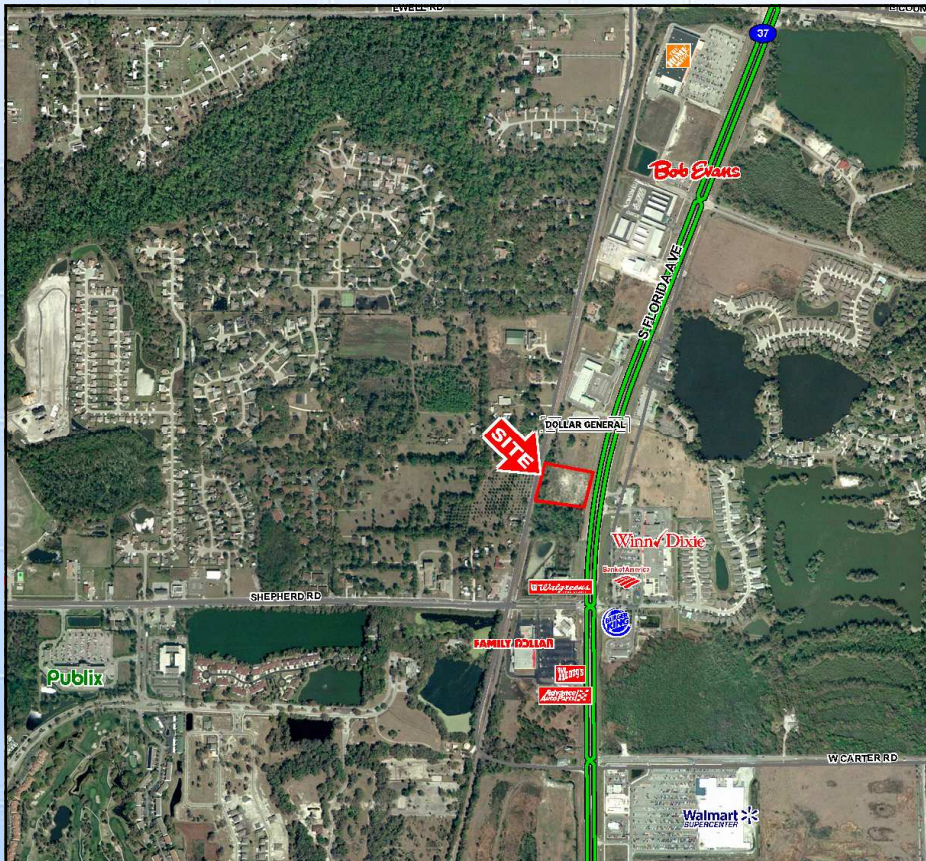


FOR SALE OR LEASE

NW Quadrant of the intersection of S. Florida Ave & Shepherd Rd.
Lakeland, Florida

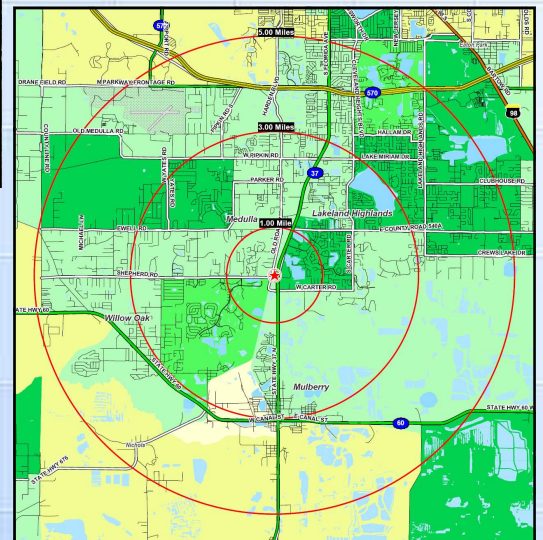


Property Highlights:

- ◆ **Approximately 3.1 Acres**
- ◆ **Zoned—Commercial Land (LCC)**
- ◆ **Ground Lease, Build to Suit, Sale**

Market Highlights:

- ◆ **Traffic Counts:**
S Florida Ave: 32,000 AADT
- ◆ **Situated near Winn Dixie, Dollar General, Publix, Super Walmart**



