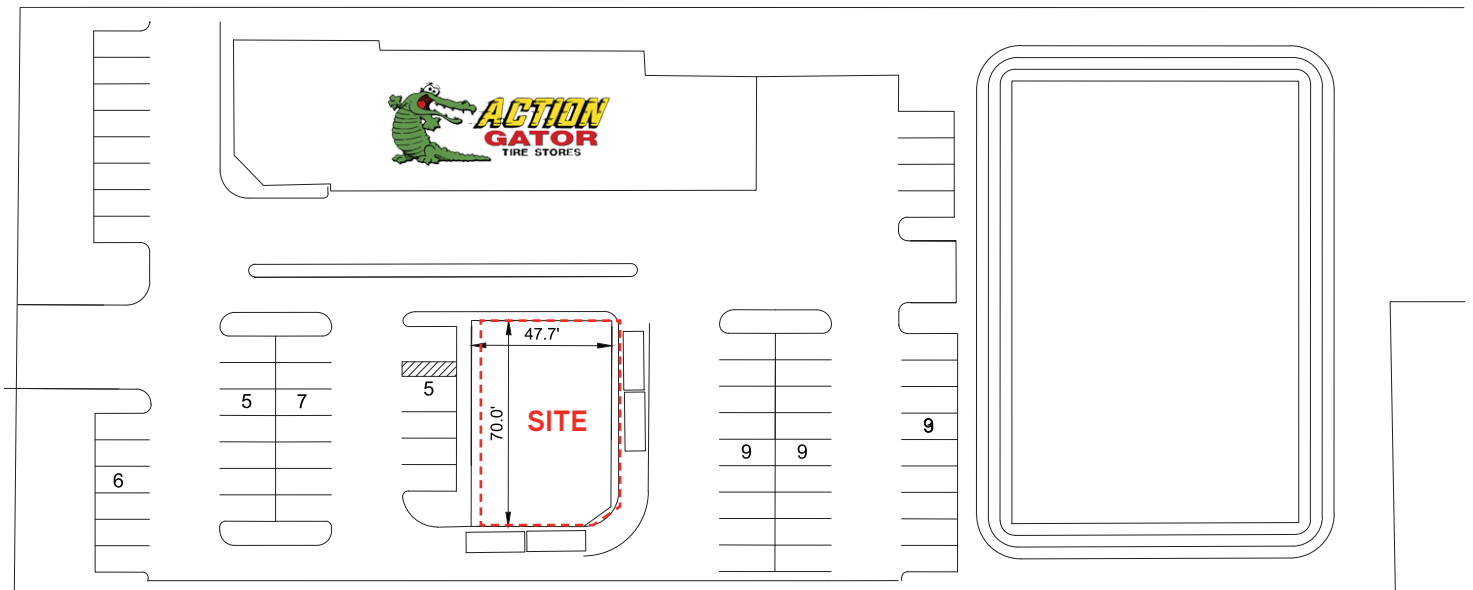
LOCATION MAP



AREA DEMOGRAPHICS



SITE PLAN



MARKET AERIAL

