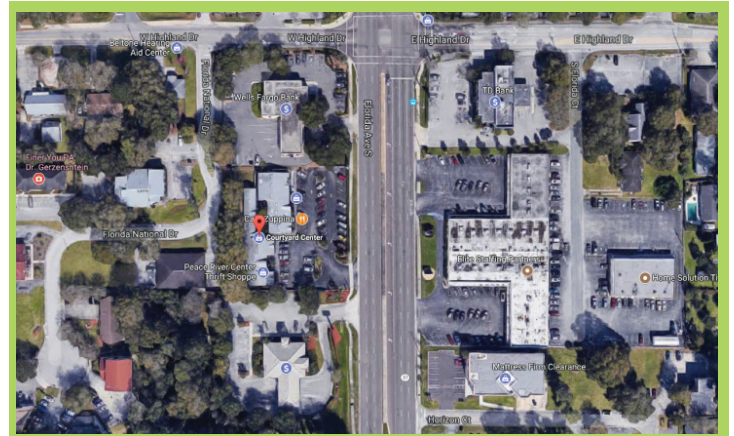
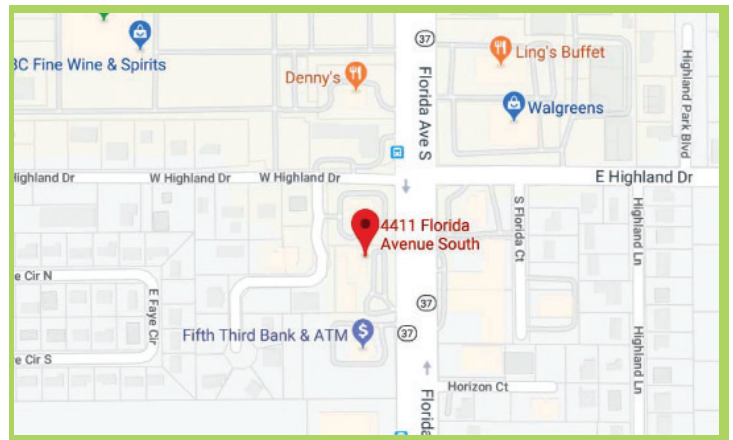




PROPERTY HIGHLIGHTS

- 8029 SF of retail space
- Unique property in a convenient South Lakeland location
- Beautiful courtyard separating the two retail buildings
- Great visibility from multiple intersections on busy South Florida Avenue
- Located within minutes of the Polk
- Signage available



NATALIE IMIG

LEASING REPRESENTATIVE

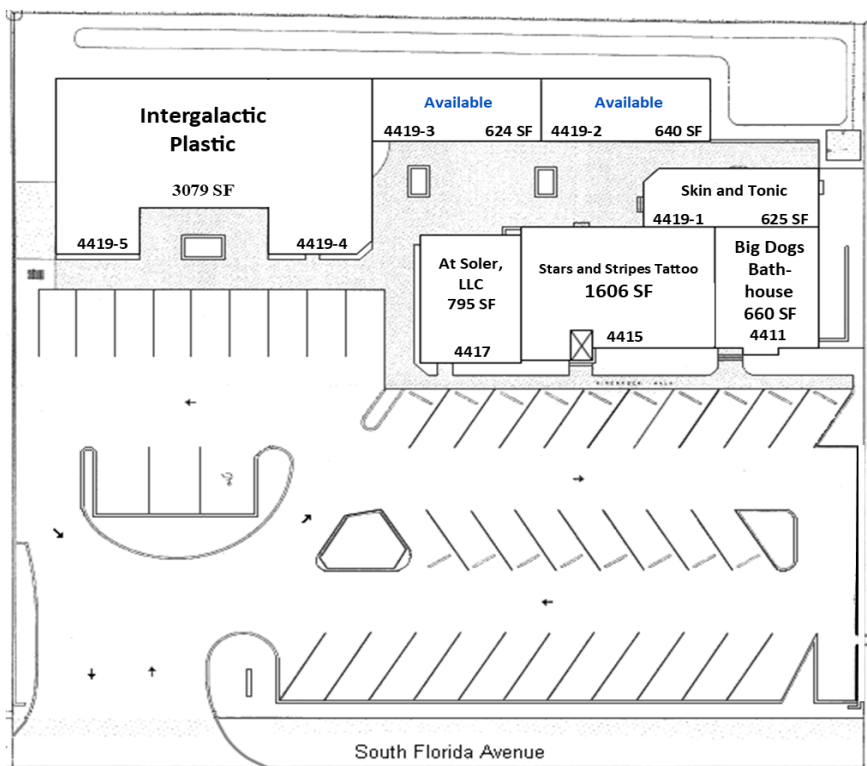
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This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.

COURTYARD CENTER

4411—4419 South Florida Avenue, Lakeland, FL 33813



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DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$87,795	\$89,470	\$77,268
# Households	2,831	23,994	55,899
Population	7,279	59,768	145,775
Daytime Population (Tot. Employees)	6,685	24,141	65,514
Median Age	41	41	40

Traffic Counts: 42,500 (FDOT 2025)

Source: Costar 2020

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