



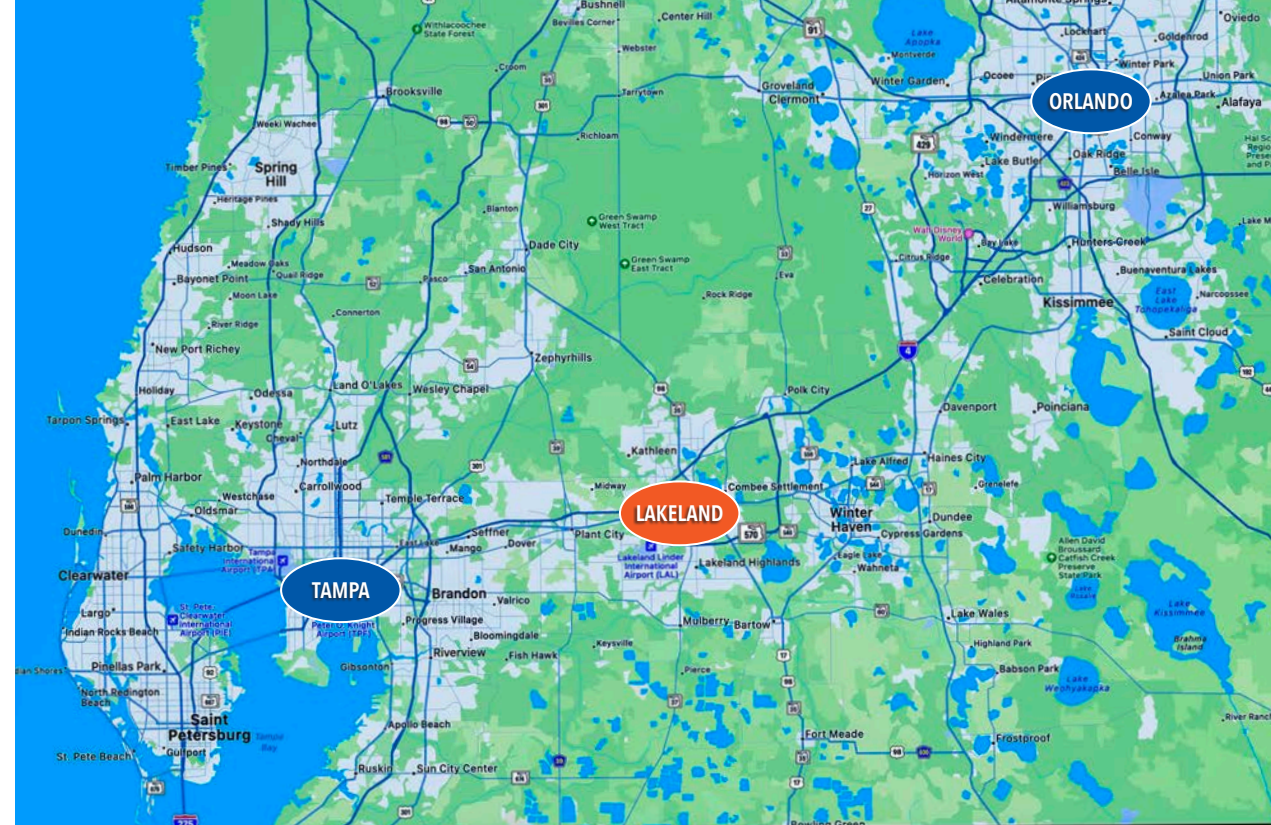
Lakeside Village

THE
RESTAURANT
SPACE

5,532 SF OF RESTAURANT SPACE IN THE MIDDLE OF IT ALL

2nd Gen Restaurant Space For Lease
Lakeland, Florida





MIXED-USE COMPLEX WITH EXCEPTIONAL OFFICE SPACE OPPORTUNITIES

Lakeside Village is an open-air, dynamic, mixed-use complex in Lakeland, Florida. Combining retail, hospitality, entertainment, and office creates a synergistic development with something for everyone.

Combined with being conveniently located at the intersection of Harden Blvd & Polk Pkwy (SR-570), this complex is unmatched within the Lakeland Market.

Home to a wide variety of stores, including high-end fashion retailers, department stores, specialty shops, and restaurants, Lakeside Village also hosts a variety of events throughout the year, such as live music, seasonal events, and family-friendly activities. There are a total of 73 stores, including four anchor tenants: Belk, Kohl's, Books-A-Million, and CMX Cinemas - Lakeside 18 & IMAX and Nordstrom Rack (coming soon). Located in the upscale Grasslands area of Lakeland, Lakeside is surrounded by hotels, restaurants, and other businesses.

