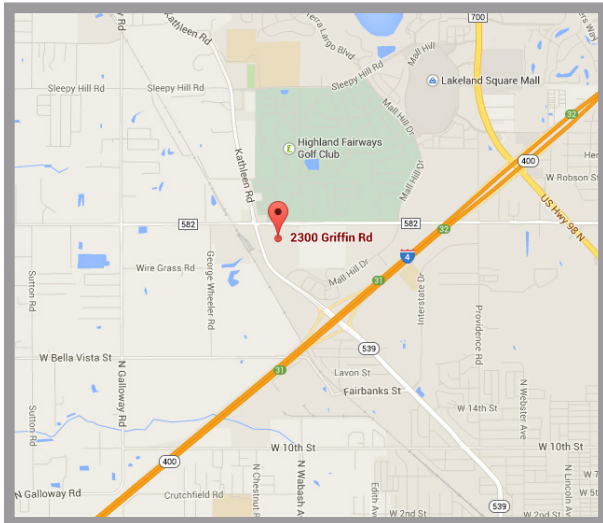
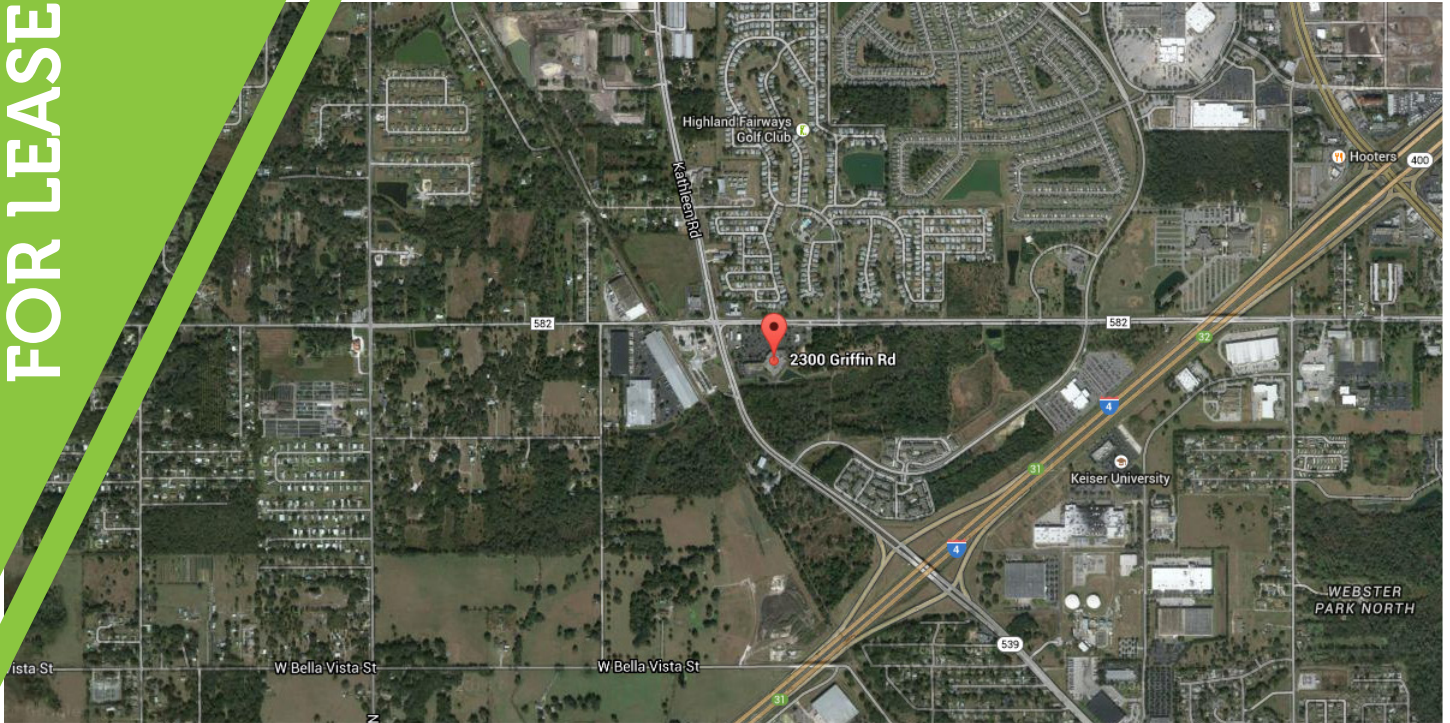


# TOWN & COUNTRY SQUARE SHOPPING

2300 Griffin Rd, Lakeland, FL 33810

FOR LEASE



## Property Highlights

Publix anchored shopping center in a well established residential area

Co-tenants include Subway, Wells Fargo and H&R Block

Excellent visibility, access, and parking

Easy access to I-4 & US Hwy 98

Traffic Counts:

Kathleen Rd - 15,400 AADT

Griffin Rd - 12,500 AADT

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions

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SPACE	TENANT	SQ. FT.
A101-102	Subway	1,600
A103	Great Clips	800
A104	Same Day Spotless Cleaners	1,502
A105	Chabad of Lakeland	1,600
ANC1	Publix Super Market	37,866
B201	Legendary Heroes	1,600
B202	Town Liquor	1,600
B203	Metro PCS	1,600
B204	Available for lease	1,600

SPACE	TENANT	SQ. FT.
C205	Nail Creations	1,200
C206	H & R Block	1,200
C207	Shanghai Restaurant	1,200
C208	Romeo's Pizza	2,880
D209-D212	Humana	4,244
D213-214	Dr. Stephen Johnson	2,250
OP-101	Available for lease	2,400

Demographics	1-Mile	3-Miles	5-Miles
Population	4,803	47,722	116,821
Med. HH Income	\$50,631	\$37,739	\$41,156
Med. Age	38	38	39
Daytime Population	7,583	59,031	132,050
Number of Households	1,852	17,791	45,731