Demographics	1-Mile	3-Mile	5-Mile
Population	3,407	39,385	84,559
Average HH Income	\$87,378	\$79,408	\$74,158
Daytime Population	827	9,901	26,122



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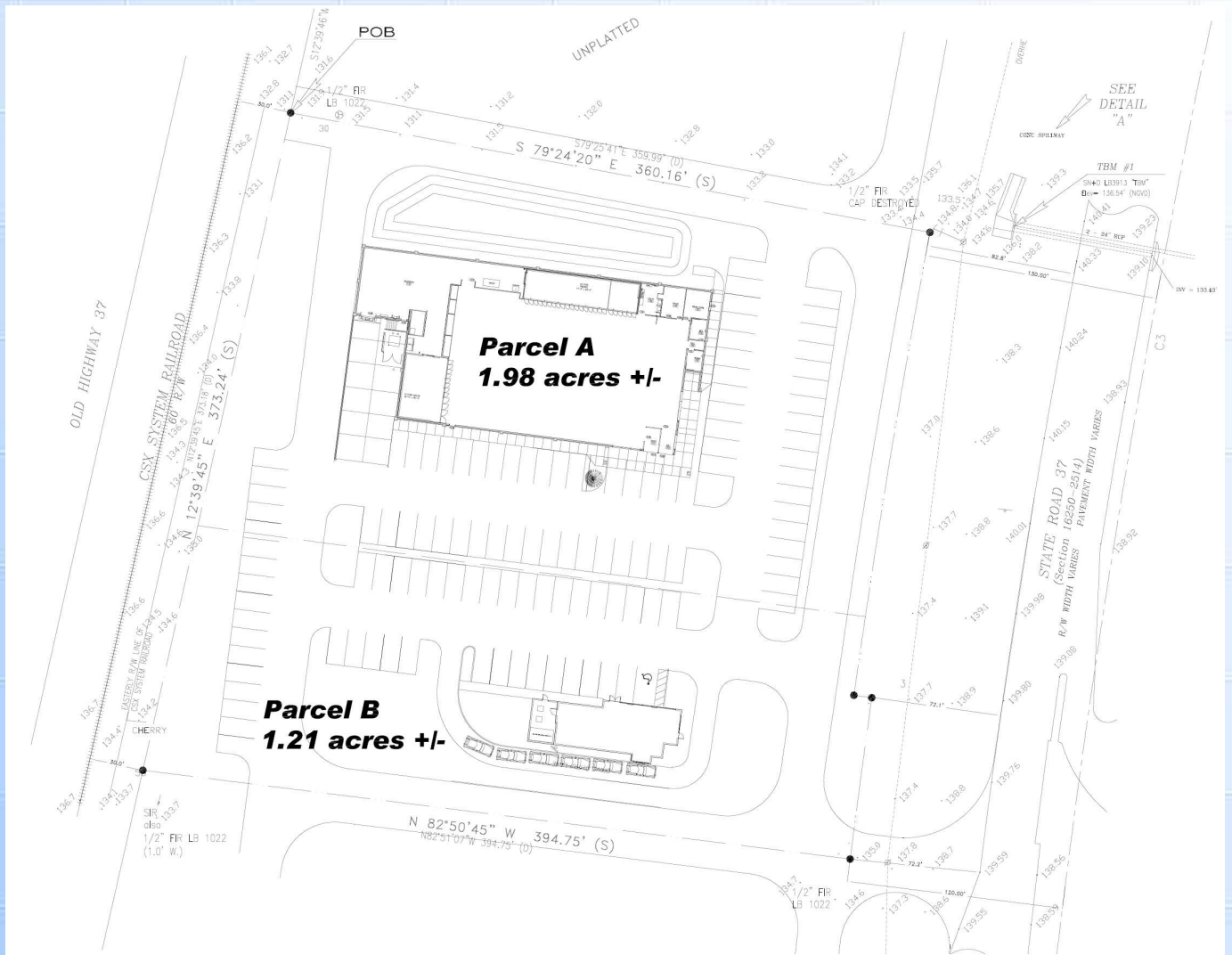
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FOR SALE OR LEASE

NW Quadrant of the intersection of S. Florida Ave & Shepherd Rd.
Lakeland, Florida

Proposed Concept Plan



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