Lakeside Village is a great place to shop, dine, work, and enjoy the outdoors. It is a popular destination for residents of Lakeland and the surrounding area, and it offers something for everyone.

PROPERTY DETAILS

Lease Rate:	CALL FOR DETAILS
Location:	Lakeside Village Lakeland, FL
Parcel ID:	23-28-35-138188-000081
Zoning:	Regional Shopping Center (use code 1500)
Year Built:	2005
Parking:	Ample

HIGHLIGHTS

- Restaurant space nestled within an abundance of retail and office offerings at your employees' fingertips.
- Abundant parking at no additional cost.
- Less than 10 minutes' drive from I-4
- Close proximity to Lakeland Linder International Airport (LAL)

OFFERED BY:



GARRETT GLEITER
garrett@4acre.com
407.539.4514



NICHOLAS FOURAKER, CCIM
nick@4acre.com
407.601.1466

ABOUT LAKELAND



Built upon historic character, philanthropy and volunteerism, Lakeland offers its residents, businesses and visitors a true sense of place. Incorporated in 1885, Lakeland quickly became one of the premier cities in Florida. From the inaugural railroad service in the mid-1890's to being one of the first cities in Florida to have electricity, Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College, which hosts the largest on-site collection of Frank Lloyd Wright architecture in the world, and is the winter home to the Detroit Tigers.



The City of Lakeland offers an exceptional quality of life. A firm commitment to downtown development, redevelopment, historic preservation, cultural amenities, and an exceptional business-friendly environment has helped Lakeland to thrive for nearly 140 years. Growth and progress exemplify our City all the while maintaining a sense of history and a hometown feel.



