

LAKELAND, FLORIDA

1009 - 1019 Lakeland Park Center Dr.
& 3504 Hopewell Ave, Lakeland, FL 33809

RETAIL & MEDICAL DEVELOPMENT

Available for Ground Lease &
In-line spaces up to **9,000 SF**



Flavia Kanyago

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CrossMarc Services, LLC
Licensed Real Estate Broker

HIGHLIGHTS

- Medical and retail development available for in-line spaces or ground lease
- Up to 3,000 SF of medical and 1,200 SF - 6,000 SF of retail
- In-line spaces available up to 9,000 SF
- Immediate access to I-4
- Ideal for Drive-Thru users, fast casual, medical, retail and bank uses
- Adjacent to a 20,800 SF healthcare development: Orlando Health's Emergency Room
- 5 Miles from Bonnet Spring Park a 168-acre urban nature park
- Positioned right outside the Lakeland Park Center, a major power center with national retailers.



ADJACENT TO A HIGH-PERFORMING RETAIL DESTINATION

Located directly adjacent to Lakeland Park Center, the proposed development benefits from an established retail destination with strong consumer traffic, national retailers, and regional draw.



2.6M

**ANNUAL VISITS TO
LAKELAND PARK CENTER**

*Consistent consumer traffic
adjacent to development*



716K

**UNIQUE VISITORS
ANNUALLY**

*Strong regional customer
reach*



41 MIN

**AVERAGE DWELL
TIME**

*Visitors are spending
meaningful time shopping at
this center*

***Source: Placer AI*



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DEVELOPMENT SITE PLAN

1009 - 1019 Lakeland Park Center Dr.
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DEVELOPMENT HIGHLIGHTS

-  1,200 - 6,000 SF Future Retail Building
-  3,000 SF Future Medical use
-  Drive - Thru Opportunity
-  9,000 SF Retail & Medical Development

CURRENT SITE CONDITIONS OF DEVELOPMENT

Flexible development opportunity designed to accommodate retail, medical, restaurant, and drive-thru users on one of Lakeland's most visible commercial corridors.



DEMOGRAPHICS



POPULATION

1 MILE

10,356



3 MILES

64,037



5 MILES

156,307



HOUSEHOLDS

4,595



25,479



60,082



AVERAGE HOUSEHOLD INCOME

\$74,828



\$74,982



\$79,852



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SHOPPING CENTERS NEARBY

1009 - 1019 Lakeland Park Center Dr.
& 3504 Hopewell Ave

LAKELAND PARK CENTER



SHOPPES OF LAKELAND



LAKELAND SQUARE MALL



TRADE AERIAL

1009 - 1019 Lakeland Park Center Dr.
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