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**

crossmarc services, llc

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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 VISTORS ANNUALLY
Strong regional customer reach

41 MIN
AVGERAGE DWELL TIME
Vistors are spending meaningful time shopping at this center

***Source: Placer AI*

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DEVELOPMENT SITE PLAN

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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

	1 MILE	3 MILES	5 MILES
POPULATION	10.356	64,037	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.
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LAKELAND PARK CENTER

SHOPPES OF LAKELAND

LAKELAND SQUARE MALL

TRADE AERIAL

1009 - 1019 Lakeland Park Center Dr.
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