LAKESIDE VILLAGE AERIAL

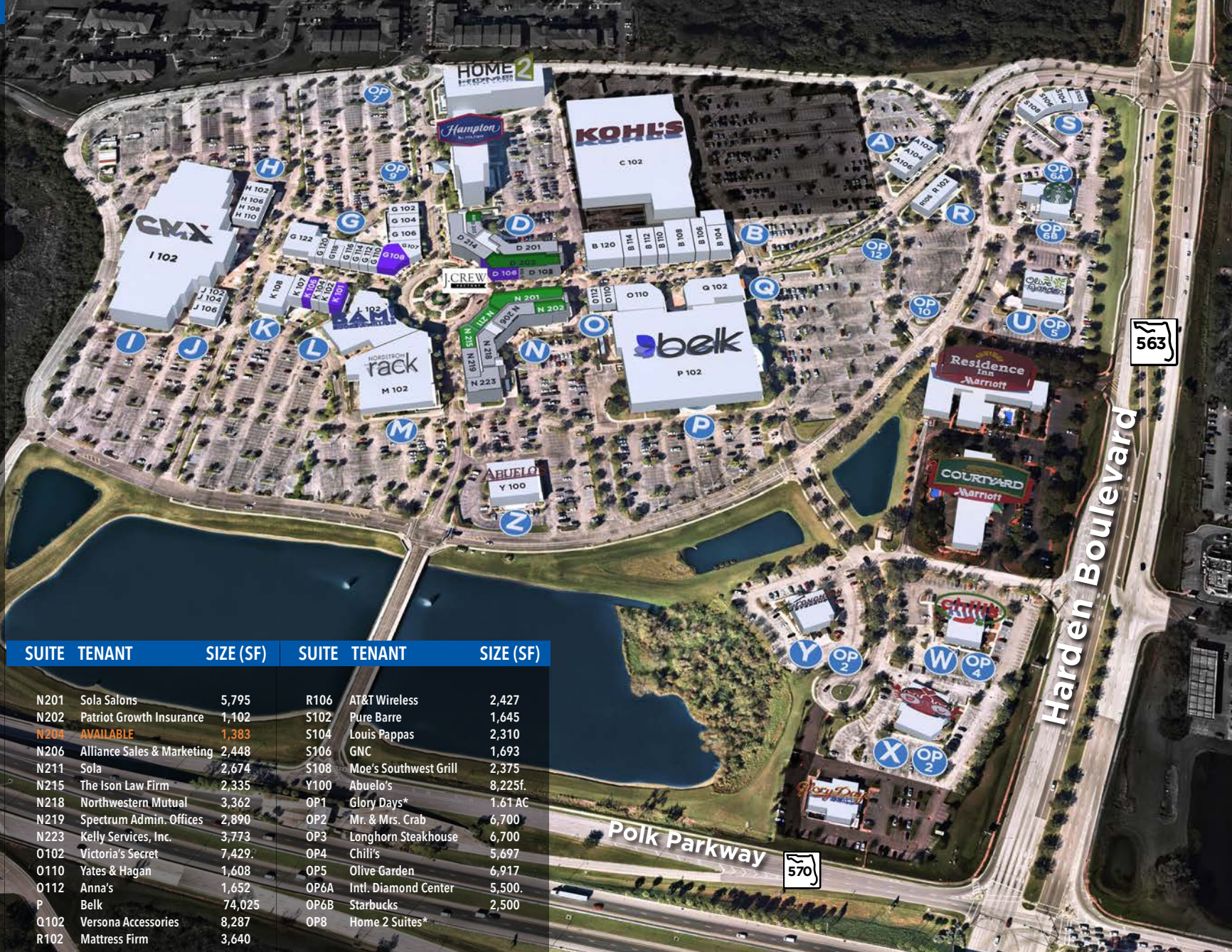


LAKESIDE VILLAGE | COMPREHENSIVE SITE PLAN



SUITE TENANT SIZE (SF)

A102	Pearle Vision	2,359
A104	Family Dental of LV	2,000
A106	Spectrum	1,840
B102	Hear USA	2,028
B104	Chico's	2,962
B106	Carter's	4,041
B108	Loft	6,062
B110	Francesca's	1,663
B112	Bath & Body Works	3,342
B114	Soma Intimates	3,251
B120	Kirkland's Home	6,547
C	Kohl's*	88,000
D102-4	Daydreams Day Spa	5,783
D106	J Crew Factory-Coming Soon	
D110	Sunglass Hut	798
D112	Fish City Grill	2,993
D116	Orange Theory Fitness	3,335
D201	Progressive Casualty Ins	5,390
D202	AVAILABLE	6,475
D203	Midwestern Construction	1,280
D214	Dewberry	5,908
D229	CRC Property Mgmt, Office	1,108
E	Hampton Inn & Suites*	
G102	The Brass Tap	2,254
G104	Fleet Feet	2,616
G106	Golf Etc.	3,005
G107	Rocket Fizz	2,638
G110	Thai Oishi	1,214
G112	uBreakiFix	1,166
G114	GameStop	1,220
G116	StretchLab	1,809
G118	Max Jewelers	1,900
G122	GrillSmith	6,276
H102	Burger 21	2,559
H106	Lee Nails	2,400
H108	Hair Cuttery	1,200
H110	Cold Stone Creamery	1,218
I	CMX Cinemas Lakeside 18	76,902
J102	Planet Smoothie	1,306
J104	Pizzeria Valdiano	1,380
J106	Gaskins Barbecue & Lobster	2,837
K102	Woof Gang Bakery	1,885
K104	Saigon Bistro	1,763
K107	Sorrel Bistro	1,331
L102	Books-A-Million	16,390
M102	Nordstrom Rack Coming Soon	30,000
N102	Jos. A. Bank	4,343
N104	Amelia Page Boutique	2,207
N106	AVAILABLE	5,332
N110	Famous Footwear	6,279
N114	Paint Nail Bar	2,153
N116	Ideal Image	3,023
N118	Verizon Wireless	2,208



SUITE TENANT SIZE (SF) SUITE TENANT SIZE (SF)

