



Publix #0356 - Lake Miriam Square
 4730 S. Florida Ave.
 Lakeland, FL 33813
 Lat 27.978, Long -81.957

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2017 Population	6,076	60,376	133,467
2022 Population	6,526	63,991	140,937
2017 Average HH Income	\$77,060	\$86,540	\$73,930
2017 Median HH Income	\$55,116	\$60,676	\$53,101

PROPERTY HIGHLIGHTS

- Anchored by Publix and LA Fitness
- Located at the signalized high traffic intersection of US 37/South Florida Avenue, a major North/South artery & Lake Miriam Drive
- 1.3 Miles South of Polk Parkway
- 4.5 Miles South of Downtown
- 5.8 Miles West of US Hwy 98
- 6.4 Miles East of County Line Road
- Signalized ingress/egress and multiple points of access
- Well established mix of local and national tenants
- Traffic Count (2017): 39,000 CPD

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 Licensed Real Estate Broker

Leasing Contact:
Sandra Woodworth
 813-210-7509
swoodworth@crossmanco.com



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SITE PLAN

STE	TENANT	SIZE
1	Publix	58,880
2A	Apron's Cooking School	3,763
2B	Grapevine Wine & Spirits	4,393
3	E-Library South Lakeland	4,525
4	Pan Asian Bistro & Sushi Bar	3,031
5	Coast Dental	3,040
6	AVAILABLE (20 X 152)	3,040
7	AVAILABLE (20 X 80)	1,600
8	Hand & Stone Massage	3,040
9A-1	Jynelle's Salon Spa	1,950
9A-2	Little Greek	1,366
9A-3	Mathnasium	1,320
9A-4	Healthy Habits	1,300
9B-1	LA Fitness	19,930
10	Leslie's Poolmart	4,408
11	DaVita Dialysis	10,554
12	VY Nails	1,011
13-14	Palace Italian Restaurant	1,778
15	AVAILABLE	1,016
16	Merle Norman	765
17	Lakeland Chiropractic	996
18	Cricket Wireless	2,068
19	Tijuana Flats	2,042
20	The UPS Store	1,026
21	Edible Arrangements	2,012
22-25	Beef O' Brady's	4,561
26	Wags to Whiskers	1,016
27	Kirkland's Barber Shop	777
28	Executive Cleaners	1,250
OP A	Chase	1 acre
OP B	Starbucks	1 acre
OP C	PDQ	1.2 acres
TOTAL		147,069

AVAILABLE NOT OWNED



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