

BARCLAY PLACE SHOPPING CENTER

4901-4997 US Highway 98 North | Lakeland, FL 33809



PROPERTY HIGHLIGHTS:

- Excellent visibility and access from US Hwy 98 N and located approximately 1.5 miles north of I-4
- Adjacent to Aldi
- Population of more than 123,000 within a five mile radius
- Average household income greater than \$89,000 within a five mile radius
- Traffic Counts exceed 58,500 AADT
- Prominent pylon signage available
- Shopping Center GLA: 84,899

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	11,818	63,112	123,472
2025 Estimated Households	5,379	25,165	48,188
INCOME			
2025 Estimated Avg HH Income	\$98,367	\$91,221	\$89,382
AGE			
Median Age	44	39	39
DAYTIME DEMOS			
Number of Businesses	549	2,433	5,472
Number of Employees	3,548	20,359	41,609
Total Daytime Population	7,712	42,867	86,637
TRAFFIC COUNTS			
US Highway 98	58,500 AADT		



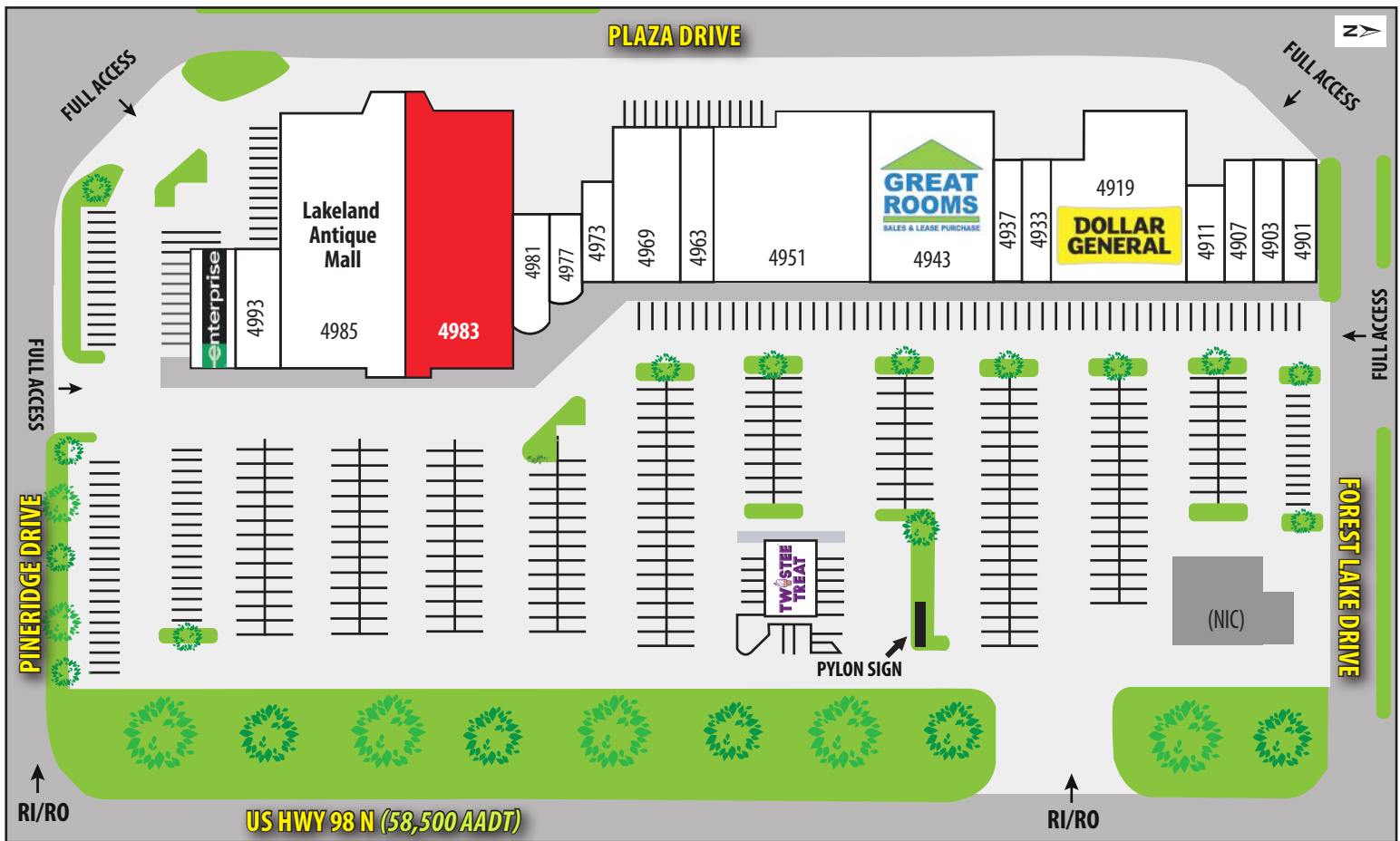
FOR LEASING INFORMATION:

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Tampa, FL 33614
800.728.5379
www.RMCPG.com

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UNIT	TENANT	SF
4997	Enterprise Rent-A-Car	1,293
4993	\$1.99 Dry Cleaners	1,495
4985	Lakeland Antique Mall	18,225
4983	AVAILABLE SOON	13,464
4981	Mr. Pollo Mexican Grill	1,772
4977	Noxi Nails	1,372
4973	Jet's Pizza	1,419
4969	Greenberg Dental & Orthodontics	4,000
4963	Philly Cheese Steak & Wings	2,000
4951	Wild Greg's	11,548

UNIT	TENANT	SF
4943	Great Rooms	9,070
4937	The UPS Store	1,600
4933	First Lakeland Tag Agency North	1,610
4919	Dollar General	8,880
4911	Wash World	1,800
4907	Mel's Kitchen	1,400
4903	Vapor Unlimited	1,540
4901	Lux Barber Studio	1,660
OP/1	Twistee Treat	1,200

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