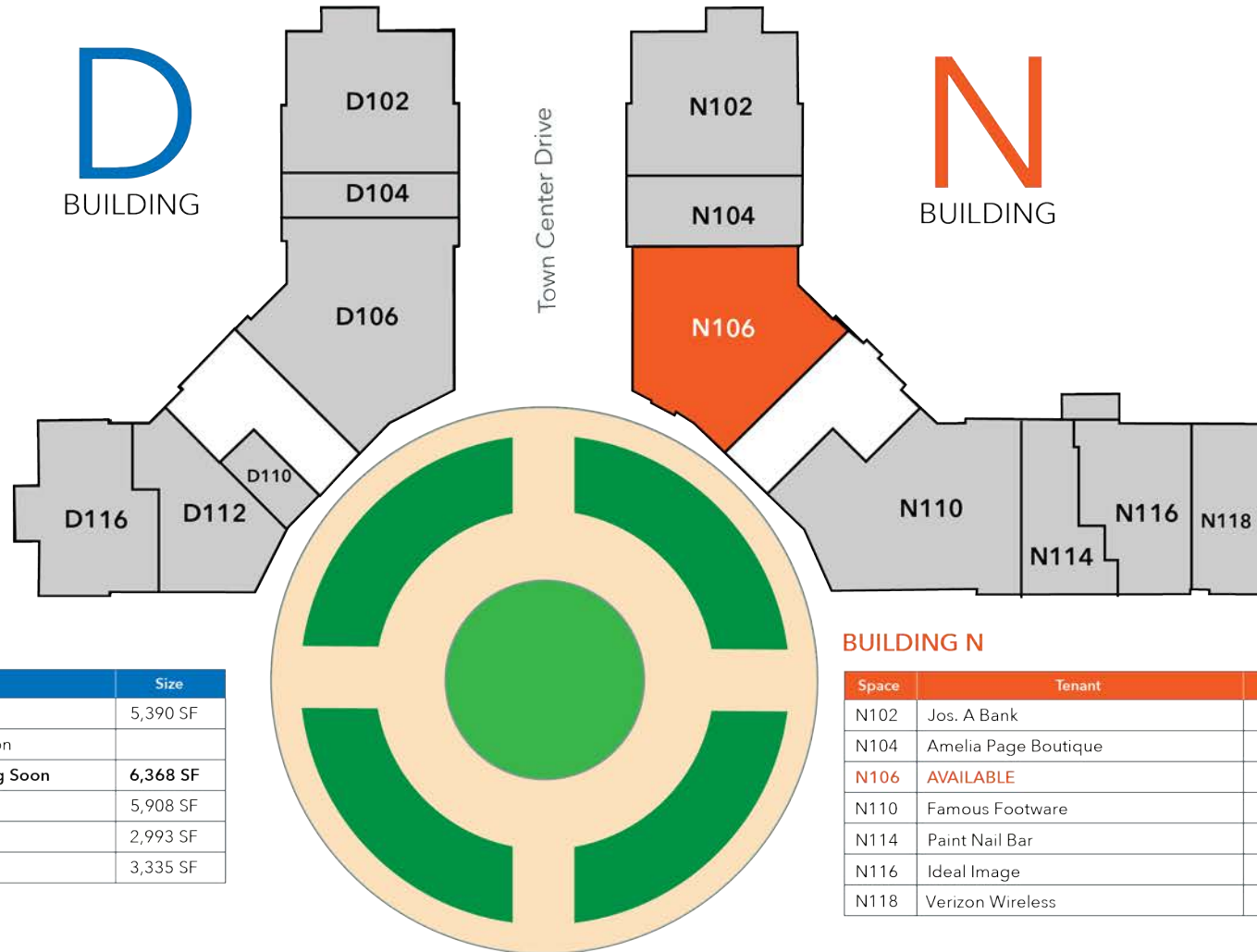
N201	Sola Salons	5,795	R106	AT&T Wireless	2,427
N202	Patriot Growth Insurance	1,102	S102	Pure Barre	1,645
N204	AVAILABLE	1,383	S104	Louis Pappas	2,310
N206	Alliance Sales & Marketing	2,448	S106	GNC	1,693
N211	Sola	2,674	S108	Moe's Southwest Grill	2,375
N215	The Ison Law Firm	2,335	Y100	Abuelo's	8,225f.
N218	Northwestern Mutual	3,362	OP1	Glory Days*	1.61 AC
N219	Spectrum Admin. Offices	2,890	OP2	Mr. & Mrs. Crab	6,700
N223	Kelly Services, Inc.	3,773	OP3	Longhorn Steakhouse	6,700
O102	Victoria's Secret	7,429	OP4	Chill's	5,697
O110	Yates & Hagan	1,608	OP5	Olive Garden	6,917
O112	Anna's	1,652	OP6A	Intl. Diamond Center	5,500
P	Belk	74,025	OP6B	Starbucks	2,500
Q102	Versona Accessories	8,287	OP8	Home 2 Suites*	
R102	Mattress Firm	3,640			

LAKESIDE VILLAGE | LOCATION OF RESTAURANT VACANCIES

Park View Circle At Lakeside Village



LAKESIDE VILLAGE | RETAIL TENANT ROSTER



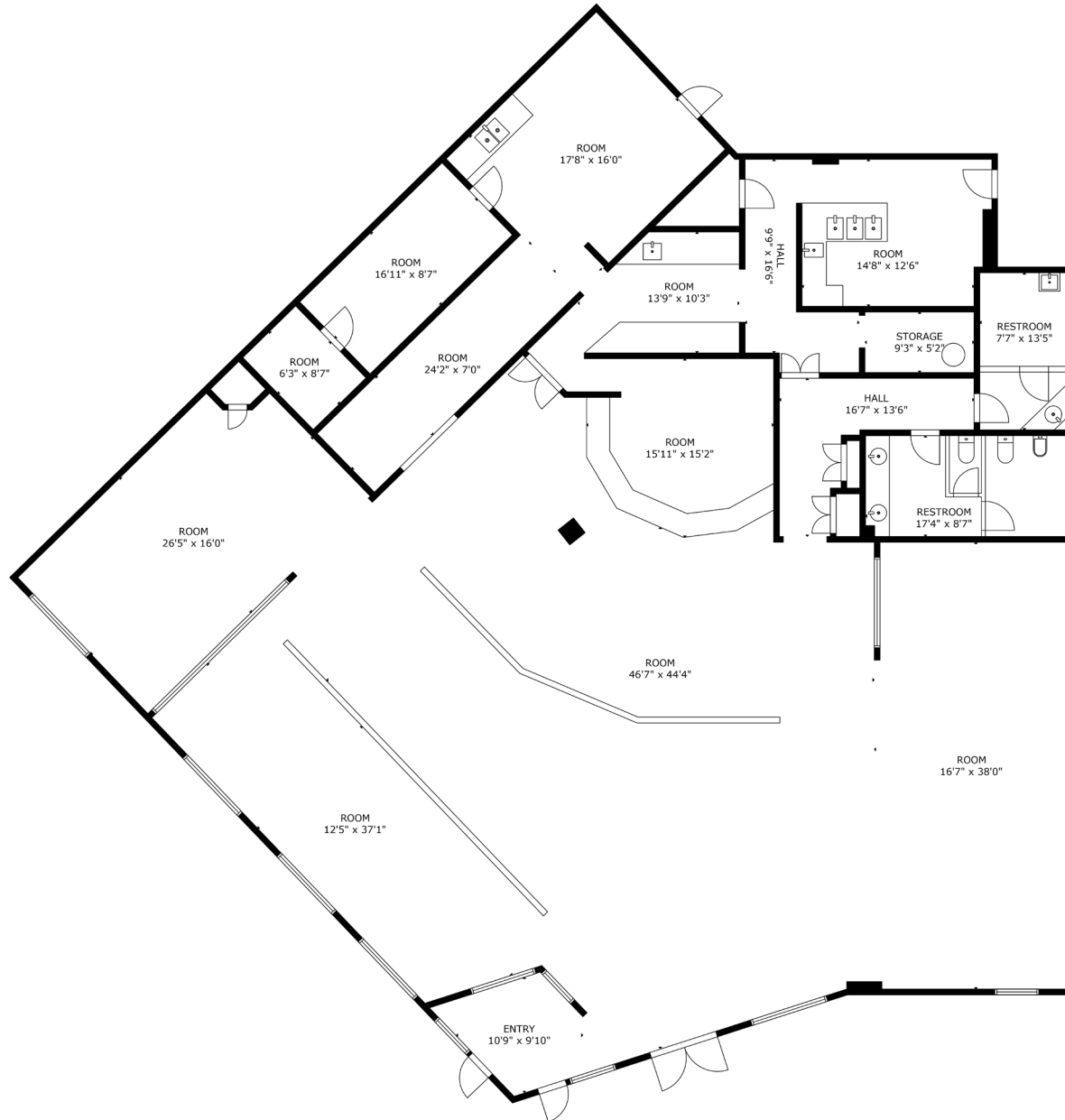
BUILDING D

Space	Tenant	Size
D102	Daydream Spa	5,390 SF
D104	Daydream Spa expansion	
D106	J Crew Factory - Coming Soon	6,368 SF
D110	Sunglass Hut	5,908 SF
D112	Fish City Grill	2,993 SF
D116	Orange Theory Fitness	3,335 SF

BUILDING N

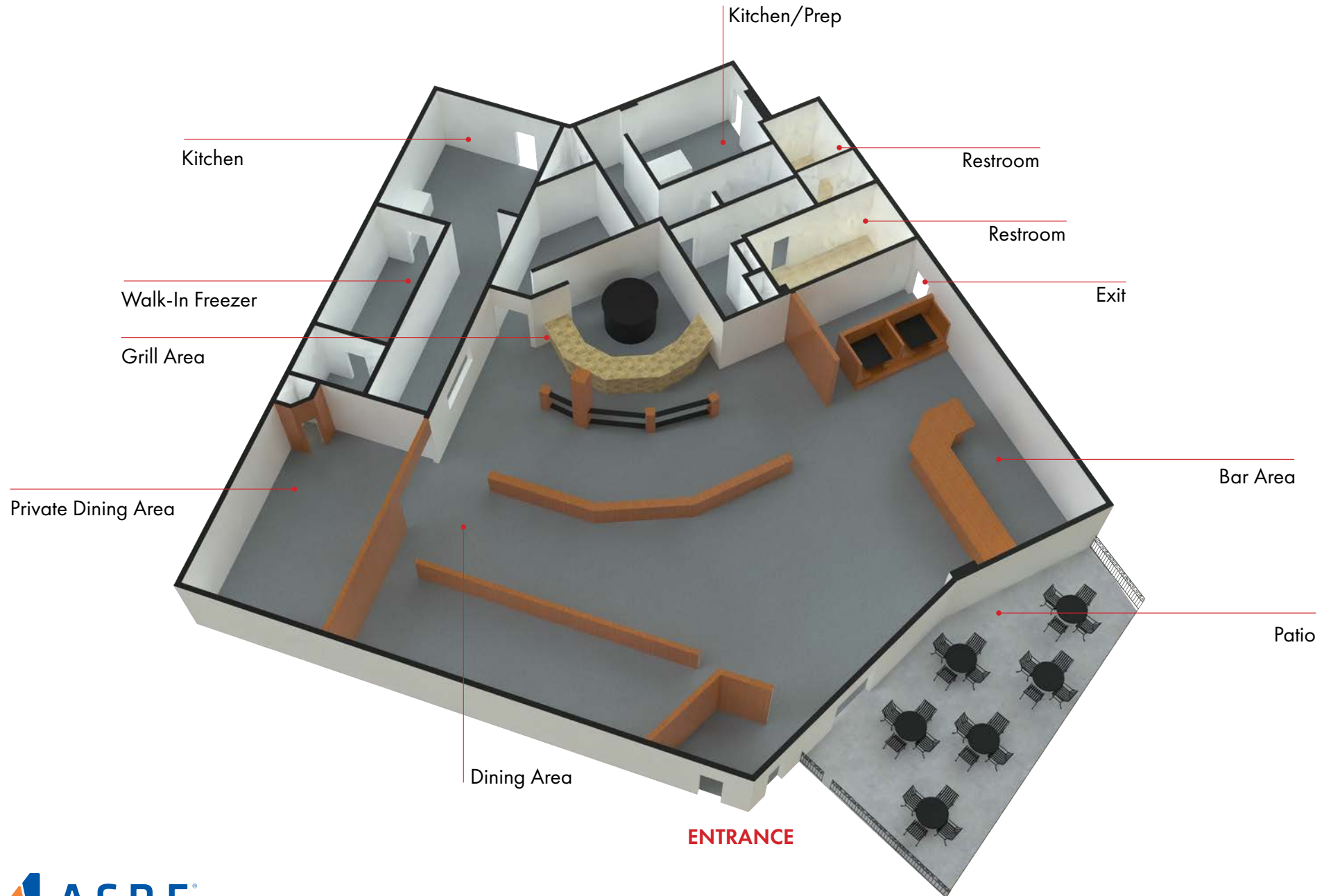
Space	Tenant	Size
N102	Jos. A Bank	5,795 SF
N104	Amelia Page Boutique	2,207 SF
N106	AVAILABLE	5,532 SF
N110	Famous Footware	6,279 SF
N114	Paint Nail Bar	2,153 SF
N116	Ideal Image	3,023 SF
N118	Verizon Wireless	2,208 SF

N106 FLOOR PLAN | 5,532 SF





N106 3D LAYOUT | 5,532 SF



N106 INTERIORS PHOTOS



DINING AREA



BAR AREA



GRILL AREA



KITCHEN



GARRETT GLEITER
garrett@4acre.com
407.539.4514

NICHOLAS FOURAKER
nick@4acre.com
407.601.1466

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